CITY OF MORELAND
HERITAGE REVIEW

HERITAGE OVERLAY
PRECINCTS

VOLUME 3

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This report is Volume 3 of a set, comprising:

Volume 1  Thematic History
Volume 2 Part I  Building Citations: Datasheets A-K
Volume 2 Part II  Building Citations: Datasheets L-Z
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This report was prepared by:

Robyn Riddett
George Phillips
E D Derham Watson
1.0 INTRODUCTION

1.01 Background and Brief

The City of Moreland Heritage review called for a review and consolidation of the pre-existing Urban Conservation Areas in the former cities of Brunswick and Coburg, and to survey the parts of the City of Moreland formerly within the City of Broadmeadows, which had never been part of any heritage study.

For each existing UC Area, histories, descriptions and statements of significance from previous studies have formed the basis for new datasets. These studies are


The objective of this study was to re-survey and assess the HO Precincts and their boundaries. In some instances the precincts were increased in size, whilst others were reduced or rejected. The existing citations were reviewed where necessary.

As no heritage study had been prepared for the former City of Broadmeadows, a street-by-street survey was made of this area. No Heritage Overlay Precincts have been proposed for Fawkner, Glenroy or Oak Park.

1.02 Terminology

The previous studies used various names to identify what are now known as Heritage Overlay (HO) Precincts. Keeping Brunswick’s Heritage identified Heritage Areas, whilst the City of Coburg Heritage Conservation and Streetscape Study identified Conservation Areas (Built Form).

To avoid confusion, the term HO Precinct has been used in this report.

1.03 Exhibited Planning Scheme HO Precincts

The City of Moreland exhibited Planning Scheme (1997) had mapped these existing Precincts, and applied the HO numbering system to them. In some cases the boundaries of these HO Precincts did not coincide with those proposed by the previous studies. Where these inconsistencies occurred, the review process involved a survey of all the boundaries proposed by both the previous studies and the Council.

Precincts which were not included in the exhibited Planning Scheme were:

- Bell Street (Urban Design Area), Coburg
- Sydney Road (Urban Design Area), Coburg
- Hope Street Heritage Area, Brunswick West

Precincts which were added to the exhibited Planning Scheme were:

- Park Street East, Brunswick
- Park Street West, Brunswick

Precincts whose boundaries were altered in the exhibited Planning Scheme were:

- Gaitnoll Parade, Pascoe Vale South

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1 See note on Terminology, 1.02 below
Appendix A, Deleted, Altered and New Precincts, lists alterations to the boundaries of Precincts as proposed in previous studies in all cases except where Park Street East and Park Street West, as noted above.

1.04 Methodology

A street by street survey and assessment was undertaken for each of the existing HO Precincts. Building fabric was surveyed in terms of intactness, scale, construction type, architect and predominant era of construction. Where relevant, street plantings were also noted, as well as other distinctive features such as street alignment, rear access lanes, setbacks, front fences, parks etc. In addition, the history of each Precinct—for instance, the subdivision patterns—was investigated.

The citation for each Precinct includes a brief history, description of the extent and character of the area and a Statement of Significance. The history sections have been derived from *Keeping Brunswick’s Heritage: A Report on the Review of the Brunswick Conservation Study*, by Context, from the *City of Coburg Heritage Conservation and Streetscape Study* by Timothy Hubbard, and from work undertaken by Allom Lovell & Associates.

1.05 Criteria for Selection of Precincts

Precincts of heritage significance are defined as those areas which:

- contain buildings which derive considerable heritage significance from their context and/or relationship with others in the area;
- have largely intact or visually cohesive streetscapes, creating precincts of historic and/or architectural integrity;
- contain a large number of buildings which are intact to the extent of the principal elements of the exterior physical fabric, although some details may be missing and require reinstatement;
- may contain individually important buildings which contribute to the historic or architectural significance of the area;
- may reflect local historical themes or have particular historical associations or social value; and/or
- contain historically or botanically significant gardens, reserves, and specimens.

In Moreland the Heritage Overlay Precincts typically:

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

Many of the Precincts also:

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

As a result of the survey and of study of material provided by local residents, two new precincts were defined:

- Coomans Hill, Pascoe Vale South
- Merlynton, Coburg North

No Precincts were proposed in the previously unsurveyed former City of Broadmeadows.

1.08 **Deleted Precincts**

Following the survey, some precincts were deleted:

- Brunswick Road Precinct
- Date Avenue Precinct
- Nicholson Street North Precinct
- Park Street East Precinct
- Park Street / McVean Street Precinct

A precinct was recommended for deletion from the Planning Scheme where the criteria for selection (1.08, above) were not met. In general, a precinct was deleted where it was considered that the significant built fabric of the precinct had been too greatly eroded by subsequent development, or where the supposed architectural significance of a precinct was found to be better represented elsewhere in the municipality.

1.09 **Landscape Citations**

Previously identified precincts which have significant landscape elements have been included in Volume 3, *Landscape Citations*. These are:

- Bridges Reserve and City Oval
- Edgars Creek Reserve
- Gavan Park and Westgreen Creek

1.10 **Recommended Precincts**

The precincts listed below are recommended for Heritage Overlay protection:

Each precinct citation includes a map of the precinct, on which A and B Grade buildings within and adjacent to the precinct are marked as follows:

They are also indicated on a summary map (Figure 1). Each precinct is numbered according to the list below:

1. Albert Street, Brunswick East
2. Balmoral Avenue, Pascoe Vale South
3. Barkly Street East, Brunswick East
4. Blyth Street, Brunswick
5. Brickworks and Barry Street, Brunswick
6. Brunswick Road West, Brunswick West
7. Church and Municipal Reserve, Coburg
8. Clarendon Street, Coburg
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<td>Collar Crescent, Brunswick West</td>
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<td>Cronans Hill, Pascoe Vale South</td>
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<td>Dale Street, Brunswick West</td>
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<td>Dawson Street, Brunswick West</td>
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<td>Marion Avenue, Brunswick West</td>
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<td>Melville Road, Pascoe Vale South</td>
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<td>Mortynston Precinct, Coburg North</td>
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<td>30</td>
<td>Methven Street, Brunswick East</td>
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<td>31</td>
<td>Moreland Station, Brunswick and Coburg</td>
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<td>32</td>
<td>Myrtle Street, Brunswick East</td>
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<td>33</td>
<td>Newlands Estate, Coburg</td>
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<td>34</td>
<td>Overend Street, Brunswick</td>
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<td>35</td>
<td>Park Street, Brunswick</td>
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<td>36</td>
<td>Penridge, Coburg</td>
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<td>37</td>
<td>Phillipstown, Brunswick</td>
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<td>38</td>
<td>Railway, Brunswick and Coburg</td>
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<td>39</td>
<td>Sheffield Street, Coburg</td>
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<td>40</td>
<td>Sydney Road, Brunswick</td>
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<td>The Grove, Coburg</td>
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<td>Turner Street, Pascoe Vale</td>
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<td>Westbourne Street, Brunswick</td>
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<td>Weston Street, Brunswick</td>
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<td>Whitby Street, Brunswick West</td>
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<td>46</td>
<td>Willowbank Road, Brunswick East</td>
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2.0 HERITAGE OVERLAY PRECINCTS
2.01 **Albert Street, Brunswick East**

**Location**

50-85 Albert Street  
280 Lygon Street (East Brunswick Club Hotel)  
1-18 Sedgman Street

**History**

John Sedgman came to Brunswick from Cornwall in 1848. He was a stone quarryman, although he later ran a building construction business. His quarry was apparently located on the east side of Sedgman Street.

The long row of single-storey terraces on the west side of Sedgman Street dates from the 1880s and may have been constructed for the Sedgman family.

The East Brunswick Club Hotel is a fine late 1880s 'grand hotel', one of a number built in Brunswick during the land boom and expressing the optimism of the period by its size and decoration.

**Description**

The Albert Street Precinct is a predominantly residential area, with the exception of the East Brunswick Club Hotel, on the corner of Lygon Street. The Precinct includes three Victorian terraces. The two-storey terrace at 59-69 Albert Street, built c.1898, dominates the Precinct, displaying polychrome brickwork with cream and brown patterning on red brick. All retain cast iron picket fences and gates, red brick party fences and front stanchions. The parapets have raised pediments and decorative mouldings, with a zigzag pattern in contrasting brickwork. Further west in Albert Street is a second white painted rendered two-storey terrace at Nos. 79-85. The housing along the west side of Sedgman Street comprises a row of 16 single-storey brick terraces (interestingly numbered 1, 2, 3, 4 etc.) and a pair of similar and long single-storey cottages at Nos. 18-20.

Street planting is restricted to **Melaleuca** in Sedgman Street. Traditional street elements retained include bluestone kerb and guttering and asphalt footpaths in Albert Street.

**Significance**

The Albert Street Precinct is of local architectural significance. The mix of 19th century building types is notable, with the small, single-storey brick terraces in Sedgman Street contrasting with the dominating and ornate two-storey terraces and East Brunswick Club Hotel in Albert Street.
Figure 3  50-69 Albert Street, Brunswick East

Figure 4  Brick cottages, 1-16 Sedgman Street, Brunswick East
2.02 Balmoral Avenue, Pascoe Vale South

Location

1-102 Balmoral Avenue
d57-171, 448-496 Bell Street

History

The La Rose Estate, bounded by Bell, Reynard, Reynolds and Rose Streets, was one of Coburg’s few large farms of the 1860s. It formed part of Arundel Wright’s property, purchased at the second Coburg land sales in 1839.2 It was sold to various people until Farquhar McCrae bought the land in the 1840s. McCrae was a member of the significant and influential McCrae family, the most famous member being Georgiana McCrae. He built La Rose (c1841) the farmhouse, now known as Wentworth House.3

On McCrae’s death in 1852 the land was sold to the Robertson family who had leased the farm from 1844.4 In 1856 the La Rose Estate was sold to the land speculators Munro and Balfour. The subdivision became one of the scandals of the boom years, as the estate was sold from one part of the Munro and Balfour group to another whenever money was needed.5 In the 1890s there was still a large proportion of unsold allotments which became part of a 1923 subdivision; this comprised 505 house and shop allotments.6 Although the development of some areas, such as the Gallipoli Parade Precinct, was stalled due to the delay in the commencement of the West Coburg tram service, it would appear that Balmoral Avenue was developed following the successful sales of 1923.

Description

The Balmoral Avenue Precinct is a predominantly residential Precinct, comprising single-storey, double-fronted brick and timber bungalows and villas dating from the late inter-War and immediate post-War period.

Most of the brick housing demonstrates variations on biocrome themes: combinations of red, clinker, red tapestry and cream tapestry brick are used variously for face brickwork, curved eaves, gable-ends and decorative string courses on facades and front fences. Glazed terracotta tiles are the most common roofing material, and there is a mixture of timber and steel-framed windows. Of architectural note is the Wurahah, 79 Balmoral Avenue, a cream brick villa with a hipped tiled roof. On its original double block, Wurahah retains its original Castlemaine slate and wrought iron fence, and an original, or traditionally planted, large garden.

The housing stock in Bell Street is similar, with notable examples No.464, a waterfall front cream brick villa with curved bay windows, and No.471, a double storey red brick house with a single storey parapeted Moderne facade in cream and manganese brick, with a Corinthian porch.

The only non-residential building in the Precinct is the two-storey row of Moderne biocrome brick shops with residences above, at 490-496 Bell Street.

Most houses retain original or traditional front gardens, small, neatly trimmed exotic shrubs and hedge plants, often variegated, are common. Most houses retain original

2 Richard Broome, Coburg, Between Two Creeks, 1987 p 54.
3 Broome, p 44.
4 Broome, p 44.
6 Broome, p 248.
front fences, most commonly of red and cream brick, sometimes with wrought iron infill. Earlier examples are of timber and woven wire.

Street planting in the Precinct is restricted to Prunus and a number of small natives in Balmorel Avenue. Footpaths, kerbs and in both streets are concrete.

Significance

Balmorel Avenue is of local architectural significance. Subdivided in the early 1920s, the street has its origins in the land boom subdivisions of the late 1880s. The Precinct contains a good collection of substantially intact inter-War and immediate post-War houses. The street displays a high level of integrity and cohesion of scale, materials and setbacks, enhanced by the intactness of the private gardens.
Figure 6   Inner War streetscape with traditional plantings: east side Balmoral Avenue, Pascoe Vale South

Figure 7   Modern shops with residences, 460-496 Bell Street, Pascoe Vale
2.03 Barkly Street East, Brunswick East

Location
37-149, 56-128 Barkly Street;

History
This Precinct was developed during the 1880s land boom which saw much of Brunswick subdivided, and some areas, especially those closer to transport, developed with rows of single and double storey terrace houses and detached villas.

In the depression of the 1930s, the area was the focus of actions by the Unemployed Single Men's Group (USMG). On 30 June 1931, men who had been given temporary shelter at the military camp at Broadmeadows marched to the Unemployed Hall in Lydia Street, Brunswick (since demolished). The next day they went looking for vacant houses, and finding an unoccupied row of terraces in Barkly Street (Nos. 88-110), occupied four of them. Their occupation lasted until Christmas. The USMG was an important organisation, inspired by communist philosophies. It actively supported the rights of the unemployed, especially in matters regarding housing and eviction.

Description
The Barkly Street East Precinct is a residential Precinct. There are extensive rows of terraces, including some unusual two-storey forms with important historical associations. The two-storey terrace (Nos. 88-110) has its lower level set below the street, perhaps set into an old shallow quarry. Also of architectural note are the Edwardian cottages at Nos. 114-116, which have unusually ornate Art Nouveau stucco detailing on the gable-ends. Most of the non-terrace housing comprises single-fronted late 19th century houses. Some relatively recent infill housing has been sympathetic in massing with these structures. In general, the houses in Barkly Street are set close to the footpath. This, with substantial street tree plantings—generally of natives—tends to reduce the effect of the expanse of asphalt.

Traditional street elements retained include bluestone kerbs and guttering and asphalt footpaths in Barkly Street. A bluestone lane runs to the rear of the houses on the north side of the street.

Significance
The Barkly Street Precinct is of local architectural and historical significance. It is a relatively intact area of predominantly terraces and attached single-fronted housing dating from the 1880s land boom, and while typical of many developed in this period, it is unusual in Brunswick due to the consistency of building forms and their relative intactness today. The association of the Precinct with the occupation of the Unemployed Single Men's Group in 1931 contributes to the historical and social significance of the Precinct.
Figure 9  Terrace, 88-110 Barkly Street, Brunswick East

Figure 10  Streetscape, north side Barkly Street, Brunswick East
2.04 Blyth Street, Brunswick

Location
1-121, 2-126 Blyth Street
1-19, 2-20 Balmer Street
1-25, 2-30 Cootamunda Street
1-21, 2-28 Edmonds Street
1-23, 2-28 Errol Avenue
2, 13-35 Kataniwa Grove
1-4, 2-12 Louisa Street
2A Connelly Street (Substation)

History
Blyth Street, which was named after Daniel Blyth, a major land owner in the area, was first recorded in the directories in 1872.

The area was largely developed during the 1880s, the first house apparently being 2 Blyth Street, built for Thomas Harrison in 1881. The Moorabinda Estate, covering Cootamunda Street and Kataniwa Grove, was offered for sale in 1888 and Brunswick Park Estate, including Dorothy, Cannavan and Hunter (now Lawrence) Streets, later that year. Both estates were promoted with phrases such as ‘the cream of the district’ and ‘a perfect estate’. Moorabinda Estate used the image of grazier riding through his country estate to evoke the class status of the expected purchasers. This estate also featured metalled and channelled streets, piped channels, asphalted footpaths and piped rights-of-way, of which much remains.

The higher slopes of Lobbs Hill provided opportunities for middle class suburban housing. Prominent local families and professionals established here, and the substantial houses that remain provide this evidence. Cootamunda Street was formerly part of a large market garden, one of the many located in this vicinity in Brunswick.

Description
The main east-west thoroughfare of Blyth Street forms the core of this Precinct, which also includes part of several side streets off Blyth Street, stretching north to Stewart Street. Unlike most of Sydney Road’s main side streets, Blyth Street ends in a T-intersection; its axis is terminated by the Brunswick Baptist Church and the former dental surgery (Nos. 491 and 503).

Blyth Street is predominantly residential, with housing interspersed with several institutional buildings, including, the Fire Station and the former Independent Church and Lyall Hall. Towards the Sydney Road (west end), several former residential properties now house professional rooms; Nos. 1-3 Blyth Street were 19th century purpose-built residences with professional rooms.

In general, the housing in Blyth Streets is Victorian and Edwardian, with a few houses from the inter-War period, and some two-storey brick flats from the 1960s and 1970s. The 19th century housing stock comprises single-storey terraces and villas. Of particular architectural note is the polygonal brick terrace at Nos. 91-101, and the two-storey brick home mansion at No. 59, the latter of which retains extraordinarily ornate leadlighting in and surrounding the front door, and two-storey stables and residence to the rear, in Cootamunda Street. Clveden (No. 61) is a Victorian brick villa with an unusual verandah, whilst No. 47 displays elements of the Victorian and Edwardian periods. Nos. 112 and 124 are typical of the more ornate Edwardian timber villas, whilst No. 117 is a notable inter-War composition of red brick and render, with a slate roof.
Cooma Street and Stewart Streets and Enrol Avenue comprise similar housing stock. Of architectural note in Cooma Street are the highly unusual, for Brunswick, asymmetrical Victorian polychrome brick villas Bonikon Villa and Norbethong Villa, at Nos. 3 and 5, which have Palladian inspired pediments and arched windows, and the Edwardian semi-detached brick pairs at Nos. 12-18. In Stewart Street, of note, are the elevated single-storey Victorian terrace with former corner shop at Nos. 61-73, and a number of Edwardian timber villas with window awnings and turrets of a standard design, at Nos. 15, 20 and 22.

Balmer and Edmonds Streets are predominantly Edwardian, with Nos. 5 and 7 Balmer Street typical double-fronted timber villas. In Balmer Street, No. 24 is a very intact Edwardian villa with ornate Art Nouveau timber and iron details, and original red and green glazed highlights, whilst Winton, at No. 19, is an ornate timber inter-War house. Louisa Street dates from the Edwardian and inter-War periods.

Street planting in the Precinct includes plane trees in Edmonds Street, and an assortment of natives, including Acacia, Melaleuca and Callistemon in Blyth Street, Eucalyptus in Stewart and Balmer Street and Melaleuca in Cooma Street.

Traditional street elements have been retained throughout most of the Precinct including cobblestone kerbs and gutters and asphalt footpaths in Katuna Grove, Enrol Avenue and Blyth, Balmer, Cooma Street Edmonds, Louisa and Stewart Streets.

The following buildings have individual data sheets in the Moreland Heritage Review Building Cations (1998):

- Professional Rooms and Residences, 1-3 Blyth Street (c.1888)
- Fire Station and Flats, 24 Blyth Street (c.1940)

Significance

The Blyth Street Precinct is of local architectural and historical significance. Subdivided in the late 19th century boom period, it is a large and intact area of Victorian and Edwardian residential buildings, and contains several buildings of architectural note.

