CITY OF MORELAND
HERITAGE REVIEW

BUILDING CITATIONS

VOLUME 2
Part I
Datasheets A-K
VOLUME 2
Part 1
Datasheets A-K

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35 Little Bourke Street
Melbourne 3000

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This report is Part 1 of Volume 2 of a set, comprising:

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Broadmeadows Historical Society
Broadmeadows Historical Society
1.0 INTRODUCTION

1.01 Introduction

As part of the Heritage Review of the City of Moreland, an on-site survey was undertaken of structures within the former Cities of Brunswick and Coburg in addition to that part of the former City of Broadmeadows—Fawkner, Glenroy and Oak Park—now within the City of Moreland.

The survey was based on the citations of structures prepared by Context Pty Ltd. *Keeping Brunswick’s Heritage* (1990), and Timothy Hubbard Pty Ltd's *City of Coburg Heritage Conservation and Streetscape Study* (1991). No previous study had been undertaken in the former City of Broadmeadows. The objective of the review was to reassess the cultural heritage significance of these structures within the local context and to revise their citations as appropriate. Also revised, where necessary, were physical descriptions, including landscapes.

A thorough survey of properties previously within the City of Broadmeadows, including those already included on the Victorian Heritage Register, the Register of the National Estate and classified by the National Trust of Australia (Victoria), was undertaken. A survey of A/1 and B/2 grade buildings only was undertaken in the former Cities of Brunswick and Coburg. The structures were surveyed externally and as a result the assessment was based largely on architectural merit or the contribution to the streetscape in which they belong. Grade C, D and E buildings in Coburg and Grade 3 and 4 buildings in Brunswick have not been reassessed.

Structures were also assessed on historic grounds, based on the research undertaken by Context Pty Ltd and Hubbard, as well as some additional research, and this was included in the citations. A number of buildings have been identified as being of historic significance, although they may not be of individual architectural merit or integrity.

The structures surveyed were primarily residential and industrial buildings, with a number of churches and schools. The *Northern Suburbs Factory Study* prepared by Gary Vines and Matthew Churchward (1992) was used to augment the information on industrial sites in the area.

1.02 Methodology

The review involved a street by street survey of those parts of municipality never before surveyed, i.e., Fawkner, Glenroy and Oak Park, and a survey of previously identified buildings in the former Cities of Brunswick and Coburg. Buildings preliminarily graded A, B or C in the previously unsurveyed areas, and the previously identified buildings, were photographed and their significance assessed.

Following the assessment, the buildings were graded A, B or C. Structures which have been awarded and A or B level grading are recommended for individual Heritage Overlay controls; a summary of these is included in Volume 4, *Heritage Overlay Guide*. 

*Allen Lowell & Associates*
1.03 Designation of Structures

Grade A Structures

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

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

- have association to or relationship with Victoria’s history of the place or object;
- demonstrate rarity or uniqueness;
- have the potential to educate, illustrate or provide further scientific investigation in relation to Victoria’s cultural heritage;
- exhibit the principal characteristics of the representative nature of a place or object as a part of a class or type of places or objects;
- exhibit good design or artistic characteristics and/or exhibit a richness, diversity or unusual integration of features;
- demonstrate or are associated with scientific or technical innovations or achievements;
- demonstrate social or cultural associations.

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

Grade B Structures

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

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

Grade C Structures

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

Datasheets have been prepared for Grade C structures originally in the former City of Broadmeadows, as these structures have not been previously documented. These buildings are not recommended for individual Heritage Overlay protection.

1.04 Datasheets

A data sheet has been prepared for each A and B Grade buildings, and for C Grade buildings originally in the former City of Broadmeadows. Each datasheet comprises:

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

1.05 Demolished Buildings

The survey of A and B grade buildings in Brunswick and Coburg revealed that the following buildings had been demolished:

- House, 335 Albion Street, Brunswick West
- Drill Hall, 6 Percy Street, Brunswick (or completely incorporated into Craig & Seeley complex)
- House, 31 Shaftesbury Street, Coburg
2.0 SUMMARY LIST OF DATASHEETS

2.01 Summary List of Datasheets

This chapter contains a summary list of buildings which have datasheets. The list is arranged alphabetically by street address.

Note that datasheets exist for Grade C buildings originally in the former City of Broadmeadows, although these buildings have not been recommended for individual Heritage Overlay Protection.
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City of Moreland Heritage Review. Building Creations.
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**Intactness:**

| E | G | F | P |

**Condition:**

| E | G | F | P |

**Existing Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- Moreland Planning Scheme
- LC Area
- National Trust

**Recommended Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- HO Controls
Principal Historic Themes:

- Significant phases in the development of town and suburbs: 19th century speculative building activity

History:

Ingleside, 44 Acacia Street, was built for Douglas Cartwright, who erected the building in 1888 as part of the Glenroy Land Co’s program of erecting ‘mansions and villas’ to create the impression of prosperity in their Glenroy subdivision. Acacia Street was positioned between Glenroy Road and Wheatsheaf Road within the subdivision, known as ‘The Tootak of the North’, which was planned by the company in 1887-88.

The Glenroy Land Co was formed in the 1886 by Frank Stuart, John McCutcheon and brothers Arthur and Albert Wiseman, to purchase the Glenroy Farm, originally owned by the Kennedy brothers. The partners divided half the 20,000 shares between them, while the majority of the remainder were held by the General Land and Savings Company. As a part of the subdivision, they built approximately 20 houses; converted the McCulloch’s bullshed (now demolished), located in Wodford Road, into a public hall, formed and metalled the district’s first roads and paid the government to provide a railway station. In addition, the railway service was improved, all to increase the chances of sales in the estate. Sales were held in 1887 and 1888, which were reported to be quite successful; however, the majority of the land was not offered for sale, while generally only the deposit was paid on the remainder. The company’s problems were compounded by the lead up to the Depression and it folded in 1890. Their assets at this time were 3 shops in Wheatsheaf Road (see database), the public hall, about 6 houses, a stable and over 300 acres (123 hectares) of land.

Description:

Ingleside is a single storey Italianate brick villa of brick and stone brick construction, with a hipped slate roof with bracketed eaves and an ornate return cast iron verandah clad with corrugated iron roofing. The south facade of the projecting bay has been reconstructed in red brick and has two semi-circular arched windows. The wrought wire front fence and wrought iron gate are not original.

Key Architectural Elements:

- single storey Italianate brick and stone brick residence
- elaborate return cast iron verandah frieze

Conservation Guidelines:

- preferably replace the front fence with original or appropriate design

Comparative Examples:

44 Acacia Street, Glenroy
2 Churchill Street, Glenroy
34 Finchley Street, Glenroy
6 Salisbury Street, Glenroy
127 Glenroy Road, Glenroy
139 Glenroy Road, Glenroy
149 Glenroy Road, Glenroy
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the house is associated with the first period of suburban subdivision in Glenroy in the late 19th century.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2  Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the house is one of the few buildings in Glenroy constructed in the 19th century.

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

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

i.e., the building is a representative example of a late 19th century brick Italianate style house.

Significance:

Ingleside is of local historical significance. The house dates from the first period of suburban subdivision of Glenroy which occurred in the 1880s, and was constructed by local speculative developers the Glenroy Land Co

1. Broadmeadows Historical Society file on Ingleside, 14 Acacia Street, Glenroy.
5. Lemon, Broadmeadows, p. 81.
<table>
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<tr>
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**Intactness:**

- E [ ]
- G [ ]
- F [x]
- P [ ]

**Condition:**

- E [ ]
- G [ ]
- F [x]
- P [ ]

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register [x]
- Register of the National Estate [x]
- HO Controls [x]
Principal Historic Themes:

- significant phases in the development of towns and suburbs: 19th century speculative building activity
- significant phases in the development of towns and suburbs (urban settlement): 19th century speculative subdivision patterns
- association with 19th century brickmaking and clay industries
- association with stone quarrying industries
- moving goods and people: public transport system
- landmark structures

History:

The North Melbourne–Coburg line (now Upfield) was constructed between 1881 and 1884, following the 1880 Railways Construction Act, to serve Brunswick and Coburg’s many quarries and brickworks. The line was constructed by Robert Thornton & Co. and opened in September 1884. Better public transport encouraged the housing boom, which in turn boosted the building industries; private sidings were built at Jewell Station for Hoffman’s Brickworks and Cowell’s Pottery in 1886, at Moreland Station for Thomas Warr & Co in 1887 and 1889, and the Moreland Timber Co in 1894. The first stations were built at Coburg (1888), Jewell (1889), Brunswick (1889) and Moreland (1886), together with associated signal boxes, gatekeepers’ cabins, fences and gates.

Description:

The Gatekeeper’s Cabin is a small weatherboard building with a corrugated iron gabled roof, situated on the north-east corner of the Albert Street level crossing. As at the Park Street and Brunswick Road cabins, the building has a skillion-roofed porch on the south elevation, and has a simple unglazed opening. A lower gable-roofed wing projects from the south elevation. A single doorway is on the west elevation, facing the railway tracks, and the north and south elevations are each penetrated by single timber-framed double-hung sash windows. A brick chimney penetrates the east gable. The main gable end and façade is plain; comparative examples at Bardy Street, Brunswick Road and Park Street have timber finials, and the Bardy and Park Street cabins also have skillion-roofed verandahs sheltering the doorway.

The signal post, situated to the north of the cabin, is constructed of riveted metal lattice painted white, and was probably installed after 1900.

The Albert Street railway gates are constructed of white-painted timber, with five horizontal members and three vertical ones. The gates have diagonal iron bracing members. Part of the original pedestrian crossing remains, although some of the picket fencing has been replaced with cyclone wire.

Key Architectural Elements:

- simple timber cabin with gabled corrugated iron roof

Conservation Guidelines:

- return to original colour scheme to match other cabins on Upfield line

Allen Lovett & Associates
Heritage Victoria Criteria/Australian Heritage Commission Criteria:

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

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

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

i.e., the Upfield Railway Line cabins, gates and related structures demonstrate the impact of the railway on the development of the inner suburbs.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2  Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the Upfield Railway Line cabins, gates and related structures are one of the few such structures to survive in Victoria and are probably the only ones to have remained in continuous manned operation since construction.

HV D  The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

AHC D2  Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique).

i.e., the Upfield Railway Line cabins, gates and related structures demonstrate a range of buildings types developed for railway purposes.

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

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

i.e., the Upfield Railway Line cabins, gates and related structures are key visual features of the railway line in Moreland.

HV G  The importance of the place of object in demonstrating social or cultural associations.
AIC G1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, education, educational, or social associations.

i.e., the Upfield Railway Line is a focus of local sentiment and as such is important to the people of Moreland.

IV H Any other matter which the Council considers relevant to the determination of cultural heritage significance

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


Comparative Examples:

Gatekeeper’s Cabins and Gates, Barkly Street, Brunswick Road and Park Street, Brunswick

Significance:

The Albert Street Gatekeeper’s cabin and gates are of state significance. Substantially intact, the cabins have been in continuous unbroken operation since their construction. They are one of the few extant surviving cabin and gates, and, in combination with the other remaining cabins and gates on the Upfield line, comprise half of those surviving in Victoria.

Original Sources:


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.

2 Guttridge & Davey, Upfield Railway Line, pp. 9-11
Building: Houses
Address: 247-249 Albert Street, Brunswick
Current Use: Residences
Significance: B
Map Ref: 29 118
Current Owner: Unknown
Property Info: Unknown
Construction Date: c.1865
Architect: Michael Sedgman
Builder: Michael Sedgman
Original Use: Residences
Original Owner: Michael Sedgman

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

History:

This pair of timber cottages on the north west corner of Albert Street and Ninth Street dates from c 1865.

Albert Street is one of the oldest streets crossing Sydney Road. On the eastern side of Sydney Road, it was created by Thomas Wilkinson in 1840 after he had purchased Campbell's allotment and proceeded to subdivide his land. Albert Street was taken over by Council in 1857 and was one of the first streets to be constructed. By 1872 it had 24 addresses in the east, and 41 in the west where potteries and brickworks were being established. The western section was known as Cammerahen Street, later to become Albert Street West.

The cottages were probably built for Michael Sedgman, who owned the occupied an adjoining stone house in 1866; by 1866 two weatherboard houses were listed on the adjoining rateable property, both owned by Michael Sedgman. By 1871-2 Michael Sedgman, described as a carpenter, was the occupier of No. 19 (now No. 247) and the property was described as a wooden house of four rooms and a carpentry workshop. The other cottage was occupied by William Allen, a tailor, from 1873 until the late 1880s. The property appears to have passed to Frederick Sedgman, presumably after Michael Sedgman's death, in 1891, but was sold the same year.

Michael and Frederick Sedgman were related to John Sedgman, one of the pioneers of Brunswick, arriving here from Cornwall in 1848. He lived on another allotment on Wilkinson's land, beginning work as a builder, and later opening a stone quarry, and running his own business as a builder and contractor. Sedgman Street is named after the family.

Less is known about the other occupiers of the cottages; most worked in the trades. Henry A Harding who resided at No. 19 in 1915 was probably a member of the Harding family that ran a brickworks, Edward Harding & Co, further west in Albert Street in the 1880s.

Description:

247-249 Albert Street is a symmetrical pair of attached timber cottages with a hipped corrugated iron roof and a wide concave-profile corrugated iron verandah across the front facade. The cottages are block-fronted, while the side and rear walls are clad in weatherboards. Each cottage has a central door flanked by single timber-framed double-hung sash windows. The verandah is supported by simple square-section timber posts with simple curved brackets, the latter which have been removed from No. 247. At least one brick chimney has been removed. The cottages have matching concrete front paths (with red paint finish) and the matching cyclone wire front fences.

Key Architectural Elements:

- Simple symmetrical timber cottages with block-fronted facades
- Original corrugated iron hipped roof and concave profile verandah roof
Conservation Guidelines:

- remove cyclone wire front fence and gates

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

\[\text{eg, the houses are representative of the small timber semi-detached cottages constructed in this period.}\]

HV H Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

\[\text{eg, the houses are associated with Michael Sedgman, an early settler in Brunswick.}\]

Significance:

247-249 Albert Street is an intact pair of cottages dating from the mid-1860s, located in one of Brunswick's earliest streets. It derives historical significance from its associations with the Sedgman family, particularly Michael Sedgman, early settlers in Brunswick.

Original Sources:


Sands and McDougall, *Directory of Victoria*. (Various dates)

Brunswick City Council Rate books 1861-2 to 1888.

1 There is a gap in the microfiche rate books between 1861-2 and 1866.

2 There is a gap in the microfiche rate books between 1866 and 1871-2.
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<th>Railway Hotel</th>
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<td>Map Ref:</td>
<td>29 G8</td>
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<tr>
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<td>Current Owner:</td>
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<td>Property Info:</td>
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<td>Construction Date:</td>
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<td>Architect:</td>
<td>Unknown</td>
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<td>Unknown</td>
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<tr>
<td>Original Use:</td>
<td>Hotel</td>
<td>Original Owner:</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

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

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

**Recommended Heritage Listings:**
- Victorian Heritage Register [ ]
- Register of the National Estate [x]
- HO Controls [x]
Principal Historic Themes:

- association with provision of entertainment and recreation facilities
- association with 19th century brickmaking and clay industries

History:

The Railway Hotel was built in 1890, one of six large hotels built at the end of the land boom, and expressing in its size the economic optimism of that period. Charles Haines was the first licensee, and it has been held by a large number of licensees during the last one hundred years. The Railway Hotel adjoined the pottery area on Albert Street, and probably provided for the local workers.

Description:

The Railway Hotel is a large three storey red brick building on the north-east corner of the Albert Street railway crossing. The main facade (to Albert Street) has large arched windows and an entrance at ground level; above these openings are two cantilevered window bays. Central recessed balconies with arched openings and ornate balustrading exist at first and second floor levels. An attic level is marked by stepped gables within which windows are placed, and the south-east corner, which is chamfered in plan, is marked by a square tower to attic level. Moulded string courses mark the floors. The walls, once face brick, have been painted dark green, with openings trimmed in cream. Windows, all timber-framed, are a combination of double-hung sashes and casements. The roof is of corrugated iron. The upper floors of the hotel once provided considerable residential accommodation.

The building was clearly designed to address both Albert Street and the railway line, but a single storey extension to the west (the bottle shop), and the blocking-off of the corner entrance have re-oriented the building somewhat, although it is still a prominent landmark. Other alterations include the replacement of the ground floor windows on the south facade, and the enclosing of the balconies at first floor level.

Key Architectural Elements:

- prominent corner siting
- ornate three-storey brick and render facade with recessed loggias

Conservation Guidelines:

- remove paint from brickwork
- reinstate windows to original design at ground and first floor levels
- reinstate missing decorative details to attic windows
- remove infill from first floor loggias
- preferably remove intrusive 20th century bottle shop

Heritage Victoria/Australian Heritage Commission Criteria:

HV A The importance, association with or relationship to Victoria's history of the place or object.
AHC A3  Importance in exhibiting unusual richness or diversity of cultural landscapes or features.

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

ie. the hotel is one of a number of hotels erected in Brunswick and Coburg during the Boom period.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2  Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

ie. the building has operated continuously as a hotel since 1890.

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

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

ie. the hotel is representative of the Land Boom Italianate style, typical of hotels constructed during this period.

Significance:

The Railway Hotel is of local historical and architectural significance. Historically, its location reflects the importance of the brickworks and potteries precinct, and possibly the railway, in generating hotel custom. Architecturally, the size and reasonably ornate design reflect the confidence of the building boom of the late 1890s.

Original Sources:


**Building:** Ferry Pottery Weighbridge Office  
**Address:** 306-310 Albert Street, Brunswick  
**Current Use:** Unknown  
**Property Info:** Unknown  
**Architect:** Unknown  
**Original Use:** Office  
**Original Owner:** Ferry Pottery

**Significance:** A  
**Map Ref:** 29 G8  
**Current Owner:** Unknown  
**Construction Date:** c.1887  
**Builder:** Unknown

---

**Intactness:**

- E [ ] G [x] F [ ] P [ ]

**Condition:**

- E [ ] G [x] F [ ] P [ ]

---

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- UC Controls [x]
Principal Historic Themes:

- association with 19th century brickmaking and clay industries

History:

This building was constructed as an office for the Ferry Pottery in c.1867. Graham Ferry owned several brick and pottery works, including the Brunswick Terra Cotta Works, located on the site of Harding's brickworks. Prior to starting his own pottery, Graham Ferry was employed by Cornwell's Pottery as a sculptor to craft architectural ornaments. Ferry established the Victoria Art Pottery, one of the few potteries solely making domestic art wares, run by William Ferry probably on the same site.

Ferry's works were leased by the 'combine' or the Co-operative; a monopoly organisation created by Hofmans and Northcote brickworks to control the supply, and therefore the price, of bricks. Local reputation has it that Ferry went to work each day and sat in his office, with the gate open but the works not operating. Ferry had purchased Whitby House in 1904. After his death in 1926, Brunswick City Council acquired the site and demolished the brickworks, using the site for an incinerator and weighbridge. The building then became the weighbridge office. The weighbridge was removed several years ago when Council reconstructed Albert Street, and is believed to be stored at the Council tip, once the site of Butler's brickworks, in Albion Street.

Description:

The Ferry Pottery Weighbridge Office is a small freestanding red brick building with a gabled roof. A semi-circular bay, also in brick, projects from the eastern elevation. The northern wall has been rebuilt, and the terracotta roofing tiles replaced with corrugated iron. Several of the building's elements would have provided a good advertisement for the wares of Ferry's pottery, in particular the moulded brick string courses below the eaves and unusual terracotta chimney ventilators. The building has timber-framed casement windows.

The building is somewhat obscured by the high cyclone wire gates to the Arthur Kenny complex, of which it now marks the entrance.

Key Architectural Elements:

- very small single storey building with face red brick walls and gabled roof
- unusual terracotta details, including chimney ventilators and decorative wall panels
- timber-framed windows

Conservation Guidelines:

- retain terracotta roof tiles
- reconstruct windows and doors to original designs
- preferably remove or move high cyclone wire fence and gate adjacent to building
Heritage Victoria/Australian Heritage Commission Criteria:

HV B
The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2
Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

*ie, the building is the last surviving remnant of the Ferry Pottery, a locally important brickworks, which was established in 1887*.

HV D
The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

AHC D2
Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique).

*ie, the building is directly associated with the locally important brickmaking industry.*

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

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

*ie, the former weighbridge office demonstrates a sample of the wares manufactured by the Ferry Pottery, including the moulded brick string courses below the eaves and unusual terracotta chimney ventilators.*

HV H
Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

*ie, the building is associated with Graham Ferry, a locally important brick manufacturer, and the 'combine' which actively repressed the price of bricks, thereby controlling the local industry.*

Significance:

The former Ferry Pottery Weighbridge Office is of local historical and architectural significance. It is one of the few remaining structures associated with Ferry Pottery, one of Brunswick's larger potteries. It also has a close association with Graham Ferry, and with the actions of 'the combine'
in keeping Ferry's works out of production. Architecturally, the former office is a good example of the incorporation of Ferry's products into a building easily visible by passers-by.

Original Sources:


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Argue, 30 July 1915. By this date The Co-operative had leased the following Brunswick brick and pottery works: Brunswick Brick Tile and Pottery; John Glem, builder; Walkenden; Sweet, Cornwall; Nolan, Ferry.
| Building:     | Houses               | Significance: | B          |
| Address:     | 361-363 Albert Street, Brunswick | Map Ref: | 29 P7 |
| Current Use: | Residences           | Current Owner: | Unknown   |
| Property Info: | Unknown              | Construction Date: | c.1860s |
| Architect:   | Unknown              | Builder:       | Unknown   |
| Original Use: | Residences           | Original Owner: | Richard Gillard? |

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

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

**Recommended Heritage Listings:**
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- association with 19th century brickmaking and clay industries
- association with stone quarrying industries

History:

The three attached timber cottages at Nos. 361, 363 and 365 Albert Street, Brunswick, may date from the 1860s. Richard Gillard is listed in the rate books in 1860-61 as owning two weatherboard houses, each comprising two rooms, and a paling hut in Albert Street. It appears likely that the two weatherboard houses were Nos. 361 and 363, which were later extended to be recorded as three or four room wood houses in 1875. No. 365 appears to date from 1875 when it is first rated. Gillard is described variously during the 1870s as a quarryman or brickmaker, and owned the three cottages, as well as 367 Albert Street, until his death around 1894, living in No. 363. Between 1895 and 1898 Harry Gillard, a plumber and cab proprietor, lived in that house. The property remained in the estate of Richard Gillard until at least 1900.

The other cottages were occupied by tradesmen, labourers and brickmakers, probably all of whom worked in the local brickworks or perhaps for Gillard.

Description:

361-365 Albert Street is a group of three single storey weatherboard row houses on bluestone footings with a continuous corrugated iron hipped roof. The similarly clad verandahs, which front the street directly on the south facade are supported by square section timber columns with a cast iron frieze, enclosed in a timber frame, and a timber post balustrade. The front doors to Nos. 363 and 365 are flanked by double hung sash windows and six paneled windows respectively, while the smaller cottage at No. 361 has one six-paned window only. All three houses have non-original gates.

Key Architectural Elements:

- small timber cottages with weatherboard cladding
- single corrugated iron roof and low-pitched verandah roof
- cast iron verandah friezes and timber balustrading
- vertically-panelled timber dividing walls between verandahs
- face red brick chimneys

Conservation Guidelines:

- reinstate matching colour schemes

Heritage Victoria/Australian Heritage Commission Criteria:

HVD The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.
AHC D2  Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land use, function, design or technique).

ie, the cottages are associated with the locally important brickmaking industry.

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

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

ie, the cottages are representative of simple 19th century timber workers cottages, the cottage verandahs are built onto the street, an unusual form in the local context.