Blyth Street contains a large number of large residences, contrasting with the more closely settled and working-class areas further south in Brunswick.
Figure 12 Streetscape of Edwardian villas, south side Blyth Street, Brunswick

Figure 13 Edwardian timber villa with standard details, 22 Stewart Street, Brunswick
Victoria and Edward in 1870, the structure contained a range of semi-detached and detached houses, all with semi-detached and detached garages. The 1870s saw the development of the parkland and the park.

The development included the construction of a new park layout with a grid system of streets. The park was designed to accommodate the growing population of the area, with wide avenues and open spaces.

The park was designed by the renowned landscape architect, who created a layout that included walking paths, open green spaces, and views of the surrounding countryside.

The park became a popular destination for the local residents, who enjoyed picnics, walking, and socializing in the open spaces. The park was well maintained, with regular tree pruning and landscaping.

The park has since become a significant feature of the area, providing a green oasis in the midst of the urban landscape. It continues to be a popular destination for locals and tourists alike.
The Brickworks and Barry Street Precinct is of local historical and architectural significance. The Precinct includes evidence of the development of the brick industry in Brunswick and the influence of the Brunswick brickworks and associated companies on the area. Important places—such as the brickworks, the Brunswick Technical School and the company cottages on Main Street—constitute directly to the importance of the Precinct.
2.06 Brunswick Road West, Brunswick West

Location
483-507 Brunswick Road

History
The area at the western end of Brunswick Road was subdivided in the land boom years, but remained relatively undeveloped until the 1920s.

Description
The Brunswick Road West Precinct is a residential area comprising a small group of large houses built on elevated sites on the north side of Brunswick Road. The houses, which date from the inter-War and immediate post-War period, are generally one-storey, although some have garages underneath. Stylistically, approximately half the houses (Nos. 483, 489-491, 495, 497 and 505) are bungalows. No 483 is a particularly large bungalow with a low, spreading gable over the front porch, which has a shingled gable end and shallow arched opening. Its use of a combination of face clinker brick and rendered brick is typical of the style. This house also retains its original clinker brick fence with rendered capping. No. 485 is an example of the Spanish Mission style, No. 507 English Domestic Revival, with steeply pitched gabled roofs and arched openings, and No. 487 an elaborate example of late Modern in cream brick.

Garden designs of these properties reflect the topography, and many gardens are terraced. Some retain original or traditional plantings.

The Precinct has no street planting. Kerbs and gutters are concrete.

Significance
The Brunswick Road West Precinct is of local architectural significance. It is a group of largely intact substantial houses displaying a variety of styles popular in the inter-War and immediate post-War period. The houses acknowledge their main road and elevated sites, and their terraced gardens provide a clear view of the houses from the street.
Figure 17   Brunswick Road West Precinct

Allan Lowell & Associates
Figure 18  Streetscape of inter-War houses, Brunswick Road, Brunswick West

Figure 19  Large bungalow with terraced garden: Hokitika, 489 Brunswick Road, Brunswick West
2.07 Church and Municipal Reserve, Coburg

Location

74-98, S1A Bell Street
Bell Street (former Russell Street); Coburg Primary School Infants’ School
Elm Grove
512-562 Sydney Road

History

The area now occupied by the Catholic, Uniting and Anglican churches was set aside in 1848-49 for this purpose, and was intended to form the hub of the village reserve for surrounding farmlands. The original survey of 1849 established this reserve as the focus for the Parish of Ska Ska, a large area to the north and east of Melbourne which was assumed to have an agricultural destiny. The further survey and subdivision of this reserve appears to have been precipitated by the Wesleyan’s need for a chapel to house the growing community in the area. The Wesleyans were granted land in May 1848 and the rest of the land was surveyed in 1849.7 The Anglican church was built in 1849, of bluestone, and consecrated in December. This has since been dramatically extended. A Wesleyan chapel was built in 1849-50, and this remains behind the present bluestone church. A bluestone church was built on the Catholic allotment in 1852-5 to a design by Samuel Jackson.8

The position of these allotments on the corner of Sydney Road and Bell Streets ensured that the Precinct remained the focus of the area, even after a large proportion of the reserve had been relinquished to form a precinct.9 The Pentridge District Roads Board established their first offices nearby in Bell Street in 1866 and in 1922 the newly proclaimed City of Coburg built the present Town Hall in the same vicinity.10 The establishment of public gardens, schools and the Truby King Baby Health Centre all enhanced the civic importance of this centre, with recent contributions including the opening of the new Municipal Offices in 1984.

Description

The Church and Municipal Reserve, at the corner of Sydney Road and Bell Streets, contains a collection of civic and institutional buildings including the prominent Uniting, Anglican and Roman Catholic church complexes, the two campuses of Coburg Primary School, the former Coburg Secondary College, and the Coburg City Hall and municipal offices, together with a number of private dwellings.

There is almost no street planting, but the plantings associated with the three church complexes and the City Hall help shield these buildings somewhat from the noise of the large volume of traffic which passes by them.

Various paving materials are used but the traditional surface is asphalt. Kerbs and gutters vary, with the traditional material being bluestone pavers.

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7 Hubbard City of Coburg Heritage Conservation and Streetscape Study (Vol 1) 1996, pp 19-27
8 Hubbard, pp 19-27
9 Hubbard, pp 14-19.
10 Broom, p 93
The following buildings have individual datasheets in the Moreland Heritage Review: Building Citations (1968):

- Bluestone Cottage, 82 Bell Street (1864)
- Coburg City Hall, 88-92 Bell Street (1922 onwards)
- Coburg Infants' School and Shelter Shed, Bell Street (1919)
- Holy Trinity Anglican Church, 520 Sydney Road (1854 onwards)
- Former Holy Trinity Hall, 520 Sydney Road (1918)
- St Paul's Roman Catholic Church, 562 Sydney Road (1867 onwards)
- Former St Paul's School, Hall, 562 Sydney Road (1867)
- Former Wesleyan Methodist Chapel, 562 Sydney Road (1849 onwards)
- Uniting Church (Second Wesleyan Methodist Chapel), 562 Sydney Road (1857)

Significance

The Church and Municipal Reserve is of state historical, architectural and social significance. It forms the core of the Pentridge area, which was the first part of Coburg to be developed. The Pentridge Reserve is one of only a few such remaining reserves in Melbourne. All of the individual buildings are of significance: of particular note are the Anglican, Uniting and Roman Catholic church complexes, Coburg City Hall, and the two campuses of Coburg Primary School. It remains the focus of the Coburg, and, with the area around Brunswick Town Hall, one of the two historical civic hubs of the Moreland municipality.
Figure 21  Coburg City Hall, Bell Street, Coburg

Figure 22  Streetscape, West side Sydney Road, Coburg
2.08 Clarendon Street, Coburg

Location
15-81, 16-100 Clarendon Street
1-49, 2-40 Phillips Street
7-13, 6-16 Selbourne Street
19-47 Shaftesbury Street

History
The land now identified as Clarendon Street was originally part of Farquhar McCrae's 323 acre purchase, Moreland farm, at Coburg's second land sales in October of 1839. McCrae was a member of the significant and influential McCrae family, the most famous member being Georgina.

Description
The Clarendon Street Precinct comprises parts of Clarendon, Phillips, Shaftesbury and Selbourne Streets. With the exception of the St Fidelis Church complex, the tower of which is a prominent local landmark, the Precinct is residential.

Apart from a few Edwardian timber residences in Shaftesbury and Phillips Streets, the housing in the Precinct comprises single-storey inter-War bungalows. Timber houses tend to predominate in Clarendon Streets, whilst Phillips, Selbourne and Shaftesbury Streets contain a mixture of brick and timber structures.

With the exception of the kerbs and gutters in Clarendon Street, which are bluestone, the footpaths, kerbs and gutters throughout the Precinct are concrete. Bluestone lines have been retained in the Precinct.

Street planting in the Precinct is a mixture of natives and exotics. The natives include *Melaleuca* in Clarendon Street and *Eucalyptus* and *Acacia* in Selbourne Street. The canopy of mature trees in Phillips Street is of great character.

The following buildings have individual data sheets in the Moreland Heritage Review, Building Citations (1998):
- St Fidelis Catholic Church, 41-47 Clarendon Street (1937)
- St Fidelis Presbytery, 49 Clarendon Street (1937)

Significance
The Clarendon Street Precinct is of local architectural significance. It is a remarkably homogeneous Precinct of inter-War bungalow housing. The St Fidelis complex—a prominent landmark in western Coburg—is of individual significance and contributes to the social character of the area as well as providing a focus for the streetscape.

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11 *Burman* p 93
Figure 23  Clarendon Street Precinct
Figure 24  Typical modest timber inter-War bungalow, 23 Clarendon Street, Coburg

Figure 25  St Fidelis Church, 41-49 Clarendon Street, Coburg
2.09 Collier Crescent, Brunswick West

Location
69-103, 60-98 Collier Crescent
23-27 Fitzgibbon Street
1-7, 2-6 Teague Avenue
Denzil Don Kindergarten (Wylie Reserve)
224-248 Union Street

History
Jenkin Collier and James McKenzie Barry opened a brickworks and claypit in this vicinity in 1857. From it they produced bricks for a construction contract for the Bendigo railway. Collier Crescent, named after Jenkin Collier, is an extension of what was Collier Street; the crescent shape apparently is to circumvent the clayhole of Barry and Collier.12

Description
The Collier Crescent Precinct is predominantly residential area, containing mostly late Victorian and Edwardian and inter-War housing.

Teague Avenue is notable for substantially intact 1940s and '50s intact 1940s residences in a mixture of timber and brick, with tiled roofs and side or rear garages. Many of these properties have gardens which are either original or in keeping with their architectural style and period. Good examples are Nos. 4, 5 and 7.

Collier Crescent includes a larger number of Edwardian houses and inter-War bungalows. No. 83 retains an original timber fence.

The housing in Union Street represents a variety of styles, and dates from the inter-War period.

Non-residential buildings include Denzil Don Kindergarten, the Church, and tennis club house. The Uniting Church at 242 Union Street is a simplified gothic structure with paired pointed arch windows and a tiled jerkin head roof. The adjoining tennis club house is a single-storey Edwardian timber building.

Traditional street elements retained include bluestone kerb and guttering and asphalt footpaths in Collier Crescent. A network of bluestone lanes has been retained in the area north of Collier Crescent. The concrete kerb and guttering, wide grassed nature strips and Prunus street trees in Teague Avenue are also typical of the period—or a slightly later period—in which this street was constructed. In Fitzgibbon Street large Melaleuca alternate with Prunus.

Significance
The Collier Crescent Precinct is of local historical and architectural significance. Its historical significance derives from its association with the earliest works of Barry and Collier, the two most significant brickmakers in Brunswick. Their activities informed the curved street pattern which distinguishes Collier Crescent from the surrounding.

12 The clayhole would have been worked out by the 1870s when they established their new Hoffmann Patent Steam Brick Co in Albert Street; a clayhole is shown on the 1906 MMBW Plan on what is now Wylie Reserve. It is thought that this is not the Collier and Barry clayhole, but its exact location is not known.
rectilinear street grid. Architecturally, Teague Avenue, a distinct 1940s element within the Precinct, is of particular note.
Figure 26  Collier Crescent Precinct
Figure 27  Streetscape, Collier Crescent, Brunswick West

Figure 28  Post-War houses with traditional gardens, Teague Avenue, Brunswick West
2.10 Coonans Hill, Pascoe Vale South

Location
1-45, 2-58 Carrington Street
1-43, 2-52 Distrelli Grove
1-45, 2-44 Graham Street
1-51, 2-46 Grundy Grove
1-41, 2A-24 Louisville Avenue
9-55 Melville Road
1-53, 2-60 Prendergast Street
2-46 Willsalla Street
63-67 Ward Grove

The proposed HO Precinct represents a portion of the larger area known as Coonans Hill; this is located between Reynard Street, Moreland Road, Melville Road and Coonans Road.

History
The area now known as Coonans Hill was originally owned by Farquhar McCrce, physician and Justice of the Peace. McCrce was a member of the significant and influential McCrce family, the most famous member being Georgiana McCrce. He built the La Rose farmhouse c.1841, now known as Wentworth House, 22 Le Cateau Street. Later the area was farmed by Michael Cooman, an Irishman. Cooman, owned forty acres, a building which was typical of the district at that time. Michael Cooman, who is listed in the 1847 Melbourne Directory as a "carter." The land was part of the Moreland Estate which was subdivided by the executors of Farquhar McCrce in 1858. Cooman sold around 60 acres but retained five. This latter portion was subsequently sold by his widow and, in 1927, it became Langtree Avenue.

In the later 19th century, highly speculative subdivision took place all over the municipality. The Coonans Hill area was subject to at least two subdivisions. The Woodlands Estate, at the western end of the Precinct, was subdivided in 1888 into 594 lots by the Property Building Finance and Investment Society. This area was bounded by Willsalla Street, Coonans Road, Woodlands Avenue and Moreland Road. The Moreland Hill Estate was a smaller area located to the east of the Woodlands Estate, bounded to the north by Woodlands Avenue and to the south by Moreland Road. This land, approximately 90 acres, had previously been owned by Thomas and Jane Saunders. The Moreland Hill Estate was sub-divided into 20 lots of one acre each and re-subdivided in the early 20th century.

Historically, the Coonans Hill area developed from east to west, predominantly during the inter-War period. Three important factors affected the pattern of settlement. The

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13 Plan showing subdivision of the Moreland Estate, the Property of the late Doctor Farquhar McCrce, Executor's Auction 1858, Yule and Houghton Map Collection, State Library of Victoria
14 Broome p 44
15 Broome p 127.
16 Melbourne Directory 1847 Facsimile edition
17 Telephone interview Lauree Butchell 2 June 1995
20 Broome p 64. Broome states that their Reynard Road farm was 120 acres.
21 Face No 25 42 'Coburg's Land Boom Estates 1882-1892', Lauree Butchell, 1992/3

Alison Towell & Associates 45
proximity of the Moreland Railway Station, the cable tram in Sydney Road and the provision of sewerage. After World War Two, development extended west to Coonans Road, including the area along the cliff top in Moreland Road. The western boundary of Coonans Hill was altered by the construction of the Tullamarine Freeway in the late 1960s. Also constructed at this time was the combined church and school, Our Lady of Perpetual Succour, which opened in 1961.

Description

The Coonans Hill Precinct is a residential area comprising predominantly inter-War detached single-storey houses. Streets run east-west and north-south, with the exception of Louisville Avenue which is diagonally oriented. Situated on high ground relative to the rest of the municipality, the topography of Coonans Hill is a dominating characteristic, creating views into and out of the area.

The houses are a mix of weatherboard and brick construction, usually red, clinker or cream brick, in a variety of inter-War styles including bungalow and English Domestic Revival style, most with hipped and gabled terracotta tiled roofs. They are generally modest in scale, and many of the weatherboard houses have brick or rendered brick entrance porches. Some of these are identical in design, e.g. Nos. 49, 41 and 53 Prendergast Street. A number of semi-detached houses can be found on the south side of Prendergast Street.

16 Louisville Avenue—a large attie English Domestic Revival style residence of clinker brick construction—is atypical in the Precinct.

Garages are mostly located to the rear of the properties, with some occurring at the front to the side. Front gardens are usually exotic and modest in scale, and many of the original low brick and woven wire front fences survive. The street trees are typically mixed deciduous and natives of no special distinction, generally post-dating the construction of the houses. Common varieties include Prunus and Melaleuca, which provide little canopy cover.

Surviving 19th century buildings include Lyndhurst Hall, a pre-fabricated two-storey timber house constructed in the 1850s, and relocated to 46 Wallalla Street between 1886 and 1870. 22 Avooa, a double-fronted timber house with a bullnose corrugated iron verandah constructed c.1900, remains at 17 Carrington Street.

The following buildings have individual datasheets in the Moreland Heritage Review: Building Citations (1998):

- Blackburn House, 16 Louisville Avenue (1936)
- Lyndhurst Hall, 46 Wallalla Street (1850s, relocated between 1865 and 1870)

Significance

The Coonans Hill Precinct is of local historical and social significance. Coonans Hill is associated with the first settlers and with early farming in Coburg. The area has a strong local identity within the municipality, and is commonly identified as a distinct Precinct within Pascoe Vale South. The streets within the Precinct comprise substantially intact modest inter-War housing constructed on late 19th century subdivisions, representative of the suburban expansion that occurred in Coburg following World War One. The consistency of scale and setbacks create cohesive and homogeneous streetscapes. Most streets display a high level of integrity, and a cohesion of scale and materials. The area is visually enhanced by its hilly topography.

22 Register of the National Estate Database No. 009129
Figure 30  Streetscape, Distances Street, Pascoe Vale South

Figure 31  9 Distances Street, Pascoe Vale South, typical of the inter-War houses of the suburb
2.11 Daly Street, Brunswick West

Location
457-507, 382-462 Albert Street
23-67, 20-60 Daly Street
21-65, 4-56 Hunter Street
31-53, 49-66 Pearson Street
464-474 Victoria Street

History
The eastern half of this area was subdivided as Hoffman Phoenix Park estate in 1888. The auction plan indicates the only development being Mrs. Daly's house (Daly Street), Mr. Barry's residence in Hunter Street and the Phoenix Park mansion of Michael Dawson south of Smith Street. None of these three houses survive. The estate was described as the 'late residence and grounds of D. M. Barry Esq.' presumably that of John McKeon Barry, co-founder of the Hoffman Patent Steam Brick Co. and original licensee of the Sarah Sands Hotel.

Allotments along Hunter, Albert (south side) and Pearson street were developed in the 1880s, but the rest of the Precinct remained in larger allotments until the early years of this century.

The Precinct contains many of the elements of a small community: a hotel, shops, housing, school, public hall and late a baby health centre. While the development of the Precinct predominantly dates from the 19th century, the subsequent settlement in West Brunswick during the 1900-1910s supported the development of community facilities within the Precinct.

Description
The Daly Street Precinct is a predominantly residential area, comprising mainly Edwardian and Victorian housing, and including a number of local landmarks such as the Grandview Hotel, the former West Brunswick Primary School, the former West Brunswick Progress Association Hall, and a commercial area in Pearson Street.

Albert Street contains a mix of Victorian terraces and Edwardian and inter-War houses, the majority in brick. East of Pearson Street is a row in Victorian terraces, and at No. 605 a brick Edwardian shop.

Hunter Street, similarly, comprises Victorian terraces, Edwardian cottages and some inter-War bungalows, the latter predominantly timber.

19th century buildings of particular interest within the Precinct include the terrace at 35-45 Hunter Street, the three-storey rendered Italianate Grandview Hotel, the West Brunswick Primary school, and the timber shop (c. 1870?) with original shopfront and timber parapet at 480 Victoria Street. Of note form the 20th century are the West Brunswick Progress Association hall (1910) and the Baby Health Centre (1930s). An Edwardian shop and dwelling at 31 Pearson Street are also of interest.

Street plantings in the Precinct include Melaleuca, Prunus and various Eucalyptus in Albert Street, and Melaleuca, Prunus and Callistemon in Hunter Street. Few private gardens within the Precinct include original or traditional plantings. Original street elements retained include bluestone kerbs and gutters and asphalt footpaths in Hunter Street.
The following buildings have individual datasheets in the Moreland Heritage Review Building Claims (1998).