Significance:

The group of three small timber cottages at 361-365 Albert Street, Brunswick, is of local historical and architectural significance. The row, two cottages of which probably date from the 1860s, has an historical association with the Gillard family, of which Richard Gillard was involved in brickmaking. The houses are relatively intact in what is now predominantly an industrial area. The three attached cottages are built with their verandahs on the street frontage, a relatively unusual form in Brunswick.

Original Sources:

Brunswick City Council rate books.
Sands and McDougall *Directory of Victoria* various dates.

1 Tracing the connection between these two houses and the existing four is difficult due to gaps in the rate books between 1860 and 1873.
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<th>Building:</th>
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<tr>
<td>Original Use:</td>
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<td></td>
<td></td>
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<td>Brick &amp; Tile Co</td>
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### Intactness

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

### Condition

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

### Existing Heritage Listings:

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

### Recommended Heritage Listings:

- Victorian Heritage Register: [ ]
- Register of the National Estate: [ ]
- HO Controls: [x]
Principal Historic Themes:

- association with 19th century brickmaking and clay industries

History:

The brick house at No. 373 Albert Street was built in 1875-6 for the Hoffman Patent Steam Brick Co. Hoffman's Brick Co. are first listed owners of the property in the 1875 rate books, with a brick house of 8 rooms listed the following year. Abraham Collins, manager of adjoining works, was the first occupier of the house and resided there probably until 1887. Subsequent managers living there include Joseph William Corbett (1888-9), James Murdock (1891-2), Stephen England (1894-5), John East, listed as potter 1896 and then manager from 1897-early 1900s. After c. 1906, it appears that the house was no longer occupied by the manager of the works, but had a number of different residents. Les Barnes suggests that Hoffmans owned other houses further west in Albert Street that were occupied by other employees, however it appears that most of these houses have been demolished or substantially altered.

The Hoffman Patent Brick & Tile Company was formed in 1870 by Jenkin Collier, David McKean, Barry and William Owen. They established their works in Albert Street to the west and north of this site in 1870, constructing probably the first Australian Hoffman Kiln (a patented kiln type) as part of their efforts to introduce greater mechanisation and mass production into the industry. The No. 1 works operated until 1943, and the plant demolished in 1975-6, while the No. 2 works in Dawson Street survive (see dataset).

Description:

373 Albert Street is a single storey Victorian brick double fronted villa. The hipped roof has been recently re-clad in corrugated galvanised steel, as has the verandah. The verandah, which is enclosed on both ends by wing walls with cement copings, is supported by square section timber columns with a cast iron frieze enclosed in a timber frame. The central front door is flanked by double hung sash windows.

The front garden is bounded by a non-original timber picket fence.

Key Architectural Elements:

- simple single storey double fronted brick cottage
- timber and cast iron frieze

Conservation Guidelines:

- -

Heritage Victoria/Australian Heritage Commission Criteria:

HV B The importance of a place or object in demonstrating rarity or uniqueness.
AHC B2
Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

ie, the cottage is the sole surviving remnant of the Hoffman Patent Brick & Tile Co.'s No. 1 works.

HVD
The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

AHC D2
Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique).

ie, the building is associated with the locally important brickmaking industry.

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

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

ie, the cottage is one of a number of brick residences constructed by the Hoffman Patent Brick & Tile Co. in the 19th century in Brunswick.

HV F
The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

AHC F1
Importance for its technical, creative, design or artistic excellence, innovation or achievement.

ie, the cottage is directly associated with the Hoffman Patent Brick & Tile Co., which introduced the innovative Hoffman kiln to Australia; the remaining Brunswick Brickworks complex is nationally significant.

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

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

ie, the cottage is directly associated with the Brunswick Brickworks, a focus of local sentiment and as such important to the people of Brunswick.
Significance:

373 Albert Street is of local historical significance. It is the sole remaining evidence of the Hoffmans Co. No.1 Works, being built in 1875-76, the period in which the works was being established. It was occupied by the manager of the works until c.1906.

Original Sources:


Brunswick City Council Rate Books

Sands & McDougall *Directory of Victoria* - various dates

<table>
<thead>
<tr>
<th>Building:</th>
<th>Hartnett House</th>
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<tr>
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<tr>
<td>Map Ref:</td>
<td>24 J6</td>
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<tr>
<td>Current Owner:</td>
<td>Melbourne City Mission</td>
</tr>
<tr>
<td>Construction Date:</td>
<td>c.1890, c.1910, 1934</td>
</tr>
<tr>
<td>Builder:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Original Owner:</td>
<td>Salvation Army</td>
</tr>
</tbody>
</table>

![Image of a building](image-url)
Principal Historic Themes:

- provision of health care and related activities

History:

The site of the Melbourne City Mission building had been used since c.1888-89 for welfare work. In 1888 the property, described as a brick house with four rooms and stables, was owned and occupied by Thomas Allum, a cartier. It was acquired by the Salvation Army Trustees in 1888-89 and occupied initially by Capt. Samuel Rosie (1) and then by Col. James Barker. Barker was commissioned in 1882 by General William Booth to take charge of the work of the Salvation Army in South Australia and adjoining colonies. He and his wife arrived in Melbourne instead and quickly established a number of Army Corps.1

By 1889-90 it was described as a wood and brick house of 18 rooms, suggesting a rapid building program by the Salvation Army. In 1891, the property also incorporated a shop. The rate books record the property being transferred to George Hall, gentleman, in 1892-93 and remaining part of Hall’s estate until 1899, when it again is described as a Salvation Army Home and “children’s shelter”. It appears that a timber building served as the Home and that others occupied the brick house. The directories record it as the Reformed Sisters’ Home in 1890, in 1900 as the Neglected Children’s Home (Salvation Army) and by 1906 as the Melbourne City Mission Home, with Sister E. Hartnett, a well-known welfare worker of the 1890s, in charge.

Melbourne City Mission was founded in the 1850s in response to the immorality and drunkenness of the gold rush period. It was based on the London City Mission, an organization founded in 1835 by evangelical laity, with missionaries being appointed to take religion to the urban poor. The scope of their work in Melbourne was confined to the inner city until 1896 when Brunswick was assigned a missionary. It appears likely that George Hall was related to William Hall, and evangelist who worked for the Melbourne City Mission from 1884.2

During the 1890s depression, Brunswick suffered greatly, with many houses standing empty; the decision to develop the first urban Closer Settlement scheme in Brunswick in 1900 probably reflects the recognised severity of the depression on Brunswick, combined with the availability of land there. The 1890s depression also affected the fortunes of the Melbourne City Mission as it relied on the contributions of businessmen who were also hit hard in the depression. The Mission survived and continued its work in Brunswick, extending its premises in 1934 to the design of well known architects Stephenson & Meldrum. Hartnett House was named after Sister Hartnett.

Description:

Hartnett House comprises two sections, the c.1910 Edwardian style building on the Albion Street (south) frontage with the 1934 red brick addition to the rear on Austin Terrace, to the west.

The c.1910 building is asymmetrically planned, and is constructed in a combination of red brick, weatherboard and roughcast with a dominant terracotta Mansard-pattern tiled hipped and gabled roof. A corbelled red brick chimney continues down the main Albion Street gable end, which is half timbered and supported on carved timber brackets. The centrally placed entrance, with new front door, is defined by a smaller projecting half timbered gable end supported by a number of turned timber columns. Windows are a combination of six or nine paneled upper and plain lower, and six or four paneled casements.

1  "Melbourne City Mission Head Quarters, 1900-1925," The Melbourne City Mission, 1925.

2  "Brunswick," The Melbourne City Mission, 1925.
The 1934 addition to the rear is a collection of single storey red brick wings with hipped terracotta tile roofs and plain red brick chimneys. Windows are timber-framed double-hung sash and have brick sills. To the rear of the site, on the Austin Terrace boundary, one wing has a red brick parapet with unpainted rendered coping and a horizontal band of three timber windows beneath a narrow concrete canopy; it is vaguely Moderne in style.

Key Architectural Elements:

- steeply pitched roof
- prominent presence in streetscape
- decorative elements including red brick chimneys and plinth, half timbered gable ends, entrance porch and multi-pained casement windows

Conservation Guidelines:

- repair and repaint joinery
- preferably reinstatse unplastered Mareilles pattern terracotta roofing tiles
- remove skylight from west roof slope
- remove cyclone wire fence

Heritage Victoria/Australian Heritage Commission Criteria:

HV B  The importance of a place or object in demonstrating rarity or uniqueness

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

_i.e. this site has been continuously used for missionary/welfare work since c 1888-89._

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

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

_i.e. the Mission is a notable example of a large domestically-styled Edwardian building._

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

AHC H1 Importance for close associations with individuals whose activities have been significant within the history of Victoria.
The Mission is associated with Col. James Barker, who was an early pioneer of the Salvation Army in Victoria; additions to the Mission were carried out by well known inter-War architects, Stephenson & Melburn.

Significance:

The 1934 Melbourne City Mission building is of local historical and architectural significance. The site has a continuing association with the Mission which established in Brunswick on this site to assist Brunswick’s poor through a missionary program. The site had been previously used for welfare work by the Salvation Army from 1888-92. Architecturally, the Albion Street building (c.1910) is a notable example of a large domestically-styled Edwardian building which displays an interesting use of a variety of materials, including brick, timber and roughcast render in a picturesque composition.

Original Sources:

Brunswick City Council Rate Books.
Drawings held by Stephenson and Turner, Architects.
Sands & McDougall Directory of Victoria. (Various dates)

1 B Ossher, The Salvation War, The Outcasts of Melbourne, pp. 125-6
<table>
<thead>
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<th>Significance:</th>
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![Image of the building](image-url)

**Intactness:**

| E | G | F | P | |

**Condition:**

| E | G | F | P | |

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register [x]
- Register of the National Estate [x]
- HO Controls [x]
Principal Historic Themes:

- early 20th century suburban development

History:

10 Allard Street was built on allotment 6 of the Phoenix Estate, developed as a Closest Settlement Scheme in 1908, c.1910 by Paul Morgan, painter, and was later owned by Philip Morgan in the 1920s.

Phoenix Estate was the second Closest Settlement scheme in Brunswick, the first being 1900 Brunswick Estate, created in three sections from 1900-1905. It was developed on land previously owned by John Fleming, a Brunswick councillor for many years (1867-1906), and from 1906 to his death in 1919. These schemes were a response to the 1890s depression and aimed to give people of modest means an opportunity to purchase land and build their own house. Brunswick was hit hard by the 1890s depression, probably prompting the government's action in establishing a series of Closest Settlement schemes there. Other Closest Settlement Schemes in Melbourne closely followed the Brunswick Estate model, with several schemes being developed in 1906 including the Phoenix Estate and Penders Grove, and Thornbury Estate (both in Northcote).

Description:

10 Allard Street is a single storey timber house, with a hipped and gabled corrugated iron roof. The front facade has a return verandah with a bullnose profile corrugated iron roof and cast iron lacework and a bay window beneath the projecting gable, which itself has a timber frieze. The chimney is of red brick with a corbelled top. There is a rear wing of brick. The original allotment has been subdivided, but the picket fence and gate appear to be original.

Key Architectural Elements:

- decorative timber bargeboards and finial
- return bullnose profile verandah with cast iron lacework
- corrugated iron roof and canopy to front window
- false red brick chimneys
- possibly original timber picket front fence and gate

Conservation Guidelines:

- 

Heritage Victoria/ Australian Heritage Commission Criteria:

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

AHIC A3 Importance in exhibiting unusual richness or diversity of cultural landscapes or features.
AHC A1 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria

ie. the building is a surviving remnant of the second Closer Settlement Scheme in the Phoenix Estate, established by the State Government in 1908.

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

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

ie. the building is representative of a simple timber cottage of the period

Significance:

10 Allard Street is of local historical significance. It is one of only three relatively intact examples of houses remaining from the Phoenix Estate, Brunswick's second Closer Settlement Scheme, one of several of the second wave of metropolitan schemes

Original Sources:


Plan of Phoenix Estate.

Sands and McDougall. Directory of Victoria. (Various dates)

L Barnes. 'Street Names of Brunswick'. (Unpublished manuscript) 1987
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<td>National Trust</td>
<td>[ ]</td>
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<td></td>
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</table>
Principal Historic Themes:

• moving goods and people; public transport system

History:

The house at 326 Amess Street was built in 1873 for Mr J F McGuire, who remained the owner until 1908. The address was originally Parkside Street (now Park Street), but with the construction of the adjacent railway in 1885 and the compulsory acquisition of land fronting Park Street, the address changed to Amess Street.

Description:

326 Amess Street is a two-storey brick house with a steeply pitched slate gabled roof. The house is constructed of red brick with cream brick dressings. Steep slate gable roofs and a pointed timber gable finial provide the residence with a picturesque character. The south elevation includes a small balcony at the first floor level, and return verandah. The building is generally externally intact, with some changes to window openings, and a large extension on the northern side. The house is not visible from Amess Street, and is completely surrounded by other buildings.

The entrance off Amess Street is marked by a bluestone fence and timber gates with lacework panels (c.1970s). A small timber picket gate at the end of a narrow pedestrian path parallel to Park Street provides access to the south of the property.

Key Architectural Elements:

• bichrome brickwork with unusual brick window dressings
• steeply-pitched slate roof
• unusual rear access lane and gate to rear of house

Conservation Guidelines:

• remove non original fence and gates to Amess Street

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

ie, the house is associated with the inner circle railway
HV E. The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHIC E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

ie, the house is an good example of bichrome brickwork in the Italianate style, with an unusual first floor balcony and verandah.

Significance:

326 Amess Street is of local historical and architectural significance. Its architectural significance derives from its fine bichrome brickwork, unusual first floor balcony and verandah, and overall picturesque composition. The property's enclosure by later houses is unusual, and reflects the house's construction prior to the development of the adjacent inner circle railway parallel to Park Street.

Original Sources:


Sands and McDougall. *Directory of Victoria.* (Various dates)


<table>
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<tr>
<th>Building:</th>
<th>St Mark's Parish Primary School</th>
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<tr>
<td>Address:</td>
<td>Argyle Street, Fawkner</td>
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<td>Current Use:</td>
<td>Primary School</td>
<td>Current Owner:</td>
<td>Roman Catholic Church</td>
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<td>Primary School</td>
<td>Original Owner:</td>
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**Intactness:**
- E [  ]
- G [ ]
- F [x]
- P [ ]

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

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

**Recommended Heritage Listings:**
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HC Controls [ ]
Principal Historic Themes:

- Provision of education

History:

Unknown.

Description:

St Mark's Parish Primary School is a small red brick building with clinker brick dressings and a gabled terracotta tiled roof. Walls are in stretcher bond, and a soldier course of clinker bricks runs around the building at plinth level. The gable end facing Argyle Street has three tall windows with arched clinker brick surrounds, infilled with leadlit stained glass. The gable apex is surmounted with a small stone cross. Between the brick piers or buttresses on the side elevations are large timber-framed windows. Later red brick additions, also with gabled roofs, exist adjacent to the west of the original building. A double storey classroom wing stands to the north.

Key Architectural Elements:

- simple red brick building with gabled terracotta tiled roof
- clinker brick soldier string course, window dressings, decorative panels and parapet copings
- leadlit windows on south elevation
- large timber framed windows on east elevation

Conservation Guidelines:

- preferably remove high cyclone wire fence and low steel side fence

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

ie. the school is a good example of a simple clinker brick inter-War building.

Significance:

St Mark's Parish Primary School is of local architectural interest. It is a good example of the structural and decorative use of clinker brick on a relatively simple inter-War building.
### Building Information

**Building:** Gatekeeper's Cabin and Gate

**Address:** Barkly Street, Brunswick

**Current Use:** Gatekeeper's Cabin and Gates

**Significance:** A

**Map Ref.:** 29 G110

**Current Owner:** State Government of Victoria

**Property Info.:** Unknown

**Construction Date:** c 1890

**Architect:** George W Smits?

**Builder:** Unknown

**Original Use:** Gatekeeper's Cabin and Gates

**Original Owner:** State Government of Victoria

---

### Intactness

| E | G | F | P |

### Condition

| E | G | F | P |

### Existing Heritage Listings:

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

### Recommended Heritage Listings:

- Victorian Heritage Register
- Register of the National Estate
- HO Controls
Principal Historic Themes:

- significant phases in the development of towns and suburbs; 19th century speculative building activity
- significant phases in the development of towns and suburbs (urban settlement); 19th century speculative subdivision patterns
- association with 19th century brickmaking and clay industries
- association with stone quarrying industries
- moving goods and people: public transport system
- landmark structures

History:

The North-Melbourne to Coburg line (now Upfield) was constructed between 1881 and 1884, following the 1880 Railway Construction Act, to serve Brunswick and Coburg's many quarries and brickworks. The line was constructed by Robert Thornton & Co and opened in September 1884. Better public transport encouraged the housing boom, which in turn boosted the building industries; private railings were built at Jewell Station for Hoffman's Brickworks and Cornwell's Pottery in 1886, at Moreland Station for Thomas Watt & Co in 1887 and 1888, and the Moreland Timber Co in 1894. The first stations were built at Coburg (1884), Jewell (1889), Brunswick (1889) and Moreland (1889), together with associated signal boxes, gatekeepers' cabins, fences and gates.

Description:

The Gatekeeper's Cabin is a small weatherboard structure with a corrugated iron gabled roof. A single doorway is in the west elevation, facing the railway tracks, and the north and south elevations are each penetrated by single timber-framed double-hung sash windows. The cabin has a narrow skillion-roofed awning on the south and west elevations, supported by timber brackets, and a brick chimney penetrates the east gable. The main gable end has a timber finial, as at the Brunswick Road and Park Street cabins.

The signal post to the north is a simple steel pipe mast, of the type introduced in the 1960s.

The Baptist Street railway gates are constructed of painted timber, with five horizontal members and three vertical ones. The gates have diagonal iron bracing members. At Albert Street, part of the original pedestrian crossing remains, although some of the picket fencing has been replaced with cyclone wire.

Key Architectural Elements:

- simple timber cabin with gabled corrugated iron roof

Conservation Guidelines:

- repaint to original colour scheme to match other cabins on Upfield line
Heritage Victoria Criteria/Australian Heritage Commission Criteria:

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

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

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

ie, the Upfield Railway Line cabins, gates and related structures demonstrate the impact of the railway on the development of the inner suburbs.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.

ie, the Upfield Railway Line cabins, gates and related structures are one of the few such structures to survive in Victoria and are probably the only ones to have remained in continuous manned operation since construction.

HV D  The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

AHC D2 Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique).

ie, the Upfield Railway Line cabins, gates and related structures demonstrate a range of buildings types developed for railway purposes.

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

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

ie, the Upfield Railway Line cabins, gates and related structures are key visual features of the railway line in Moreland

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

AHC G1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, education, educational, or social associations.
The Upfield Railway Line is a focus of local sentiment and as such is socially, economically and geographically important to the people of Moreland.

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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


Comparative Examples:

Gatekeeper's Cabins and Gates, Albert Street, Brunswick Road and Park Street, Brunswick

Significance:

The Bailey Street Gatekeeper's cabin and gates are of state significance. The cabins have been in continuous manned operation since their construction. They are one of the few extant surviving cabin and gates, and, in combination with the other remaining cabins and gates on the Upfield line, comprise half of those surviving in Victoria.

Original Sources:


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.

2 Gutteridge Haskins & Davey, Upfield Railway Line, pp. 9-10
<table>
<thead>
<tr>
<th>Building: Brunswick Market</th>
<th>Significance: A</th>
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<tbody>
<tr>
<td>Address: 1-9 Ballarat Street, Brunswick</td>
<td>Map Ref: 29 G7</td>
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<tr>
<td>Current Use: Residences</td>
<td>Current Owner: Belleland Box Co</td>
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<td>Property Info: Unknown</td>
<td>Construction Date: 1930</td>
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<tr>
<td>Architect: I G Anderson</td>
<td>Builder: I C Taylor &amp; Sons Pty Ltd</td>
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<tr>
<td>Original Use: Market</td>
<td>Original Owner: T K Malby</td>
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| Intactness: | Condition: |
| E [ ] G [ ] F [x] P [ ] | E [x] G [ ] F [ ] P [ ] |

| Existing Heritage Listings: | Recommended Heritage Listings: |
| Victorian Heritage Register | Victorian Heritage Register |
| Register of the National Estate | Register of the National Estate |
| Moreland Planning Scheme | HO Controls |
| UC Area | [x] |
| National Trust | [x] |
Principal Historic Themes:

- landmark structures

History:

The Brunswick Market was a private venture, erected at a cost of £12,000 in 1930. The building was designed by architect J G Anderson and constructed by builders J C Taylor & Sons Pty Ltd. It was designed to contain 71 shops and stalls, mostly fruit and vegetables, butchers and fishmongers. The Brunswick & Coburg Gazette, at the time of its opening, declared:

An unique feature will be the grocery self service, where people will be admitted by turnstiles; after selecting their goods they will leave the shop at the exits. This system will minimise the cost of handling to a degree, and the expense saved thereby will be credited to the customer and taken off the cost of the goods.\(^1\)

It was a private venture, promoted by T K Malby MLA, who aimed to establish a chain of such markets throughout Melbourne. Dickens, the grocery firm, operated this section, reputedly the first to be run on supermarket lines. The market failed to compete with Sydney Road; the self-service grocery did not appeal to people and it closed in 1935.

The Brunswick Market was the second market in Brunswick, the first being a building in Dawson Street, on the corner of Saxon Street, which was built as an imitation of the Victoria Market; an open shed with an iron roof covering, where edibles, mostly fruit and vegetables, were offered to buyers. It was opened about 1890 and ran until 1915.

Les Barnes noted the importance of the first market, now the site of the John Curtin Building:

Its stalls were taken mostly by local market gardeners. Many purchasers were men who, having lost their jobs in industry, took to door to door hawking in competition with Chinese hawkers, who operated mostly from their own market gardens. When the market closed in 1915, the Council replaced it with an office and operating place for its newly introduced electricity supply.\(^2\)

The building was since been used by the Belleland Box Co, since the 1950s, in 1998, part of the present market complex was converted into residential apartments.

Description:

The former Brunswick Market building is a large single storey building with double storey pavilions at its corners, the main entrance on the corner of Bullarat and Tipping Streets marked by a still taller square tower, set on brick corbels. The buildings walls are of rendered brick, with unusual red brick dressings. Red bricks in various configurations also mark other window and door openings, and form a stepped string course around the tower.

The 1998 conversion into residential apartments has guaranteed the complete alteration, removal or concealment of any original interiors.

Key Architectural Elements:

- unusual pointed arched openings with red brick dressings
Conservation Guidelines:

- 

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the market was an early, if unsuccessful, introduction of self-service shopping.

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

AHC E3  Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

i.e., the market is an unusually well developed expression of the Spanish Mission style applied to a commercial building.

Significance:

The former Brunswick Market is an unusually well developed expression of the Spanish Mission style applied to a commercial building. As a venture, the market was innovative, introducing a new, but then unpopular, form of self service shopping. Located at the corner of Ballarat and Trafalgar Streets, behind the former Hoopers Store, it is visible from Sydney Road, and is a well known local landmark.

Original Sources:


1  Brunswick & Coburg Gazette  14 September 1930
<table>
<thead>
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<td>House</td>
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<td>Claude Washerton</td>
</tr>
</tbody>
</table>

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

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- early 20th century suburban development
- association with stone quarrying industries

History:

The house at 1 Barkly Street was built between 1910 and 1915 adjacent to the stone quarry for Claude Warburton, a building contractor. From the 1950s, it was occupied by Mrs R.G. Warburton.