- West Brunswick Progress Association Hall, 484 Victoria Street (1931)
- Former Brunswick West Primary School, 490-492 Victoria Street (c. 1890 onwards)

**Significance**

The Daly Street Precinct is of local historical and architectural significance. It is characterized by its historical associations with Hoffman's brickworks, and is a relatively intact area of Victorian and Edwardian housing, with a number of individual buildings of particular interest, reflecting the two major periods of development in West Brunswick.
Figure 33  Edwardian houses, south side Albert Street, Brunswick

Figure 34  Victorian terraces, south side Hunter Street, Brunswick
2.12 Dawson Street, Brunswick West

Location
1-17, 18-18 Daly Street
160-196 Dawson Street
1-41, 4-44 Halpin Street

History
The Dawson Street Precinct was part of Michael Dawson's Phoenix Park Estate, and was acquired by the Hoffman Co. probably in the 1880s. The Hoffman Brick and Potteryes Ltd subdivided the land in the 1920s and offered it for sale as the Tramway Estate, promoting the east of travel into the city on the new electric tram that ran along Dawson Street. When the second section of the estate - 24 villa sites at the Pearson Street end - was offered for sale in 1927, the auction notice illustrated the fine Californian Bungalow houses that had already been built in Halpin and Dawson Streets.

Description
The Dawson Street Precinct, to the west of Hoffman's brickworks (and in view of its chimneys), comprises a residential area of predominantly single-storey inter-War bungalows.

Uniform block sizes throughout the Precinct contribute to its homogeneity. Architecturally, there are many good examples of intact inter-War bungalows, and most retain original elements such as leadlight windows and verandah detailing. Notable examples in Halpin Street are Nos. 29 and Dingley Dell, No. 31, and in Dawson Street, No. 166. Original (or traditional) garden elements appear to have been retained at 181-194 Dawson Street.

Traditional street elements retained include bluestone kerbs and guttering and asphalt footpaths in Daly Street, and a bluestone crossing at the intersection of Daly and Victoria Streets. Guttering, kerbs and footpaths in Halpin and Dawson Street are concrete. Some bluestone lanes behind the houses remain.

Significance
The Dawson Street Precinct is of local historical and architectural significance. It is evidence of the influence of the Hoffman Co., and of the establishment of the West Brunswick electric tram, in the shaping of Brunswick. Architecturally, the Precinct contains a large number of substantially intact inter-War bungalows, with some particularly good examples of the style on large sites at the western end of Dawson Street.
2.13 De Carle Street / Bishop Street, Brunswick

Location
145-181 Albion Street
1-47, 2-34 Bishop Street
37-33A, 46-62 De Carle Street
Lillian Street
1-5 Wraith Street

History
This Precinct was originally within Allotment 124 first purchased by J Patterson in 1839. A syndicate comprising Charles Smith, Samuel Barrow (a former Governor of Penitentiary), Thomas Holmes, and Thomas Lucascombe purchased this allotment in 1858 and immediately subdivided it. Albion Street was then known as Smith Street after the landowner. The street was first constructed by Council in 1860. The Council referred to it as Albion Street East, while Smith, who retained some of the land, continued to call it Smith Street.

By 1906 the west and part of the east side of Bishop Street had been developed, along with the two terrace rows in Albion Street. A number of terrace houses had been built in De Carle Street. Wraith Street is recorded in directories as Albion Terrace; Barnes refers to it as being originally called De Carle Lane and then renamed Wraith Street in 1941 after George Frederick Wraith (Councillor 1930-37, Mayor 1934-35).

The section of the Warr Park on Albion Street was previously the site of a Presbyterian Church. After formation of the Uniting Church in 1977, the church was turned into a welfare house and then demolished in 1984, with the land becoming part of Warr Park.

The bluestone house on the corner of Wraith and Albion Streets is thought to date from the 1850s. In 1872 it was the residence of William Richardson, cab owner, and in the 1880s of Henry Bywater, winemaker.

The southern section of De Carle Street was created in the 1886 speculative subdivision of Smith's land. It was later extended north through Lillian's paddock when it was subdivided in the 1880s.

Warr park was established as North Park around 1910. It was one of the early parks in Brunswick, and one of two not on an old quarry or clay-pit site. It was renamed Warr park in 1940 after Ben Warr (Councillor 1926-40).

Bishop Street is first noted in the directories in 1888, named after a local landowner, and Lillian Street in 1890.

In the 1930s Albion Street east of Sydney Road was re-made as a concrete road under a government sponsored employment relief scheme (known as 'sasso').

Description
The De Carle and Bishop Streets Precinct is predominantly residential, with detached single-storey weatherboard Edwardian houses predominating, particularly in De Carle Street. In Bishop, Lillian, Albion and Wraith Streets, single-storey cottages and terraces comprise the majority of housing stock. The architecture is reasonably diverse area.

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23 MMBW Plan No 194, 1956
24 Les Barnes, Street names of Brunswick, unpublished manuscript, 1987
25 Sands and McDougall Directory of Victoria, 1872
26 Sands and McDougall Directory of Victoria,
reflecting several periods of development, from the early bluestone cottage in Albion Street to the Victorian timber houses in De Carle Street. The character of part of the Precinct is, to an extent, informed by the tight planning in Bishop and Lillian Streets, both cul-de-sacs.

Traditional street elements retained include the section of concrete road in Albion Street, constructed under a 1930s government employment scheme, bluestone kerb and guttering and asphalt footpaths in Albion, Bishop, De Carle, Lillian and Wranth Streets; bluestone crossings between Albion and Bishop, and Lillian Streets; and complete bluestone roadway in Wranth Street. Several bluestone rear lanes also exist. Street planting includes Medicago in Bishop Street.

Watt Park retains mature elm plantings from earlier this century, and includes a BCC substation and mud brick community building.

Significance

The De Carle and Bishop Streets Precinct is of local historical and architectural significance. It contains residential development dating from the 1880s to the 1910s, including 19th century terraces in Bishop Street. The concrete roadway of Albion Street, constructed by sustenance workers during the 1930s depression, is of particular historical significance.
Figure 39  Modest Victorian terrace, north side Albion Street, Brunswick

Figure 40  Albion Street, showing bluestone crossings and 1930s concrete roadway
2.14 Donald Street, Brunswick

Location
(69A-94 Barrow Street
22-94, 15-73 Donald Street
43-59 Mitchell Street

History
The Donald Street Precinct was originally within Allotment 127, comprising 170 acres and purchased by John Higlett. This allotment extended from Moreland Road to just south of Mitchell Street, and from Sydney Road to Merri Creek. The section between Sydney Road and Holmes Road was subdivided and first offered for sale in 1881, described as Lilburn's Paddock. The eastern portion of Lilburn's Paddock was offered for sale in 1882. The auction plan describes the area as a magnificent property, immediately adjoining the proposed tram terminus, and the Moreland Road Station on the Coburg Railway. It has a commanding elevation of 160 feet above sea level, and is well known for its salubrious atmosphere. The subdivision layout provided for allotments with a frontage of 55-60 feet along a framework of internal roads—Davies, Donald, Mitchell Streets—and a depth of 155 feet, with narrower lots along Sydney Road. Barnes suggests that these streets were named after David Donald Mitchell (father of Nellie Melba) who purchased the land in 1882, however the streets were named prior to their sale in 1881. Davies Street was intended to be David Street, but there was already a street of that name in Brunswick.

A number of allotments were again offered for sale on 7 October 1887 and described as both Lilburn's Paddock and Manchester Park estate, an estate owned by William George Manchester, a Coburg resident who was apparently speculating in Brunswick during the 1880s. The section between de Carle and Barrow Streets was re-subdivided and offered for sale; these allotments had a frontage of 33 feet, half that of the original allotments. David Mitchell Esq. was noted on the plan as the holder of the land to the east, that is the section bounded by Barrow, Donald and Mitchell. Another re-subdivision created Payne Street, and offered a variety of lot sizes to prospective purchasers on Saturday 18 February. The existing street patterns reflect the overlying of these different subdivisions, but the current allotment sizes do not.

By 1906 (MBMW Plan No. 104) most of the area had been developed for detached housing, with terraced in Barrow, Donald and Mitchell Streets. The allotment now containing the church was still vacant. The first development at St Margaret Mary's (then St Matthew's), was the construction of a single-storey brick school on the Donald Street frontage in 1913. The school was designed by architect Thomas Payne, and built by J. Carey, a Brunswick building contractor. This building remains today. Rev. J.P. O'Connell resided at No. 51 (then No. 105) Mitchell Street from around 1915; he was priest at Coburg. The church was constructed in 1920, and the school in 1925 on the site of two timber houses. The school was the work of architect Augustus Keith who was well known for his church designs; he may have been responsible for the church.

In recent years St Margaret Mary's has expanded its site, and now owns a number of adjoining buildings, including Victorian villas on Mitchell Street. It has also been responsible for the demolition of several houses, including Wandin at 53 Mitchell Street, and two terraces at 108-110 Donald Street.

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27 Barnes, Street names of Brunswick
28 Barnes, Street names of Brunswick.
Description

The Donald Street Precinct is predominantly residential with the exception of the St Margaret Mary’s Church and school complex, a local landmark.

There are two rows of single-storey terrace houses in Donald Street, a long terrace in Barrow Street from Donald to Mitchell Streets, and a smaller terrace in Mitchell Street. The north side of Donald Street comprises predominantly single-storey 19th century villas, including Iona, at No. 31.

The St Margaret Mary’s complex includes the Church and a school building on Mitchell Street. Several adjoining properties have been purchased by the school.

Street planting is restricted to small natives, including Eucalyptus, along the median strip of Donald Street. The only remaining traditional street element in the Precinct is asphalt paving in Barrow Street.

The following buildings have individual datasheets in the Moreland Heritage Review: Building Citation (1998):
- Iona, 31 Donald Street (c 1899)
- Oxford Terrace, 48-68 Donald Street (c 1892-97)

Significance

The Donald Street Precinct is of local architectural significance. This Precinct contains buildings in a range of residential styles from the late 19th century, including Victorian villas and three rows of single-storey terraces, of which Oxford Terrace is the most intact. St Margaret Mary’s Church and school, although later buildings, provide a focal point.
2.15 Edward Street, Brunswick

Location

1-5, 2-4 Bell Street
3-15, 2-2A Charles Street
67-121, 36-74 Edward Street
1-9 Essex Street
27-29 Weston Street
1-7, 4-6 Walton Street

History

Edward Street began as a track from Sydney Road to the stone quarries in East Brunswick. It was first constructed in 1859. Charles Street was recorded as being constructed by Council in 1860. It was named after Charles Ewing who occupied land on the northern side of Edward Street.

The Sadora Hotel was opened in 1867 on the corner of Charles and Weston Streets. It was rebuilt in 1907 and renamed the Sporting Club Hotel.

Walton Street apparently dates from c.1885. It is a small back street which still retains much of its 19th century housing, although most buildings have been somewhat altered Nos. 3-5 are an unusual two-storey timber pair, the only example of such a building form located in Brunswick. Bell and Essex Streets also date from the 1880s.

By 1904 the area had been fully developed for some years, but the development virtually stopped at Belfast Street, with the areas to the north being subdivided but not built upon. The area was mainly occupied by people working in the nearby brickworks or quarries to the east. For example, occupiers of the row of detached timber cottages (Nos. 5-15 Charles Street) included quarrymen and other tradesmen.

The factory on the corner of Charles and Weston Street was occupied by the Allum clothing factory from 1920 until at least 1940.

Description

The Edward Street Precinct is a predominantly residential area, containing a number of small timber and brick Victorian houses reflecting the development of the area as workers' housing. Most of the housing is single-storey, with the notable exceptions of highly unusual two-storey timber houses in Walton Street, two red brick industrial buildings on the east side of Charles Street, and the Sporting Club Hotel on the west. Traditional street elements retained include bluestone kerb and guttering and asphalt footpaths in Charles, Essex, Weston and Walton Streets.

Significance

The Edward Street Precinct is of local architectural significance. It is an area of workers' housing dating predominantly from the 1870s and 1880s, interspersed with some later examples. It contains a number of interesting houses, including those in Walton Street and Charles Street.
Figure 45  Unusual timber houses, south side Walton Street, Brunswick

Figure 46  Streetscape looking west along Edward Street, Brunswick
2.16 Ewing Street, Brunswick

Location
84-116, 141-143 Edward Street
23-31, 24-48 Ewing Street

History
Ewing Street, which extends from Brunswick Road to Glen Lyon Road, is an early Brunswick street, first constructed in 1859 and often referred to as Ewen Street in the 1860s. It was named after Charles Ewing, an early landowner whose property was to the north of Edward Street. The southern section was subdivided and offered for sale as the "Brunswick Reserve" on 10 November 1888; it was a large estate extending from Garden Street to Lygon Street. The area did not develop until the 1910s.

Description
The Ewing Street Precinct is a residential area, containing primarily single-storey late Victorian and early Edwardian timber houses, many of which demonstrate the stylistic transition from Victorian to Edwardian. Most are Victorian timber villas, symmetrical in form, but some adopt an asymmetrical plan and the more complex roof forms of the Edwardian period. Few retain original front fences. Of architectural note is the substantially intact former shop on the south-west corner of Ewing and Edward Streets, a two-storey rendered Italianate building.

The north terminus of the Ewing Street axis is a pair of interesting 19th century brick residences with bi-chrome Moderne facades, presumably added in the 1940s.

Street planting in Ewing Street comprises newly planted Eucalyptus.

Significance
The Ewing Street Precinct is of local architectural significance. It contains a number of relatively intact late Victorian and Edwardian timber houses, which, as a group, demonstrate well the forms and details typical of the period.
Figure 48  Edwardian houses, west side Ewing Street, Brunswick

Figure 49  Former corner shop, 106 Edward Street (corner Ewing Street), Brunswick
2.17 First Avenue, Brunswick

Location
42-62 Canberra Street
1-17, 2-18 First Avenue
1-39 Fifth Avenue
2-40 Fourth Avenue
1-17, 2-18 Second Avenue
1-17, 2-18 Third Avenue
256-280 Moreland Road

History
The First Avenue Precinct comprises a single subdivision, initiated in 1915 and approved in 1920 (BCC Plan No. 589). Prior to subdivision, the area was part of land owned by the Melbourne Gun Club (MMBW Plan No. 104, 1906).

The surviving records reveal that a number of people owned large sections of the estate. They included B A Allen of Brunswick, E Steed (w. A B Stanley) and Mrs A V Stanley (The Grove, Coburg). Ralph Loch Garrett, a local builder who owned Whitby House in the 1920s and subdivided its grounds, also owned several blocks and may have had a role in building houses on this estate.

The subdivision appears to have developed quickly; by 1925, most of the vacant land had been developed.

The large Edwardian house at 274 Moreland Road on the south-west corner of Fourth Avenue, was owned and occupied by J W C Downs (head of the Samson Rope and Cordage Works) from the early 1920s, and No. 280 by Allan Downs from the late 1920s or early 1930s.

Description
The First Street Precinct is a residential area. With the exception of a few Edwardian houses in Canberra Street and Moreland Road, the building stock comprises detached single-storey brick and timber bungalows, most with terracotta tiled roofs. Of architectural note are 2 First Avenue, which has an interesting verandah and original timber fence; 10 Second Avenue, an unusually intact timber bungalow with a timber and woven wire fence and wrought iron gate, and traditional garden; and 50 Canberra Street, a red brick bungalow with a transverse gabled roof.

Along Moreland Road are several larger Edwardian and inter-War houses. Of note are Koongna (No. 268), a large inter-War bungalow, and the large Edwardian house at No. 274.

Street planting in the Precinct is predominantly native, and includes Melaleuca in Second, Third, Fourth and Fifth Avenues and Canberra Street, and Eucalyptus in First Avenue and Canberra Street. Kerbs, gutters and footpaths throughout the Precinct are concrete.

The following buildings have individual datasheets in the Moreland Heritage Review. Building Critics (1998)

- 2 Second Avenue (c.1920-25)
Significance

The First Avenue Precinct is of local architectural significance. The housing, which comprises modest brick and timber bungalows and small number of Edwardian houses, is relatively intact and representative of a large single subdivision dating from the inter-War period. The streetscapes generally display a cohesion of scale, materials and setbacks.
Figure 56  First Avenue Precinct

Allan Lowell & Associates
Figure 51  Streetscape, First Avenue, Brunswick

Figure 52  Typical housing, First Avenue, Brunswick
2.18 Frederick Street, Brunswick

Location
257-259, 222-276 Albion Street
1-3, 2-8 Bryant Street
1-35 Crook Street
1A-31, 2-36 McKenzie Street
1-21, 2-42 Macfarland Street
1-12 Orient Grove
35, 37 Timning Street; bluestone section of building fronting Albion Street

History
A proposal to subdivide this area in 1858 to create the village of Wrigglesworth resulted in the creation of Frederick and Florence Street (east of the railway and then Edward West Street). Hope Street already existed as a government road, being a connecting track between Sydney Road and those farming near Moonee Ponds Creek. The township did not evenuate.

Queen's Park Estate was offered for sale in 1887. It comprised Crook, Macfarland, McKenzie, the northern section of Frederick and the southern side of Albion Streets. The subdivision was described as 'the very pick of Brunswick,' with '111 grand business and villa sites'. An attraction was its closness to public transport, 'right on the railway...adjoins proposed new station, Albion Street, two minutes walk from Cable Tram...now running'. Queen's Park was described as being surrounded by numerous and the most flourishing industries in the colony...noting that the marvellous activity displayed recently in the erection of buildings around Queen's Park proves without doubt that this estate will be the very centre of great City of Brunswick in the near future...'.

By 1900 the terraces in MacKenzie, MacFarland and Frederick Streets had been built (MMBW Plan No. 1014 1906) along with a number of timber houses and, with the exception of Orient Grove, the Precinct was virtually fully developed.

Description
The Frederick Street Precinct is a predominantly residential area in the west of Anstey Railway Station, containing buildings from the Victorian to inter-War periods.

Frederick Street itself contains mostly Edwardian houses, with some from the inter-War period, and a number of 19th century buildings, including Nos. 44-46, a row of single-storey bichrome brick terraces, alternately brown and cream and red and cream.

The side streets adjacent to the railway line, Bryant Street and Orient Grove, are predominantly Victorian and Edwardian, as is MacKenzie Street. MacCork Street contains mostly Edwardian and inter-War houses, whilst all three periods are represented in Macfarland Street. Of particular architectural note are the three pairs of unusual two-storey inter-War maisonettes at 30-32 MacFarland Street. These have red brick ground floor, rendered first floors and gables terracotta tiled roofs. They also have some unusual Arts and Crafts-inspired details, including glazed tiled windowsills, tapered toureby chimneys and circular windows. Albion Street, to the north of the Precinct, comprises mostly Edwardian timber villas. Throughout the Precinct many front fences have been replaced, although in Frederick Street, some original timber picket fences and timber and woven wire examples remain.

The only non-residential building within the Precinct is the bluestone and red brick structure adjacent to the railway line on the north side of Albion Street.
Street plantings are mostly native and include Melaleuca in MacKenzie, MacFarland and Crook Streets, and Eucalyptus in Frederick Street. Traditional street elements retained include asphalt footpaths and bluestone kerbs and gutters in Crook Street, MacFarland Street, MacKenzie Street and part of Orient Grove, and asphalt footpaths in Frederick Street. Bluestone rear lanes have been retained.

Significance

The Frederick Street Precinct is of local historical and architectural significance. The site of a proposed 1856 subdivision, and later land boom estate, the Precinct comprises a mix of modest Victorian, Edwardian and inter-War housing. The Precinct contains a number of interesting buildings that contribute to its significance, including the Victorian brick cottages in Frederick Street and the two-storey inter-War maisonettes in MacFarland Street.
Figure 54  Streetscape of Victorian terraces, east side Frederick Street, Brunswick

Figure 55  Unusual inter-War maisonettes, 30-40 MacFarland Street, Brunswick
2.19 Gallipoli Parade, Pascoe Vale South

Location
22 Le Cateau Street
18-20 Mosca; Street
1-10, 2-20 Vaux Street
1-21, 2-31 Somali Street
1-29, 2-28 Fontaine Street
2 Helicopolis Street
27-39 Reynolds Parade
2-20 Mitchell Parade
17-61, 12-48 Gallipoli Parade

History
The La Rose Estate, bounded by Bell, Reynard, Reynolds and Rose Streets, was one of the few large farms of the 1860s. It formed part of Arundel Wright’s property, purchased at the second Coburg land sales in 1839. It was sold to various people until Farquhar McCrae bought the land in the 1840s. The McCrae family was of considerable significance and influence during the early period of the development of Victoria, whose most famous member was Georgiana McCrae. Farquhar McCrae built the La Rose farmhouse, c.1841-42, now known as Wentworth House. 29

On McCrae’s death in 1852 the land was sold to the Robertson family who had leased the farm from 1844-50. They extended the house in the 1860s. In 1866 the Estate was sold to the notorious subdividers Munro and Baillieu. The subdivision became one of the scandals of the boom years as the estate was sold from one part of the Munro and Baillieu group to another whenever money was needed. 31 In the 1880s there was still a large proportion of unsold allotments which became part of a 1923 subdivision, thus comprised 565 house and shop allotments. Delays in commencing the West Coburg tramline left allotments still unsold even after further auctions in 1925. 32

In 1919 the War Service Homes Commission compulsorily acquired 12 hectares of land west of Reynolds Parade. This land had previously formed 300 allotments in the La Rose Estate. The Commission gradually built houses on the estate and sold them to returned men, charging the cheaper than normal rate of 5 per cent. In the 1920s the streets were renamed to recall the glory of the first ALP’s campaigns, including Gallipoli, Somali, Peronne, Gezireh, Mosca, Helicopolis and Lemnos. 33 Robert Irvine, best known for his construction of the Nicholson Street tram sheds, built 178 of the homes constructed in the area in the 1920s. He was a joiner from Scotland who employed mainly local men. In 1933 he became Mayor of Coburg. 34 By 1930 there were several hundred Commission homes of the former La Rose Estate but 100 vacant blocks remained at least until the 1940s. The State Bank also developed some of the blocks with modest houses.

Construction throughout Coburg slowed down during the Depression of the 1930s; little development took place in this area until 1940 when land sales began in earnest again. This Precinct appears in a 1940 auction notice and is described as being situated in the Most Progressive Area in the City of Coburg’. A 1941 auction noted that 1500

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29 Broome, p.44.
30 Broome, p.44
31 Common pp.187, 192
32 Broome p.208
33 Broome p.308
34 Broome, p.208

Allen, Lewell & Associates
buildings had been erected in the locality in the previous five years with 280 'superior' homes constructed in the previous twelve months.

After World War Two the government began initiatives to develop prefabricated houses. Combining the skills of the Victorian Housing Commission, the architect Arthur Baldwinson and the technical staff of the Beaufort Division of the Department of Aircraft Production, these houses went into production in 1946. Most of the Beaufort homes built in Victoria over that time can be found in this Precinct. The prototype was a two bedroom house, based on a two foot grid, with a steel frame and clad with zinc annual sheet pressed. The amount of steel required proved to be too demanding on post war supplies and the project was terminated prematurely in 1947.35 Though examples appear to have been assembled in this area of Coburg as late as 1953.

Description

The Gallipoli Parade Precinct is a residential area, comprising a mixture of War Service Homes Commission and State Bank houses from the 1920s, and a variety of post-War bungalows, including several Beaufort prefabricated steel houses. The houses are in varying degrees of maintenance, but generally range from fair to good. The War Service Homes Commission houses from the 1920s are generally timber bungalows with hipped and gabled roofs, terra cotta tiled roofs and brick verandas. Many retain original timber and woven wire front fences. The Beaufort houses are small, single storey steel framed and clad buildings with low skillion roofs and steel framed windows.

More recent two storey development and inappropriate alterations are isolated and generally unobtrusive.

The street planning of Melaleuca and Prunus x 'Blimnata' is mature and appropriate. All streets have nature strips of grass with concrete kerbs and channnels. Most houses have vehicle crossings of concrete with garages well set back from the street. The footpaths are of concrete.

The following buildings have individual datasheets in the Moreland Heritage Review, Building Cautions (1998):

- Wentworth House, 22 Le Cateau Street (c.1841 onwards)

Significance

The Gallipoli Parade Precinct is of local historical and architectural significance. Part of the Farquhar McCrea's La Rose Estate, and containing Wentworth House, the Precinct has its origins in the earliest history of Coburg. The Precinct was the site of various government and private residential developments, and includes developments by the War Service Homes Commission and the State Bank, and a number of prefabricated Beaufort Houses.

35 Broome p 278
Figure 57  Beaufort house, 19 Gallipoli Parade, Pascoe Vale South

Figure 58  Inter-War house, Somalih Street, Pascoe Vale South
2.20 Glencairn Avenue, Coburg

Location
3-25, 2-18 Craigrossie Avenue
1-13, 2-12 Foch Avenue
3-35, 4-50 Glencairn Avenue
1-16 Haig Avenue
Maller Reserve
1-23, 2-30 Maranoo Crescent
279-335 Moreland Road
1-15, 2-38 Strathearn Avenue
1-17, 2-34 Wattle Grove

History
This Precinct was originally part of Frederick McCrae's 323 acres purchased at Coburg's first land sale in October 1839. This was subdivided as the Moreland Estate on 6 January 1858. On 10 February 1859 and 14 February 1860 two adjacent blocks were bought by Robert Maller.36 The total property consisted of 35 acres less than half a mile from the eastern end (Sydney Road) and forming a square between the north and south boundaries of the Moreland Estate (Reynard Street and Moreland Road). Maller, a Scottish merchant, built himself a ten-roomed bluestone cottage in 1859-60 and named it Glencairn. It remained in the Maller family until 1953, with alterations in 1882 and 1911.37

Maller subdivided part of the estate into fifty blocks in 1912, with lots along Maranoo Crescent, Craigrossie Avenue and Strathearn Avenue.38 Maller, still in the house he had built in 1859, offered twenty pound prizes for the best kept gardens in the future homes, an attitude which must have contributed to shaping the present mature plantings. The remaining areas, along Wattle Grove, Glencairn Avenue, the south side of Maranoo Crescent, Foch Avenue, Haig Avenue and Moreland Road were subdivided in 1920; the majority of allotments were developed in the inter-War with single-storey bungalows.

Description
The Glencairn Avenue Precinct is a predominantly residential area, comprising mainly single-storey bungalows of timber and brick surrounding the original homestead. Glencairn, at 6 Craigrossie Avenue. The curved street layouts of Craigrossie Avenue and Maranoo Crescent are of note as unusual for Brunswick subdivisions of the inter-War period. The Precinct is also fully; the north side of Maranoo Crescent in particular, contains several brick bungalows on elevated sites. Views of the tower of St Fidelis Roman Catholic Church in Clarendon Street, to the west, are available from several places within the Precinct.

There is a mix of Edwardian villas and inter-War bungalows in Glencairn Avenue, whilst the remaining streets comprise predominantly inter-War bungalows. Of architectural note within the Precinct are the Edwardian houses at 9 and 16 Glencairn Avenue, the latter of which, a timber villa, retains highly ornate leadlight; 14-16 Craigrossie Avenue, a pair of red brick bungalows with matching bays; 19 Haig Avenue, a large symmetrical bungalow; and 24 Wattle Grove, a timber bungalow on an elevated site with a dominating red brick. 32 Wattle Grove has an original rear garage.

36 Brownlie p 137
37 Brownlie, pp 64-66.
38 Brownlie pp 170-180
The level of intactness of the housing in the Precinct is generally good, this is enhanced by a number of houses with original front fences, many of timber and woven wire, including 20-24 Maranoo Crescent, 286 and 291 Moreland Road. Original or appropriate gardens have been retained on several properties, of note is the garden of 21 Craigrossie Avenue, which includes a large palm and an original hedge and front fence.

Street planting within the Precinct varies from street to street. Wattle Grove, which slopes down to the west, is characterised by its canopy of mature plane trees. Native plantings, including Melaleuca in Moreland Road and Eucalypts in Foch Avenue and Acacias in Glencarn Avenue, appear several of the streets, whilst there are Prunus in Craigrossie, Maranoa and Haig Avenues. All the streets have grassed nature strips.

Original street elements retained include bluestone kerbs and gutters in all streets except Moreland Road, and bluestone crossing remains at the intersection of Maranoo Crescent and Wattle Grove. All footpaths within the Precinct are concrete; some properties in Maranoo Crescent have asphalt vehicle crossings which bridge the street gutters. Bluestone lanes run behind the streets.

The non-residential elements within the Precinct are Malley Reserve, which incorporates the Glencarn Tennis Club, along the west side of Haig Avenue, and the cream brick Modernes shop with residence at the rear, at 325A Moreland Road, on the corner of Haig Avenue. The post-War residential development which has occurred in the Precinct is concentrated in the eastern part, particularly near the corner of Wattle Grove and Craigrossie and Glencarn Avenues.

The following buildings have individual datasheets in the Moreland Heritage Review: Buildings Citation (1998):

- Glencarn, 6 Craigrossie Avenue (c.1860 onwards)

**Significance**

The Glencarn Avenue Precinct is of local historical and architectural significance. It is an early 20th century subdivision surrounding Glencarn, the original homestead of the area. The Precinct as a whole is notable for the intactness and homogeneity of its mainly inter-War houses, displaying a high level of integrity and cohesion of scale, materials and setbacks. The Precinct represents the more affluent suburban development in Coburg which occurred between the wars. The hilly topography, mature street planting and curvilinear street pattern contrasts with much of the rest of the municipality.
Figure 60  Inter-War bungalows on elevated sites, north side Maranna Crescent, Coburg

Figure 61  Streetscape, looking west along Wattle Grove, Coburg
2.21 Glenmorgan Street, Brunswick East

Location

3-75, 77-80 Glenmorgan Street

History

The eastern end of Glenmorgan Street was subdivided and developed probably from the 1880s; by the early years of this century the houses built on the eastern end of Glenmorgan and adjoining streets comprised most of the development in this area.

The Precinct itself, at the western end of the street, was developed in the 1920s; this subdivision extended the 19th century development of the eastern end; the change in street width and housing styles is evidence of the two-stage process. By 1932, the street was completely developed with housing, most of which comprises single-storey, detached bungalows.

Description

The Glenmorgan Street Precinct is a residential area, with a range of single-storey housing styles spanning the 1880s to the inter-War period, and interspersed with a few post-War structures. The development of the street from east to west is evident in the building stock, which includes small brick terrace houses at the eastern end, and a homogeneous group of inter-War bungalows at the west.

Plane trees line both sides of the western end of Glenmorgan Street, contributing to the character of the Precinct. Most front fences have been replaced, although a few houses, including the bungalow at No. 76, retain original timber and woven wire fences. Traditional street elements retained include bluestone kerbs and guttering.

Significance

Glenmorgan Street Precinct is of local architectural significance. It is a good example of a street whose housing stock reflects its development in two stages, first in the 1880s, and then in the 1920s.
Figure 63  19th century development, east end Glenmorgan Street, Brunswick East

Figure 64  Inter-War bungalows and street tree canopy, west end Glenmorgan Street, Brunswick East
2.22 Gordon Street, Coburg

Location

1-91, 4-90 Gordon Street

History

The Gordon Park subdivision was first auctioned in 1884 by Fraser and Company. Such was the optimism of property speculators during the 1880s building boom that the advertising for Gordon Park promised that "buyers can double their money by selling within six months". This was not to be the case. By 1889 the subdivision contained 143 unsold building allotments from an original subdivision of 155 lots. Little further development took place in the area until the post was building boom of the 1920s, when the majority of the houses in the area were built.

Description

The Gordon Street Precinct is a residential area, comprising predominantly inter-War bungalows. The Precinct is representative of the inter-War character of the north-west of Coburg as a whole; the relative intactness sets Gordon Street apart from the surrounding streets.

There is a combination of timber and brick dwellings, many of which display interesting variations of common elements; good examples are the unusual gable and motifs on Nos. 20 and 41 and the porch detail on No. 11. Generally intact examples are No. 27 and Donna Buang, No. 41. The oldest remaining house in the Precinct is No. 86, a highly unusual rendered brick Federation villa standing at right angles to the street. It has a balustraded parapet, raised segmental pediments, red brick freeze decorated with moulded panels and rosettes and a partially recessed porch. The front fence has been replaced, and the house has undergone substantial alterations to the rear, but it remains an unusual remnant from the 1880s subdivision.

Traditional street elements retained include blue stone kerbs and gutters. The footpaths are concrete. There are grassed nature strips, and the street plantings are Ficus. Setbacks are generally uniform with 40-50 foot (12-15m) frontages. Some properties retain their original timber and woven wire fences, and many gardens comprise original or traditional plantings.

There is a small number of recent developments in the Precinct, but in general these respect the scale of the existing housing.

Significance

The Gordon Street Precinct is of local architectural significance. It comprises a relatively homogeneous group of substantially intact 1920s bungalows. The housing is representative of the north-west of Coburg as whole, but the Precinct stands out as a street of particularly intact houses displaying a cohesion of scale, materials and setbacks, enhanced by generally well-maintained front gardens, many with original front fences.

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Auction Notice Vale and Houghan Confectioner, State Library 13 December 1884

All in Lovell & Associates
Figure 60  *Inter War* bungalow, 20 Gordon Street, Coogee.

Figure 61  Streetcape of typical timber bungalows, Gordon Street, Coogee.
2.23 Grantham Street, Brunswick West

Location
405-421, 421-439, 451-453, 344-400 Brunswick Road
2-12 Grantham Street
28 McVeagh Street
843-899 Park Street

History
This area was largely undeveloped until the 1920s. The only local building of any substance constructed in the 19th century was the West Brunswick Hotel (built c.1889). John Fleming held much of the section of Park Street included within this area. After his death in 1919, his mansion was demolished and the land subdivided.

The tramway through Royal Park was constructed in 1927, encouraging the development of West Brunswick and of this locality. Three years later Victor Heiberg constructed his house on land adjacent to the tramway at No. 356 Brunswick Road, and built the Beacon Garage and flats opposite in 1936-8; these buildings are documented separately in Volume 2 of the study.

Many other adjoining buildings were developed in the late 1920s and early 1930s, including the brick bungalow houses on Brunswick Road and Park Street which are largely intact, and the shops in Grantham Street.

Description
The Grantham Street Precinct is a mixed residential and commercial Precinct, the development of most of which followed the opening of the electric tram service through West Brunswick in 1927. The West Brunswick Hotel, on the north-west corner of Grantham and Brunswick Roads, is a local landmark and one of the few remaining 19th century buildings. Victor Heiberg’s highly eclectic Beacon Service and Flats (405-413 Brunswick Road) and house (No. 356), enhance the architectural interest and significance of the Precinct.

The housing comprises mostly brick inter-War bungalows and villas in Brunswick Road and Park Street. The houses are generally large, on large, uniformly-sized blocks, and many—especially those at the western end of Park Street—sit on elevated sites. Styles represented include bungalow and English Domestic Revival. The utmost of the Precinct is enhanced by the large number of original or traditional gardens, and original front fences, many in brick.

The architectural significance of the Precinct has been reduced by the construction of several blocks of two and three storey flats in the 1960s and 1970s, especially along the north side of Brunswick Road. The dominant character of the Precinct, however, remains residential, and the architectural interest of many of the houses balances somewhat the presence of the flats.

Street plantings include Eucalyptus along the median strip of Park Street. Grantham Street and Brunswick Road have concrete footpaths, kerbs and gutters.

The following buildings have individual datasheets in the Moreland Heritage Review: Building Citations (1998):
- 356 Brunswick Road (1936)
- Beacon Service Station and Flats, 405-413 Brunswick Road (1936-38)
Significance

The Grantham Street Precinct is of local architectural significance. It is a coherent area of inter-War development displaying a high level of integrity and cohesion of scale, materials and setbacks. The Precinct also contains a number of intact elements of the period, including shops, the tramway, and the two unusual buildings by local resident Victor Heiberg.
Figure 60  Streetscape, Brunswick Road, Brunswick West

Figure 76  Buildings by Victor Heiberg, Brunswick Road, Brunswick
2.24 Hoffman and Hunter Streets, Brunswick West

Location
1-23, 2-24 Hoffman Street
1-23, 3-18 Owen Street
2-28, 3-7 Temple Street
65-67, 58-106 Hunter Street
1-11, 2-4 Walker Street
Electricity Substation, corner Hunter and Walker Streets

History
The north side of Hunter Street was first subdivided in the 1880s, and appears to have been developed soon thereafter. MMBW plans show that by 1906, this area was one of the few parts of West Brunswick to have been developed. To the north was the Brunswick Estate, and to the south the Phoenix Estate, both developed under the Closer Settlement Scheme, where houses were built on larger one acre allotments. Hunter Street is an example of an early burst of building activity on a 'land boom' estate.

The land to the south of Hunter Street was held by the Hoffman Land and Investment Company, which also owned a number of other parcels of undeveloped land to the south and west of the Hoffman brickworks in Dawson Street. The company apparently purchased the land in 1883 for a clay pit, but was prevented from opening it by Brunswick Council by-law stopping the creation of any new clay holes.

By 1920 the land in Hoffman Street had been subdivided and sold, with several allotments still held by the Hoffman Land Co. Owen Street was still mostly owned by the company. Only two houses had been constructed in these two streets, both owned by Peter Kin. During the next few years the estate was fully developed with single-storey, detached bungalows.

Description
Apart from the late 19th and early 20th century housing in Hunter Street, which includes brick terraces and small Edwardian brick and block-fronted timber villas, the houses in this Precinct are almost all inter-War bungalows, which are substantially intact. The houses are all single storey, with a mix of brick and timber construction. Some properties retain original garden elements; notable is the extensive garden of 1 Owen Street, a large property which abuts the Moonee Ponds Creek, which contains mature conifers and palms.

The Precinct is enhanced by mature Melaleuca trees in Owen Street. Other street planting includes smaller specimens of Melaleuca and various Eucalyptus in Hoffman Street, and small natives and Prunus in Hunter Street. Original street elements include bluestone kerbs and gutters and asphalt footpaths in Hunter Street.

Significance
The Hoffman and Hunter Streets Precinct is of local historical and architectural significance. The 19th century houses on the north side of Hunter Street comprise some of the earliest development in the west of Brunswick. The remainder of the Precinct derives historical significance from its associations with the Hoffman Company, which was responsible for considerable development to the west of its brickworks.
Figure 72  19th century development, north side Hunter Street, Brunswick West

Figure 73  Streetscape, looking west in Hoffman Street, Brunswick West
2.25 Hoole Street, Brunswick West

Location
145-171, 188-250 Hope Street
19-23, 24-26 Larnoo Avenue
82-86 Melville Road

History
Hope Street is on the boundary of two of the original allotments, 119 (John Atkins) to the north and 109 (S. J. Brown) to the south.