Barkly Street started as a track to the stone quarries in the late 1840s, and was constructed by the Council in 1859. There were stone quarries on the north and south sides of Barkly Street. The Warburton stone quarry in Barkly Street East was entered from Miller Street. A number of members of the family are recorded as being involved with the quarry: Uriah Warburton, Seth Warburton, and Thomas Warburton. Seth Warburton, a stone mason, is listed in the directories as living in Miller Street from 1868. It appears that he lived at The Elms, a house shown on the MMBW plan to the east of the quarry entrance, and recorded as his residential address in the 1906 directory. This house was replaced by a convent around the 1930s. Thomas Warburton is listed in the directories as living in Barkly Street East from around 1883. He was a noted stone quarryman.

Description:

1 Barkly Street, Brunswick, is a single storey Edwardian timber house. It has a mock-ashlar facade and weatherboard side and rear walls. The facade is symmetrical, and has a particularly ornate cast iron verandah with a bullnose profile roof and a central gabled portico with return eaves supported by paired barley-sugar columns. A cast iron lacework frieze sits beneath a narrow timber moulding. This type of verandah is an element of many Brunswick houses of this period.

The house has a corrugated iron gambrel roof with bracketed eaves, timber fretwork to the gable-ends and terracotta ridge capping and finials. The chimneys are red brick with unpainted rendered cornices and terracotta chimney pots. The front door is flanked by sashes of tripartite timber-framed double-hung sash windows with highlight, separated by timber pilasters.

The house has a timber picket fence (c.1940s).

The property once included the bluestone cobbled carriage way which is now located on 3 Barkly Street, a property also held by the Warburton family.

Key Architectural Elements:

- block-fronted facade and weatherboard side and rear wall cladding
- highly ornate bullnose-profile verandah: paired barley-sugar columns and ornate frieze
- ornate timber bargeboards and gable-ends
- bracketed eaves with timber decoration between brackets
- timber pilasters between windows
- corrugated iron roof with terracotta ridge capping
- red brick and unpainted render chimneys with terracotta chimney pots
Conservation Guidelines:

- remove steel pipe handrail from front steps
- replace missing parts of terracotta ridge capping

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the house is associated with the locally important quarrying industry.

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

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

i.e., the house is a representative ornate Edwardian timber villa, with an excellent example of an elaborate verandah of a type popular in Brunswick.

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the house is associated with the Warburtons, a locally prominent quarrying family.

Comparative Examples:

28 Davies Street, Brunswick
Iona, 31 Donald Street, Brunswick
Artrim, 11 Gaffney Street, Coburg

Significance:

1 Barkly Street, Brunswick, is of local architectural and historical significance. The house is a relatively intact example of an ornate Edwardian timber villa, with an excellent example of an elaborate verandah of a type popular in Brunswick. The historical significance of the house derives from its long association with the locally prominent Warburton family, who were involved in stone quarrying on adjacent land in Barkly Street.
Original Sources:


Sand & McDougall *Directory of Victoria*, various dates

1. MMBW Plan No. 95, 1996.
2. The family history has not been researched.
3. A member of the family donated a bluestone horse drinking trough to the Council some years ago. The trough has recently been rediscovered and its origins determined. It was originally located to serve the horses used on the property.
Building: Bluestone Cottage

Address: 130 Barkly Street, Brunswick

Current Use: Office of Warehouse (to rear)

Significance: A

Map Ref: 29 110

Current Owner: Unknown

Property Info: Unknown

Construction Date: c.1850s

Architect: Unknown

Builder: Matthew Bissett?

Original Use: Residence

Original Owner: Matthew Bissett?

Intactness: [ ] [ ] [x] [ ] [ ] [ ]

Condition: [ ] [ ] [x] [ ] [ ] [ ]

Existing Heritage Listings:

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

Recommended Heritage Listings:

- Victorian Heritage Register: [ ]
- Register of the National Estate: [ ]
- HO Controls: [x]
Principal Historic Themes:

- association with stone quarrying industries

History:

The 1860-61 rate books record Matthew Birkett as the owner and occupier of a stone house on the south side of Barkly Street consisting of four rooms, a kitchen and stables. The house was probably constructed in the 1850s. It is likely that the building was constructed by Birkett, a quarryman, from the local stone. Quarrying was an early activity in south east Brunswick, and these quarries provided essential stone supplies for Melbourne from the 1850s.

From about 1873 to 1880, Birkett let the property to a succession of tenants, including a Traveller, a Carter and a Cabman. In 1882 the property, comprising a "stone house and land", passed to John Mulville, a journalist, and it may have been responsible for the additions to the rear of the building. By March 1900, the last date at which Mulville's ownership is recorded, this five-roomed stone house was being let to Benjamin Brown, a clerk. By March 1901 the property had passed to Alexander Craig Reith, a baker of Lygon Street, Brunswick, who continued to let the property as a domestic building. The brick bakery at the rear was Reith's business premises; presumably it dated from c.1901, but it was demolished in 1984.

Description:

130 Barkly Street is a single storey cottage of random coursed bluestone construction and a hipped slated roof, featuring scylation slates to the front. The east iron verandah has a concave corrugated galvanised steel roof, and appears to be a recent addition. The symmetrical front elevation has a central, four panelled door, flanked by two timber framed double hung windows with bluestone quoining surrounds and dressed bluestone sills. Only the front elevation is two storeyed, in contrast to the deeper and more random courses of the side elevations. There is a bluestone chimney on the east side of the building and geometric cast iron wall vents remain. A brick extension to the rear has a hipped slate roof and a brick chimney. Gutters, downpipes and ridge capping have been replaced.

Key Architectural Elements:

- random coursed bluestone construction
- hipped roof with original slates

Conservation Guidelines:

- reinstate verandah to original or sympathetic design
- repair slate roof

Comparative Examples:

151 Barkly Street, Brunswick
82 Bell Street, Coburg
191-193 Edward Street
193 Weston Street, Brunswick
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria. *i.e., the house is associated with the locally important quarrying industry.*

HV B The importance of a place or object in demonstrating rarity or uniqueness

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

*i.e., the house is an early example of a simple worker’s cottage*

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

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

*i.e., the building is representative example of a simple worker’s cottage.*

HV H Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

*i.e., the house is associated with Matthew Birkett, a local quarryman*

Significance:

130 Barkly Street, Brunswick, is of local historical and architectural significance. It is an early and relatively intact example of a simple worker’s cottage. The association of the building with the quarry worker, Matthew Birkett, who was probably responsible for its construction, and its association with the quarrying industry in Brunswick, adds substantially to its importance.
Original Sources:


Sands and McDougall *Directory of Victoria* (Various dates).

City of Brunswick Rate Books.

Heritage Victoria File 84/5508.

---

1. There are no rate books earlier than 1860-61 for the City of Brunswick. The City was only proclaimed in 1857 and it appears that municipal organisation only dates from about 1859.
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<th>Building:</th>
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Intactness: E[ | G[ | F[ | P[ ]

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

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

Recommended Heritage Listings:
- Victorian Heritage Register
- Register of the National Estate
- H(0) Controls [x]
Principal Historic Themes:

- primary production, early agricultural/farming activity

History:

151 Barkly Street is an early bluestone cottage probably dating from the 1860s. The cottage has been occupied by a variety of people including David Spence, contractor (late 1880s–90s), William Grimes (1890s), and was used by J.J. Watkins as a dairy (c.1900).

Description:

151 Barkly Street, Brunswick, is a single storey bluestone cottage of random coursed bluestone, re-occupied in the façade. The front façade of the cottage is symmetrical about a central doorway, with two timber-framed double-hung windows. The verandah has corrugated iron cladding. The gabled roof is punctuated at the ridge line by red brick chimneys with masonry chimney pots.

Key Architectural Elements:

- random coursed bluestone construction

Conservation Guidelines:

- remove intrusive vegetation from front garden

Comparative Examples:

130 Barkly Street, Brunswick
82 Bell Street, Brunswick
191-193 Edward Street
193 Weston Street, Brunswick

Heritage Victoria/Australian Heritage Commission Criteria:

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

AHC R2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the house is an early example of a simple worker's cottage.

HVE The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
AHC E1

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

i.e., the building is representative example of a simple worker's cottage.

Significance:

181 Barkly Street, Brunswick, is of local historical and architectural significance. It is an early and relatively intact example of a simple worker's cottage, one of only a few surviving in Brunswick.

Original Sources:


Sands and McDougall Directory of Victoria, various dates.

1 A rate book search has not been undertaken.
Building: Cottages (part)  
Address: 159-161 Barkly Street, Brunswick  
Current Use: Residences  
Property Info: Unknown  
Architect: Unknown  
Original Use: Residences  
Significance: B  
Map Ref: 29 116  
Current Owner: Unknown  
Construction Date: Pre-1906  
Builder: Unknown  
Original Owner: Unknown  

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

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

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

Allan Lovell & Associates
Principal Historic Themes:

- association with stone quarrying industries

History:

Unknown: The cottages are first listed in the 1906 directory, but appear to have been vacant at that time. Subsequent occupiers include Thomas Lofthus, who lived at No. 161 from the 1910s.

Description:

159-161 Barkly Street, Brunswick, is a pair of attached timber cottages. The main hipped roof, clad in corrugated iron, encompasses a verandah with a turned timber corner post and simple timber moulding running under the eaves. The front wall of each cottage has a projecting square window bay, with timber-framed double hung sash windows with multipaned highlights. No. 159 retains the original red and blue chequerboard-configured glazing in the highlights, and to the front door sidelights.

The cottages are notable for the incorporation of unusual carved timber panels on the facade on each side of and below the projecting bay window, fine timber work on the frames of the bay windows, and unusual turned timber verandah posts. The carved panels are Art Nouveau in style, using lily motifs on the central panels. All the timberwork on No. 161 is painted, while the relief carvings on No. 159 have been stripped back to a dressed timber finish.

Key Architectural Elements:

- unusual carved timber panels to otherwise weatherboard facades
- face red brick corbelled chimneys with terra cotta chimney pots
- turned timber verandah posts

Conservation Guidelines:

- reinstate original coloured glazing (No. 161)
- reinstate matching colour schemes
- remove paint from brick party wall
- reinstate original matching front fences

Comparative Examples:

333-335 Brunswick Road, Brunswick

Heritage Victoria/Australian Heritage Commission Criteria:

HV E The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
AHC R1

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

i.e., the building is good example of a simple timber worker's cottage, featuring unusual carved Art Nouveau motifs.

Significance:

The pair of timber cottages at 159-161 Barkly Street, Brunswick, is of local architectural significance. The significance lies in the demonstration of craft skills in the design and execution of the timber carving and decoration used on the facade. Additionally, the use of Art Nouveau motifs, which are only seen on a small number of residences, are rare on such modest cottages.

Original Sources:


J. Barnes. ‘Street Names of Brunswick’. [Unpublished manuscript] 1987

Sand's and McDougall *Directory of Victoria*, various dates.
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<th>Building</th>
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<td>UC Area</td>
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<td>National Trust</td>
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Allon Lovell & Associates
Principal Historic Themes:

- significant phases in the development of towns and suburbs: 19th century speculative building activity
- significant phases in the development of towns and suburbs (urban settlement): 19th century speculative subdivision patterns
- early 20th century suburban development over 19th century subdivisions

History:

Greystones, 58 Belair Avenue, was probably built for James Chapman c.1888, a villa on his Forest Hills Estate.

Concurrent with the first land sales by the Glenroy Land Co in 1887, James Chapman purchased over 1,500 acres (615 hectares) of the Glenroy Farm on the western side of Pascoe Vale Road from Duncan Kennedy for £76,000. Chapman laid out streets between Belair Avenue and Stanley Street, intersected by Glencroy Street (now Chapman Avenue), naming it the Forest Hills Estate. He had at least five villas erected and spent over £3,000 on street works and planting, halted in 1893 by the Depression. The Tiverton Park Estate, advertised in 1916, was a renewed attempt to sell off Chapman’s land.

The house was later the home of the Lyons family.

Description:

Greystones, at 58 Belair Avenue, is a symmetrical single storey rendered villa with a hipped slated roof, double-hung sash windows and an unusual parapeted wing adjoining the west elevation.

The original verandah has been removed, and a small cantilevered canopy c.1950s protects the front door, to which a security door has been added.

Key Architectural Elements:

- hipped slated roof
- unusual parapeted addition to west elevation
- unpainted rendered chimney

Conservation Guidelines:

- remove porch canopy and reinstate verandah to original design
- preferably remove timber panel and lattice side fence

Heritage Victoria/Australian Heritage Commission Criteria:

HV A The importance, association with or relationship to Victoria’s history of the place or object

AHC A3 Importance in exhibiting unusual richness or diversity of cultural landscapes or features.
AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e., the house is associated with the first period of suburban subdivision in Glenroy in the late 19th century.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the house is one of the few buildings in Glenroy constructed in the 19th century.

AHC B4 The importance of a place or object in demonstrating rarity or uniqueness.

AHC B5 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the house is one of the few buildings in Glenroy constructed in the 19th century.

AHC B5 The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

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

i.e., the building is a representative example of a late 19th century rendered Italianate style house.

Significance:

Greystanes is of local historical significance. It is one of a small number of houses dating from the first period of suburban subdivision in Glenroy in the 1880s, and was probably a part of James Chapman’s Forest Hills Estate.

1 Broadmeadows Historical Society file on Greystanes, 56 Blair Avenue, Glenroy.
3 Glenroy Historical Society photograph archive
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<tr>
<th>Buildings</th>
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<td>Address</td>
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**Intactness:**

- E [ ]
- G [ ]
- F [x]
- P [ ]

**Condition:**

- E [ ]
- G [ ]
- F [x]
- P [ ]

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- 

History:

The Grange, originally a six room stone farmhouse, was constructed c.1863 for Peter virtue, a Scottish born farmer and pioneer Baptist Church Missionary in Victoria. It was erected on five acres (2 hectares) of land in the agricultural district of Penridge in a style reminiscent of early 19th century Scottish vernacular traditions.

Description:

The Grange has a facade of ashlar bluestone, and side and rear walls of coursed random bluestone rubble with granite sills to timber windows (some from c.1930s), and a steep hipped roof with two small weatherboard-clad dormers. The roofing material is green pressed steel imitation tiles (1974), and the facade has been painted, possibly with a lime wash. The original iron lace verandah remains; the turned timber verandah posts are not original.

Part of the rear of the house is constructed of red brick, and there is a small side pavilion with a weatherboard and timber lattice-enclosed lean-to roofed in red-painted corrugated iron. The clinker brick front fence, and possibly the concrete front and side paths, date from the 1940s. There are some mature trees in the front garden, but none of the original garden layout is evident.

Key Architectural Elements:

- random coursed bluestone construction

Conservation Guidelines:

- remove paint from bluestone
- reinstate windows to original design
- reinstate original roofing material
- preferably remove later intrusive additions

Comparative Examples:

Gowrie, 63-65 Gowrie Street, Glenroy.

Heritage Victoria/Australian Heritage Commission Criteria:

HV B The importance of a place or object in demonstrating rarity or uniqueness

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the house is one of the earliest surviving buildings in the Penridge district
HV E  The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

AHC F1  Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

i.e., the house is a representative example of an early bluestone cottage.

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

AHC F1  Importance for close associations with individuals whose activities have been significant within the history of Victoria.

i.e., the house is associated with Peter Virtue, a prominent figure in the early history of the Baptist Church in Victoria

Significance:

The Grange is of state architectural and historical significance. It is one of the earliest surviving buildings in the Pentridge district and was the residence of Peter Virtue, a prominent figure in the early history of the Baptist Church in Victoria. The building has been extensively altered, but retains its basic configuration and structure. Its bluestone construction reinforces its contemporaneity with the early development of the Pentridge and the surrounding core of bluestone buildings.

Original Sources:


1 National Trust of Australia (Victoria) File No 2660
2 Register of the National Estate No. C/05.04
| Building: | The Blue Stone Cottage | Significance: | A |
| Address: | 82 Bell Street, Coburg | Map Ref: | 17 J12 |
| Current Use: | Coburg Historical Society Headquarters | Current Owner: | Unknown |
| Property Info: | Vol. 5624. Fol. 689 | Construction Date: | 1864 |
| Architect: | Unknown | Builder: | Unknown |
| Original Use: | Residence | Original Owner: | James & Marion Smith |

Intactness:

| E | G | P |

Condition:

| E | G | F | P |

Existing Heritage Listings:

- Victorian Heritage Register: [x]
- Register of the National Estate: [x]
- Melbourne Planning Scheme: [x]
- UC Area: [x]
- National Trust: [ ]

Recommended Heritage Listings:

- Victorian Heritage Register: [ ]
- Register of the National Estate: [ ]
- HO Controls: [x]
Principal Historic Themes:
- association with crime and punishment

History:
The house at 82 Bell Street was constructed in 1864 for James and Marion Smith. James Smith was an Irish immigrant who had arrived at Portland, Victoria, before moving to Coburg to look for work at the newly established Stockade, where he was employed to watch the Elm Street gate. The Smith family lived in a small wooden cottage on the corner of Bell and Rodda Streets before moving to 82 Bell Street after the cottage was destroyed by fire.

The cottage once formed part of a group of seven stone and timber cottages in Bell Street owned and occupied by prison warders from Pentridge Prison. It was associated with the Smith family, who were traditionally warders and blacksmiths, from 1864-1978. It is now known as ‘The Bluestone Cottage’ and is currently occupied by the Coburg Historical Society.

Description:
82 Bell Street is a four-roomed cottage of ashlar bluestone with a hipped slate roof, two brick chimneys and a rear skillion-roofed verandah which has been converted into a kitchen and bathroom. The front skillion-roofed verandah is supported by square section timber posts and has no frieze. Later additions include a separate two-roomed weatherboard building, comprising a kitchen and laundry.

Key Architectural Elements:
- ashlar bluestone construction
- hipped slate roof

Conservation Guidelines:
- repair slate roof
- reinstate original or sympathetic verandah

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

AHC A3 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e., the house is associated with Pentridge Prison, which is of state significance.
HV B The importance of a place or object in demonstrating rarity or uniqueness

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the house is one of the few surviving from the original complex of bluestone buildings in Coburg.

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

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

i.e., the house is a good example of the style of bluestone buildings erected around Pentridge Prison.

HV H Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the house had a long association with the Smith family, several of whom were warders at Pentridge Prison.

Significance:

82 Bell Street is of state historical and architectural significance. It is a remnant of the original complex of bluestone buildings of Coburg, many of which have been demolished. Its historical significance lies in its connection with Pentridge Prison, which played a dominant role in the development of Coburg in particular, and colonial Victoria generally. This significance is enhanced by the house’s long connection with the Smith family, several of whom, including the original occupant James Smith, were warders at Pentridge. Architecturally, the bluestone construction reinforces the visual association with Pentridge.

Original Sources:

Timothy Hubbard Pty Ltd  City of Coburg Heritage Conservation & Streetscape Study. October 1990.

Department of Planning & Urban Growth (now the Department of Infrastructure). File No 845523-M.

Notes prepared by Coburg Historical Society.

Victorian Heritage Register No. 689

1 Leaflet on the Bluestone Cottage prepared by the Coburg Historical Society, undated
2 Register of the National Estate, No. 014942
3  Research notes, File No. 845528-M from the Heritage Branch of the Ministry for Planning and Environment.
Building: Coburg Primary School No. 484 (Infants’ School and Shelter Shed)
Address: Bell Street & Russell Street, Coburg
Current Use: School
Property Info: Unknown
Architect: Unknown
Original Use: School
Significance: A
Map Ref: 17 J12
Current Owner: State Government of Victoria
Construction Date: 1910
Builder: Unknown
Original Owner: State Government of Victoria

Intactness:

| E | G | F | P |

Condition:

| E | G | F | P |

Existing Heritage Listings:

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

Recommended Heritage Listings:

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- provision of education

History:

The Infants' School at the corner of Bell and Russell Streets, Coburg, was built in 1911 as an extension of the original Coburg Primary School (No 484), on the north side of Bell Street, which was constructed in 1874. The memorial stone was laid by Treasurer of Victoria, the Hon W A Wyat MLA. The school was the first government school built on the American model of a large central hall with classrooms and offices arranged around and entered off it.

The shelter shed near the Russell Street boundary was built by the pupils' parents, c 1910-20s.

Description:

Coburg Primary School Infants' School is a red brick building with roughcast rendered dressings. The multiple-gabled roof is of Marseilles pattern tiles with prominent ornate ventilators along the ridge line, which is also capped with delicate terracotta ridge capping, and the gable ends and parapets at each end feature elegant Art Nouveau decoration. Windows are timber framed, some with leadlight glazing. Other elegantly detailed elements include the wall vents and the rendered parapet above the entrance, which features the school's name and number entwined with foliage and gymnus. The interior is substantially intact and includes particularly fine Australian timbers, carvings in the joinery.

The shelter shed is built to a simple hexagonal plan and has timber base walls with diagonal lattice infill to the eaves of its hipped tiled roof, small gabled vents and a central finial. Entry is via two gated openings on the east elevation.

Landscape:

The significant landscape associated with Coburg Primary School consists of a number of mature trees.

A significant perimeter planting of Pepper Tree (Schinus molle var. ataxara) is located to the north and west of the site. Four mature Cayo Island Date Palm (Phoenix canariensis) form notable specimens on the Bell Street frontage. Also of note are the mature Common Oak (Quercus robur) and Elm (Ulmus procera) to the north of the site.

The Coburg Primary School landscape is of local interest for the number of mature palms and trees, which provide a contemporary setting to the major school building. The trees contribute to the heritage character of the surrounding precinct, which contains a number of other culturally significant landscapes and buildings. Furthermore, the locations of these plantings within the site contribute to the amenity value of the adjacent streetscapes.

Key Architectural Elements:

- one and two storey red brick building with rendered dressings
- gabled terracotta tiled roof with ornate roof ventilators
- timber and stucco gable-ends
• to single storey sections
• Art Nouveau decoration, curved parapets, Australiana and other abstract rendered motifs

Conservation Guidelines:

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e., the school retains good examples of interior and exterior detailing, including the incorporation of Australian motifs; the shelter shed is unusual example of this type.

HV F
The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

AHC F1
Importance for its technical, creative, design or artistic excellence, innovation or achievement

i.e., the school was the first government school built on the American model of a large central hall with classrooms and offices arranged around and entered off it.

Significance:

The school building is of state architectural and historical significance. It was the first government school built on the American model of a large central hall with classrooms and offices arranged around and entered off it. A plan was prompted by a review of the education system which recommended changes from the earliest years of school. Its architectural significance derives from the fine detailing and the incorporation of Australian motifs into interior joinery and external detailing.

The shelter shed built by the pupils' parents in the yard of the school is of local architectural significance. It is a particularly unusual example this building type, displaying a considered simplicity. Its significance is diminished by its siting: its pavilion-like form could be displayed more effectively were it not flush with a high cyclonic wire boundary fence.