The houses in this section of Hope Street date from after 1907, and much of this area of Brunswick was developed later in the 1920s. By 1907 the Brunswick Estate on the west side of Melville Road was virtually fully developed, in contrast to the east side and along Hope Street where there were only a few scattered houses, although most of the adjoining streets had been surveyed during the 1880s land boom.

Donald Melville held a large parcel of land extending north and south of Albian Street. He subdivided the southern part of this parcel (including this area) and offered it for sale in 1885, however the area did not develop until the 1910s. His estate north of Albian Street was not subdivided until 1925, enabling the extension of the tram line through his land to Coburg. Melville was a member of Parliament, sitting in the Legislative Council from 1889-1919 as the member for Melbourne North. His house, Melville Manor, was located just north of Albian Street virtually on the present day alignment of Melville Road.

Description
The Hope Street Precinct is predominantly residential, comprising a mix of Edwardian and inter-War detached houses, mostly of timber construction. The Edwardian houses are typically double-fronted, with false ashlar timber boarding, full-length verandahs with cast iron decorative friezes, ornate timber barge boards, paired double-hung sash windows and corrugated iron hipped roofs. Good examples include 21 Larnoo Crescent and Nos. 163 and 165 Hope Street. The inter-War houses are modern weatherboard bungalows with broad gables clad in corrugated iron, and with gabled front porches.

The houses generally display a fair level of intactness. Most of the original front fences on the Edwardian houses, probably timber pickets, have been replaced. Some original inter-War woven wire and timber fences survive.

Street plantings in Larnoo Crescent include *Melaleuca*; there is no street planting in Hope Street. Traditional street elements retained include bluestone gutters in Hope Street and bluestone crossings at its intersections with Burnell Street, Wallace Street and Perry Crescent, and bluestone gutter and kerbs in Larnoo Crescent.

Significance
The Hope Street Precinct has local architectural significance. It contains substantially Edwardian and inter-War timber houses, which, as a group, exemplify typical Edwardian forms and, in particular, timber detailing. The streets generally display a high level of cohesion of scale, materials and setbacks.
Figure 75  Edwardian houses, Hope Street, Brunswick

Figure 76  Streetscape, Hope Street, Brunswick
2.26 Lyle Street, Brunswick

Location
1-15, 2-26 Cliff Street
4-14 Gregory Street
52-90 Henkel Street
1-51, 15-72 Lyle Street
5-37 Percy Street
16-54 Talbot Street

History
The Lyle Street area seems to have been subdivided in the 1880s, with most streets first listed in the directories around 1885-90. Talbot Street, then known as Royal Park Terrace, appears to date from the 1850s.

Victoria Street, to the south of the area, was one of the first Brunswick streets to be marked out by the landowner James Simpson. West of Sydney Road, it was known as Carnethan Street, and east it was Victoria Street. By the early 1870s, most of the development was west of Sydney Road and much of it associated with small-scale brickmaking works. Brickworks in Victoria Street, including those of James Pierce (1860s), John Trenoweth (1870s), John Mills (1860s onwards), Peter Buckingham (1880s) and John Littlejohn (1880s)

One brickmaker, John Littlejohn, owned a number of houses in Talbot Street, which he rented. He apparently had two brickyards in Victoria Street, one on the south-west corner of Gardner Street, and later he took over Lawrence Parson’s brickyard on the north side of Victoria Street, finally closing the works around 1905. It was at this time that many of the smaller brickworks were leased by the ‘Co-operative’ or ‘Combines’, a monopolistic group set up by the major brickmakers (including Hoffmann’s), with the aim of preventing competition. Other smaller works located close to this area were probably forced out. By the 1890s, much of the area had been developed as small timber or brick cottages and terraces. Many residents were tenants, and were employed as bricklayers or labourers, with several bricklayers and quarrymen also resident in the area. Members of Littlejohn family owned much of the north side of Talbot Street, and some houses in Percy and Lyle Streets.

Description
The Lyle Street Precinct is a predominantly residential area to the immediate west of the former Brunswick Gasworks. Lyle, Talbot, Percy and Cliff Streets contain a number of examples of single-storey 19th century and early 20th century brick and timber cottages associated with the nearby small-scale brickworks. The housing is generally modest, and comprises a mix of attached and detached structures.

Cliff Street contains mostly Victorian housing, Gregory mostly Edwardian, and there is a mix of the two in Talbot, Henkel and Percy. Henkel also contains a small number of inter-War houses.

Street planting is predominantly native, including Melaleuca in Henkel Street, Eucalyptus in Henkel, Lyle, Talbot and Cliff Streets, and Allocasuarina in Henkel Street. Traditional street elements have been retained throughout the whole Precinct including bluestone kerb and guttering and asphalt footpaths in Cliff, Gregory, Henkel, Lyle, Percy and Talbot Streets.
Significance

The Lyle Street Precinct is of local architectural and historical significance. The Precinct contains a number of small timber and brick cottages occupied by workers from the nearby brickworks. The Precinct is associated with John Littlejohn, a local brickmaker who operated one of the Victoria Street brickworks. Architecturally, the Precinct contains representative examples of modest late 19th and early 20th century housing interspersed with a number of inter-War houses.
Figure 78  Edwardian houses, south side Lyle Street, Brunswick

Figure 79  Nineteenth century houses, north side Talbot Street, Brunswick
2.27 Marion Avenue, Brunswick West

Location

197-207 Hope Street
1-23, 2-24 Marion Avenue
73-121, 66-86 Whity Street
61-71, 58B Melville Road

History

Hope Street formed the northern boundary of Allotment 109, which was originally purchased by S J Brown. The area remained farming land until the early 1900s, when subdivision commenced. The MMBW Plan No. 103 of 1907 shows a brick house, Huntney Glen, on a large allotment in the approximate location of Marion Avenue. The section of Whity Street west of Melville Road contained few buildings.

William King was a dairy farmer in this general area in the early 20th century. Jeremiah Flannery grazed cows and goats along the Moonee Ponds Creek in the 1890s, and his descendants still owned land at the south-west end of Whity Street in the 1950s.

Marion Avenue was part of an early 1920s subdivision; it was first noted in the Sands and McDougall directories in 1920, and according to Council street plans was constructed in the 1920s.

Description

The Marion Avenue Precinct is a predominantly residential area, with a number of retail and commercial properties in Melville Road. Many of the 1920s bungalows which comprise Marion Avenue appear to be a standard or nearly identical design, suggesting the influence of a single builder or developer. Whity Street also comprises mostly bungalows, with the notable exception of 19th century terraces at Nos. 97-99, and a cottage at No. 91. The Precinct's housing is substantially intact, with many original fences having been retained in Marion Avenue. Original garden elements retained include the palm in the garden of Alena, at 6 Marion Avenue.

Street plantings include mature ash trees in Marion Avenue, and small natives, including banksia and Callistemon in Whity Street. Traditional street elements retained include bluestone kerb and guttering in Marion Avenue, and the bluestone gutters in Whity Street.

Notable among the buildings in Melville Road is the former State Savings Bank (now Commonwealth; 1939) at No. 58B, a two-storey neo-classical brick building with a bluestone base and attached residence to the rear, and the former post office, a single-storey cream brick Moderne building at No. 71. The Edwardian shop at No. 69 retains its original shopfront and pressed-metal verandah roof.

Significance

The Marion Avenue Precinct is of local architectural and historical significance. The Precinct is distinguished by the consistency of attachment of the inter-War bungalow housing in Marion Avenue in particular. The former State Bank—and to a lesser extent, the former Post Office—in Melville Road are focal points for the Precinct. The Precinct also has historical associations with dairying and grazing activities along the Moonee Ponds Creek, to the west of Marion Avenue.
Figure 81  Streetscape, looking north in Marion Avenue, Brunswick West

Figure 82  Streetscape, looking west in Whitby Street, Brunswick West
2.28 Melville Road, Pascoe Vale South

Location
1-17, 3-30 Lochinvar Street
61-233, 72-248 Melville Road
2-10 Woodlands Avenue
Shore Reserve

History
The northern end of Melville Road, between Bell and Raymond Streets, was originally called Imperial Avenue. It was subdivided by Munro & Baillieu as part of their extensive La Rose Park Estate c.1888.40 While this determined the present street layout, it was unsuccessful in terms of the sale of individual allotments and the majority of the street blocks were not developed until the 1920s and 1930s. This delay gave Coburg Council the opportunity to widen the road to 80 feet (24.2 metres) in the 1920s.41 The vast majority of the houses in the area date from this time, with a large proportion being built in the years immediately after World War Two.

Description
The Melville Road Precinct is a residential and retail area. The housing stock in Melville Road itself comprises mainly single-storey inter-War bungalows and villas, interspersed with a number of post-War houses. Inter-War housing styles represented include English Domestic Revival, with good examples at Nos. 190-198, and No. 216, and Spanish Mission with good examples at Nos. 101 and 120. Simple weatherboard villas with parapeted brick pediments also appear; the group at Nos. 164-170 is typical. Also represented are brick bungalows, for instance, No. 104, a small number of post-War brick houses, including the cream brick house with steel windows at No. 127. There is a small number of maisonsettes, some of which have adjoining garages. Most of the houses have side or rear garages. The housing in Lochinvar Street comprises predominantly single-storey timber bungalows, some of which retain their original rear garages with timber doors.

There are two retail clusters in Melville Road: the row of single-storey shops at Nos. 61-73A, north of the Woodlands Street intersection, follows the curve of the street. Further north, near the intersection of Bell Street, is a short row of two-storey inter-War shops at Nos 235-241.

For the major north-south thoroughfare of Brunswick West, Melville Road’s street planting of eucalyptus and small exotic trees is somewhat informal. Many of the private gardens retain original or traditional plantings, and several have original low timber and woven wire front fences. The footpaths, kerbs and gutters are of concrete.

Significance
The Melville Road Precinct is of local architectural significance. It is a particularly homogeneous and intact group of the type of inter-War and immediate post-War housing typical of the western part of Coburg. Most of the houses are compositions of a limited palette of elements and materials and of similar scale with uniform setbacks, and, whilst few of the buildings are individually remarkable, their homogeneity reflects well the rapid suburban development of this part of Coburg after the Depression.

40 Auction notice Vale and Houghton Collection, State Library.

Allan Lovelotte & Associates
Figure 84  Streetscape, Melville Road, Pascoe Vale South.

Figure 85  Streetscape, Melville Road, Pascoe Vale South.
2.29 Merlynston Precinct, Coburg North

Location
1-3, 4-30 Bain Avenue
1-3, 2 Delta Avenue
1-37, 2-52 Lorensen Avenue
1-41 Merlyn Street
11-15 Orvieto Street
16-17 Plasted Street
D S Bain Reserve

History
The housing and early retail development adjacent to Merlynston Railway Station in Coburg North date from the 1920s and 1930s, although the Precinct includes a group of houses constructed in the period immediately following World War Two.

The east side of Lorensen Street, adjacent to the railway line, was developed in the early 1950s, and comprises 21 prefabricated timber houses which were imported from England as part of ‘Operation Snail’. These so-called ‘railway houses’ were part of an order for 1500 houses supplied by W V Simms, Sons and Cooke Ltd of Nottingham. Apparently, most of the materials used in the construction of these houses originated in Scandinavia, and special permits were required from the MMBW and Coburg City Council to enable the use of unconventional construction and non-standard fittings. A small number of ‘Operation Snail’ houses also exist in Dale Avenue, Pascoe Vale.

Description
The Merlynston Precinct comprises housing and several shops adjacent to Merlynston Railway Station. The houses in Merlyn Street, Bain Avenue and along the west side of Lorensen Avenue date from the inter-War period. The majority of these are brick bungalows with terracotta tiled roofs. The bungalows in Bain Avenue relatively small, and many are of similar design, with low, transverse gabled roof encompassing wide front porches, many of which have Classically-inspired piers. Some of the houses have original timber and woven wire front fences; garages are located at the side and rear. Of particular architectural note are the houses at 2-4 Bain Avenue. A single-storey inter-War shop survives at the corner of Bain Avenue and Plasted Street. The houses on the west side of Lorensen Avenue is similar in style, with the exception of a group of three Spanish Mission style houses south of the corner of Orvieto Street.

The prefabricated timber houses in Lorensen Avenue are small, single-storey dwellings with vertical timber wall cladding and shallow-pitched metal-clad roofs. Windows are timber-framed double-hung sashes. Many of the houses retain original low cyclone wire front fences. Some of the houses have had their windows replaced, and several have been re-clad in conventional weatherboard.

On the west side of Merlyn Street and Lorensen Avenue and in Delta Avenue are two small groups of brick inter-War shops. A Baby Health Centre, of cream brick, stands in the centre of Bain Reserve, a narrow park which separates Merlyn Street and the railway line. The bungalow housing in Bain Avenue terminates in a two-storey former shop on the corner of Plasted Street.

[Page 123]
Significance

The Merlynston Precinct is of local historical and architectural significance. Architecturally, the inter-War bungalow and Spanish Mission style housing in Merlyn Street and Bain and Lorensen Avenues are reasonably intact examples of these styles, with the houses in Bain Avenue, in particular, display a notable uniformity in composition. The post-War houses in Lorensen Avenue represent the most intact group of Operation Snail imported prefabricated housing in Moreland. The streets generally display a high level of integrity and cohesion of scale, materials and setbacks.
Figure 87  Inter-War bungalows, east side Bann Avenue, Coburg North

Figure 88  Prefabricated timber houses, east side Lorensen Avenue, Coburg North
2.30 Methven Street, Brunswick East

Location
1-27, 2-44 Jarvis Street
1-15 Leinster Street
24-32 Lord Street
6-34, 1-5 Methven Street
Methven Park

History
This area was originally Methven's stone quarry. With the depleting of the quarry at the turn of the century, the land was filled and was one of the first quarries to be converted into a park by Brunswick Council.

Single storey row houses were constructed in Jarvis Street during the 1880s and other houses in Jarvis and Methven Streets were built at the turn of the century.

The northern part of the Precinct, close to the quarry, was subdivided c.1910s and offered for sale as the Lygon Estate, possibly on several occasions. A sale plan shows a number of allotments as already sold; several individuals owned several allotments including James Dolphin (in Methven and Lord Streets).

Dolphin's house (1911-12; later a synagogue), on the corner of Lord Street adjacent to the park, was one of the first houses in the street.

Description
The Methven Park Precinct is a predominantly Edwardian residential area. Jarvis Street includes a row of 19th century townhouses, and there is a row of unusual semi-detached brick terrace houses on the east side of Methven Street, overlooking Methven Park. This housing is generally reasonably intact. Leinster Grove contains a number of inter-War bungalows. Of particular architectural significance is the former synagogue at 32 Lord Street, adjacent to the park. This building, with its distinctive Ionic porch, terminates the axis north up Methven Street. The only non-residential building is the Electricity Substation at the south-east corner of the park.

Street plantings include small natives in Jarvis Street; the mature trees in Methven Park contribute significantly to the streetscapes of both Leinster Grove and Methven Street. Traditional street elements retained include bluestone kerbs and guttering and asphalt footpaths in Jarvis and Methven Streets. A bluestone lane runs behind the houses on the south side of Jarvis Street.

The following buildings have individual datasheets in the Moreland Heritage Review: Building Citations (1998):
• Former Synagogue, 32 Lord Street (1911-12)


Significance
The Methven Park Precinct is of local historical and architectural significance. The Precinct has associations with Methven's stone quarry, which became one of Brunswick's first parks. The mature plantings in the park provide an important landscape component of the Precinct. The architectural significance of the Precinct, particularly enhanced by the unusual attic houses in Methven Street and the former Dolphin house in Lord Street.
Figure 90  Victorian terraces, south side Jarvie Street, Brunswick East

Figure 91  Unusual attic-style houses, east side Methven Street, Brunswick East
2.31 Moreland Station, Brunswick and Coburg

Location
Moreland Railway Station, Footbridge and Signal Box  
1-17 Jessie Street  
208-240, 241-265 Moreland Road  
139, 224 Station Street  
Gandolfo Gardens

History
The land formed part of Farquhar McRae’s Moreland Estate, which was named after his father’s plantation in Jamaica. It was purchased at Coburg’s second land sales in October 1859. In 1858 the estate of the late Farquhar McRae was subdivided into 77 allotments of various sizes, including 39 farms of five to fifty acres. Alexander Cameron was the purchaser of the portion of the land that is now immediately adjacent to the railway. The subdivision which occurred on Cameron’s death indicates a schematic plan of a 10 room stone house with stables and coachhouse. This is the site of the now demolished Moreland Hall, the residence of the well known Coburg Councillor Pigdon during the 1880s. On this site there now stands a large, two-storey neo-Georgian cream brick building, also known as Moreland Hall, constructed in 1950s. A tall coniferous hedge of Cupressus sempervirens along the front boundary probably dates from an early planting scheme.

With the construction of the railway between 1882-1884 land speculation flourished along the proposed train route. On the 6 December 1884, Gemmel, Tuckett & Co. advertised the auction of “51 valuable allotments in the Moreland Estate Brunswick” [sic]. At this time Station, Jessie, Hall and Florence Streets were named, the latter three terminating at the edge of the land belonging to Moreland Hall.

The subdivision was of small allotments typical of the time. Two rows of two-storey terraces, some of the northernmost in Melbourne, were constructed, one on each side of Moreland Road, whilst Station Street and the neighbouring streets were quickly developed with small detached houses with rear access from lanes.

Description
The Moreland Station Precinct comprises the Moreland Railway Station and surrounds, and the residential streets to its immediate west. The railway station and Gandolfo Gardens form the focus of the Precinct. The houses in Station Street are generally detached 19th century villas and cottages, predominantly of timber construction. Jessie Street, which terminates at the five-storey cream brick John Fawkner Hospital, comprises a combination of Victorian, Edwardian and inter-War houses, including a small number of 19th century brick terrace pairs. Of particular architectural note in the Precinct are American Cottages at 21 Station Street, the two-storey brick terraces at 222-238 and 241-253 Moreland Road, Moreland Hall, 26 Jessie Street.

The landscape character of the southern end of Station Street is derived from the mature plantings in Gandolfo Gardens, although street planting in Jessie Street is of natives, including Callistemon. Most of the private gardens are small, with little original planting. The row of Cupressus sempervirens in Jessie Street, however, is particularly important.

43 Broome, p 68
44 Broome, p 142
45 Auction Notice, 6 December 1884, Vale & Houghton Collection, State Library.
Few of the houses have vehicle crossings. Traditional street elements retained include asphalt footpaths and bluestone kerbs and gutters in Jessie Street.

The following buildings have individual datasheets in the *Moreland Heritage Review: Building Citations* (1998):
- 222-238 Moreland Road (c.1890)
- 241-253 Moreland Road (c.1890)
- American Cottage, 21 Station Street (c.1885-90)

**Significance**

The Moreland Station Precinct is of local historical and architectural significance. The 19th century housing, in particular the two terrace rows in Moreland Road adjacent to the station, demonstrates the role of the railway in encouraging speculative development in Melbourne's northern suburbs. The Precinct displays a moderate level of integrity, and comprises a representative range of predominantly Victorian, Edwardian and some inter-War housing, generally modest in scale.

**Note**

*During the course of this study, works have been proposed and undertaken along the Upfield railway line. These works have included the dismantling and removal of some of the railway related structures recommended for Heritage Overlay protection in this study.*
Figure 93  Station Street, Coburg, with Gandolfo Gardens to the right

Figure 94  Gandolfo Gardens, Coburg
2.3.2 Myrtle Street, Brunswick East

Location
131-163, 154-156 Blyth Street
1-11, 2-12 Hamer Street
1-11, 2-12 Myrtle Street

History
Myrtle Street is first recorded in Sands and McDougall directories in 1923. It is apparently named after the daughter of James McLeod, pottery proprietor who had his works in the vicinity of Myrtle Street. The 1906 MMBW plan shows a large quarry to the east of what is now Myrtle Street. Residential development of the street occurred in the 1920s.

Description
The Myrtle Street Precinct is a residential area, comprising predominantly single-storey inter-War bungalow housing in Blyth Street, Myrtle Street and Hamer Street. Of note is the unusually large single storey bungalow at 154 Blyth Street (on the corner of Myrtle Street). The housing is reasonably intact.

Street planting in the Precinct includes mature plane trees in Myrtle Street. Traditional street elements retained include bluestone kerb and guttering, asphalt footpaths.

The following buildings have individual datasheets in the Moreland Heritage Review: Building Citations (1998):
- 154 Blyth Street (late 1920s)

Significance
The Myrtle Street Precinct is of local architectural significance. It is a typical example of typical 1920s bungalow development. The significance of the Precinct is enhanced by mature plane trees in Myrtle Street and the retention of traditional street construction detailing.
Figure 96  Inter-War bungalows, north side Blyth Street, Brunswick East

Figure 97  Streetscape, looking north in Myrtle Street, Brunswick East
Newlands Estate, Coburg

Location

1-31, 2-50 Ballard Avenue
1-15, 2-30 Bateman Court
2-10 Bernice Court
2-18 Blanche Court
1-29, 2-20 Boyd Crescent
1-47, 2-32 Boyne Street
1-23, 2-34 Claremont Street
1-109, 14-48 Connelly Avenue
31A-129 Elizabeth Street
1-11, 2-6 Goff Street
2-20 Grey Court
2-34 Hutchinson Place
1-27, 2-44 Jackson Parade
1-19, 2-30 Julius Street
1-15, 2-8 Meadow Street
1-33, 2-16 Mehgan Avenue
2-18 Muniel Court
2-52 Outlook Road
1-39 Peterson Avenue
2-16 Rasmussen Court
1-55 Ronald Street
1-23, 2-28 Spring Street
1-23, 2-42 Whitton Parade

Newlands Estate proper extends east of Elizabeth Street into Preston (City of Darebin). Elizabeth Street forms the eastern boundary of the City of Moreland.

History

The Newlands area was originally agricultural land, used primarily for grazing of dairy cattle. By 1857 it was not considered part of Pentridge (as Coburg was then known) district, as the Merri Creek formed a natural border between the two. However, in 1861 the residents petitioned for inclusion and were admitted. In the 1870s and 1880s the area became popular for market gardens, which could take advantage of the river frontages along the Merri. Most of these were less than 20 acres, though some were larger. Not all the land was under cultivation; the pioneer Pentridge gardener John Cole cultivated only 10 of his 70 acres at East Coburg in 1875, and earned other income from 6 houses and 2 quarries.46

The boom in the 1880s saw Newlands little affected; the lack of public transport access meant it was not considered a prime development area at the time. It retained its rural character into the first decades of the twentieth century and contained quarries still in operation into the 1920s. Slaughterhouses continued to be tolerated at this time because of the area's fundamentally rural character and because the depression years of the 1890s had made council cautious of closing any successful business.47 This led, however, to pollution of the creek, and during the 1920s there were an increasing number of objections to poultry farms, piggeries, wandering cattle and Daniel Mehgan's abattoir in what is now Jacksons Parade. Fear of diphtheria, and number of confirmed cases were the major triggers to the outcry.

Nevertheless, this rural character was reflected in the names given the first subdivision planned for the area in the early 1920s. A contemporary municipal booklet described the area as the "sanatorium of the North", and this was clearly the image that was desired by the subdividers of the farmlands. The sale of land at this time was sluggish, however, and then badly hit by the Great Depression. It was not until the Housing Commission acquired the Spring Meadows Estate and surrounding undeveloped lands in the early 1940s that subdivision and suburban housing occurred. The Commissioners clearly had the intention of producing a quality estate with adequate provision for open space, and

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46 Broome, p 63.
47 Broome, p 165
they rounded off the corners of the streets marked in the earlier Spring Meadows planned subdivision and left the land along the river undeveloped.48

The estate, which strictly speaking includes Newlands, Roslyn, Dunville and Spring Meadows Estates, commenced in 1943 with the land having been bought a few years earlier. It was largely completed by 1953. Influences from British and American Garden Suburb and New Town theory can be seen in both its overall and detailed planning, the variety of the housing stock and in the landscaping. One of the strongest elements in the overall scheme was the sense of community focus created by the shopping centre and the primary school. These were to be the meeting places for the young families newly arrived on the estate. The shopping centre was strategically located at the centre of the overall development for this reason.

Description

The Newlands Estate Precinct is a predominantly residential area with a range of housing types including single-storey detached houses, duplexes and three-storey walk-up flats. The buildings are constructed of red, clinker or cream brick with timber-framed windows and terracotta or corrugated asbestos sheet roofing. The area is characterised by its curvilinear street pattern and hilly topography which contrast with the remainder of the municipality.

Street planting includes Melaleuca and Callistemon, and there is considerable evidence of original planting in the private gardens of the estate. Much of the character of the Precinct is derived from the curvilinear street layout. Many streets, including Outlook Road, Whitton Parade and Peterson Avenue, are single-sided with houses facing onto reserves, creating a distinct parkland character.

The footpaths, kerbs, gutters and vehicle crossings are all of concrete.

Significance

The Newlands Estate Precinct is of state historical, social and architectural significance. It is one of the first large-scale estates developed by the Housing Commission of Victoria in Melbourne, and one of the most extensive comprising low- to medium-density housing in line with theories promoted by the British and American Garden Suburb and New Town theorists. It is a notable example of such Garden Suburb planning, and it retains a high degree of intactness. That part of the estate which falls within the City of Moreland is perhaps of greater significance than the portion to the east of Elizabeth Street, as it forms a largely self-contained area bounded isolated from the rest of the City of Moreland by Edgars Creek.

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2.34 Overend Street, Brunswick

Location
1-7, 2-12 Church Street
7, 8 Dorothy Street
1-7 Lawrence Street
11-33, 35-39 Overend Street
115-119, 114-120 Stewart Street

History
Overend, Church and Lawrence Streets were part of the Brunswick Park Estate, which was subdivided in the 1880s. Most of it was sold for housing.

By the turn of the century, the area was largely developed. The south-west corner of Church Street (then Close Street) was, however, still undeveloped, and was shown as a ‘garden’.

Description
The Overend Street Precinct, which adjoins the eastern end of the Blyth Street Precinct, is a predominantly residential area which was developed in the 1890s and early 1900s. The housing is generally single-storey, with a mix of detached and terrace forms. The only originally non-residential building is the double-storey brick former bakery and stables at 25-27 Overend Street.

Of particular architectural note are the 1890s Italianate villa on the south-east corner of Stewart and Church Streets, which apparently retains painted ceilings depicting landscape scenes, and the row of narrow single-storey bay-fronted brick terraces at 10-16 Overend Street.

The Precinct also includes Lynall Hall at the corner of Church and Overend Streets constructed in 1929, at the rear of the 1848 former Independent Church facing Blyth Street.

Street planting in the Precinct includes Eucalyptus and a few exotic trees in Overend Street and Melaleuca in Lawrence Street. Traditional street elements have been retained including bluestone kerbs and gutters and asphalt footpaths in Church, Lawrence and Stewart Streets. Some bluestone rear lanes have also been retained.

The following buildings have individual datasheets in the Moreland Heritage Review: Building Citations (1998):
• Lynall Hall (1929; see Former Independent Church, 103a Blyth Street, Brunswick)

Significance
The Overend Street Precinct is of local architectural significance. It contains a representative collection of modest late 19th and early 20th century housing constructed on narrow blocks characteristic of boom period subdivision patterns. The Precinct displays a moderate level of integrity and cohesion of scale and materials.
Figure 102  Streetscape, Overend Street, Brunswick

Figure 102  Lynall Hall, Church Street, Brunswick
2.35 Park Street, Brunswick

Location
705-823 Park Street

History

Park Street was originally part of a large common which extended south and included the area now known as Royal Park. Until 1870, Brunswick Road had formed the boundary between the municipalities of Brunswick and Melbourne. This border was shifted in 1870 to the centre of Park Street, at which time 15 occupants were listed in section between Sydney Road and Moonee Ponds Creek, to the west.

In the 1880s and 1890s, many large two-storey terraces were built following the construction of the road. The opening of the railway in 1884 probably encouraged the development, and the setting opposite parkland made the area attractive to wealthier Brunswick residents. In the 1880s and 1890s, the residents of this stretch of Park Street included Elamdar McLean, noted architect and Brunswick City Council's surveyor (No. 745), C.B. Overend, a solicitor (No. 751) and William Strong, the Inspector of Works for Melbourne City Council (No. 765). No. 785 was occupied by a Presbyterian minister, Rev. Allan McVean; this house continued to be occupied by members of the clergy until at least the 1940s and is now a childcare centre.

Description

The Park Street Precinct is a residential area to the west of Sydney Road, and forms the southern boundary of the City of Moreland.

It contains many two-storey terraces which were constructed in the 1880s and 1890s. Some larger, detached housing from the early 1900s. In general, this housing remains substantially intact. Of note are the two-storey Victorian terraces at Nos. 707-717 and 795-809 and the single-storey Edwardian house at No. 785. The most intact stretch of the Precinct is at the eastern end, from No. 707 to No. 755, a series of very intact houses, mostly two-storey Victorian terraces and detached villas, bisected by the railway line with its associated Gatekeeper's Cabin and Gates.

A number of houses were demolished in the 1960s-70s and motels (Nos. 729 and 815) or flats (Nos. 757, 787, 789 and 791-793) built; despite these changes, the fabric of the Precinct remains predominantly 19th century.

Street planting is restricted to small natives along the median strip, but the landscape character of the Precinct is derived primarily from the mature plantings opposite in Royal Park. Traditional street elements retained in Park Street include bluestone kerbs on the south side, guttering on the north and asphalt footpaths on both.

Significance

The Park Street Precinct is of local architectural significance. It comprises a coherent group of large 19th century houses—predominantly two storey terraces and large Victorian and Edwardian villas—which remains substantially intact. The Precinct derives much of its character, and hence significance, from its proximity to Royal Park.
2.36 Pentridge, Coburg

Location

Former Pentridge Prison complex (including the former Metropolitan Receptory Prison); the area bounded in part by Champ Street to the west, Murray Road to the north, and Urquhart Street to the south.

History and Description

The Pentridge Stockade was established in 1850. There were about twenty buildings in the stockade by the mid-1850s, and in September 1855 it was recommended that a large central penitentiary with 200 separate stone cells, a 100 bed hospital and dormitories for 1,200 prisoners be built. This was completed in 1858 and immediately occupied.

This was completed in 1858 and immediately pressed into service as a prisoners barrack rather than a hospital. Price also laid the foundations for the penitentiary, but the project was later converted by Champ into pigsties.

William Champ, who took office in June 1857, initiated a complete rebuilding of Pentridge, which was to be the main central prison, and recommended a bluestone panopticon building on the high ground just north of St Paul's. This would be followed by other stone buildings and walls, all to be built by the prisoners over four years, at a cost of £25,000.

A master plan prepared by the Public Works Department in about 1859 shows the rectangular outer wall, entrance building and gatehouse, staff quarters, dormitory type hospital block, cell ranges flanking yards (C Division), space for future development, and the so-called ‘panopticon’ and chapel (B Division cell block).

The ‘panopticon’ was quite wrongly so-called, for the idea as conceived by Samuel (not Jeremy) Bentham was9 that of a circular building so constructed that any number of persons may be kept in such a situation as either to be, or what comes nearest to the same thing to seem to themselves to be, constantly under the eye of a person or persons occupying a central point in the centre which we call the Inspector’s Lodge.

The surrounding wall, 3.6m high and over three kilometres long, was completed in about 1866. Meanwhile, during the 1860s, a hospital, warders' quarters, military cells, offices (privies etc.), chapels, workshops and storerooms were built.10 In 1877 work had begun on new workshops. In 1887 warders were called for the female prison,11 which seems to have been the design by G W Watson, and this was built between 1889 and 1893. In 1890 to 1891 the old Women’s Prison was extended by 68 cells.

The following decades saw little major new construction at Pentridge, which was subject to periodic agitation for closure, particularly from the Council and residents. In the late 1920s the cost of demolishing and replacing the prison was estimated at between half and one million pounds, while the proceeds from the sale of the land would be only £70,000. There was substantial refurbishment in the 1920s. “C” division was demolished only in 1974, and a hospital “A” division was built.12

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50 Brown, p 119

51 *Argus* 27/3/1887 p 5

52 Brown, p 207
The following buildings have individual datasheets in the Moreland Heritage Review, Building Citation (1998):

- Entrance Building, Pentridge Prison, Champ Street (1848-50)

Significance

Pentridge Precinct is of state historical, architectural and social significance. The complex was Victoria’s oldest, largest and most important penitentiary from its establishment in 1850 until its closure in 1997. Its architectural significance derives from the quality of its architecture, including the Entrance Building, perimeter wall and watchtowers, and the collection of buildings within its walls. The building is a major landmark, visible from Sydney Road, Melbourne’s primary northern thoroughfare. Socially, the complex is one of Melbourne’s best known 19th century structures, and occupies a primary place in the subsequent development and recognition of Coburg.
2.3 Phillipstown, Brunswick

Location
357-419, 310-406 Barkly Street
129-145, 128-172 Gold Street
1-39, 2-34 Gray Street
1 Heller Street
1-29, 2-16 Hodgson Street
1 Mayfield Avenue
5-7 McKay Street
109-119, 126-136 Union Street
Vincent Street
33-133, 30-114 Wilson Street

History
Phillipstown was one of the earliest settled areas of Brunswick after the subdivision of the municipality in 1839. An area in the south-west of Brunswick was settled by brickmakers in the late 1840s. Michael Dawson, who acquired one of the original allotments in 1843, gave the address of his Phoenix Park estate as Phillipstown. An Irishman, Dawson is believed to have named his estate after a famous Dublin park and the locality after the location of a recent Peale riot in Ireland. The spelling of the locality name later changed to Phillipstown.

Dawson’s estate included the northern part of Phillipstown (to Wilson Street). It has been suggested that Phillipstown was surveyed as a village in 1852, however it is more likely it was a subdivision as the land was already in private ownership.

The oldest streets in the Precinct are Union Street—first constructed by Council in 1859—Hodgson Street in June 1849; after six months he was employing two men, the last employer of labour in the brickmaking industry in Brunswick. Gliew also introduced cream bricks from his works. By 1857, his claypit was worked out and Gliew established new works in Barkly Street, east of Sydney Road.

Many other brickmakers came to the area, operating small works, most sharing the clay resources from the clayhole that is now Temple Park. William Gray established his works in the 1850s on the west side of what became Gray Street. The street started as a steel horse tram track from Gray’s brickyard to Union Street. This works was later acquired by Luke Nolan who established the Gilbrook Pottery on this site, expanding the south side of Brunswick Road and continuing his operations until the early 1900s, the last of the clay industries to operate in the Phillipstown area. The William Barnes works opened at the western end of Barkly Street in 1854; the works expanded as the Egerton Brick and Tile Works (with James and John Stroud as partners), finally closing in 1891. The Walkerdon brothers ran a brickyard in the area bounded by Union, Gold, Trinity Streets, moving to Preston in the 1880s to start a new works there. David Hill, son-in-law of John Gliew, lived at 16 Hodgson Street, and had a brickyard at the rear of the property. Hill later had a brickyard in Essendon.

To support the growing Phillipstown community, two hotels opened, the Phillipstown Hotel (1855) and the Union Hotel (1859). The Carrington Hotel is on the site of the Phillipstown Hotel. John Heller opened a slaughteryard on Union Street (between Millwood and Grantham Streets) in 1852, and later ran a butcher’s shop at 145-147 Union Street. The two-storey shops on the corner of Barry and Union Streets were built in the 1860s. Phillipstown retained a separate identity and commercial centre.

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Temple Park was created after the brickmakers' clayhole was filled between 1912 and 1922. The park was named after G F Temple, the Town Clerk, who in 1912 reputedly proposed the creation of a park on this site. The sites of the brickworks are now occupied by housing or industrial buildings.

Housing was developed in the surrounding streets from the 1850s, but most of what remains probably dates from the 1870s onwards. The rate books indicate that many occupiers were potters, brickmakers and other tradespeople also probably employed in the local brickworks. Most of those running the works also lived in the locality: James Hall and William Barnes were both residents of Hodgson Street.

To the east of the Precinct, the block bounded by Barkly, Watson, Wilson and McKay Streets was redeveloped in the 1970s by the Housing Commission of Victoria, which constructed walk-up flats and a twelve storey high rise block, the first and only high rise building in Brunswick. The walk-up flats were replaced by single-storey medium-density housing fronting Wilson and Barkly Streets—and the newly-created Bakery Street—in the early 1990s.

Description

The Phillipstown Precinct is a large residential and industrial Precinct in the south of Brunswick. An early potteries area, it has narrow streets and much of the housing comprises small, single-fronted timber and brick dwellings dating from the 1870s, interspersed with Edwardian and inter-War buildings. Some post-war building has occurred in most of the streets within the Precinct.

Gray Street contains a range of Victorian, Edwardian and later 20th century housing. The densest development occurs in Wilson Street, particularly on the north side, where the small cottages back directly onto Gold Street. Some recent dual occupancy development has occurred here, with new houses fronting Gold Street. Blocks on the south side of Barkly Street have wider frontages, and were developed later with predominantly Edwardian houses.

Non-residential buildings include the factories on the west side of Hodgson Street, and the former Moreland City Council Nursery in Gray Street, and the two-storey rendered brick shops and hotel in Union Street. Of particular architectural note is a highly unusual row of terrace— one double-fronted (No. 34) and two pairs of single-fronted dwellings (Nos. 26-28 and 30-32)—in Gray Street, which displays a combination of Italianate, Edwardian and Gothic. The two brick inter-War factories at 17-19 Hodgson Street are also of interest.

The fine grain of the subdivision is also broken by Temple Park, between Gray and Wilson Streets, which includes many mature plantings. Traditional street elements remained include bluestone kerbs and guttering and asphalt footpaths in Barkly, Gold, Gray, McKay and Wilson Streets, and bluestone crossings at the intersections of Gray Street with Mayfield Avenue and Heller Street.

Significance

The Phillipstown Precinct of regional historical and architectural significance. It is the oldest settled part of Brunswick, once functioning almost as a small village, with housing, industry, a hotel, shops and, from the 1920s, a park. The Precinct retains an early street pattern and evidence—in the form of filled clayholes, brickmakers' workers' and proprietors' housing—of the small-scale brick industries that were established here from 1849.
2.38 Railway, Brunswick and Coburg

Location
Railway line, buildings and equipment, between Park Street, Brunswick and Coburg.
Railway Station, Coburg.