Original Sources:

Timothy Hubbard Pty Ltd. City of Coburg Heritage Conservation & Streetscape Study October 1990
Foundation Stone, Coburg Primary School.
R Bloom. Coburg: Between Two Creeks, Port Melbourne, 1987, p. 188


2 The first private but less sophisticated example was the Wesleyan Methodist School, Fitzroy Street, St Kilda designed by Percy Osklen in 1888.
<table>
<thead>
<tr>
<th>Building:</th>
<th>Coburg City Hall</th>
<th>Significance:</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>88-92 Bell Street, Coburg</td>
<td>Map Ref:</td>
<td>17 112</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Municipal Offices</td>
<td>Current Owner:</td>
<td>City of Moreland</td>
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<td>Property Info:</td>
<td>Unknown</td>
<td>Construction Date:</td>
<td>1922, 1928</td>
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<tr>
<td>Architect:</td>
<td>Charles Robert Heath</td>
<td>Builder:</td>
<td>Cockram &amp; Cooper</td>
</tr>
<tr>
<td>Original Use:</td>
<td>Town Hall</td>
<td>Original Owner:</td>
<td>City of Coburg</td>
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</table>

| Intactness: E [ ] G [x] P [ ] | Condition: E [ ] G [x] P [ ] |

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<thead>
<tr>
<th>Existing Heritage Listings:</th>
<th>Recommended Heritage Listings:</th>
</tr>
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<tr>
<td>Victorian Heritage Register</td>
<td>Victorian Heritage Register</td>
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<tr>
<td>Register of the National Estate</td>
<td>Register of the National Estate</td>
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<tr>
<td>Moreland Planning Scheme</td>
<td>HO Controls</td>
</tr>
<tr>
<td>LC Areas</td>
<td>[x]</td>
</tr>
<tr>
<td>National Trust</td>
<td></td>
</tr>
</tbody>
</table>
Principal Historic Themes:

- association with local government

History:

Coburg City Hall was designed by Charles Robert Heath, a Brunswick architect who had been previously designed the Fawkner Cemetery (1906) and additions to the Brunswick Town Hall (1926). The Coburg City Hall was constructed by Cockram & Cooper in 1922. Originally it was a symmetrical U-shaped building with the main facade facing Bell Street. In 1929, the building underwent additions costing $13,000, including a lounge area, space for a future public library, a supper room, foyer and balcony. The building subsequently doubled as a cinema on Wednesday and Saturday nights. Recently it has undergone various minor alterations and additions, including the link with the 1984 municipal offices.

Description:

Coburg City Hall is a stylised classical building with an asymmetrical U-shaped plan. The Bell Street elevation comprises a single-storey central section with white-painted rendered walls and timber windows flanked by simple pilasters on each side of the entrance. The entrance has a small covered porch leading to a taller central mass of rendered brick with chamfered corners and is capped with a concrete false dome. Flanking this section are two double-storey red brick pavilions, with small openings dressed with white-painted rendered concrete and the pilaster motif repeated along the low horizontal window openings to the first floor. An additional entrance to the south-west is sheltered by a cantilevered concrete roof. To the rear, and parallel to the front section, is a double-storey red brick section with a gabled roof and a rendered parapet along the front, partially concealed by the dome. The roofs otherwise are of terracotta tiles and the windows timber.

Key Architectural Elements:

- rendered central entry section with white-painted walls and dome
- two storey pavilions with face red brick walls
- terracotta tiled roofs
- siting: set back from street behind formal gardens

Conservation Guidelines:

- 

Heritage Victoria/Australian Heritage Commission Criteria:

HVA

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

AHC A3

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

AHC A4

Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.
i.e., the building is important one to have been positioned on the site of the original Pentridge Reserve.

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

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

i.e., the building is an unusual example of the municipal type; it retains good examples of Art Deco interiors.

HV U Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the building is associated with Charles Robert Heals, a locally prominent architect.

Significance:

Coburg City Hall is of local historical and architectural significance. Historically, the building is the municipal focus for Coburg, and it is a key building in the complex of buildings which has evolved on the original Pentridge village reserve (Church and Municipal Reserve Precinct see datasheet). Architecturally, its unusual design, which is claimed to derive in part from Luryns’ Viceroy’s Residence, and its remarkably early and intact Art Deco interiors, are also significant.

Original Sources:


Foundation Stone, Coburg City Hall

1 Royal Victorian Institute of Architects Journal. Sept 1929, p. 28.
3 Broome, Coburg, p. 206.
### Building Information
- **Building:** Houses
- **Address:** 1-3 Blyth Street, Brunswick
- **Significance:** B
- **Map Ref.:** 20 H7
- **Current Use:** Residences with Professional Rooms
- **Current Owner:** Unknown
- **Property Info.:** Unknown
- **Construction Date:** c.1888
- **Architect:** Unknown
- **Builder:** Unknown
- **Original Use:** Residences with Professional Rooms
- **Original Owner:** T M Staley

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

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

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

### Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- provision of health care and related activities

History:

Nos 1 and 3 Blyth Street were built c 1888 for J M Staley, a relative of Allan Staley, on the corner of Blyth and Staley Streets. Blyth Street became one of the better residential addresses in Brunswick from the 1880s and a number of buildings near the corner of Blyth Street and Sydney Road combine professional rooms and residences.

The first occupiers of the buildings, which were described in the 1888 rate books as 10 roomed brick houses, were Dr Douglas Stewart (No 1), a prominent local doctor, and Jessie B Staley, described as a "lady". Both houses were transferred into the ownership of Jessie B Elder, who may have formerly been Jessie B Staley, in 1889, and No 3 was occupied by William (gent) and Jessie Elder. No 1 Blyth Street appears to have been occupied by doctors since, with some early occupiers being Dr Melrose Walker (early 1900s), William Steel (physician, c 1910), and S F Ridley (physician, 1920s). Diagonally opposite was another doctor's residence and rooms on the south east corner of Sydney Road and Blyth Street.

Frederick Kael, dentist, occupied No 3 in 1901, travelling to the USA for further training and returning to open a new surgery and residence on Sydney Road opposite the end of Blyth Street in 1905. Miss Agnes Dodds, followed by Miss Emily Dodds, occupied No 3 around 1910-15; the Dodds family arrived in Brunswick in the 1850s operating an orchard in the area that is now Dodds Street and was later developed by A and G Staley for a large horse and factory (1930).

Description:

The building at 1-3 Blyth Street is a pair of two storey attached brick houses, Italianate in style. Built on face bluestone plinths, the two double-fronted residences have projecting bays rising through both levels, each with three double-hung timber-framed arched windows with prominent keystones and an ornate moulded string course below impost level. The brick facades and chimneys are rendered; the chimneys retain their original unpainted finish. The balconies have cast iron posts (two of which have had the capitals removed) and decorative cast iron balustrade to friezes and balustrades. Neither the frieze nor balustrade on the first floor of 3 is original. The hipped roofs, which have bracketed eaves, were once both slate, but the roof on 3 has been replaced with corrugated galvanised steel.

Both houses retain their cast iron palisade fences and gates; 3 is still occupied by medical rooms.

Key Architectural Elements:

- prominent streetscape presence
- distinctive semi detached 19th century Italianate design
- original cast iron verandahs, balconies and palisade fences

Conservation Guidelines:

- No. 3 replace slate roof
- retain original or sympathetic uniform external colour scheme
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria. *i.e., the building has been continuously associated with doctor's room since their construction.*

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

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community *i.e., the building is an unusual example of the attached two storey rendered Italianate houses/offices.*

Significance:

A pair of large houses, significant as an example of the larger houses built by professional families in Blyth and adjoining streets in the 1880s, and for its continuity of use as doctors rooms and residence.

Original Sources:


Brunswick City Council rate books.


Sand and McDougall. *Directory of Victoria* (Various dates)

1 Allan Staley was the first licensee of the Court House Hotel in Sydney Road in 1864, and apparently owned land around what is now Staley Street from the early 1870s. Staley was a Brunswick Councillor 1866-72 and Mayor, and was the brother-in-law of Daniel Blyth. A and C Staley established a cleaning factory in Brunswick in 1924 in Merri Street. J B Staley (or J B Staley) was a member of the same family, but the association has not been researched.
Building: Fire Station and Flats
Address: 24 Blyth Street, Brunswick
Current Use: Fire Station
Property Info: Unknown
Architect: Scabrook & Fildes
Original Use: Fire Station and Flats
Significance: A
Map Ref: 29 H7
Current Owner: Metropolitan Fire Brigade
Construction Date: c.1940
Builder: F N Mana Pty Ltd
Original Owner: Metropolitan Fire Brigade

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [x]
- 198 Controls [x]
Principal Historic Themes:

- provision of essential services and urban infrastructure (power, transport, fire prevention, water, lights, sewers) (AHC 41)

History:

The Metropolitan Fire Brigade Station No. 4 in Blyth Street, Brunswick, was built c.1940. It was designed by Seabrook & Fields, who had designed MacRobertson Girls High School, Victoria's first Moderne school building, in Melbourne in 1934. The fire station originally comprised a group of three buildings in a streamlined Moderne style. Two detached blocks of flats were built to the rear of the station, originally providing accommodation for the firemen, which partially enclosed a garden courtyard. The flats are now privately owned. The flats closer to the fire station were demolished c.1995.

Description:

The fire station, containing offices and fire truck bays, is situated at the corner of Blyth and Burchett Streets, and the remaining block of flats, to the south, at the corner of Burchett and Barmingham. Both buildings are of two storeys, constructed of red and cream brick in a Moderne style. Characteristic of the style, the buildings are asymmetrical compositions of cubic forms with metal framed windows and roofs concealed behind brick parapets. Ground floor openings have cantilevered concrete porch canopies, and, on the fire station building, the fire truck bay openings are separated by slender cream brick fins. On both buildings, long vertical strips of windows indicate internal stairwells. The gently stepped facade of the flats also employs a curve in plan, another popular Moderne device, as in the flagpole is affixed to the front of the fire station with metal hoops.

The fire station yard has been extended, occupying the site of the demolished flats (c.1995). A new fence, in non-matching cream and red brickwork, marks the Burchett Street side boundary.

Key Architectural Elements:

- bold red and cream brick Moderne composition
- typical Moderne elements: narrow vertical slit openings, low horizontal window bands, corner windows, flagpole
- cantilevered concrete window and porch canopies and parapet cappings
- steel-framed windows

Conservation Guidelines:

- preferably remove red and cream brick fence (c.1990s) along Burchett Street frontage

Heritage Victoria/Australian Heritage Commission Criteria:

HV B The importance of a place or object in demonstrating rarity or uniqueness
AHC B2  Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

_i.e., the complex is a relatively late example of on site staff accommodation at fire stations._

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

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

_i.e., the complex is a good example of the use of the Moderne style in a public building._

HV F  The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

AHC F1  Importance for its technical, creative, design or artistic excellence, innovation or achievement.

_i.e., the complex is an early notable early example of Moderne architecture in Victoria._

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

_i.e., the fire station was designed by notable inter-War architectural firm, Seabrook & Fildes._

**Significance:**

The Fire Station and Flats in Blyth Street, Brunswick, are of state architectural and historical significance. The complex, a good example of the innovative work of the architectural firm Seabrook & Fildes, is a notable early example of Moderne architecture in Victoria. Of particular significance to the Moreland area is the use of large areas of cream brick, which was first developed by Brunswick brickmaker John Grew in the 1860s. Whilst cream bricks had been used in several notable buildings in the locality from at least the 1860s, the Moderne movement brought them back into favour. The complex is also a relatively late example of on-site staff accommodation at fire stations.
Original Sources:


*Royal Victorian Institute of Architects Journal*, Nov-Dec 1937, p. 204
<table>
<thead>
<tr>
<th>Building:</th>
<th>Former Independent Church and Lymall Hall</th>
<th>Significance:</th>
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<tr>
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<td>Unknown</td>
<td>Builder:</td>
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<tr>
<td>Original Use:</td>
<td>Church and Hall</td>
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<td>Independent Church</td>
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Intactness:   E [ ] G [ ] F [x] P [ ]  
Condition:    F [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:  
- Victorian Heritage Register [ ]  
- Register of the National Estate [ ]  
- Mount Alexander Planning Scheme [x]  
- UC Area [x]  
- National Trust [x]

Recommended Heritage Listings:  
- Victorian Heritage Register [ ]  
- Register of the National Estate [ ]  
- HO Controls [x]
Principal Historic Themes:

* permanent places of worship

History:

The Independent Church congregation moved from their first church at 523-27 Sydney Road to establish this larger church, later becoming the Congregational Church, and joining the Uniting Church in 1977. Lynall Hall was constructed in 1865, and was used as a church hall after the Independent (later Congregational) church was built adjacent to the hall in 1888. Lynall Hall was named after George Lynall, a prominent local resident. The original hall appears to have been demolished by 1960, as its foundation stone remains set into a wall on the Lawrence Street side of the complex. Rev W H Lawrence, who lived in nearby Blyth Street, was the first minister.

The foundation stone of the church was laid by C W Taylor Esq JP on 19 March 1888. The Blyth Street facade of the church was rebuilt in red brick in 1912, the timber hall at the rear of the church, which retains a small timber bell tower, may also date from this period. The current Lynall Hall was built in 1929 on the Overend and Lawrence Street corner. The church was at one stage used as the Chiesa Pentecostale Italiano Indipendente, and Lynall Hall was used as the Children for Christ Resource Centre.

The complex was converted into housing in the mid-1990s.

Description:

The church at 103A Blyth Street, Brunswick, is a brown brick Gothic Revival Church. It has a gabled slate roof with ventilated gables. The rebuilt Blyth Street facade of the church (1912) is in red brick, and has a parapeted gable end with rendered copings and dressings. A small shot window sits between the uppermost rendered string course and the apex. A lower gabled addition to the south is similarly detailed, and has a hipped roof entrance porch with rendered bracketed eaves. The front elevation has a group of three pointed arch windows with multi-paned highlights and rendered dressings.

The brick and cast iron fence along the Blyth Street boundary appears to be original.

The present Lynall Hall (c 1929) is a single storey red brick building. It has a gabled roof (now clad in corrugated galvanised steel) behind a plain parapet which has a moulded rendered cornice. The entrance is a lower projection at the rear of the site, and has a rendered shallow central pediment. The windows are timber-framed multi-paned double-hung sashes.

The conversion of the church and hall into housing has involved much alteration to the buildings including the addition of skylights to the roof, the replacement of windows and addition of balconies to the church, the construction of new fences and gates, and new landscaping across the site.

At the rear of the church was a timber hall (c 1931) with a small bell tower, this was demolished in the 1990s.
Key Architectural Elements:

**Former Independent Church:**
- prominent corner siting
- brick and render Gothic Revival facades
- steeply pitched slated gabled roofs
- distinctive details including corbelled cornices, brick buttresses pointed arched windows

**Former Lynall Hall:**
- brick and render facades

Conservation Guidelines:

- 

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e. the Church's Gothic revival style

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

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

i.e. the association of the building with the Independent and Congregational Churches

Significance:

The church and hall complex at 103A Blyth Street, Brunswick, is of local historical significance. The complex has significant historical connections to Brunswick and the Independent and later Congregational Church, and demonstrated a long continuity of use of the site. However, the demolition of the original timber hall and the 1990s conversion of the church and 1979 into housing has significantly diminished the significance of the site.

Original Sources:


*Sand’s and McDougall, Directory of Victoria.* (Various dates).
Brunswick City Council Rate Books

1. MMBW Plan No. 104, 1906.
| Building: | House                      | Significance: | B                  |
| Address:  | 54 Rhyth Street Brunswick | Map Ref:      | 29 K6             |
| Current Use: | Residence                    | Current Owner: | Unknown            |
| Property Info: | Unknown                        | Construction Date: | Late 1920s        |
| Architect: | Unknown                      | Builder:      | Unknown            |
| Original Use: | House                           | Original Owner: | Ralph McGregor Dawson |

| Intactness: | E | G | F | P |
| Condition:   | E | G | F | P |

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

**Recommended Heritage Listings:**
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- early 20th century suburban development
- association with individuals or families

History:

The house at 154 Blyth Street was erected on the south west corner of Blyth and Myrtle Streets in the late 1920s for Ralph McGregor Dawson. James A Dawson occupied the house on the south east corner also from the late 1920s, followed by Mrs Alice Dawson until the mid 1950s.

Ralph McGregor Dawson, described as 'a dominating person who actually ran Council in his later years'¹ was the Town Clerk of Brunswick from 1912 to 1940. Dawson occupied the house until the late 1950s. Another family member, John McGregor Dawson, established the Sheffield Steel Works in Michael Street in 1888, and reputedly made the first steel castings in Australia.

Description:

154 Blyth Street is a large, single storey Californian Bungalow, constructed of rendered brick, with exposed bands of clinker brick used as a decorative feature, and a dominant concrete tiled roof. It features a centrally placed pair of gables, with simple geometric decorative moulding and timber shingling. Windows are double hung sashes.

The garden retains its original fence, which is similarly detailed with clinker brick piers, a painted rendered body and a corner entryway, defined by a brick and timber arch.

Key Architectural Elements:

- prominent corner siting
- original brick and render front fence and corner lych gate
- broad roof gables

Conservation Guidelines:

- 

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e., the house is an interesting, unusually detailed example of a large inter-War bungalow.
HV 11 Any other matter which the Council considers relevant to the determination of cultural heritage significance.

AIIC 11 Importance for close associations with individuals whose activities have been significant within the history of Victoria.

i.e., the house was associated with Ralph McGregor Dawson, while he was Town Clerk of Brunswick

Significance:

154 Blyth Street is of local historical and architectural significance. Its historical significance derives from its association with Ralph McGregor Dawson from the late 1920s and throughout his period as Town Clerk of Brunswick. Architecturally, it is an interesting example of a large inter-War bungalow, incorporating a variety of unusual details, such as the stucco and shingle gable-end, and retaining its original fence

Original Sources:

L. Barnes. 'Street Names of Brunswick'. Unpublished manuscript 1987.
Sandis and McDougall. Directory of Victoria. (Various dates).

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<th>Building:</th>
<th>House</th>
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**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- 

History:

The house at 7 Brett Street was constructed in the 1880s, and by 1885 was one of five in the street. Amos Simpson was the occupier until c.1906, followed by William Gallagher until the late 1950s, and then Mrs L F Gallagher into the 1960s.

Brett Street is first listed in the Sands & McDougall Directory in 1882, apparently named after W A Brett, a brewer in Glanyon Road. He also owned land in Victoria Street which was subdivided to form Brett Street.

Description:

7 Brett Street is a single storey timber cottage. Its walls are clad with weatherboard, and the gabled roof and verandah roof with corrugated galvanised steel. It has a symmetrical facade, with a central door flanked by single timber-framed double-hung windows. The simple verandah has timber posts, and side windows have bracketed skillion-roofed canopies.

The house underwent renovation in the mid-1990s. The original timber fence was replaced with a similar picket fence, and the verandah roof now has a gentle convex profile, rather than the original skillion. The original corrugated iron of the main and verandah roofs were also replaced. New landscaping work included the laying of brick paving.

Key Architectural Elements:

- Timber cottage with transverse gabled roof

Conservation Guidelines:

- Reinstall verandah to original design

Heritage Victoria/ Australian Heritage Commission Criteria:

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

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

i.e., the building is a good example of a simple 19th century timber cottage.
Significance:

7 Brett Street, Brunswick, is of local architectural and historical significance. It is the only remaining intact timber 19th century house remaining within this subdivision, and a good example of a simple 19th century timber cottage.

Original Sources:

Sands and McDougall. *Directory of Victoria* (Various dates)
| Building: | Brunswick South Primary School | Significance: | A |
| Address: | 56 Brunswick Road, Brunswick | Map Ref: | 29 K10 |
| Current Use: | School | Current Owner: | State Government of Victoria |
| Property Info: | Unknown | Construction Date: | 1886, 1914 |
| Architect: | Public Works Department | Builder: | Unknown |
| Original Use: | School | Original Owner: | Victorian Colonial Government |

![Image of a building](image_url)

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

| Existing Heritage Listings: | Recommended Heritage Listings: |
| Victorian Heritage Register | [x] | Victorian Heritage Register | [ ] |
| Register of the National Estate | [x] | Register of the National Estate | [ ] |
| Moreland Planning Scheme | [x] | HO Controls | [x] |
| UC Area | [ ] | |
| National Trust | [ ] | |
Principal Historic Themes:

- provision of education

History:

A site for another Brunswick school had been sought since the early 1870s. By the 1880s both Brunswick and Lee Street Primary Schools were full, and North Carlton and South Brunswick were growing rapidly.

The Brunswick Primary School was opened on 1 May 1886 as a two-storey brick building of six rooms and an office, providing accommodation for 495 children. The total enrollment in 1886 was 967 children, while the average attendance was only 491, but rising. Overcrowding necessitated the lease of the Free Methodist Sunday School in 1887-8, until the extensions to the school, which provided fourteen classrooms, had been completed.

In 1888, a timber carpenter's cottage was erected at the rear of the school, which in 1913 was relocated to the Brunswick Road frontage and enlarged. In 1906 the head teacher, James Robertson, requested that a modern infant room be constructed. A new brick Infant School, on the Rathdowne Street side of the grounds and containing six classrooms, was finally built in 1914. It was one of 28 built by the Public Works Department for the Education Department between 1900 and 1929, with Edwardian characteristics and a plan consisting of a series of rooms surrounding a pavilion drill hall.

Every aspect of building and expanding the school to meet the growing demand appears to have been difficult to achieve, with the intervention of the local members of Parliament essential in 1884, 1886, 1911 and 1912 to get the required action from the Department. The Hon J R Hewitt MLA, also a Brunswick Councillor, was an active advocate for the school in the 1910-20s.

Description:

The main building (1886) is a two-storey polychrome brick building with multiple-gabled slate roofs and white-painted rendered dressings. The gable-ends have centrally-placed cream brick pointed relieving arches with rendered dressings enclosing small quatrefoil moulded motifs. Below these are paired timber frames multi-paned double-hung sash windows with hipped highlights. The main gable to the east of the main entrance is penetrated by the base of a fleche, which was removed in 1958. The main entrance is a small timber framed portico with bluestone base walls, timber posts and a slate gabled roof with exposed rafter-ends. The gable-end has timber mouldings on the bargeboard and a timber finial. The roofs have small slate-clad dormer ventilators. The chimneys are of particular note, with rendered bases and moulded tops, and attached octagonal shafts (bundled in pairs or fours) in cream brick.

The Infant School (1914) is a single-storey red brick Edwardian building, with a combination of gabled and Jerkinhead terracotta-tiled roofs. A cream brick string course marks the building's plinth, and openings have rendered dressings. Windows match those on the 1886 building. The roof has decorative terracotta ridging, red brick chimneys with rendered tops, and two prominent rendered ventilators with tiled bases.
Key Architectural Elements:

**Main Building:**
- two storey polychrome brick building with rendered dressings
- gabled slate roofs with ornate, grouped cream brick chimneys
- timber-framed entrance with gabled slate roof
- multi-paned timber-framed double-hung sash windows

**Infant School:**
- single storey face red brick building
- gabled and Jerkinhead terracotta tiled roofs
- multi-paned timber-framed double-hung sash windows

Conservation Guidelines:

- 

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

*ie, the relatively ornate Victorian and Edwardian designs of the school buildings*

Comparative Examples:

Yarraville West Primary School, Yarraville (1887)
Auburn Primary School, Hawthorn East (1890)

Significance:

*Brunswick South Primary is architecturally and historically significant. It was the last of a group of eleven schools which developed towards a distinct double-storey central block between 1877 and 1886, usually as a response to constricted urban sites. As a complex, the school is historically significant as it demonstrates the pattern of growth in Brunswick, the changes in school standards and teaching practices, and the influence of local people in achieving the standard of local education they sought.*

Original Sources:


<table>
<thead>
<tr>
<th>Building:</th>
<th>Former Star Cinema Theatre</th>
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<td>Address:</td>
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<td>Original Use:</td>
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<td>A P Howson</td>
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Intactness:
- E [ ] G [ ] F [X] P [X]

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [X]
Principal Historic Themes:
- association with provision of entertainment and recreation facilities
- lines and networks of communication

History:

A P Howson, well known pioneer of cinema, opened a picture theatre in this large building c.1920. Ernest C Luckman, stambuilder, appears to have been the previous occupier of the site, running his business as a contractor from workshops here. The land was owned by Thomas Bydon.