History
In 1880 the Railway Construction Bill was presented to Parliament. It proposed a number of suburban lines, including the line from North Melbourne to Coburg. The option of an extension north of Coburg was debated in Parliament.

A year later the construction contract was let, and contractor Robert Thomson was engaged to construct the line for £52,082.160 - length 4 miles, 65 chains and 69 links. On the 9 September 1886 the line was opened; industry quickly took advantage of the improved transport and located new works close to the line.

In 1886 a safe working system (Winters Block Telegraph type or one very similar) was introduced onto the line. After testing the system in 1885 the Railways introduced it to some city and country lines that year and to the Coburg line in 1886. (The terminus of the system on the Coburg line are the oldest in the metropolitan area).

Several large companies, including Hoffmans brickworks, had their own sidings linking the works with the railway. Both Hoffmans and Corwells opened their sidings in 1886. The line also encouraged housing development, even in locations then predominantly farmland, examples include the two double storey terrace close to the railway line in Moreland Road.

In 1888 contracts were let for construction of several stations. McConnell and Mclnnes were the successful tenderers for the stations at South Brunswick, Brunswick and Moreland. Timber shelters constructed at South Brunswick, Brunswick and Moreland in 1881-92.

The line continued to be developed during the twentieth century, although these changes were minor modifications to the system. In 1920 the line was electrified, and in 1925 North Brunswick station was opened (then renamed Arsey in 1942). Other extensions included South Brunswick, which was renamed Jewell in 1954. The line from Flemington to Fawkner was electrified on 2 December 1920, and from Fawkner to Upfield on 17 August 1959.

From the late 1930s the industrial role of the railway started to decline, with Corwells Pottery closing, and likewise the sidings associated with Moreland Timber and the State Electricity Commission north of Timms Street. The line now operates passenger services only, and terminates at Upfield Station.

Description
The Railway Precinct is a linear Precinct which follows the railway line from Park Street north to Coburg Railway Station. The structures within the Precinct comprise a combination of habitation buildings—railway stations, footbridges, gatekeepers' cabins and signal boxes—and other railway related equipment, including signal masts, signals, timber gates, substations, siding tracks and point locking mechanisms.

The variety of signals based along the Upfield line is unusual, and includes noted timber semaphore masts (1883-1900), riveted metal lattice type masts (post-1900), welded strap metal masts (1950s) and pipe mast (1960s). Also associated with signalling along the line are kerogenes lamps, coloured glass lenses, signal spotting相对来说, and roadside and cabin equipment. Signal No. 43, a showing disc signal, and the Westinghouse searchlight signal, are particularly unusual.55 The Upfield line has the oldest surviving example of a Winters Block (or similar) safe-working system for double-track lines, with the mechanisms housed in signal boxes serving aerial lines running parallel to the tracks.56

The Upfield line originally included thirteen sets of hand-operated timber gates hung on timber or cast iron posts; the first sets were installed in 1884.57 Within the precinct, two types of gates exist: hand-operated gates, and later interlocking wheel-operated gates.58

The high level of intactness of the original railway infrastructure—notably the cabins, level crossing rail gates, and associated picket fences and pedestrian gates—allows a greater public appreciation of the historical significance of the precinct. The greatest concentration of these heritage structures is at the south end of the line, from the Park Street crossing north to the Hope Street crossing. The crossings, gates, signals, signal masts, gatekeepers' cabins and signal boxes best demonstrate the workings of a late 19th and early 20th century railway line.59

A well-used shared bicycle / pedestrian path follows the line from Park Street to Victoria Street. Plantings within the Precinct include natives along this path.

58 National Trust of Australia (Victoria), Upfield Railway Line: Technical Heritage Features, October 1996.
59 Guerardage Haskins and Dovers Pty Ltd, Upfield Railway Line Heritage and Road Closures Study Final Report, November 1996.
The study by Curvedge Haskins and Davey Pty Ltd, produced for the Public Transport Corporation in 1996, *Uphfield Railway Line Heritage and Road Closures Study*, identified the following sites within the precinct as being of high significance. These structures make a particularly important contribution to the heritage significance of the precinct.

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<td>Gates</td>
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<td>Station Buildings and Platforms</td>
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The following buildings have individual datasheets in the *Moreland Heritage Review: Building Citations (1998)*:

- Gatekeeper’s Cabin and Gates, Albert Street (c.1880s)
- Gatekeeper’s Cabin and Gates, Barkly Street (c.1880s)
- Gatekeeper’s Cabin and Gates, Brunswick Road (c.1880s)
- Gatekeeper’s Cabin and Gates, Park Street (c.1880s)
- Jewell Railway Station, Signal Box and Gates, Union Street (1888)
- Brunswick Railway Station, Victoria Street (1888)

*Note that the Gatekeeper’s Cabin and Gates (south side) at Park Street, Brunswick, falls within the City of Melbourne.*

**Significance**

The Railway Precinct is of state historical, technological, architectural and social significance. The group of railway structures—which includes stations, gatekeepers’ cabins and gates, signalling equipment and a footbridge—provides remarkably intact evidence of the technology and architecture of a late 19th and early 20th century railway system, and retains elements now rare or unique within the metropolitan area. The inter-relationship of these structures results in an entity—the Uplfield line as a whole—which is of greater significance than its individual parts. The Precinct remains a lively, vital linear element in the fabric of the City of Moreland.

**Note**

*During the course of this study, works have been proposed and undertaken along the Uphfield railway line. These works have included the dismantling and removal of some of the railway related structures recommended for Heritage Overlay protection in this study.*

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00 Curvedge Haskins and Davey Pty Ltd *Uphfield Railway Line Heritage and Road Closures Study*, Final Report, November 1996, pp 18–19

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Anthony Lawrence & Associates
Figure 114  Hand-operated gates, Barkly Street level crossing, Brunswick

Figure 115  Shared path alongside railway line near Brunswick Station, with gatekeeper’s cabin beyond
2.39 Sheffield Street, Coburg

Location
9-21 Chambers Street
1-9, 2-12 McIvor Street
1-27, 2-38 Sheffield Street

History
The area surrounding Sheffield Street was part of John Pascoe Fawkner's 569 acre property purchased at the second Coburg land sales in October 1838. The land was subdivided during the 1830s land boom. On September 19, 1838 the land was sold as part of Laverwood Estate and construction began on residences in Sheffield Street. 61

Late in the 1880s a row of 19 single storey detached brick and rendered terraces was constructed, the largest such row in metropolitan Melbourne. In 1890 the council tried to repair problems caused by slypping during the building boom and in December of that year Dr Carl Duryng, the Shire's Health Officer, condemned 22 houses for poor drainage. These included the terrace row in Sheffield Street. 62 In 1891 a polychrome brick church was constructed for the Baptists. The Baptists moved to a new church nearby in 1908 and the Labour Party took over the premises. 63

In the post-World War Two period Sheffield Street has become home to part of Coburg's migrant community, and this has had an impact upon the housing stock. Many of the houses have been altered, some almost beyond recognition, and the former church has become the Melita Social Club. While this is unfortunate in terms of the original nineteenth century character of the area, it is noteworthy that some of these alterations have become significant in their own right as an expression of the cultural diversity and change in post-War Coburg.

Description
The Sheffield Street Precinct is a residential area east of Sydney Road, characterised by predominantly late 19th century and early 20th century detached and attached housing.

The north side of the street is dominated by a row of 19 identical detached single-fronted cottages, built in the 1880s. The cottages are in varying degrees of intactness: Stokes (No. 19) and Bella Cottage (No. 47) are the only two of the 19 to retain at least some of the original English bond polychrome face brick of the facades; these two are also the best preserved. The cottages originally possessed tripartite doublehung sash windows to the left of a front doorway with both high- and sidelights, and simple concrete corrugated iron verandahs supported by cast iron columns, terminated with cast iron frizes. Some of the rendered brick parapets survive, and have triangular scrolled pediments flanked by four urns. Vermiculated corbels appear at the sides of the parapet and, supported by consoles, finish the concrete potted brick wing walls. The front ledge and gate are of cast iron pickets.

The following list records the most intact examples of the various elements, polychrome English bond brickwork facade (Nos. 19 and 47) and wing walls (No. 19); single timber-framed tripartite window (No. 19, 27, 31, 33 and 47); front door with both high- and sidelights (Nos. 19, 29, 37 and 47); concrete painted (possibly in stripes) corrugated iron verandah (Nos. 19, 23, 37, 47); cast iron facework frizes (Nos. 21 and 44); unpainted

61 Auction Notice, 19 September 1838, State Library of Victoria.
62 Council Report, p 113
63 Council Report, p 146.
rendered brick parapet (No. 15) with a central triangular scrolled pediment (Nos. 15, 19, 21, 29, 43, 45 and 49) flanked by four urns (No. 49); hipped corrugated iron roof (visible on No. 13) vermilioned corbels appear at the sides of the parapet and supported by consoles. Finish the concave-profiled brick wing walls (Nos. 19, 21, 27, 29 and 49); cast iron picket fence (Nos. 43 and 45). The cottages with original names on their parapets are: No. 21 (Cuthbert), 23 (Clinton), 25 (Pictcon), 37 (Albert), 43 (Leith) and 49 (Bella Cottage).

The best intact examples include No. 11, where the parapet has been trimmed and a front gable-end created. The most common alterations include skillion verandahs (Nos. 25, 27, 31 and 43), replacement of front fences (all but Nos. 43 and 45), removal of left wing wall (Nos. 11, 35 and 39), and replacement of front window (Nos. 13, 27, 35, 39 and 43). The most recent attempts at restoration include timber picket fences (Nos. 17, 19, 23 and 37) and more elaborate paintwork (Nos. 43 and 49). No. 37 has a new balustrade-profiled verandah. Alterations to Nos. 27, 35 and 39, particularly the addition of elaborate balustrading and the simplification of pediments, possibly reflect the architectural influence of the post-war influx of migrants to the area.

The south side of Sheffield Street comprises a mix of Victorian and Edwardian houses, in varying degrees of intactness, and on varying lot sizes. Of architectural note is a pair of wide, double-fronted semi-detached brick houses at Nos. 2-4, the brick facade of the villa at No. 24, and the Edwardian timber house at No. 32. The residences are larger towards the east of the Precinct.

The Precinct includes McGruer Street, to the north of Sheffield Street, which contains modest 19th century single-storey weatherboard workers’ cottages.

There are no nature strips in Sheffield Street west of Chambers Street, and street planting is limited to a few mature, mostly Melaleuca, on the north side. The Precinct retains asphalt footpaths, bluestone kerbs and some bluestone side and rear laneways.

Significance

The Sheffield Street Precinct is of local architectural significance. Typical of the development of Brunswick, the area comprises narrow blocks characteristic of late 19th century subdivision patterns. Its significance derives primarily from the extremely long row of 1880s workers’ cottages on the north side of Sheffield Street, although it also contains a number of relatively intact Edwardian houses.
Figure 117  Looking east along north side Sheffield Street, Coburg

Figure 118  Bella Cottage, 45 Sheffield Street, Coburg
2.40 Sydney Road, Brunswick

Location
272-282, 247-279 Albert Street
194 Albion Street
1-9 Ballarat Street
1-3 Dawson Street
10 Dawson Street (Brunswick Baths)
3-11, 2-10 Edward Street
5 Fifth Street
2-14 Glenlyon Road
2, 2A Hope Street
3-15, 2-4 Merri Street
33 Saxon Street
1, 1A Stewart Street
1-697, 2-708 Sydney Road
1 Union Street
292-334, 275-299 Victoria Street
1-15 Wilkinson Street

History
Sydney Road was originally created to provide access to the long farming allotments that extended east-west on either side of the Moonee Ponds and Merri Creeks. Building of the road started in 1842, and reached Pentridge Stockade in 1847; later, prison labour at the stockade were used to maintain the road, then known as Pentridge Road. The Retreat Inn was the first hotel (1842) on Sydney Road.

With the gold rushes of the 1850s the road became an important travel route, and was the favoured place for hotels, public buildings and commercial premises. Hotels such as the Brunswick, Cornish Arms, and Edinburgh Castle were built to serve the travellers to the goldfields of this time. By 1859 the new Sydney Road was opened, joining the old road near the present township of Beveridge, with Pentridge Road being renamed Sydney Road. Two years later a toll gate was erected, with the proceeds going towards maintenance of the road; its location, however, made it ineffective. Later toll gates at Park Street and Moreland Road were operated by the government.

The Council built its first chambers in Sydney Road on Lobbs Hill in 1859, with the court house adjoining. The later municipal buildings (on their present site) also chose a Sydney Road location, this time close to the Mechanics' Institute. A number of churches were constructed, with the first probably the Wesleyan Chapel in 1833, and many others dating from the 1850s-70s.

When water was first supplied to Brunswick from Yan Yean in 1858, pumps were located in Sydney Road, and a year later water was laid on to commercial premises. Gas lighting was introduced in Sydney Road in 1869, until superseded by electricity in 1914. The Melbourne Omnibus Company set up a horse drawn omnibus service in Sydney Road in 1879, until superseded by the cable tram in 1887. It was not until just before the second World War that electric trams replaced cable trams. Opening of the railway from the city to Coburg occurred in 1884.

Sydney Road became an increasingly busy commercial hub with the building of single, single-storey shops, later replaced in the 1880s - 90s with mainly two-storey brick shops that characterise the area today.
Description

The Sydney Road Precinct extends from Pink Street to Albyn Street. The Precinct comprises a mix of building types, but Victorian and Edwardian shops form the bulk of the building stock. The Precinct contains many buildings of individual significance. Of note are the Town Hall and Municipal Offices (1870 onwards; No. 233), the Brunswick Baths (1913 onwards; No. 10 Dawson Street), the Mechanics’ Institute (1868-70; No. 270) and the church complexes; former Presbyterian Churches (1865, 1884; No. 212), St Ambrose’s Roman Catholic (1871 and 1916; No. 288, and 1-3 Dawson Street), Christ Church (1857-75; No. 10 Glenlyon Road), Wesleyan (1872 onwards; No. 342) and Baptist (c.1889; No. 491). There are also several hotels including the Duke of Edinburgh (c.1860s; No. 430) and the Cumberland Arms (c.1890s; No. 337-341), plus the former Brunswick Market (1930 - 1-9 Ballarat Street). Also within the Precinct are the Hooper’s Store (1908; No. 463-475) and the former Lyric Theatre (1911; No. 199-207).

The majority of the retail and commercial stock dates from the 1880s to the 1910s. There are several good examples of elaborate 1880s boom style commercial architecture: the former Union Bank at No. 387-390 is one of the best examples. Hooper’s Store is a later example. The majority of the shops in Sydney Road retain intact upper level façades, although nearly all have been substantially altered at street level with most of the original verandahs replaced with camouflaged awnings.

The social character of the Precinct is now informed to a great extent by the large number of Middle Eastern migrants who operate businesses along Sydney Road. As a consequence, there is often an interesting juxtaposition of the 19th century first floor façades and the ground floor businesses, with shop signs in Arabic and Turkish.

There is virtually no street planting in the Precinct. Traditional street elements retained include dressed bluestone kerbing with bluestone pitched gutters and asphalt paving in Sydney Road, bluestone pitched kerb and guttering and asphalt paving in Ballarat, Merri, Saxon, Stewart, Victoria and Wilkinson Streets. Street furniture retained includes an early lamp standard, early signs, monuments and drinking fountains.

The following buildings have individual data sheets in the Moreland Heritage Review. Building Citations (1988):

- Former Lyric Theatre, 199-207 Sydney Road (1911)
- St Ambrose’s Church (1871) and School (1916) Complex, 389 Sydney Road, and 1-3 Dawson Street
- Brunswick Town Hall and Municipal Offices, 233 Sydney Road (1876 onwards)
- Mechanics Institute, 270 Sydney Road (1868-70)
- Cumberland Arms Hotel, 337-341 Sydney Road (c.1890s)
- Sydney Road Community School (Former Wesleyan Church and School), 342 Sydney Road (1872 onwards)
- Former Union Bank, 387-389 Sydney Road (1890)
- Duke of Edinburgh Hotel, 430 Sydney Road (c.1890s)
- Brunswick Baptist Church, 491 Sydney Road (c.1889)
- Hooper’s Store, 463-475 Sydney Road (1908)
- Former Dental Surgery and Residence, 503 Sydney Road (1905)
- Former Independent Church, 523-527 Sydney Road (c.1869)
- Don Bosco Youth Centre, 715-719 Sydney Road (1945)
- Brunswick Tram Depot, 817-819 Sydney Road (1933)
- Former Presbyterian Churches, 212 Sydney Road (1865, 1884)
- Christ Church, 10 Glenlyon Road (1857-75)
- Brunswick Baths, 10 Dawson Street (1913-14, 1928)
- Brunswick Market, 1-9 Ballarat Street (1930)

Significance

Sydney Road Precinct is of local historical, architectural and social significance. The Precinct, encompassing nearly half of the entire length of Sydney Road, is a predominantly intact 19th and early 20th century retail and commercial strip, with a large number of buildings of individual significance. Most of Brunswick's key institutional buildings are located within the Precinct, including the Town Hall and Municipal Offices, the Brunswick Baths and numerous churches. The architectural character of the Precinct derives largely from the intact upper floor facades of the shops, which reflect the considerable expansion and growth of the street, and the suburb as a whole, during the 19th century boom period. Sydney Road has become an important retail, commercial and community focus for the southern European and middle-Eastern migrant communities who have settled in Melbourne's northern suburbs since the Second World War.
Figure 120  Streetscape. Sydney Road, Brunswick, looking south from Victoria Street

Figure 121  Typical 19th century shop, Sydney Road, Brunswick
2.41 The Grove, Coburg

Location
105-115 Sydney Road
1-83 The Grove
63 Nicholson Street

History
The Grove was originally part of Crown portion 135 purchased by W. MacKenzie at Coburg's second land sales. In the 1840s the land was subdivided into 14 allotments serviced by a lane down the middle, now Rennie Street. Edward Mitchell purchased half the lots for a price of 450 pounds but was unable to meet the repayments and in 1858, 68 acres passed into the hands of Hugh Rennie. In 1882 Montague Dare and Edward De Carlo bought Jean Rennie's 40 acre farm and renamed it The Moreland Park Estate.

The estate, Coburg's most prestigious area in the 1880s, was subdivided into 147 residential lots of 19 by 48 metres plus shop allotments on Sydney Road. To ensure a high quality development a covenant was placed on the land prohibiting the building of hotels and shops or any house valued less than 400 pounds. An 1882 prospectus for the estate offered five house designs by Dare's architect T J Crouch. The public notices in the Argus between 1884 and 1887 record the progress of building on the estate. Such notices include an early 1885 advertisement offering six, seven and eight roomed villas in Moreland Park for sale, by the agents Griffiths and Wilder.

In late 1887 Crouch called for tenders for six large villas and six two-storey dwellings for Dare in Moreland Park. These two-storey dwellings appear to be the large mansions of 23-25 and 45-47 The Grove. By 1890 the estate had 34 houses, 21 of which were owned by Dare. Among the occupants of the estate were bankers, merchants and professional people. The estate boasted a recreation pavilion with tennis courts, now the Bowling Club, tended by the estate's caretaker James Dark. Dark also attended the tree lined streets, which had been planted out with elms. In 1900 there were only 27 houses on the estate, but by 1920 The Grove had been mostly developed.