The building dates from the early 1920s, and appears to have been constructed as a theatre. Howson's cinema was referred to as the Star Cinema Theatre in the directories, with a Miss S Lock, confectioner, at the same address, presumably selling sweets to the patrons. The cinema operated until the mid-1920s, when the Lygon Theatre opened in Lygon Street just north of Glen Lyon Road. The Lygon Theatre was operated as a picture theatre from 1922-1960. In 1985 it was partly demolished and rebuilt. Of the many picture theatres once in Brunswick, few buildings remain. The former Lyric Theatre (1912) and the former Western Theatre (c.1920) remain relatively intact, while only the shells of the former Lygon Theatre and former Liberty Theatre still exist.

Description:

The former Star Cinema Theatre at 66 Brunswick Road, Brunswick, is a large timber-framed building, clad with corrugated iron. The lower sections of the walls are concrete. It has a gabled corrugated iron roof. The entrance is a single storey section, with a simple parapet line that reflects the form of the main building. Recent alteration have included the re-surfacing of the front section, and the incorporation of an adjoining red brick building to the west. New mouldings appear to have been added to the openings, as has a plain string course.

Key Architectural Elements:
- corrugated iron wall cladding
- gabled roof form

Conservation Guidelines:
- preferably remove 20th century alterations to north elevation

Heritage Victoria/Australian Heritage Commission Criteria:

HVA The importance, association with or relationship to Victoria's history of the place or object.

AHC A3 Importance in exhibiting unusual richness or diversity of cultural landscapes or features.
AHC A4

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

_The building is a relatively early surviving example in Brunswick of an cinema established in an industrial building type._

HV B

The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2

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

_The building is one of the few extant purpose-built cinemas in Brunswick._

HV H

Any other matter which the Council considers relevant to the determination of cultural heritage significance.

AHC H1

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

_The building is associated with A P Howson, well known pioneer of cinema._

Significance:

The former Star Cinema Theatre is of local historical significance. It is a relatively early example of a cinema established in a 'primitive' factory like building, in keeping with the phenomenon of factories being converted at night into cinemas (e.g. Brunswick's first cinema (Oxford Hall) in Ponders Nall Factory c.1909), of which no evidence remains. The building has been substantially altered, and has little architectural significance.

Original Sources:


Brunswick City Council Rate Books.


1. There was a substantial increase in NAV between 1920 and 1923 from £40 to £90, suggesting the complete redevelopment of the site.

2. Les Barnes states 1922, while the directories still list the enterprise in 1923.
<table>
<thead>
<tr>
<th>Building:</th>
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<tr>
<td>Address:</td>
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<td>Current Use:</td>
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Existing Heritage Listings:

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

Recommended Heritage Listings:

- Victorian Heritage Register [x]
- Register of the National Estate [x]
- UC Controls [x]

Altam Lowell & Associates
Principal Historic Themes:

- Association with individuals or families

History:

These two pairs of cottages were erected in 1854 by the architect, James Blackburn Jnr, with the earliest recorded owner being the Rev W Jarrett in 1860, on land in Crown Portion 90 which had been purchased by Rev Jarrett in 1851. Rev Jarrett was noted as the owner of four iron houses in Brunswick Road East, comprising five rooms with detached kitchens, valued at £50 each. The houses, which were of iron sheeting, prefabricated and imported from England, were possibly erected for teachers who taught at Rev Jarrett’s adjacent school. In 1852, Jarrett founded one of Brunswick’s two earliest colleges and he was also a prime instigator of the United Presbyterian Church in Victoria.

Rev Jarrett moved to Daylesford in 1860 and the houses were mortgaged to the Union Bank. He then moved to the United States of America, and Nos. 181 and 183 were sold to JW Fleming the mayor of Brunswick. Fleming then sold these properties to Margaret Baker and Charles Burningham, the latter being related by marriage to the Glew family, local brickmakers. In the 1890s, Nos. 181 and 183 returned to one ownership under Michael Dawson, a successful building contractor.

Later owners of No. 183 include Elizabeth Watson, Mary McGlone and Daniel Raleigh. Later owners of No. 187 after Rev Jarrett include William Eckersall, Jedidiah Douhan, the Baker family, Mrs Jane Redden, Gertrude Southern and Daniel Raleigh, who owned Nos. 181, 183 and 187 concurrently. Later owners of No. 189 include William Eckersall, J S Douhan and the Glew family, associated with John Glew, who pioneered brickmaking in Brunswick in 1849, owned the property from 1870 through to 1911.

In 1997, extensive conservation work was carried out on Nos. 181-183 and 187.

Description:

The cottages were erected as two pairs, Nos. 189 and 187, and Nos. 183 and 181. (The site at No. 185 is now an access road for housing to the rear). No. 189 has remained largely in its original form, but its brick chimneys have been removed. The front facade of its pair (No. 187) had been brick clad with chamfered bricks, possibly in the 1930-40s. Its side facade retains the original iron finish. The verandah of No. 187 had also been altered. Both cottages in the other pair (Nos. 183 and 181) had been brick clad at an earlier time. The brickwork was tuckpointed. These buildings retained their original form, chimneys, windows and verandah posts, however, the verandah frieze had been replaced. A brick extension was added to Nos. 183 in 1963.

In 1997, extensive conservation work was carried out on Nos. 181-183 and 187. Brickwork which had been added to the front facades of the cottages in the 1920s was removed, revealing the original corrugated iron cladding, and various other elements—including the verandah railings and friezes and the half-round guttering—were reconstructed to match existing fragments. Importantly, although the original iron cladding was never painted, the whole was painted to create a uniform appearance where new panels had to be added. A new front picket fence was constructed.

No. 189 remains in good condition and retains much original fabric, but it was not part of the 1997 conservation program.
Key Architectural Elements:

- prefabrication
- corrugated iron wall cladding, gabled roofs and concave profile verandah roofs
- verandah railings and fringes
- decorative timber bargeboards, gable ends and finials
- half round guttering
- brick chimneys

Conservation Guidelines:

- restore and reconstruct No. 189 to match Nos. 181-185 and 187

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the buildings are surviving examples of prefabricated houses which were imported from England during the Gold Rush to alleviate the housing shortage.

HV B The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the buildings are rare surviving group of four 1850s prefabricated houses, which remain on their original site.

HV C The place or objects potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.

AHC C2 Importance for information contributing to a wider understanding of the history of human occupation in Victoria

i.e., the iron cottages are a relatively intact example of 1850s prefabricated iron cottages.
HV D The importance of a place or object in exhibiting the principal characteristics of the representative nature of a place or object as a part of a class or type of places or objects.

AHC D2 Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique).

i.e., the iron cottages are a relatively intact example of 1850s prefabricated iron cottages.

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

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

i.e., the iron houses are key visual features on Brunswick Road.

HV F The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

AHC F1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

i.e., the buildings are rare examples of the construction methods used for prefabricated iron housing in the mid-19th century.

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

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

i.e., the iron houses are a focus of local sentiment and as such are important to the people of Moreland.

HV H Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the buildings are associated with James Blackburn Jnr, a notable Colonial architect; the Rev. William Jarrett, a prime instigator of the United Presbyterian Church in Victoria; Michael Dawson, a local builder; and the Glov family, local brickmakers.
Significance:

The iron cottages at 181-183 and 187-189 Brunswick Road, Brunswick, are of state historical, technological and architectural significance. They are rare surviving examples of prefabricated houses which were imported from England in the gold rush period. They derive historical significance from their connections with the Rev William Jarrett, who established one of Brunswick's two earliest colleges in 1882, and with the Giew family, local brickmakers, who owned one of the cottages for approximately 100 years.

Original Sources:

National Trust of Australia (Victoria) File.

2 Helen Lardner, Brunswick Iron Cottages, p 12.
3 Helen Lardner, Brunswick Iron Cottages, p 12.
4 Helen Lardner, 'Brunswick Iron Cottages', p 15
<table>
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Intactness:

- E [ ] G [x] F [ ] P [ ]

Condition:

- E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- Mosman Planning Scheme [x]
- UC Area [ ]
- National Trust [ ]

Recommended Heritage Listings:

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HG Controls [x]
Principal Historic Themes:

- 

History:

The pair of Edwardian cottages at 333-335 Brunswick Road was built c.1910. The first occupiers were George Morrison (No 333, then No. 128) and Edwin Lacey (No. 335, then No. 130). The longest occupiers were members of the Spurway family who lived in No. 335 from c.1915 until at least the 1960s.

Description:

333-335 Brunswick Road, Brunswick, is a pair of symmetrical attached Edwardian timber cottages. The timber cladding imitates banded rusticated stonework. The window surrounds on the front bays are timber-carved pilasters and shallow arched heads. Each house has a recessed verandah, on either side of a rendered brick party wall, which penetrates the hipped corrugated iron roof. The roof has bracketed eaves, terracotta ridge capping and finials, and the rendered brick chimneys have moulded tops and terracotta chimney pots.

The original timber front fences have been retained.

Key Architectural Elements:

- extensive use of timber: unusually-profiled weatherboards, ornate window dressings, eaves brackets
- hipped corrugated iron roofs with terracotta ridge capping and finials
- decorative iron brackets to frieze above front entrance
- rendered brick chimneys with terracotta chimney pots
- original ornate timber front fences

Conservation Guidelines:

- remove paint from chimney of No. 333

Comparative Examples:

159-161 Barkly Street, Brunswick

Heritage Victoria/Australian Heritage Commission Criteria:

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

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.
i.e., the building is an unusual example of some attached Edwardian cottages, distinguished by the timber work on the front facade.

Significance:

A pair of cottages significant for the time craftsmanship and building skill demonstrated by the quality of the timber work on the facades of what are other relatively small cottages. The use of timber to create such elaborate decoration appears unusual.

Original Sources:

Sands and McDougall. *Directory of Victoria*. (Various dates)
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<tr>
<th>Building:</th>
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<td>UC Area</td>
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Principal Historic Themes:

- ""

History:

Robert J Henderson established a shirt factory on this site c.1910, possibly in the premises of or taking over the business of, Mrs Eleanor Johnston, a shirt manufacturer in this vicinity in 1900. In 1904, the site now containing the factory was occupied by two houses, one brick (No. 134) and one timber (No. 136). Henderson occupied No. 134 from c.1910, and Nos. 134 and 136 from c.1915. The present factory complex appears to date from 1915.1

Henderson's was one of the earlier clothing factories erected in Brunswick. In the 1880s-90s, most listings for clothes and outliners were for individuals rather than companies. The earliest factory appears to have been that of Stephens & Co in Gray Street (1895, extending into Hodgson Street in 1910) and the Sterling Shirt and Clothing Factory at 77 Weston Street (c.1900). By 1910 these two factories had been joined by R. J. Henderson & Co at 136 Brunswick Road. All other listings for clothing or hosiery manufacturers, shirt makers and knitting factories were for individuals. By 1920 many other clothing factories had been established and a number of these factory buildings remain including the Albion Clothing Factory (29 Weston St, c.1920); G Burgin Pty Ltd (151 Glenlyon Road, c.1925); Chandler & Foley (4 Railway Place, c.1920); H H Mann, shirt and collar manufacturers (1 Mannilack Street, c.1910, later Peerless Silk Mills (silk spinners, c.1942); Staley & Staley (6 Merri Street, c.1926, later Holeproof (1934); Jackson & Eckersall Pty Ltd (18 Michael Street, c.1910) and Bowen & Collins (91 Lygon Street, c.1925).

Description:

The former Henderson's factory comprises two attached brick buildings, one single storey (No. 333) and the other two storey (No. 335). The walls were originally face brick with rendered detailing, but the entire facade has been painted cream. The facades of both buildings have a series of semi-circular arched openings spanning from shallow brick piers. No. 333 has four such arched bays, two containing timber-framed hopper windows, one an arched doorway with moulded head and highlight, the last a vehicle entrance. No. 335 has arched windows at first floor level and rectangular ones below, separated by spandrel panels with delicate mouldings. There is an arched doorway and vehicle entrance (the latter probably a later addition). The parapets of both buildings have projecting cornices, the parapet of No. 335 is surrounded by acroteria and scrolls.

Key Architectural Elements:

- one and two storey Classical Revival facades with
- tall arched openings with rendered mouldings
- projecting cornice to parapet
- delicate mouldings to spandrel panels
- timber-framed windows

Conservation Guidelines:

- remove paint from brickwork
- preferably remount windows and doors to original designs
• preferably remove steel bars from windows

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the building is Brunswick's earliest known purpose-built clothing factory

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

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

i.e., the building is a relatively intact example of a Victorian factory.

Significance:

The former Henderson's Shirt Factory is of local historical significance. It is Brunswick's earliest known substantially intact purpose-built clothing factory. Brunswick later became an important centre of clothing, textile and related industries, and the Henderson factory dates from the beginning of the establishment of textile industries in the area.

Original Sources:


Sand and McDougall Directory of Victoria (Various dates)

1 A rare book search has not been undertaken. No 134 disappears from directories after 1915.
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Principal Historic Themes:

- 

History:

The construction of the concrete residence at 356 Brunswick Road was begun in 1930 by Victor W C Heberg, a German-born resident of Brunswick who acquired the land in July 1929.

Heberg built this house over the creek which ran from Dawson Street to Royal Park, with the entrance at the level of Brunswick Road and the land falling away steeply to the rear. He had previously built his own houses in Leslie and Albert Streets and he was renowned locally for his ad hoc manner of building.

Heberg also constructed Beacon garage and flats at 405-13 Brunswick Road (see datasheet). He was known in Brunswick to be an innovative and eccentric builder, as well as for his sympathetic gestures to the unemployed during the 1930s depression, and as the provider of the lift cage from which Noel Counihan spoke during the “free speech” fight in 1932.

Description:

356 Brunswick Road, Brunswick, is a single storey rendered brick house with a terracotta tiled roof. Tiled gable and hip roofs intersect and a squat shingled tower rises at roof level. Fence stoneworks and verandah columns are tiled and pebble-faced, and window and door glazing displays floral forms. The tiled entrance balcony curves around a bay and provides access to the house and yard below. The timber garage doors may have come from an old tram.

The house incorporates unusual elements and materials in a highly original composition, somewhat reminiscent of the work of Antonio Gaudi.

Key Architectural Elements:

- Highly unusual composition and combination of architectural elements
- Rendered brick walls
- Timber-framed casement and double-hung sash windows
- Irregularly pitched and terracotta tiled and shingled roof
- Unusual details: terracotta parapet capping, tessellated tile paving, decorative timber garage doors
- Adjoining shop with decorative tiled panels in parapet, original shopfront and timber door

Conservation Guidelines:

- 

Comparative Examples:

Beacon Service Station and Flats, 405-413 Brunswick Road, Brunswick.
Heritage Victoria/Australian Heritage Commission Criteria:

HV B   The importance of a place or object in demonstrating rarity or uniqueness.

AIH B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the building is a rare example of a highly individual architectural composition.

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

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

i.e., the building is an unusual example of an inter War house.

HV H   Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the building is directly associated with Victor Heiberg, a local builder and identity.

Significance:

356 Brunswick Road, Brunswick, is of local historical and architectural significance. It is a rare example of a highly individual architectural composition, which juxtaposes unusual elements and materials. The house was built by Victor Heiberg, who was known locally for his ad hoc style of building.

Original Sources:


Brunswick City Council Rate Books


Nigel Lewis & Associates Brunswick Conservation Study. 1982

Sands and McDougall. Directory of Victoria. (Various dates)


Altair Lovell & Associates 145
| Building: | Prestonie | Significance: | B |
| Address: | 357 Brunswick Road, Brunswick | Map Ref: | 20 F9 |
| Current Use: | Residence | Current Owner: | Unknown |
| Property Info: | Unknown | Construction Date: | c.1890 |
| Architect: | Unknown | Builder: | Unknown |
| Original Use: | Residence | Original Owner: | James Stroud |

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

| Existing Heritage Listings: | Recommended Heritage Listings: |
| Victorian Heritage Register | Victorian Heritage Register |
| Register of the National Estate | Register of the National Estate |
| Moreland Planning Scheme | HO Controls |
| UC Area | [x] |
| National Trust | [ ] |
Principal Historic Themes:

History:

Prestonia was built for James Stroud, brickmaker, c.1890 apparently using bricks from his own yard. Stroud lived there for only a few years. A number of local businessmen are recorded as living in this house including Harry Oxide (c.1900-1910), John Carey (1915), a local building contractor responsible for constructing St Matthew's school (now St Margaret Mary's) and Lawrence O'Brien (1937-40), proprietor of the Brunswick Guardian newspaper.

John Stroud founded a brickworks with William Barnes in 1854, operating from a site at the western end of Barkly Street, Phillipstown. The works became the Norfolk and Tregonon Brick & Tile works in the late 1880s, and were located in Albert Street West. James joined his brother John in the business after the death of Barnes in 1883.

Description:

Prestonia is a two-storey brick Italianate mansion with a prominent tower. It has brown and cream face brickwork walls and a hipped slate roof with bracketed eaves. A return cast iron verandah and balcony with a concave corrugated iron roof and cast iron lacework and balustrading stretches between two protruding bays at the south-west and north-east corners. The tower has a rendered parapet with a wide cornice, and is surmounted by delicate cast iron balustrading.

The front picket fence is not original.

Key Architectural Elements:

- Decorative 19th century 2-storey brick Italianate design
- Original cast iron verandah and balcony
- Freestanding on large block

Conservation Guidelines:

- Remove intrusive vegetation from front garden

Comparative Examples:

Hazeldeane, 359 Brunswick Road, Brunswick

Heritage Victoria/Australian Heritage Commission Criteria:

HVA The importance, association with or relationship to Victoria's history of the place or object
AHC A3 Importance in exhibiting unusual richness or diversity of cultural landscapes or features.

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria; i.e., the building is associated with the Brunswick brickworks industry.

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

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community; i.e., the building is a good example of an Italianate mansion constructed from locally-made bricks, the building is a key visual element in the landscape.

HV H Any other matter which the Council considers relevant to the determination of cultural heritage significance.

AHC H1 Importance for close associations with individuals whose activities have been significant within the history of Victoria; i.e., the building is associated with prominent local brickworks owner, James Stoud, and Lawrence O’Brien, proprietor of the Brunswick Guardian.

Significance:

Prestonia is of local architectural and historical significance. It is a fine example of an Italianate mansion constructed of locally-made bricks. Historically, it has associations with a number of prominent Brunswick business people, in particular, brickworks owner James Stoud, for whom the house was built. With Hazeldeane (359 Brunswick Road, see datasheet), it is a local landmark.

Original Sources:


Les Barnes, pers. comm


Sands and McDougall. *Directory of Victoria.* (Various dates)
Building: Hazeldene
Address: 350 Brunswick Road, Brunswick
Current Use: Residence
Property Info: Unknown
Architect: Unknown
Original Use: House
Original Owner: Caleb Burrett
Significance: B
Map Ref: 29 P9
Current Owner: Unknown
Construction Date: c. 1890
Builder: Unknown

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

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

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

- 

History:

Hazeldeane was built probably for Caleb Burchett c.1890. Burchett was a local landowner in the 1870s and Council Auditor in 1875. The house was occupied by R B Slaborn, local shirt manufacturer c.1895. Other occupants included William Steele (1900), a local physician.

Description:

Hazeldeane is a large two storey brick house with a blackwood facade of brown and cream bricks, and side walls of red brick. It has a cast iron verandah and balcony with corrugated iron skillion roof and cast iron lacework balustrading and friezes. The windows are timber-topped double-hung sashes, and the panelled front door has side and highlights. The hipped slate roof has bracketed eaves and is penetrated by blackwood brick chimneys with corbelled brick tops. The stables at the rear remain.

The property has a high front brick fence with a timber gate (c.1930).

Key Architectural Elements:

- decorative 19th century 2-storey blackwood brick Italianate design
- original cast iron verandah and balcony
- freestanding on large block

Conservation Guidelines:

- reinstate front fence to original or sympathetic design

Comparative Examples:

Prestonia, 357 Brunswick Road, Brunswick

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e., the building is a good example of a blackwood brick Italianate house; the house is a key visual element in the landscape.
IV H
Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the building is associated with Caleb Burchett, a prominent member of the Brunswick community.

Significance:

Hazeldean is of local architectural and historical significance. It is a good example of a large Italianate house of the type built for business people in Brunswick in the 1880s. It derives historical significance for its associations with Caleb Burchett, a prominent local landowner. With Prestonia (357 Brunswick Road, see datasheet), it is a local landmark.

Original Sources:

Sands and McDougall Directory of Victoria. (Various dates)

1 K East, The Burchetts and related families
Building: Former Cable Tram Engine House
Address: 363 Brunswick Road, Brunswick
Current Use: Tyre Fitting Centre, Clothing Manufacturing
Property Info: Unknown
Architect: Unknown
Original Use: Cable Tram Engine House
Original Owner: Melbourne Tramways Trust
Significance: B
Map Ref: 29 19
Current Owner: Unknown
Construction Date: 1887
Builder: Unknown

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

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

Recommended Heritage Listings:
Victorian Heritage Register [ ]
Register of the National Estate [ ]
HO Controls [a]
Principal Historic Themes:

* moving goods and people: public transport system

History:

In 1887 a cable tram service opened in Brunswick, following the route of the previous omnibus service. The engine house was built in Brunswick Road and a tram depot in Sydney Road (see dataset). It was the sixth route opened under the 1883 Melbourne Tramway & Omnibus Co. Act. This Act established the Melbourne Tramways Trust (MTT), comprising the representatives of the various municipalities. The MTT built cable lines and engine houses between 1884 and 1891 and remained owner of the lines and installations until its dissolution in June 1916. A separate company (Melbourne Tramway & Omnibus Co. Ltd.) leased and operated the system. Their successors were the Melbourne Tramway Board (1916-1918) and then the Melbourne & Metropolitan Tramways Board (1918 onwards). When complete, there were 17 routes on the cable tram network. The engine houses were located near the mid point of a route and the depot at the terminus.

The engine houses were typically brick buildings built on bluestone foundations with a large chimney stack; each contained a large engine room with a boiler house and fuel yard to the rear of the building. The Brunswick engine house was often known as the Sarah Sands Engine house, being close to that famous hotel. The preferred site was slightly further south on the north-east corner of Park Street, but land prices forced the Trust to purchase this site. It handled the longest cable on the cable tram system, being 31,629 feet and extending from the engine house to Flinders Street station and return; later the southern section was handled by the North Melbourne Cable.

The Richmond engine house was the first of the twelve engine houses constructed, and today eleven remain, although many have been altered and only Gertrude Street is still used for tramways purposes. Eleven were built in the 1880s, and one in 1920s. The last to function as an engine house was that on the Nicholson and Gertrude Street corners.

Description:

The former Brunswick Cable Tram Engine House comprises two double storey hipped roof brick buildings. The Brunswick Road building has small window openings (some arched), two simple moulded string courses. Originally red brick in Flemish bond, with cream brick over arched windows with bluestone sills, and rendered keystones and string courses, the building on Brunswick Road has now been completely painted. Its chimney stack has been demolished.

The building is unrecognisable as an Engine House.

Key Architectural Elements:

* Single storey brick building with arched window openings

Conservation Guidelines:

* remove paint and signage from external walls
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the building is associated with one of the early lines to be established in Melbourne’s large cable tram network.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2  Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the building is associated with Melbourne’s cable tram network which, at its peak, was the largest in the world.

HV C  The place or objects potential to educate, illustrate or provide further scientific investigation in relation to Victoria’s cultural heritage.

AHC C2  Importance for information contributing to a wider understanding of the history of human occupation in Victoria.

i.e., the building is an early remnant of Melbourne’s large cable tram network.

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

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

i.e., the former Brunswick Cable Tram Engine House is a typical example of a 19th century utilitarian building.