Description
The Grove Precinct includes the predominantly residential properties of The Grove itself, as well as a group of one- and two-storey retail buildings on Sydney Road.

The Grove is a wide street comprising blocks with wide frontages, unusual in Coburg, and all of the houses are set back from the street front. The street comprises a mix of 19th century houses, following Dare's subdivision, Edwardian and Inter-War houses, interspersed with houses constructed after World War Two.

There are several houses of architectural note in The Grove. The two pairs of two-storey Italianate mansions designed by T J Crouch at Nos. 23-25 and 45-47, are typologically rare and excellent examples of the use of polychrome brickwork. Of Crouch's standard house designs examples probably include the Italianate villas Holywood (No. 22) and Ormsby (No. 11). The Precinct contains many good examples of Edwardian houses, including Strathmore (No. 66), and Nos. 65, 73 and 86. There are also several bungalows, including No. 71. Post-War buildings include the triple-fronted bichrome brick house (c.1950s) at No. 41, and the chapel at No. 43 (c.1950s). Other

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64 Brown pp 34-36
65 Brown p 145
non-residential buildings in The Grove are the Moreland Bowling Club (No. 38-40), and the former Moreland High School (now the Kangaroo Bateman College of TAFE), at the corner of De Carle Street. A number of one- and two-storey flats have been constructed c. 1960s and 70s.

Street planting in The Grove is substantial, with mature Eucalyptus and planes, the latter forming a canopy across the street at the Nicholson Street end. Generally well-maintained private gardens enhance the landscape character of the street. Bluestone kerbs and gutters have been retained in part, and footpaths and vehicle crossings are concrete.

In Sydney Road, the buildings are mostly one- and two-storey shops dating from the 19th century. The Precinct includes the Palm Avenue Hotel (No. 84-92) and the Australia Hotel (No. 142). The facades of the shops are largely intact at first floor level, but most of the shopfronts have been substantially altered. Traditional street elements retained in Sydney Road include bluestone kerbs and gutters, and an early post box on the corner of The Grove.

The following buildings have individual datasheets in the Moreland Heritage Review: Building Citations (1999).

- Palm Avenue Hotel, 84-92 Sydney Road (1891)
- Holyrood, 22 The Grove (c. 1891)
- Keorah & Kahlua, 23-25 The Grove (c. 1887)
- Oak Hill and Waratah, 45-47 The Grove (c. 1887)

Significance

The Grove Precinct is of local historical and architectural significance. It is a notable 1880s land boom residential subdivision which contains many individually significant buildings. The Precinct also derives significance from its association with speculative Montague Dare and prolific 19th century architect T.J. Crouch. The canopy of mature street trees together with well-maintained private gardens, contributes greatly to the character and hence the significance, of the Precinct.
Figure 125  Looking east along The Grove, Coburg

Figure 126  Australia House, corner Sydney Road and The Grove, Coburg
2.42 Turner Street, Pascoe Vale

Location
242-250, 247 O'Hea Street
1-41, 2-46 Turner Street

History
The Turner Street Precinct was subdivided in 1887-88. Characteristic of the boom period the real estate advertising boasted, "Many buyers in Bell Street Reserve have sold at LARGE profits, and large profits will result to all holders, as no suburb out of Melbourne presents the same field for bona fide speculation and investment as Coburg, and this Estate is the BEST LAND IN THE DISTRICT." 67 By September 1888 only eleven lots remained unsold. O'Hea Street is named after Father Charles O'Hea, a Catholic priest, who was Dean, then Monsignor, at Coburg, and a local identity for the years 1853-1882. 68

However, while land speculation was rife in the nineteenth century, Turner Street itself did not fully develop until the inter-War period. The 1922 Council booklet Inception of City shows Turner street with only a few subdivided domestic blocks, and these were undeveloped even at that date. Most of the houses date from the 1930s, with some constructed after World War Two.

Description
The Turner Street Precinct is a predominantly residential area, comprising all of Turner Street and a number of properties in O'Hea Street. The Precinct is characterised by its mix of detached inter-War and mid-20th century domestic styles. Of the inter-War houses, styles represented are bungalow (Nos. 8, 14, 26, 28 and 30), Spanish Mission (No. 4), English Domestic Revival (Nos. 16 and 33). The houses in O'Hea Street generally date from the post-War period, a good example being Comic Court at No. 246. The intactness of the houses is mostly good.

Non-residential buildings in the Precinct are the 1960s kindergarten at No. 38-42, the 1960s Baby Health Centre on the corner of O'Hea Street, and two shops at Nos. 44-46.

Street planning in Turner Street and O'Hea Street includes small Melaleuca, along the narrow nature strips. Most houses have low front fences, most of which are original, and some appear to retain original and well-maintained gardens. No. 10 is a good example. The footpaths, kerbs and guttering are concrete.

Significance
The Turner Street Precinct is of local architectural significance. Typical of much of Coburg, the area is characterised by inter-War housing constructed on late 19th century subdivisions. The Precinct contains a good collection of substantially intact inter-War and post-War houses. The streets display a high level of integrity and cohesion of scale, materials and setbacks, enhanced by generally well-maintained front gardens.

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67 Auction Notice, Vale & Houghton Collection, State Library
68 Auction Notice, Vale & Houghton Collection, State Library
69 Frome pp. 136
Figure 128  Streetscape, Turner Street, Pascoe Vale - west side looking south

Figure 129  Large inter-War bungalow with a matching fence, 8 Turner Street, Pascoe Vale
2.43 Westbourne Street, Brunswick

Location
1-17, 2-18 Hall Street
1-15 Newman Street
1-17, 2-24 Westbourne Street

History
An area east of and including Westbourne Street was subdivided and offered for sale in 1888, and the area of Westbourne, Hall, Hope and Newman Streets was later re-subdivided around 1920, with road construction planned in 1921.

The War Service Homes Commission tackled the post-war housing shortage by purchasing home sites throughout Melbourne. The re-introduction of assisted migration also added to the housing shortage.

The Commission built estates, purchasing the land and constructing houses, but its main activity was providing low interest loans. The WSHC started by using contract and day labour to build its houses on large, undeveloped areas, constructing houses in anticipation of receiving applications. It soon abandoned these practices, opting for public tender and orienting its building program around applications received. By 1922, 19145 houses had been provided nationally; 434 houses had been completed in Victoria in the year to 1922.

The houses were often built by local builders. Robert Irvine, who subdivided and built much of northwest Brunswick, built a large number of WSHC houses on the La Rose estate (Coburg). The 1922 War Service Homes Act also enabled the State Bank to build houses with funds provided by the WSHC. In Brunswick, the WSHC itself constructed a number of houses in Hall and Westbourne Streets, while the Stewart Street War Service homes were built by Northern Timber Mills.

In 1920, the WSHC owned seven allotments in Hall Street, and five allotments in Westbourne Street. By 1923 WSHC had built 17 brick houses, each of four of five rooms, in Hall (8), Westbourne (7) and Newman (2) Streets.

Description
The Westbourne Street Precinct is a residential area comprising predominantly brick inter-War bungalows, several of which were built by the War Service Commission. Commission in the 1920s. These bungalows are relatively austere, of red brick with gabled terracotta tiled roofs, simple brick piers to front porches, and plain glazing. Intact examples of WSHC bungalows include 15, 16, 18, 20 Westbourne Street and 6 Hall Street.

Street planting in the Precinct includes Melaleuca and other natives. Traditional street elements retained include bluestone kerbs and guttering and asphalt footpaths in Hall, Newman and Westbourne Streets.

Significance
The Westbourne Street Precinct is of local historical and architectural significance. It includes a collection of substantially intact modest brick bungalows built by War Service Homes Commission to meet the needs of returned servicemen in a period of severe housing shortage. With the private housing, the Precinct is a representative example of 1920s residential development.
Figure 130  Westbourne Street Precinct

Allam Lovell & Associates
Figure 131  Inter-War bungalows, east side Westbourne Street, Brunswick

Figure 132  Modest War Service Homes Commission bungalow, 6 Hall Street, Brunswick
2.44 Weston Street, Brunswick

Location
42-118, 87-115 Weston Street

History
One of the earlier Brunswick streets, Weston Street was used in the 1840s for access between Sydney Road and the stone quarries. While several bluestone cottages from the 1860s remain, most of the housing in the area is somewhat more recent.

Description
The Weston Street Precinct is a residential area containing predominantly single-storey 19th and early 20th century terrace houses and cottages. Early bluestone cottages remain at Nos. 66-68 and 78, their intactness is fair. There are several rows of Victorian terraces, including two reasonably intact runs between Nos. 107 and 125. A pair of semi-detached Edwardian brick cottages at Nos. 82-84 has unusual column detailing to the front porches, and original screen doors. The housing is predominantly single-storey, with the medium-density unit development (c. 1980s) at Nos. 97-105 an exception.
Street planning is Weston Street appears to date from the 1980s and includes Melaleuca and other natives on the narrow median strip. Bluestone lanes runs behind the houses on both sides of the street.

Significance
The Weston Street Precinct is of local architectural significance. It is a reasonably unified streetscape of substantially intact terrace houses and detached cottages in a range of styles dating from the 1860s to the 1910s.
Figure 133  Weston Street Precinct
Figure 134  Victorian terrace housing, north side Weston Street, Brunswick

Figure 135  Unusual semi-detached Edwardian houses, 82-84 Weston Street, Brunswick
2.45 Whitby Street, Brunswick West

Location
1-65, 4-38 Whitby Street
73-91 Pearson Street

History
In 1851 Edward Whitby established his property Whitbyfield and built a Gothic style house, now Whitby House. After his death his property was sold to A T Somers in 1876, and then sold to Graham Ferry (proprietor of the Brunswick Terra Cotta Works in Albert Street) in 1903. Ralph Garrett, a builder who purchased the property after Ferry’s death, subdivided it in 1924, creating two new streets, Larnoo Avenue and Ferry Street.

Auction plans suggest that the south side of Whitby Street, along with allotments in Daly, Hunter and Victoria Streets, was offered for sale in 1883.

By 1900, Whitby Street contained a number of detached, brick houses and the terrace row at Nos. 7-21. Land along Pearson Street had been subdivided but was largely undeveloped, with the two-storey terrace at No. 91 serving as a police station.

Description
The Whitby Street Precinct is a residential area comprising a mix of Victorian, Edwardian and inter-War bungalow houses in Whitby Street, and brick Edwardian and timber inter-War houses in Pearson Street. The houses are generally substantially intact, with those of particular architectural note being the brick villas at 55 and 57 Whitby Street, and the two-storey terraces at Nos. 70-80 Pearson Street. Whitby House, at 28 Whitby Street, is a focal point and local landmark.

Traditional street elements retained include bluestone kerbs and gutters and asphalt footpaths in Whitby Street. Original timber and woven wire fences remain at 26 and 38 Whitby Street.

The following buildings have individual datasheets in the Moreland Heritage Review: Building Citations (1998):

- Whitby House, 28 Whitby Street (c.1850s)
- Hacourt, 43 Whitby Street (late 1920s)
- House, 57 Whitby Street (c.1885)

Significance
Whitby Street Precinct is of local architectural and historical significance. It has a range of substantially intact 19th and early 20th century dwellings, including Victorian villas and terraces, a number of Edwardian houses, and Whitby House, which is individually significant and a local landmark.
Figure 137  Streetscape, Whitby Street, Brunswick West

Figure 138  Victorian villa, 53 Whitby Street, Brunswick
2.46 Willowbank Road, Brunswick East

Location
1-51 May Street
2-28, 1-33 Willowbank Road

History
Willowbank Road is shown on the 1906 MMBW plan as leading through an undeveloped area to a brick building on the banks of the Merri Creek; the nature of this building is not known. Willowbank Road is first recorded in the directories in 1909. Apparently it was named for the willows that lined the banks of the creek, and retains that leafy environment today. The adjoining streets were also subdivided around 1910 as the Willowbank Estate. Typically for development on the periphery of the municipality, that preceding World War Two stopped short of the steep creek banks; to the east of the Precinct is a group of inter-War and post-war detached houses on sloping sites.

May Street was named after a member of the Sumner family and dates from 1910.

Description
The Willowbank Road Precinct is a residential area of single-storey Victorian and Edwardian housing in an unusually leafy setting close to the Merri Creek. The south side Willowbank Road comprises brick and timber attached houses, on the north is a row of inter-War bungalows. There is a number of late Victorian detached houses in May Street, with a group of asymmetrical Edwardian timber houses.

Several large ash trees on the northern side of Willowbank Road contribute greatly to the landscape character of Willowbank Road. Traditional street elements retained include bluestone kerb and guttering and asphalt footpaths in both May Street and Willowbank Road. A bluestone lane runs between May Street and Willowbank Road.

Significance
The Willowbank Road Precinct is of local architectural significance. The combination of the curved street layout and the predominating landscape character is unusual for Brunswick. The late Victorian and Edwardian housing, which exhibits a range of distinctive architectural elements whilst remaining consistent in scale, is also of note.
WILLOWBANK STREET PRECINCT

Figure 119  Willowbank Road Precinct
Figure 140  Detached Edwardian brick cottages, south side Willowbank Road, Brunswick

Figure 141  Streetscape, looking east along Willowbank Road, Brunswick
APPENDIX A: ALTERED, NEW AND DELETED PRECINCTS

Altered Precincts

Following the survey of the existing precincts, the boundaries of some precincts have been altered. The following list details the changes which have been made.

Balmoral Avenue
added: 1-30 Balmoral Avenue
added: 490-496 Bell Street

Barkly Street East Precinct
removed: 52-54 Barkly Street, 38-58 Lygon Street

Biyth Street Precinct
added: 1-23, 2-28 Errol Avenue
added: 2, 13-35 Katana Grove

Brickworks and Barry Street Precinct
added: 11-17, 14-32 Barry Street
added: 3-59, 6-22 Collier Crescent

Brunswick Road West Precinct
added: 499-507 Brunswick Road
removed: 2 Columbia Street, 1 Mincha Street

Church and Municipal Reserve Precinct
removed: 48-62 Urquhart Street
removed: 3-9 Drummond Street
removed: 68-72 Bell Street

Clarendon Street Precinct
added: 1-49, 2-40 Phillips Street south of Reynard Street
added: 19, 21, 47 Shaftsbury Street
added: 13 Selbourne Street
added: 16 Clarendon Street
removed: 18 Selbourne Street

Collier Crescent Precinct
added: 93-103, 94-98 Collier Crescent
removed: 61-65 Collier Crescent
removed: 222 Union Street

Donald Street Precinct
added: 22-26, 15-25 Donald Street

Edward Street Precinct
added: 121 Edward Street
removed: 31 Weston Street

Ewing Street Precinct
removed: 100-110, 107-109 Glenlyon Road
removed: 137-139 Edward Street

First Avenue Precinct
removed: 32-40 Canberra Street

Frederick Street Precinct
added: 6-8 Bryant Street
removed: 220, 261-283 Albion Street
**Gallipoli Parade** (changes noted are to HO Precinct 80)
added: 1-19, 2-20 Vaux Street
18, 20 Moasen Street
2-12 Mitchell Parade
27-45, 22-32 Gallipoli Parade
37-43 Reynolds Parade
22 Le Cateau Street

**Glenmorgan Street Precinct**
added: 3-27, 16-34 Glenmorgan Street

**Gordon Street Precinct**
added: 57-9, 54-90 Gordon Street
removed: 2 Gordon Street

**Grantham Street Precinct**
added: 438-439, 451-453, 380-400 Brunswick Road
2-8 McKeen Street
843-845, 881-899 Park Street
removed: 423-429 Brunswick Road

**Hoffman Street Precinct**

**Hunter Street Precinct**

Precincts merged
added: 1-23, 2-24 Callings Street
1 Owen Street
8-18 Temple Street

**Marion Avenue Precinct**
removed: 191-195 Hope Street

**Moreland Station Precinct**
added: 208-240 Moreland Road
Moreland Hall, 25 Jesse Street
removed: 1-5 Audley Street
41-47 Station Streets
225-231 Moreland Road

**Overend Street Precinct**
removed: 9-17 Lawrence Street

**Phillipstown Precinct**
removed: Bakery Street
The area bounded by Wilson, Watson, Barkly and McKay Streets

**Railway Precinct**
removed: 289 & 291 Albert Street
11-31 Ballarat Street (south side)
194-224 Brunswick Road (south side)
255-265 Brunswick Road (north side)
278-304 Barkly Street (south side)
299-323 Barkly Street (north side)
Boase Street
7-11 Dawson Street
Henry Street
Merrifield Street
Michael Street
1 & 3 Saxon Street
6 Percy Street
21 Hope Street
Russet Street
28 & 32 Wilkinson Street (north side)
19-39 Wilkinson Street (south side)
3-15A Union Street (south side)
2-32 Union Street (north side)
293-319 Victoria Street (north side)
356-370 Victoria Street (south side)
6-28 Wilson Avenue (north side)
15-25 Wilson Avenue (south side)
3-27 Little Gold Street (south side)
Marallack Street

added: railway line and associated structures between Hope Street, Brunswick and Bell Street, Coburg

Sheffield Street Precinct
added: 9-21 Chambers Street
        1-9, 2-12 McCrory Street

Sydney Road
added: 699-701 Sydney Road
removed: 706-708 Sydney Road

The Grove Precinct
removed: 65-67 Nicholson Street
         85-105, 80-82 Sydney Road

Willowbank Road Precinct
added: 1-25 Willowbank Road

New Precincts

Following the survey, two new precincts were added:

Coonans Hill Precinct
1-45, 2-58 Carrington Street
1-43, 2-52 Disrael Grove
1-45, 2-44 Graham Street
1-51, 2-46 Grandy Grove
1-41, 2A-24 Louisville Avenue
9-55 Melville Road
1-53, 2-60 Prendergast Street
2-46 Wallalla Street
63-67 Ward Grove

Merlynston Precinct
1-3, 4-30 Bann Avenue
1-3, 2 Delta Avenue
1-37, 2-32 Lorensen Avenue
1-41 Merlyn Street
11-15 Orvieto Street
10-12 Pisaied Street
DS Bann Reserve
Deleted Precincts

Following the survey, some precincts were deleted:

**Brunswick Road Precinct**
removed: 315-331, 341-355 Brunswick Road

**Dale Avenue Precinct**
removed: 1-6 Bradley Street
             2-39 Dale Avenue

**Nicholson Street North Precinct**
removed: 189-213, 106-116 Nicholson Street

**Park Street East Precinct**
removed: 681-703 Park Street

Note: This new Heritage Overlay Precinct is that part of the former Park Street Heritage Precinct, which was in turn created after the 1990 Context Study, and falls east of Sydney Road. The Sydney Road Precinct effectively cut the former Heritage Precinct in two.

**Park Street / McVean Street Precinct**
removed: 825-841 Park Street

Note: the Park Street / McVean Street Precinct comprises that stretch of Park Street between the Park Street Precinct and the Grantham Street Precinct. It is not individually documented in the 1990 Context Study.

843-845 Park Street and 2 McVean Street have been added to the Grantham Street Precinct.