HV F  The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

AHC F1  Importance for its technical, creative, design or artistic excellence, innovation or achievement.

i.e., the site has been associated with Melbourne’s tram network since 1887.
Significance:

The former Brunswick Cable Tram Engine House is of metropolitan historical significance. It is a fragment of the cable tram system (which as a whole is of national significance) and reflects the importance of this transport system to the development of Brunswick. Architecturally, the Brunswick Engine House was of simpler design than many other Engine Houses in Melbourne, and in this sense is of less significance than, say, the Fitzroy Engine House (on Nicholson and Gertrude Streets).

Original Sources:


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Allan Powell & Associates
Principal Historic Themes:

- association with individuals or families
- provision of essential services and urban infrastructure (power, transport, fire prevention, water, lights, sewage) (AHC 41)

History:

The Beacon Garage was erected by Victor Heilberg in 1936 and the flats completed in 1938. Heilberg was a German immigrant who built a number of houses in Brunswick, including the house at 356 Brunswick Road (opposite), and appears to have been a local eccentric.

Petrol was initially available from chemists or other suppliers. Kerowane pumps were developed in the United States of America around 1898 by S F Bowser. Petrol pumps, or bowers, enabled ease of dispensing and could be locked up each night. Kerowane pumps each probably dispensing a different brand were installed. The resulting traffic congestion led to the innovation of the off-street petrol station often on a strategic corner site. The drive-in garage often became a 'service station' offering motor oils, tyres, batteries and repairs. Service station design aimed to capture attention and present a corporate and modern image; designs were often imported by American petroleum corporations.

Heilberg is described by Les Barnes as 'a native of Hoistem, Germany who came to live in Brunswick with his Australian wife and children ... A house renovator by profession'. He apparently built other houses in Brunswick. He built two houses in succession at 333 Albert Street in 1916 on land adjoining a disused day school. The second house he named Adilair. He sold the property to the MMBW in 1934, who used the site as a repair depot and demolished the house.

Heilberg's other ventures included erecting a fish and chip stall behind an advertising hoarding in Albert Street and the renovation of a house in Leslie Street (No. 8) for his own family. When Heilberg acquired the property, it was in the name of Thora Dorsten Ochett Madsen Heilberg, his daughter. Her occupation was described as a 'builder' on the property title, her role in relation to the Beacon Garage and Heilberg's house is not known. The stall was demolished by 'Rumkins and Soldiers' in 1914. He sold the Leslie Street house in 1917 and it was demolished in 1979. If he was a builder or 'house renovator' by profession then it may be that many other examples of his work remain.

Description:

The Beacon Service Station and Flats is a complex comprising a drive-in service station (1936-37) attached to a group of two shops, with three flats above, and one at ground floor adjoining the garage. Access to the flats is via a colonnaded porch on the ground floor, which leads to a first floor balcony. The canopy above the petrol bowser appears to be used as a balcony to the residence above, which has a leadlight door window on its west elevation. A projecting bay window also sits above the cantilevered verandah of the shops. A decorative moulded frieze decorates the building's parapet.

The Beacon Garage and flats are cubist in form, showing the influence of the Modernist in architecture in the 1930s. The design of the Beacon Garage complex reflects the influence of the International Modern movement, and is one of few remaining Melbourne service stations from this period. In contrast to its modernist form are the Edwardian leaded glass windows and near window bays. Greek Revival porch detail and other elements reminiscent of the 1920s. This combination appears to reflect Heilberg's known interest in innovation combined with an apparent
attraction to Edwardian and organic forms as reflected in his house opposite at 356 Brunswick Road.

The complex is largely intact with a number of minor external alterations such as reduced shopfronts, added signs, alterations to some openings.

Key Architectural Elements:

- unusual massing and composition
- unusual combination of elements: Edwardian onei window, Greek Revival porch
- large canopy/ balcony over bowed area, supported on single column

Conservation Guidelines:

- repaint rendered surfaces, preferably to original colour scheme

Comparative Examples:

356 Brunswick Road, Brunswick

Heritage Victoria/Australian Heritage Commission Criteria:

HV E The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the building is a rare example of the combination service station and flats.

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

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

i.e., the unusual Moderne style of the flats and service station reflects the innovative design of the local eccentric Victor Hebburn

HV H Any other matter which the Council considers relevant to the determination of cultural heritage significance

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

i.e., the building is associated with German immigrants and local resident Victor Hebburn.
Significance:

The Beacon Garage and Flats are of local historical and architectural significance. The service station is one of few remaining from this period in Melbourne, and the complex as a whole is significant as a rare example of a service station combined with rental accommodation rather than as accommodation for a proprietor. Architecturally, the building reflects the eclectic design of Victor Helberg, a well-known Brunswick builder. This building, along with the house opposite (356 Brunswick Road), appear to be the only remaining examples of the several buildings he constructed in Brunswick.

The Beacon Garage and flats is a key building within the Grantham Street Precinct.

Original Sources:


2 L Barnes. 'Street Names of Brunswick'
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Condition:  
E [ ] G [ ] F [x] P [ ]

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

Recommended Heritage Listings:
- Victorian Heritage Register [x]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- Significant phases in the development of towns and suburbs: 19th century speculative building activity
- Significant phases in the development of towns and suburbs (urban settlement), 19th century speculative subdivision patterns
- Association with 19th century brickmaking and clay industries
- Association with stone quarrying industries
- Moving goods and people: Public transport system
- Landmark structures

History:

The North Melbourne-Coburg line (now Upfield) was constructed between 1881 and 1884, following the 1880 Railways Construction Act, to serve Brunswick and Coburg’s many quarries and brickworks. The line was constructed by Robert Thornton & Co and opened in September 1884. Better public transport encouraged the housing boom, which in turn boosted the building industries, private sidings were built at Jewell Station for Hoffman’s Brickworks and Cornwall’s Pottery in 1886, at Moreland Station for Thomas Warr & Co in 1887 and 1889, and the Moreland Timber Co in 1892. The first stations were built at Coburg (1888), Jewell (1889), Brunswick (1889) and Moreland (1889), together with associated signal boxes, gatekeepers’ cabins, fences and gates.

Description:

The Gatekeeper’s Cabin at Brunswick Road is a small weatherboard cabin with a corrugated iron gabled roof. The single doorway is in the west elevation, facing the railway tracks. As at Albert Street and Brunswick Road, a separate skillion-roofed porch adjoins the south, and the west elevation has no verandah. A brick chimney penetrates the east gable. The north and south elevations are each penetrated by single timber-framed double-hung sash windows, and the porch has a wide horizontal window facing north. The main gable end has a timber finial.

A small flower garden and vegetable patch, tended by the gatekeeper, are adjacent to the cabin.

The Brunswick Road railway gates are constructed of white-painted timber, with five horizontal members and three vertical ones. The gates have diagonal iron bracing members. Much of the original picket fencing forming the pedestrian crossing remains.

Key Architectural Elements:

- Simple timber cabin with gabled corrugated iron roof

Conservation Guidelines:

- Repaint to original colour scheme to match other cabins on Upfield line

Comparative Examples:

Gatekeeper’s Cabins and Gates, Albert Street, Barkly Street and Park Street, Brunswick
Heritage Victoria Criteria/Australian Heritage Commission Criteria:

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

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

AHC A4
Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria. *i.e.*, the Upfield Railway Line cabins, gates and related structures demonstrate the impact of the railway on the development of the inner suburbs.

HV B
The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2
Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest. *i.e.*, the Upfield Railway Line cabins, gates and related structures are one of the few such structures to survive in Victoria and are probably the only ones to have remained in continuous manned operation since construction.

HV D
The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

AHC D2
Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique). *i.e.*, the Upfield Railway Line cabins, gates and related structures demonstrate a range of buildings types developed for railway purposes.

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

AHC E1
Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community. *i.e.*, the Upfield Railway Line cabins, gates and related structures are key visual features of the railway line in Moreland.
HV G  The importance of the place of object in demonstrating social or cultural associations.

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

i.e., the Upfield Railway line is a focus of local sentiment and as such is socially, economically and geographically important to the people of Moreland.

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance

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


Significance:

The Brunswick Road Street Gatekeeper’s Cabin and Gates are of state historical and technological significance. They are one of the few remaining operational hand-operated sets of gates with adjacent original Gatekeeper’s Cabin in Victoria.

Sources:


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.

2 Guttridge Haskins & Davey, Upfield Railway Line, pp 9-10
<table>
<thead>
<tr>
<th><strong>Building:</strong></th>
<th>Entrance Building, Pentridge Prison</th>
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![Image of a building](image)

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_Aiton Lovell & Associates_
Principal Historic Themes:

- Significant phases in the development of towns and suburbs (urban settlement): 19th century speculative subdivision patterns
- Landmark structures
- Association with local government
- Association with crime and punishment

History:

The Main Entrance Building at Pentridge Gaol was constructed in 1858-61 on the west side of the Pentridge complex facing Sydney Road as part of a major site redevelopment of the Pentridge Stockade. The medieval design of the central entrance gates, towers and flanking two-storey administrative wings is attributed to Public Works Department architect, Gustav Joachim. The clock tower was not part of the original scheme but was probably added shortly afterwards. The two-storey bluestone building originally housed the main entrance and administrative offices on the ground floor, and possibly officers’ residential quarters on the first floor.

Established in 1880, Pentridge Stockade was thought to be the ideal location for a proposed penitentary, and at the end of 1885 a plan was submitted for the proposed complex. Prior to the work carried out in 1885-86, including the Entrance building and the Panopticon, which was the centrepiece of the new complex, Pentridge was described by the Argus as being:

encircled by a low stone wall capable of being scaled in any part, and in some, of being cleared at a leap. Around this long line of circumvallation the outlying sentries are placed, being about 100 yards or so distant from each other...

In the early 20th century, extensive building works took place at the prison, mostly in connection with the closure of the Melbourne Gaol and the relocation of its prisoners to Pentridge. In 1996 Pentridge Prison was downgraded to a medium security prison, before its closure in 1997.

The Entrance Building is now vacant


Description:

The principal elevation of the Entrance Building faces west and is of a medieval style with a crenellated parapet, a large pointed arched gateway and octagonal towers. The east elevation is of a simple classical style with a central pediment, quoining, and semi-circular and rectangular headed windows.

The central pavilion and the corner turrets of the west elevation are of ashlar bluestone; the remainder is of rock faced bluestone. A series of regularly spaced, narrow windows on the ground and first floors are located on either side of the central pavilion. Two octagonal towers with cross-shaped slit windows and corbelled crenellated parapets flank the entrance, one of which is surmounted by an octagonal bluestone clock tower. The main gateway is a large pointed arched opening, above which is a circular opening in the crenellated parapet which may have originally contained a bell. The original timber panelled gates have been replaced with a metal roller door. The windows, not original, are steel-framed with top-hung sashes. The two central first floor windows have vertical iron bars, possibly original. One of the ground floor windows has...
been enlarged and replaced with a door, leading to the security entrance of the Pentridge complex.

The east elevation is of rock-faced bluestone with ashlar bluestone quoining. The parapet on this elevation is not crenellated but solid, with a simple bluestone scotia cornice. Two large bluestone bosses with curved foliage terminate the cornice at the north and south ends. The ground floor window and door openings are arched with rusticated keystones and a continuous string course at sill level of ashlar bluestone. The first floor windows are rectangular with plain bluestone architraves, and also have rusticated keystones and a continuous string course at sill level. The central pavilion projects slightly and is crowned by a shallow-pitched gable with a circular opening, originally containing a bell but now containing a loudspeaker. The gateway on this side has a semi-elliptical archway. At the north end of the building a single-storey brown brick extension with steel framed windows and a metal tray-deck skillion roof was constructed in the 1960s or 1970s. A security enclosure screened with vertical steel bars was been constructed in front of the gateway in 1976.

The original roofing, probably slate, has been replaced by shallow pitched metal tray-decking.

The interiors retain little of the original fabric, having been substantially modified in 1976.


**Key Architectural Elements:**

- distinctive medieval style main (west) facade with a crenellated parapet, a large pointed arched gateway and octagonal towers
- simple classical east elevation with central pediment and quoining
- bluestone detailing including, central pavilion, corner turrets
- regularly spaced, narrow windows on the ground and first floors, octagonal towers with cross-shaped slit windows and corbelled crenellated parapets flanking the entrance, carved bosses

**Conservation Guidelines:**

- restore main facade as it appeared after the addition of the upper stage to the clock tower
- replace existing steel door with reconstructed timber doors
- reconstruct the altered section of the west elevation, south of the main entrance gate
- preferably remove the steel-barred enclosure behind the main carriageway
- reinstate the original iron-barred screen across the archway
- reinstate all altered window and door openings
- replace tray deck roof with slating to match original


**Heritage Victoria: Australian Heritage Commission Criteria:**

**HV A**

The importance, association with or relationship to Victoria’s history of the place or object.

**AHC A3**

Importance in exhibiting unusual richness or diversity of cultural landscapes or features. (i.e.: range of buildings relating to different phases of development of...
the prison complex and demonstrating the functioning of the nineteenth century prison.)

AHC A1 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria. (i.e., development and reform of penal system in Victoria from 1830 to 1946.)

HV B The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest. (i.e., prison organisation and prison design of the mid to late nineteenth century)

HV C The place or objects potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.

AHC C2 Importance for information contributing to a wider understanding of the history of human occupation in Victoria.

(i.e., Victoria's largest and most central prison since 1860, reflects changes since this time.

HV D The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

AHC D2 Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique).

(i.e., prisons)

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

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

(i.e., austere and monumental architectural qualities of the nineteenth century buildings)

HV F The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.
AHC F1  Importance for its technical, creative, design or artistic excellence, innovation or achievement.

i.e. thermo-ventilation system in B Division and water cisterns in B Division.

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

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

i.e. landmark and symbolic qualities: gates, walls and clock tower are all evocative of the penal system

IV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance

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

i.e. Samuel Barrow, John Price, William Champ and successive Inspectors-General


Significance:

The Penridge Entrance Building is of state architectural and historical significance. It is stylistically unique in the history and development of penalitarian architecture in Victoria. Substantially intact, the structure is a noteworthy and uncharacteristic work attributed to prominent Public Works Department architect Gustav Joachimi and a direct translation of the developing European attitude to corrective institutions. It is among the initial group of buildings constructed for the new "model prison" in 1858-59 and has been the main public symbol of the prison since its construction.

Original Sources:


National Trust of Australia (Victoria) File No. 2954

Register of the National Estate File No. 213011000501


2 Allom Lovell & Associates, Penridge, pp. 21-22. Quoted from J. Keir, Out of Sight, Out of Mind, Sydney 1888, pp. 76-77


4 Allom Lovell & Associates, Penridge, pp. 21-22. Quoted from the Argus, 4 April 1857
<table>
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Existing Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- Moreland Planning Scheme [ ]
- UC Area [ ]
- National Trust [ ]

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- significant phases in the development of towns and suburbs. 19th century speculative building activity.

History:

2 Churchill Street may have been one of the houses built by the Glenroy Land Co as part of the Glenroy subdivision. Churchill Street is located near the subdivision which was planned in 1887-88.

The Glenroy Land Co was formed in the 1880s to purchase the Kennedy's' Glenroy Farm. As a part of the subdivision the company's principals built mansions for themselves and constructed 3 shops in Wheatsheaf Road, in addition to other works, intended to entice prospective residents to the area. The first sales were held in 1887-88 and were reported to be quite successful, however the majority of the land was not offered for sale, while generally only the deposit was paid on the remainder. The company's problems were compounded by the lead up to the Depression and it folded in 1890. Their assets at this time were 3 shops in Wheatsheaf Road (see datasheets), the public hall, about 6 houses, a stable and over 300 acres (121 hectares) of land.

Description:

2 Churchill Street is a rendered, single storey Italianate style house, probably of brick construction, with a hipped slate roof, timber bracketed eaves and return cast iron verandah clad with corrugated iron roofing. Windows are double-hung sashes, with vertical glazing bars to each sash.

The house is largely obscured by overgrown vegetation, and it is well concealed from the street.

Landscape:

The significant landscape associated with 2 Churchill Street consists of a remnant garden from the early history of the site.

The front garden is well screened by an overgrown Mirror Bush (Cotinus coggygria) which obscures the site. Visible from the street were manure Common Oak (Quercus robur), Pin Oak (Quercus palustris) and Sweet Pittosporum (Pittosporum undulatum). There appears to be a number of other mature trees and shrubs within the site, such as Monterey Cypress (Cupressus macrocarpa) and Common Oak (Quercus robur) in the rear garden, however a more thorough investigation would require the permission of the owners.

The garden is of local interest for the number of mature trees and shrubs extant from the early history of the site, as well as providing a suitable setting for a significant Victorian villa. Further investigation may reveal a more complete landscape, which would further increase the site's significance.

Key Architectural Elements:

- Single storey rendered Italianate style building
- Hipped slate roof with timber eaves brackets
- corrugated iron-clad return verandah

**Conservation Guidelines:**

- 

**Comparative Examples:**

48 Avaria Street, Glenroy
39 Finchley Street, Glenroy
127 Glenroy Road, Glenroy
139 Glenroy Road, Glenroy
149 Glenroy Road, Glenroy
6 Salisbury Road, Glenroy

**Heritage Victoria/Australian Heritage Commission Criteria:**

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

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

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

*i.e., the house is associated with the first period of suburban subdivision in Glenroy in the late 19th century.*

**HV B** The importance of a place or object in demonstrating rarity or uniqueness.

**AHC B2** Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

*i.e., the house is one of the few buildings in Glenroy constructed in the 19th century.*

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

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

*i.e., the building is a representative example of a late 19th century rendered brick Italianate style house.*

**Significance:**

---

*Allan Lowell & Associates*
2 Churchill Street is of local historical significance. The house dates from the first period of suburban subdivision of the area in the late 1880s. It is one of a small number of houses probably built by speculative developers the Glenroy Land Co.

1 A Lemon, Broadmeadows: A Forgotten History, West Melbourne 1982, p 81
2 Lemon, Broadmeadows, p 91
<table>
<thead>
<tr>
<th>Building:</th>
<th>St Felix's Roman Catholic Church and Presbytery</th>
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Alton Lovell & Associates
Principal Historic Themes:

- 

History:

St Fidelis Roman Catholic Church was built in 1937 by A A Meyer and Sons, to a design by architects Fritsch & Fritsch, who also designed the adjacent presbytery. The presbytery was built by W H Brudenick.

Description:

St Fidelis Roman Catholic Church is a large clinker brick church in a simple Romanesque style. It has cream-painted rendered dressings to buttresses and gables and a gabled roof of glazed terracotta tiles. Windows are tall arched openings with red brick dressings and leadlight glazing. On the east facade, above a simple gabled entrance portico of rendered brick, is a large wheel window. To the east of the north transept is a tall clinker brick bell tower, square in plan at its base, but chamfered to an octagonal plan at lantern level. The hipped octagonal roof is topped with a small stone cross.

St Fidelis Presbytery is a two storey clinker brick residence with a brick quoin to the east facade, a hipped roof of glazed terracotta tiles and a projecting gabled entrance. Semi-circular terrazzo steps lead to the entrance porch, which has a leadlight glazed door beyond a rendered basket arch opening topped with a scrolled pediment. There is an arched window beneath the front gable; other windows are timber-framed sashes. There is a semi-circular bay window on the north elevation, a rendered string course beneath the eaves and clinker brick chimneys with corbelled brick tops. The massing and composition of the building indicate an neo-Georgian influence.

Key Architectural Elements:

**St Fidelis Church:**
- prominent siting and streetscape presence, landmark tower
- notable Romanesque brick and rendered facades
- terracotta tiled gabled roofs

**St Fidelis Presbytery:**
- distinctive brick and render neo-Georgian facade
- hipped terracotta tiled roof

Conservation Guidelines:

- 

Heritage Victoria/Australian Heritage Commission Criteria:

**H VE** The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
AHC E1  Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

i.e., the complex is a local landmark, it is an interesting example of a church and adjoining Presbytery designed in different, but complementary, styles.

Significance:

St Fidelis Roman Catholic Church and Presbytery are of local architectural significance. Situated on the top of Coburg Hill, the church, with its tall bell tower, is a prominent landmark in western Coburg and the streetscape focus of the Clarendon Street Precinct.

Original Sources:

Timothy Hubbard Pty Ltd  City of Coburg Heritage Conservation & Streetscape Study. October 1990.
St Fidelis Roman Catholic Church, Foundation Stone.
L. Keaney. St Fidelis Moreland, The First Fifty Years. p. 15.
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Alien Lovell & Associates
Principal Historic Themes:

- provision of health care and related activities

History:

Milano was built c.1888 for John Bunce, engineer and implement manufacturer, who ran a large factory in North Melbourne. Alfred Bunce occupied the house from 1895 until c.1897 when it was acquired by the Salvation Army as a maternity hospital and home for unmarried mothers when it became known as ‘The Harbour’. During the 1880s institutions to help the poor were limited to the public hospitals and the private, usually church-based, benevolent institutions. Examples included orphanages, homes for ‘fallen women’ and asylums for the deaf, dumb and blind. The plight of the poor worsened during the 1890s depression. The Salvation Army was formed in Melbourne in the early 1880s, building on the evangelical base, and achieved remarkable attendances at its meetings almost immediately. The Salvation Army established centres in the inner suburbs and outposts in nearby areas, including Brunswick. The Brunswick Corps was formed in 1883 and many of its members were working class men and women. In Brunswick, the Salvation Army opened their citadel in Albert Street in 1884, which burnt down and was rebuilt in brick in 1928, running a Neglected Children’s Home on the site of Harriet House around 1900, and establishing the house in Coburn Street for unmarried mothers.

The house has undergone extensive restoration, reconstruction and renovation in the 1990s, including an extensive two storey wing to the rear of the house.

Description:

20 Coburn Street, Brunswick West, is a two storey rendered brick Italianate mansion, asymmetrical in form, with a projecting faceted bay extending the full height of the building and a tower centrally placed above the entrance. The bay is enriched with moulded festoons, vermiculated panels, bosses and string courses, and the windows have bracketed sills. A return verandah with corrugated iron cladding extends from the bay, with swag-hung continuous cast iron balustrading and a cast iron frieze on both levels. The parapets of both the house and tower are balustraded, with moulded cornices and urns. Windows are timber-framed double-hung sashes.

The 1998 restoration and renovation program involved the removal of verandah cladding, and the construction of a large two storey wing to the rear of the house and a large timber pergola to the south. The front fence also appears to be new. Substantially landscaping work has taken place, but three large palms have been retained in the front garden.

At the rear of the house are brick stables and on the south side a timber school building (c.1910s).

Key Architectural Elements:

- original garden elements
- prominent siting on large block
- decorative 19th century Italianate design
Conservation Guidelines:

- Explain sympathetic front fence

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the building is one of many mansions in the district to have been converted for institutional use.

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

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

i.e., the building is a local landmark, it is a good example of a 19th century Italianate mansion.

HV H Any other matter which the Council considers relevant to the determination of cultural heritage significance

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

i.e., the building is associated with prominent northern suburbs manufacturer, John Bunce.

Significance:

20 Cohuna Street is of local historical and architectural significance. A local landmark, it is a good example of an Italianate mansion, and one of the few such examples in Brunswick. Its conversion to institutional use—in this case a Salvation Army hospital and home—reflects a common use of such mansions (e.g., Wiseman House, Glenroy; Oak Park, Oak Park: see datasets) in an era when benevolent institutions played a most important social role in providing charity to women and children.
Original Sources:


Sands and McDougall. *Directory of Victoria*. (Various dates)

L Barnes. Card file, Brunswick Library.

1 S Swan. "The Piss People of Melbourne", *The Outcasts of Melbourne*, p. 91
<table>
<thead>
<tr>
<th>Building:</th>
<th>Grain Stores</th>
<th>Significance:</th>
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Intactness: E [ ] G [ ] F [x] P [ ]

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

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

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

Allan & Mill & Associates
Principal Historic Themes:

- Association with individuals or families

History:

Melville & Co grain and wool merchants occupied a stone grainstore on the south west corner of Tinning and Colebrook Streets in 1887; this building extends through to Albion Street and remains today in an altered form. In the same year the company also occupied an iron grain store on the north east corner, to the east of the railway line. This iron grain store was occupied by Thomas Watt & Co wholesale from 1888, and has since been demolished. Donald Melville constructed a single bluestone grain store on the north west corner of Colebrook and Tinning Streets in 1888, and then built two additional grainstores on the north side of the first building in 1891. Melville came to Victoria in the 1850s, initially working as a traveller for a wool store, and then formed D Melville & Co auctioneers, wool and grain merchants. Melville lived in a large house, known as The Manor, near the present day corner of Albion and Melville Roads. Donald Melville's political career spanned both State Parliament (1882-1917) and Brunswick City Council (1875-1884)

Melville's company occupied the Colebrook Street stores until the mid-1890s. The property was then occupied by the Victorian Farmers Loan & Agency Co and Dargin & Sons, grain merchants and millers. By the late 1890s they were occupied by Dalgety & Co, grain merchants, with a number of other grain merchants occupying the stores in later years. Melville & Co continued to occupy the Albion Street store until around the turn of the century. By 1911 all the grain stores were owned by John Connolly, manager of the Moreland Wood and Grain Store. A railway siding was constructed to the buildings occupied by Melville, possibly including the building on the south side of Tinning Street. His agreement with the Railway Department dates from 1887-1889. The siding was altered in 1912 for John Connolly.

The State Electricity Commission of Victoria acquired the Colebrook Street stores in 1932 for use as a briquette depot, and expanded into the Albion Street store in the 1950s. Their use of the buildings as briquette stores apparently ceased in the 1960s when the home use of briquettes declined. During World War Two the Tinning and Colebrook stores were occupied by the American Army and Commonwealth Customs Department.

The complex now houses a furniture warehouse, a timber store, and fabric dyeing and processing works.

Description:

The grain stores is a complex of bluestone buildings. The walls of the buildings are constructed of coursed, random bluestone blocks and the large expanses of hipped roofs are of corrugated iron. Arched and rectangular openings are trimmed with simple dressed bluestone and two openings form large entries for railway tracks. The northernmost building has three arched openings dressed in red brick.

The links to the railway line are still apparent with two large entrances and parts of the rail sidings which provided access by rail trucks. Sidings from the line were common, and those across Colebrook Street into the grainstores, part of the southernmost of which still exists, were the last sidings remaining in Brunswick.
Key Architectural Elements:

- coursed random bluestone construction
- dressed bluestone sills and quoining
- arched openings with dressed bluestone or red brick dressings

Conservation Guidelines:

- preferably retain state windows and doors to original designs

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the location of the store demonstrates the key role of the railways in the movement of essential produce.

HV B  The importance of a place or object in demonstrating rarity or uniqueness

AHC B2  Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the complex is one of the largest of its type in Melbourne.

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

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

i.e., the building is a representative example of bluestone used for an industrial building type.

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

AHC H1  Importance for close associations with individuals whose activities have been significant within the history of Victoria.
i.e., the building is associated with Donald Melville, State politician and local manufacturer and councillor.

Significance:

The Melville Grain Stores complex is of state historical and architectural significance. The complex is one of the largest of its type in Melbourne and provides substantial and evocative evidence of 19th century trade in grains. Its association with Donald Melville adds to its significance.

The location of the stores adjacent to the railway line demonstrates the key role of the railways in the movement of essential produce, and this complex is a good example of an a major enterprise established in this location due to the link to the railway line. Although most of the railway sidings have been removed, evidence of this link remains in the large entry doors.

Architecturally, the complex is an excellent example of the extensive and substantial use of bluestone, an important local building material.

Original Sources:


A Sutherland. *Victoria and its Metropolis.* Vol. 1, p.633


| Building: | Glencairn | Significance: | A |
| Address: | 6 Craigssus Ave, Pascoe Vale | Map Ref: | 29 H3 |
| Current Use: | Residence | Current Owner: | Unknown |
| Property Info: | Vol 3090 Fol 877 | Construction Date: | c.1860, c.1884, 1911, 1980 |
| Architect: | Unknown | Builder: | Unknown |
| Original Use: | Residence | Original Owner: | Robert Mulier |

![Building Image]

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

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

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

**Recommended Heritage Listings:**
- Victorian Heritage Register [x]
- Register of the National Estate [x]
- HC Controls [x]
Principal Historic Themes:

- -

History:

Built on agricultural land which previously formed part of the Moreland pastoral run of the pioneer Melbourne doctor, Farquhar McCrae. Glencairn was built for Robert Maller JP, a Scottish merchant who petitioned to change the area's name from Pentridge. The Mallers remained prominent in Coburg for several generations. The first bluestone section of the house comprising a large kitchen, four smaller rooms and a wide hall was built c.1860. Substantial additions were built by Robert Maller, probably in 1884. Alterations were also carried out c.1911 by his son, Dr Melrose Maller, and further alterations were undertaken by Mrs Melrose Maller in about 1929. The house was converted into two flats in 1953 by Mr R.L. Phillips.

Description:

The original c.1860 section of Glencairn, of quartz-faced bluestone construction, has been extensively altered and extended. A projecting entrance porch has an arched opening. The 1911 alterations include the replacement of some of the original double hung sash windows with casements and leadlight highlights; the addition of a large circular corner turret with a candle snuffer metal roof to the south-east corner, and a timber verandah with bracketed eaves supported on turned timber posts on the south-west corner. The hipped roof is clad in slate, while the verandah, which abuts a central quartz-faced bluestone entrance portion, has been recently re-clad in corrugated galvanised steel. Elsewhere windows are double hung sashes. The large windows walk appears to be relatively recent.

Landscape:

The significant landscape associated with Glencairn consists of mature trees. A number of trees are visible and include Canary Island Date Palm (Phoenix canariensis) and Pepper Tree (Schinus molle var. atreca) towards the rear of the property, Elm (Ulmus procera) in the front garden, and a Kurrajong (Brachychiton populneus) near the street frontage.

The trees at Glencairn are of local interest as remnant plantings from the early history of the area. They assist in providing an appropriate setting for a significant house and contribute to the amenity of the surrounding landscape.

Key Architectural Elements:

- freestanding on large block
- eclectic design combining 19th and early 20th century elements
- sympathetic garden

Conservation Guidelines:

- -
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the building is an early surviving example of a bluestone house in the district.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the building is one of the oldest surviving buildings in the district.

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

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

i.e., the building has had a sequence of sympathetic alterations, which have resulted in a highly unusual, somewhat picturesque composition.

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the building has had a long association with the Maller’s, a prominent local family; the site is associated with pioneer Melbourne doctor, Farquhar McCrae

Significance:

Glencairn is of state historical and architectural significance. It is important as one of the oldest surviving buildings in the Coburg district and for its long association with the Maller family. Its architectural significance derives from its early date, high degree of integrity and sequence of sympathetic alterations, which have resulted in a highly unusual, somewhat picturesque composition.
The mature front garden, now restored, is also of significance. The manner of its present form probably dates from the first period of alterations. The form is typical for a larger suburban house of the 1880s and is one of the few surviving in metropolitan Melbourne.

Original Sources:


1. Titles office records, file CO - 12785, the original land grant 32266 is dated 1840
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<th>Building:</th>
<th>House</th>
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<tr>
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<td>Current Use:</td>
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<td>Property Info:</td>
<td>Unknown</td>
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<td>Architect:</td>
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<td>Original Use:</td>
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Intactness:
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- G [x]
- F [ ]
- P [ ]

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:
- early 20th century suburban development

History:

The house at 47 Cumming Street was built between 1907-1910 for Thomas Williams, an advertising agent, on allotment 36 of the Dal Campbell Estate. The house was described in the rate books as a wooden house of 5 rooms, on an allotment with a 208 ft 7 inch (62.5m) frontage. Williams continued to own the house until around 1920, when it was sold to Henry A Sandeman, linesman. Williams appears not to have occupied the house for several years before renting it to others.

Land on the estate was made available for lease purchase at a cost of £57/10/- in 1905, with a deposit of £219/10/- and half yearly payments of £1/14/6. Applications for these allotments could be made by any person over 21 years who was engaged in manual, clerical or other work and owned no more that £250 in real or personal property, and essentially no other land. A dwelling house, to the value of at least £50 had to be erected within the first year with substantial improvements to the value of a further £25 before the end of the second year.

The Brunswick Estate was a Closer Settlement scheme established in 1900 by the State Government. Such schemes were a response to the 1890s depression which had a severe impact on Brunswick. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The earliest versions of these schemes, the ‘village settlement’ were tried in the early 1880s, but most failed. By 1898 the Government introduced legislation on a new scheme based on similar principles, the Closer Settlement scheme.

The Brunswick Estate was the second Closer Settlement in Victoria (the first being at Whitfield) and the first in metropolitan Melbourne. It was developed in three stages: The Brunswick Estate (91 acres (37.5 hectares) purchased in 1900 and divided into 56 allotments), the Dal Campbell Estate (18 acres (7.5 hectares) purchased in 1904 and divided into 41 allotments), and Cudman Estate (45 acres (18.5 hectares) purchased in 1905 and divided into 63 allotments).

Description:

47 Cumming Street, Brunswick West, is a single storey timber house in the Queen Anne style. It has weatherboard wall cladding on the side and rear walls, and mock-tudor cladding to the facade. The gambrel roof is clad in corrugated iron, has cast iron ridge capping and finials, and is penetrated by red brick chimneys with corbelled tops and terracotta chimney pots. The tripartite windows are timber-framed, and a small round window, probably leadlit, overlooks the verandah. The corrugated iron roofed return verandah, which has a corner gable, has turned timber posts and elaborated timber fretwork openings, exaggerated horseshoe arches in form. The projecting front gable has curved timber bargeboards, a decorative bracketed finial and two courses of scallop-edged weatherboarding. The window below the gable has curved timber surrounds and a bracketed canopy, the cladding of which has been removed. A side window has a similar canopy.

There appears to be a recently-constructed porch with turned timber posts to the rear of the house.
Key Architectural Elements:

- gabled corrugated iron roof with decorative iron ridge capping and finials
- tall red brick curvilinear chimney with terracotta chimney pots
- unusual horseshoe arched timber fretwork verandah fraze and balustrading
- timber-framed windows with timber dressings
- ornate timber window canopies, gable-end brackets, canopy brackets

Conservation Guidelines:

- reinstate original cladding material to window canopies

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

  i.e., the building is a surviving remnant of the first Closer Settlement Scheme in the Dal Campbell Estate, established by the State Government in 1904

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

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

  i.e., the building is representative of an Edwardian timber villa.

Significance:

47 Cumming Street is of local historical and architectural significance. It is a particularly intact example of a house built on the Dal Campbell Estate, which formed part of the Brunswick Estate Closer Settlement Scheme, Victoria's second such scheme. Architecturally, the house is an excellent example of the fine timber fretwork and detailing which characterises the Queen Anne style.

Original Sources:


City of Brunswick Rate Books.

Sands and McDougall. Directory of Victoria. (Various dates)

J. Hodgson, E. Holloway, A. Kirwan & D. Iles, Heritage Significance of The Brunswick Estate, Student project, Footscray Institute of Technology, 1989

MMBW Plan No. 103 (1907).

Plan of subdivision for Workmen’s homes (Dal Campbell Estate), Town of Brunswick, Parish of Jika Jika, 1905 (B755 B(1)).

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1 Reference to the 1907 MMBW plan suggests that the house was built in stages.
<table>
<thead>
<tr>
<th>Buildings</th>
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<th>Significance:</th>
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<td>Address:</td>
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<tr>
<td>Current Use:</td>
<td>Masonic Lodge</td>
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<td>W H Cooper</td>
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**Intactness:**

E [ ] G [x] F [ ] P [ ]

**Condition:**

E [ ] G [x] F [ ] P [ ]

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- association with local community groups

History:

The Davies Street Masonic Temple was designed by architect Charles Robert Heath and built by W. H. Cooper, both of whom were masons. Heath was also responsible for the design of, in the City of Moreland, the Fawkner Memorial Park, the Coburg Town Hall and additions to the Brunswick Town Hall and Municipal Offices complex (with Sydney H Wilson). The building of the temple saw the combined efforts of three separate lodges: Brunswick St Johns Lodge No. 78, Moreland Temperance Lodge No. 244, and Letchworth Lodge No. 266.

Davies Street was first subdivided in 1881 as part of Lilburn's Paddock subdivision, and re-subdivided a number of times in subsequent land sales, with the street pattern retained but allotment sizes changing. The land was owned by David Mitchell, a builder and contractor, and an influential Melbourne businessman. Addona, a six roomed timber house, was built on this site c. 1900 by James Whelan, described in the rate books as a civil servant. James Beatie, and then Mrs Louise Beatie, were listed as occupations from the early 1920s until the early 1970s. The house was demolished, and the Masonic Temple built in 1923. It is not known whether the Beatie family had any role in the establishment of the Masonic Temple. James Whelan was related to Patrick Whelan, founder of what is now Whelan the Wreckers. James Beatie was a partner in Beatie & Jacob, manufacturing tailors, which commenced business from premises in Sydney Road in 1883.

Description:

The Davies Street Masonic Temple is a red brick building with a gabled terracotta tiled roof and rendered dressings to the south facade. For most of its length, the building is single storey, but a double storey section, with a hipped roof with terracotta finials, rises mid-way along its length. The north (Davies Street) facade is classical in design. A triangular pediment sits above a plain frieze; four Ionic columns are set between two red brick piers. Between the columns are two circular leadlight windows (with the Masons’ set square and compasses device) topped with moulded swags, and a central plaque, also with ornate mouldings. In the pediment, mouldings of the Masons’ device appear once more. Elsewhere, external decoration is restricted to white-painted rendered window dressings.

Key Architectural Elements:

- red brick and render Classical Revival facade
- rendered details: cartouches, swags, emblem in pediment
- prominent street presence

Conservation Guidelines:

- remove steel chain from fence
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e., the building is in the Classical style, representative of a small public building.

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

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

i.e., the building represents the merging of the three local Masonic groups, it has been used continually as a Masonic Lodge since its construction.

HV H
Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the building is associated with locally prominent architect, Charles Robert Heath; the site is associated with prominent Melbourne builder, David Mitchell.

Significance:

The Davies Street Masonic Temple is of local historical and architectural significance. It is a simple, classical building designed by locally active architect Charles Heath, and demonstrates the co-operative efforts of three local Masonic lodges in its creation.

Original Sources:

City of Brunswick Rate Books.
Foundation Stone.
MMBW Plan No. 104 (1906).
Sands and McDougall. Directory of Victoria. (Various dates)
Vale Collection of auction notices, State Library of Victoria.
### Building Information

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### Intactness

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### Existing Heritage Listings

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

### Recommended Heritage Listings

- Victorian Heritage Register
- Register of the National Estate
- HO Controls
Principal Historic Themes:

History:

11 Davies Street (originally No. 29) was built for James Spargo in 1889-90, and occupied by John H Beattie, listed a civil servant, from around 1900 until the 1910s. It is assumed he was related to James Beattie (2 Davies Street, see datasheet). William Catoon owned the property from 1915. The house is described in the rate books as a brick house of 6 rooms, built on an allotment with a 52 ft 6 inch (15.5m) frontage.

Davies Street was first subdivided in 1881 as part of Lilburn’s Paddock subdivision, and re-subdivided a number of times in subsequent land sales, with the street pattern retained but allotment sizes changing. The land was owned by David Mitchell, a builder and contractor, and an influential Melbourne businessman.

Description:

11 Davies Street is an asymmetrical Italianate brick villa. Constructed of red brick and with a rendered street facade, the house has a hipped slate roof with bracketed eaves and three brick chimneys, one of which retains its original unpainted render finish. The verandah has cast iron lacework frieze; its roof is clad with corrugated iron. The windows are timber framed double-hung sash and have rendered moulded dressings. A moulded sitting course runs across the facade, and a decorative frieze sits under the eaves.

Key Architectural Elements:

- 19th century rendered Italianate facade
- hipped slate roof

Conservation Guidelines:

- repair slate roof
- reinstate original or sympathetic front fence
- render chimneys, and reinstate missing cap mouldings

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.
i.e., the building is associated with Lilburn's Paddock, subdivided during the Land Boom.

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

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

i.e., the building is a representative example of a asymmetrical Italianate red brick villa.

HV H
Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the site is associated with David Mitchell, a prominent Melbourne builder.

Significance:

11 Davies Street, Brunswick, is of local architectural and historical significance. It is a relatively intact example of a typical Italianate villa built for the middle class in several prime locations in Brunswick in the late 19th century. The house also has associations with an influential local builder and businessman, David Mitchell, on whose land it was built.

Original Sources:

Brunswick City Council Rate Books
Sand and McDougall. Directory of Victoria. (Various dates)
<table>
<thead>
<tr>
<th>Building:</th>
<th>House</th>
<th>Significance:</th>
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<tr>
<td>Address:</td>
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<td>29 H4</td>
</tr>
<tr>
<td>Current Use:</td>
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**Intactness:**

- E
- G [x]
- F
- P

**Condition:**

- E
- G [x]
- F
- P

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- HO Controls [x]
Principal Historic Themes:

- significant phases in the development of towns and suburbs (urban settlement): 19th century speculative subdivision patterns

History:

26 (originally No. 58) Davies Street was built for George P Carridge between 1906 and 1910.

Davies Street was first subdivided in 1881 as part of Lithurn’s Paddock subdivision, and re-subdivided a number of times in subsequent land sales, with the street pattern retained but allotment sizes changing. Davies Street first appears in the directories in 1890. The land was owned by David Mitchell, a builder and contractor, and an influential Melbourne businessman.

Description:

26 Davies Street is a single storey brick villa. It has a hipped roof facade of brown and cream brick, and rear and side walls of red brick. The return bullnose profile verandah has a corrugated iron roof, turned timber posts and a cast iron facework frieze. The north elevation has two pairs of timber-framed windows; the front door is off the east elevation. The hipped slate roof has bracketed eaves and a hipped brick chimney with a corrugated brick cornice.

The cream brickwork on the house has been painted white. The house has a non-original front picket fence.

Key Architectural Elements:

- hipped slate roof
- corrugated iron-clad return verandah with turned timber posts and cast iron facework frieze
- timber-framed double-hung sash windows

Conservation Guidelines:

- remove paint from facade brickwork

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e. the building is associated with Lithurn’s Paddock, subdivided during the Gold Rush.
The importance of the place or object in exhibiting good design or aesthetic characteristics and, or in exhibiting a richness, diversity or unusual integration of features.

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

i.e., the building is a representative example of a Italianate bichrome brick villa.

Any other matter which the Council considers relevant to the determination of cultural heritage significance

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

i.e., the site is associated with David Mitchell, a prominent Melbourne builder.

Significance:

26 Davies Street is of local architectural significance. It is a relatively intact example of an early twentieth century brick villa with a substantial verandah and side entrance.

Original Sources:


Sands and McDougall. *Directory of Victoria.* (Various dates)
<table>
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<td>Original Use</td>
<td>Residence</td>
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Intactness:  
- E [ ] G [ ] F [x] P [ ]

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

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

**Recommended Heritage Listings:**
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- significant phases in the development of towns and suburbs (urban settlement); 19th century speculative subdivision patterns

History:

The house at 28 Davies Street was built between 1915-20, and occupied by Richard Farmer.

Davies Street was first subdivided in 1881 as part of Lilburn's Paddock subdivision, and re-subdivided a number of times in subsequent land sales, with the street pattern retained but allotment sizes changing. The land was owned by David Mitchell, a builder and contractor, and an influential Melbourne businessman.

Description:

28 Davies Street is a single storey timber house. It has a symmetrical facade, with paired timber-framed windows with moulded timber dressings either side of a central door. The facade is symmetrical, and has a particularly ornate cast iron verandah with a bullnose profile roof and a central gabled parapet inset with a cast iron motif and supported by paired turned timber posts. A cast iron balustrade sits beneath a narrow timber moulding. The hipped slate roof has bracketed eaves and is penetrated by red brick corbelled chimneys with rendered copings and terracotta chimney pots.

Key Architectural Elements:

- bullnose-profile verandah with turned timber posts, ornate frieze and central gable
- hipped slate roof with bracketed eaves and red brick corbelled chimneys
- paired timber-framed windows with moulded timber dressings

Conservation Guidelines:

- remove lattice panelled balustrading from verandah

Comparative Examples:

1 Burke Street, Brunswick
Jona, 31 Donald Street, Brunswick
Autin, 11 Gaffney Street, Coburg

Heritage Victoria/Australian Heritage Commission Criteria:

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

AHC A3 Importance in exhibiting unusual richness or diversity of cultural landscapes or features.
AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria, i.e., the building is associated with Lilburn’s Paddock, subdivided during the Land Boom and resubdivided during the c.1920s.

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

AHC F1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

i.e., the building is a ornate example of an Edwardian timber villa.

IV IV Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the site is associated with David Mitchell, a prominent Melbourne builder.

Significance:

28 Davies Street, Brunswick is of local architectural significance. The house is a relatively intact example of an ornate Edwardian timber villa, with an good example of an elaborate verandah of a type popular in Brunswick.

Original Sources:


Building: St Ambrose's School and Hall
Address: 1-3 Dawson Street, Brunswick
Current Use: School, Hall
Significance: B
Map Ref: 29 G8
Current Owner: St Ambrose's
Property Info: Unknown
Construction Date: 1916
Builder: Unknown
Original Use: School, Hall
Original Owner: St Ambrose's

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

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- provision of education

History:

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

St Ambrose’s school started in what is now the Hall. The rear section appears to be the earliest, with the Dawson Street façade added later, probably when the school was converted to a hall. The present school was built in 1916.

The hall was used as a centre of local anti-conscription action. Anti-conscription was a strong focus of attention in the parish during World War One. John Curtin (Prime Minister 1941-1945), a former student at St Ambrose’s, became the most prominent anti-conscription figure in Victoria.

Description:

St Ambrose’s School (1916), at 1 Dawson Street, is a single storey red brick building with a gabled roof. Windows are paired timber-framed double-hung sashes. The gabled entrance has red brick side walls and a wide rendered frieze topped with a simple pediment decorated with the building’s name and floral mouldings, slate roof and verandahs/verandahs. The original slate roof has been replaced by corrugated galvanised steel, and cyclone wire screens cover the windows.

St Ambrose’s Hall, at 3 Dawson Street, is a single storey red brick building with a bluestone base. It has a gabled slate roof, and rendered gable end coping, window dressings and buttress dressings. The foyer section was constructed later (c.1916), and has a prominent curved rendered parapet with two moulged string courses and unusual polygonal pinnacles capping the shallow brick pilaster strips which mark the corners and flank the front entrance. Doors and windows have pointed arched heads with a combination of stone and rendered dressings. Sills are of stone, and the windows are timber-framed double-hung sashes.

Key Architectural Elements:

- face red brick walls with rendered dressings
- original signage over entrances
- school: timber-framed multi-panel windows
- hall: gabled slate roof

Conservation Guidelines:

- remove non-original front fence
- school: preferably reinstate original roofing material
- hall: remove non-original security doors from front entrance
- hall: remove signage from window openings
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the hall was a focus for the local anti-conscription movement during World War One

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

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

i.e., the complex is representative of early 20th century classically designed red brick church buildings.

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

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

i.e., the building has had a long association with the Irish Catholic community of Brunswick.

Significance:

St Ambrose's School and Hall are of local historical and architectural significance. It has had a long association with the Irish Catholic community of Brunswick, and derives historical significance from its role as the focus of the local anti-conscription movement during World War One, which used the hall.

Original Sources:


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


D Hayes, "Brunswick: the growth of a community (history of St Ambrose)". 1990

<table>
<thead>
<tr>
<th>Building:</th>
<th>Brunswick Baths</th>
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<tbody>
<tr>
<td>Address:</td>
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<tr>
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<td>Swimming Pool, Recreation Centre</td>
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<td>Construction Date:</td>
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<td>Builder:</td>
<td>1 Fisher (Brunswick City Council)</td>
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<td>Brunswick City Council</td>
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| Intactness:     | E [ ] G [ ] F [x] P [ ]             |
| Condition:      | E [ ] G [x] F [ ] P [ ]             |

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<tr>
<td>Victorian Heritage Register</td>
<td>Victorian Heritage Register</td>
</tr>
<tr>
<td>Register of the National Estate</td>
<td>Register of the National Estate</td>
</tr>
<tr>
<td>Moreland Planning Scheme</td>
<td>HO Controls</td>
</tr>
</tbody>
</table>
Principal Historic Themes:

- Landmark structures
- Association with local community groups
- Provision of health care and related activities
- Association with local government
- Association with provision of entertainment and recreation facilities

History:

The Brunswick Baths were originally constructed in 1913-14 in Dawson Street by the Brunswick Council. The baths were described in the local paper as follows:

The area occupied is 100 ft [30m] Frontage to Dawson Street by 240ft [72m] along the railway to Phoenix Street. The Swimming Tank is one of the finest in the metropolitan area, being 60ft [18m] by 1800 [54m]. With a varying depth from 2ft 6 inches [75cm] to 6 ft 6 inches [1.95m]. There are also bathing boxes, with a shelter shed 11-5 ft. [3.5 m] by 8 ft [2.5 m]. The baths cost £2,550 and the work was done by Mr T Fisher of Elsternwick. A Brunswick resident, Mr Les Barnes, remembers the Baths from 1916. The baths were surrounded by brick walls on all four sides, about 8 ft (2.5 m) high with broken glass set in concrete along the top. Along the inside of the southern and western walls were changing cubicles and a long shelter shed with bench seats. There were 6 sets of concrete steps leading down into the pool, in each corner and in the centre of the longest sides, and a 10ft (3m) diving board at the centre of the southern end. Tiered seating surrounded the pool on at least the northern end and eastern sides. The water was changed once a week, and no mixed bathing was permitted. Mr Frank Bowerman, a champion Australian swimmer, acted as Honorary Organiser for the Brunswick Swimming Carnival which marked the opening of the Baths in 1914.

The major renovations and additions to the baths in 1933 were designed by architects Peck & Kenner, and constructed by Brunswick City Council under the supervision of the City Surveyor D W Bonner using day labour. Peck & Kenner also designed the renovations to the Brunswick Town Hall in 1937, altering completely the 1926 facade designed by Wilson & Heath. The renovations were apparently funded by profits earned by the Electricity Supply Department. The late 1920s saw a major Council building program that changed the streetscape of Dawson Street; these changes included major extensions to the Municipal building, the construction of the Town Hall, the Electricity Supply building and the Baths. The renovations greatly extended the baths creating a complex with separate men's and women's pools, administrative offices and club rooms, a gymnasium and hot baths, a filtration plant and heating equipment.

The new indoor baths were constructed as women's baths and were heated. Tiered seating was provided at the northern end of the indoor pool, with cubicles along its western wall. A gallery was created in the main facade to provide an area with seating for viewing swimming events in each pool. The galleries were reached via internal staircases. The outdoor pool was remodelled as the men's pool, being deepened at the southern end from 6 ft 6 inches (2m) to 14 ft (4m). A 30 foot (9m) tall diving tower was built at the southern end of the outside pool to enable diving competitions to be held. The men's pool was claimed to be 'the largest and deepest freshwater swimming pool in Australia', measuring 165 ft (49.5m) x 65 ft (19.5m).

The standard of the Baths was claimed to be 'the finest in Australia' and the capacity of its filtration system was particularly remarked on as having a 'capacity sufficient to meet the domestic requirements of a country town having a population of 12,000 to 15,000 people' with the water being clearer after use and filtration that 'the Melbourne city supply'. The indoor pool

Alastair Lovell & Associates
was designed with a spectators’ gallery to enable it to be used for winter swimming carnivals. At this time it was to have been an important community centre, with many swimming carnivals, including competitions between teams representing various Brunswick industries. After the 1927-28 renovations the Baths were used for the Victorian swimming championships for many years and were proposed for use in the 1956 Olympics. Their importance declined after the construction of the Olympic Pool which became the site for major championships.

Some elements of the 1913 baths remain including the brick walls along the western and part of the eastern side, the swimming tank, although deepened to provide a diving area at the deep (southern) end of the pool. The Baths have had a number of minor alterations since the major reconstruction in 1927-28. The 30 foot (9m) diving tower has been removed.

Description:

The Brunswick Baths building is a two storey rendered brick structure with a hipped tiled roof. The south (Dawson Street) facade has a dark brown brick base and an abstracted classical composition of paired pilasters defining projecting sections near either end. The multi-paned steel-framed windows, which sit between wide piers, have a combination of hopper and awning openings. There are two narrow moulded string courses within the spandrel panels, and a frieze with plain moulded bosses runs under the eaves. The central rendered prostyle portico has four piers and a slightly projecting parapet with a moulded frieze.

Key Architectural Elements:

- two storey building with Classical Revival facade with central prostyle portico
- paired pilasters separating banks of multi-paned steel-framed windows
- face dark brown brick plinth

Conservation Guidelines:

- 

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the 1927-8 works reflects a period of considerable redevelopment of Brunswick’s public assets, and of the reshaping of the Sydney Road-Dawson Street civic precinct.

HV B The importance of a place or object in demonstrating rarity or uniqueness.
AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the baths reflected the latest in swimming pool design and technology, and was once regarded as the finest complex of its type in Australia.

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

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

i.e., the baths, particularly the 1927 S facade, is an abstracted classical composition, representative of the style used for civic buildings of the period

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

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

i.e., the baths were for many years host to the Victorian swimming championships, they have long been a recreational focus for Brunswick.

HV H Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the building is associated with prominent early 20th century architects, Pake & Kemper.

Significance:

The Brunswick Baths complex is of local historical and architectural significance. The baths have long been a key recreational focus for Brunswick, and was for many years host to the Victorian swimming championships. The Baths reflected the latest in swimming pool design and technology, and was once regarded as the finest complex of its type in Australia. The renovation of the Baths in 1927—in particular the construction of the notable Dawson Street facade—reflects a period of considerable redevelopment of Brunswick’s public assets, and of the reshaping of the civic precinct in Sydney Road and Dawson Street.

Original Sources:


Sands and McDougall Directory of Victoria. (Various dates)
Les Barnes, pers. comm with Context Pty Ltd.


Drawings, Town Hall folio, Brunswick City Council.

1 Brunswick & Coburg Star, 6 October 1914.
<table>
<thead>
<tr>
<th>Buildings:</th>
<th>Former Brunswick Technical School</th>
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<td>HO Controls [x]</td>
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</table>

Altom Lovell & Associates
Principal Historic Themes:

- provision of education

History:

Brunswick Technical School was opened in 1916, after three years of negotiation and advocacy by a committee of local people. Brunswick City Council made a gift of £1,000 towards the cost of the first building and Jas. Miller & Co, a ropemaking company which operated from Dawson Street, offered the land at a moderate cost.

Technical training started through Mechanics' Institutes which provided further education for working people. The Brunswick Mechanics' Institute was still performing this role up until the Technical School was built. The first technical schools were the Schools of Mines, the first in Ballarat in 1871. The Melbourne Working Men's College (now RMIT) dates from 1887. The 1910 Education Act made provision for the dual system of State secondary and technical schools.

The 1927 Apprenticeship Act enhanced the role of the senior technical colleges by requiring compulsory schooling for apprentices. The apprenticeship system formalised and standardised the industrial teaching process, in effect taking power from the artisan who, by controlling the training of skilled workforce, had effectively controlled the production process. Many technical schools were built in Melbourne's industrial suburbs from the early 1910s. Comparable examples in the northern and western region include Footscray Technical School (1915-16).

Construction of the first building started in 1915, and was opened in 1916. The school offered both junior technical classes and part time senior classes in architecture and building construction. Percy Everett, a well known architect, was the first principal of the school. He guided the development of the school from its opening until he was transferred to Brighton Technical School in 1932. A number of well known architects were apparently educated at the school.

The first school building was burnt down in 1920, leaving the 1918 brick building on the corner of Dawson and Fallon Streets as the main building. This building was constructed to enable training in pottery skills, with all aspects of pottery making taught. This was to be a most important area of training, given the predominance of Brunswick in the brick and pottery industries. But by the 1930s the pottery department was closed through lack of support.

An Engineering Department building was constructed in 1922; it remained a significant department for many years. In other areas, the school was also making a major contribution. The Bureau of Science and Industry (now the CSIRO) operated from the school from 1923-28, succeeding in the first fabrication of paper from Australian timber, as well as doing research into leather and pottery. The Lindsay Ross Library (later the Migrant English Centre) was built in 1939, and was regarded as one of the finest technical libraries in the State.

Description:

The former Brunswick Technical School is a two and three storey brick building. The walls are of face red brick, and the gabled roof now clad in Zincalume decking. The building has a stepped front facade, with the central section rising to a triangular pediment with a narrow ventilating slot. Banks of timber-framed double-hung sash windows sit between brick piers. Beneath the parapet is a dentilated string course. A freestanding two storey building further east in Dawson Street (1939) is of face brick with white painted rendered parapet coping and windows dressings. The
banks of timber-framed double-hung sash windows with fixed highlights are separated by highly abstracted filleted pilaster strips.

Key Architectural Elements:

- face red brick walls with brick parapet copings, window heads and sills
- timber-framed windows between shallow brick pilaster strips

Conservation Guidelines:

- reinstate original roofing material
- reinstate fences to original design(s)

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the building was one of the first built to comply with the 1910 Education Act.

HV B The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the building was the oldest State secondary school in Brunswick.

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

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

i.e., the building is representative of a late Edwardian red brick public building.

HV G The importance of the place of object in demonstrating social or cultural associations.
AHC G1  Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, education, educational, or social associations.

i.e., the building played an important role in the education of apprentices for local industries.

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the building is associated with Percy Everett, the prominent Chief Architect of the Public Works Department.

Significance:

Brunswick Technical School is of local historical and social significance. It was established in 1916, only six years after the 1910 Education Act, which legislated for the provision of technical schools.

One of many technical schools established in industrial suburbs, it played a critical role in the education of apprentices for local industries. It was involved in the teaching of many industrial skills, including pottery, which was of particular relevance to Brunswick. The school was the oldest State secondary school in Brunswick. The school also derives significance from its associations with Percy Everett, its first principal. Everett later became the influential Chief Architect of the Public Works Department.

Original Sources:


<table>
<thead>
<tr>
<th>Building:</th>
<th>Former Hoffman's Brick and Pottery Works</th>
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</thead>
<tbody>
<tr>
<td>Address:</td>
<td>72-106 Dawson Street, Brunswick</td>
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<tr>
<td>Current Use:</td>
<td>Vacant (pending development)</td>
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<td>Current Owner:</td>
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</tr>
<tr>
<td>Original Use:</td>
<td>Brickworks (No. 2 Works)</td>
</tr>
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<td>E [x] G [ ] F [ ] P [ ]</td>
</tr>
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<td>Condition:</td>
<td>E [ ] G [ ] F [x] P [ ]</td>
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<tr>
<td>Existing Heritage Listings:</td>
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</tr>
<tr>
<td></td>
<td>Register of the National Estate [x]</td>
</tr>
<tr>
<td></td>
<td>Moreland Planning Scheme [x]</td>
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<tr>
<td></td>
<td>UC Area [x]</td>
</tr>
<tr>
<td></td>
<td>National Trust [x]</td>
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<td>Recommended Heritage Listings:</td>
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<td>Register of the National Estate [ ]</td>
</tr>
<tr>
<td></td>
<td>HO Controls [x]</td>
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</tbody>
</table>
Principal Historic Themes:

• association with 19th century brickmaking and clay industries

History:

The Hoffman Patent Brick & Tile Company was established in 1870 by Jenkin Collier, David Mackenzie Barry and William Owen,1 with the intent to modernise and industrialise the primitive Victorian brick making process.2 Two of the company's founders were already well known identities. Barry was a local landowner and hotelier, having opened the Sarah Sands Hotel in 1854. Collier and Barry had worked together as successful construction contractors, building stations on the Sandhurst line and construction other railway lines. They first opened a brickyard near the present day Coller Street to make the bricks required for their construction contracts.

The company possibly introduced mechanised, continuous brick making processes to the industry in Australia, through the use of high output Hoffman kilns,3 the first of which was constructed at the works of the Hoffman Patent Brick and Tile Company was one of the circular Hoffman kilns, in 1872.4 It has been suggested that the Brunswick company's use of high output Hoffman kilns in combination with the mechanised brick presses marked the first full industrialisation of the process in Australia, and may even be a relatively early example of brick making industrialisation in the international context.5 The company continued to keep abreast with technological advances in the years which followed and it was rewarded by a substantial share of the market for bricks in Melbourne. Its expansion coincided with the boom in building which occurred in the 1870s and 1880s, and by the 1890s, Hoffman's was claimed to be the largest enterprise of its kind in the colonies.6

The buildings and land formed part of the Hoffman Patent Steam Brick Company's No. 2 Works, which was purchased by the company in 1884.7 The construction of the No. 2 Works was part of a major expansion which was directly related to Melbourne's building boom. Originally, the No. 2 Works comprised a single Hoffman kiln (No. 1) and the brick making and pressing building. No. 2 Works was expanded in the few years following its construction. In 1888 a second Hoffman kiln (No. 2) was constructed on the site.8 A new type of brick pressing machine known as a Platt machine was installed at the works in 1891.9 The No. 2 works were also the site of the Hoffman Co. pottery, the largest pottery in Victoria by the early 20th century. Pottery products started in 1890, initially pipes and sanitary ware (produced as part of the sewerage of Melbourne). By 1908 Hoffmans had started producing tessellated tiles, and then roof tiles in 1917. Domestic and ornamental pottery started about the same time, with the famous ‘Mel-rose’ ware name registered in 1932 and a range of ware produced with the 'Australiana' theme.

The company's No. 2 Works, and its pottery were both shut down during the 1930s Depression, with limited production only at the No. 1 Works in Albert Street,10 the No. 1 Works remaining the principal production centre, with No. 2 Works being 'used occasionally'.11 Buildings housing a new 'Special Brick department', also part of No. 2 Works, were constructed west of the brick grading and pressing building (Building 3) in these years, and between 1907-8 and the mid-1930's, further modernisation works were undertaken. Though the company's works continued to expand gradually in the period following World War I, the 1930s Depression again halted production. When it began again, the company minutes suggest that No. 2 Works had become the primary focus of activity, the clayhole at No. 1 Works having been largely worked out.12 No. 1 Works was finally closed in 1941.

In 1960, Clifton Holdings took over Hotman's. A 1963 aerial photograph shows the Special Brick Department and the principal pottery and terracotta works facing onto Fallan Street had been demolished by this date. Though the brick making operation continued at No. 2 Works, the
The site was purchased by Nubrick in 1956 who ceased brick making operations in 1993. Nubrick sold the brickworks to the Sangrove Corporation in 1996 who plan to develop the property.


Description:

The buildings on the existing site form two distinct groups. To the west are the three Hoffman kilns built in 1884, 1888 and 1908, a large complex of corrugated iron and brick sheds housing the clay preparation and brick pressing areas and several sheds and a workshop to the north. To the east are remnants of the pottery works, including a pottery moulding and kiln building, the base of two circular kilns and several stores and other buildings.

The three Hoffman kilns are similar in layout and construction. Oval in form with straight sides and semi-circular ends, each kiln contains a continuous vaulted annular firing chamber which was filled with bricks for firing through arched openings ('wickets') in the sides of the kiln. The kilns have machine pressed red brick outer facings battered at approximately 60 degrees and slightly curved in cross section. Most of the bricks appear to be old and could be original. Many are weathered, and considerable structural movement has occurred in the kiln walls. The enlarged wickets have concrete arches, and the brickwork to the sides has been rebuilt using modern bricks. Kiln 3 returns half of the original small wickets with tapering semi-circular brick arches. Part of the north side of kiln no 3 has been refaced with modern bricks.

The brick pressing shed is a tall gabled structure linked to the later adjoining buildings. It has a basilica form with a relatively narrow central full-height gabled section and lean-to extensions of various heights and dates to each side and to the north end. A double storey lean-to extension projects along the full length of the east elevation, and there is a further lean-to extension to the lower level only. To the north are more lean-to extensions, one earlier of double storey height, and a relatively recent single storey extension. The building is mostly of timber post and beam construction, with steel framing to later sections, and is clad externally with corrugated iron. At ground floor level, large square section timber posts to the gabled section and the double height east extension support the first floor at relatively close spacing. The floor is of heavy construction, with large square longitudinal beams on spreader pads supporting closely spaced joists spanning the width of the building. The upper level of the building has external walls of braced post construction with timber king-post trusses spanning the width of the central gabled section supported on timber posts. The later lower level east and north extensions are steel-framed.

Nine brick presses operating on the Bradley and Craven principal are located on the ground floor of the building, seven in a row in the central gabled section and two located in the later north extension. The presses are all driven by electric motors. The seven earlier presses in the gabled building have driving mechanisms apparently surviving from the original use of steam power, comprising very large spokeed cast iron rope drive flywheels adjacent to the presses connected to a second set of flat belt drive wheels. Several brick walls supporting bearing blocks to the rear of the presses appear to indicate the location of a continuous drive shaft.

Key Architectural Elements:

- two 1880s Hoffman kilns
- one 1938 Hoffman kiln
- Coal Conveyor [equipment and change rooms]
- Brick Pressing Shed
- Former Engine House
- Grinding Shed
- Pottery Kiln Bases

Conservation Guidelines:

- 

Comparative Examples:

Standard Bricks (Box Hill Brickworks), Federation Street, Box Hill.

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the three Hoffman kilns, Coal Conveyor [equipment and change rooms], Brick Pressing Shed, Former Engine House and Grinding Shed are all associated with the late 19th century and early 20th century brick making industry in Victoria. The complex as a whole has direct association with the 1880s and 90s Melbourne building boom. The pottery buildings were also directly associated with another building phase of the early 20th century where they produced pipes and sundry fittings in relation to improvements in Melbourne’s water supply and sanitation. Terracotta roofing details including Parisian patterned tiles, gargoyles, finials and chimney pots were also produced and remain throughout the suburbs. In addition most of Melbourne’s, indeed Australia’s, household crockery was also produced by the pottery.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2  Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.
i.e., the brickworks complex is one of few surviving large-scale 19th century industrial complexes, with significant purpose-built processing buildings. It returns the two earliest surviving Hoffman kilns in Australia which comprise a part of a rare group of three substantially intact Hoffman kilns. In addition, the Brick Pressing Shed is possibly the earliest surviving mechanised brick pressing operation building in Victoria.

HV D  The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

AHC D2  Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique),

i.e., the brickworks illustrate the brickmaking industry and brickmaking technology in the late 19th and early twentieth century.

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

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

i.e., the chimney stacks of the Hoffman kilns possess landmark qualities in Brunswick.

HV F  The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

AHC F1  Importance for its technical, creative, design or artistic excellence, innovation or achievement.

i.e., the Hoffman Brickworks Co. were probably the first in Australia to use the Hoffman patent continuous firing kiln which, in combination with the Bradley & Craven brickpresses, revolutionised the industry in the late 19th century.

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

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

i.e., the complex represents the dependence of the local Brunswick community on the brickmaking industry in the late 19th and early 20th century.

Significance:

The Brunswick Brickworks is of primary historical, technological, aesthetic, and social significance.

The Hoffman Brickworks are of considerable historical and technological significance at a national level. The combination of the high output patent Hoffman continuous firing kilns and the patent Craven steam brick press marked the first full industrialisation of the brick making process in Australia, and may be a relatively early surviving example of brick making industrialisation in the international context.

The site contains Victoria’s only remaining 19th Century Hoffman kilns and among the few Hoffman kilns remaining intact in context with associated plant and production buildings. It is significant to the Brunswick locality as the last remaining substantial evidence of the industry most central to the history of the area’s development and which made the district the largest clay industry centre in the state.

The kilns have some aesthetic significance in their spectacular and unusual external form and their striking presence in the industrial landscape. The visibility of the kiln group from Dawson Street and the surrounding area is of fundamental importance to the appreciation of the brickworks’ dominant economic and social presence in the local community. The arched brick vaults of the kiln interiors have a unique formal beauty. To a lesser degree, the interior spaces and structures of the kilns’ firing floors and of the brick pressing sheds are also impressive and darkly evocative in their scale and complexity.

Their connection with the 1880s is of particular historical significance as a tangible connection with the building boom that so dramatically altered the character of Melbourne. This point is amplified by the fact that the Hoffman Brick company was a leader in introducing pioneering brick making technology to Victoria to supply the boom. Their products remain widespread throughout suburbia.

Though now far from complete, the brickworks are significant in their demonstration of brick making processes and techniques of the 1880s and of subsequent periods in which technological change, or lack of change, in the industry occurred.

The remains of the pottery buildings mark a direct association with another phase of Melbourne’s urban development. The pottery manufactured pipes and sanitary fittings installed as a part of a water supply and sewerage program undertaken by the Board of Works. The pottery also produced voluminous amounts of terracotta roofing products, including Marseilles patterned tiles and copious quantities of household crockery.

The site as a whole is no longer sufficiently intact to demonstrate the full working organisation or the complete process of brick and pottery manufacture it once supported. The most important feature of the spatial arrangement of the site is now the grouping of the three kilns and the brick pressing shed, and the clear space between them from which these buildings can be comprehended as a functional group. The cluster of pottery-related buildings to the east is of contributory significance as a reminder of the former activity on the site (though what is left demonstrates very little of the processes it involved). The obscure laneway cut between the pottery buildings, which indicates the site’s former link to the state’s railway system, is a spatial arrangement of contributory significance.
The site's ability to demonstrate early brick production processes is, however, not unique, as the Box Hill brickworks retains intact a more complete chain of production sites including its quarry and blacksmith's shop.

With the closure of the pit and other parts, the site has been effectively reduced to the central brick production area and remnants of the pottery production area. The buildings and plant of primary individual significance are the three Hoffman kilns, the machinery associated with the brick pressing plant and the structure housing it. The brick pressing plant and shed demonstrate the processes originally used to supply the kilns, as well as the lack of technical innovation over the ensuing century. Remnants of the plant's steam power system are of contributory significance. None of the machinery is in itself rare though this would appear to be the largest collection still assembled in its original context.

Most other structures on the site are now of diminished or no significance, with only a few making any substantial contribution to the site's overall significance.


Original Sources:


Melbourne and Metropolitan Board of Works. Draft plan No. 96, 1904.


1 Allom Lovell & Associates. *Former Brunswick Brickworks*. Quoted from National Trust of Australia (Victoria), "Submission Concerning the Former Hoffman Brick & Pottery Works Dawson Street, Brunswick to the Historic Buildings Council", p. 4


4 Allom Lovell & Associates. *Former Brunswick Brickworks*. Quoted from J G Parsons, Senior Lecturer in History, Macquarie University, cited by National Trust of Australia (Victoria), "Submission Concerning the Former Hoffman Brick & Pottery Works Dawson Street, Brunswick to the Historic Buildings Council", p. 5.


| Building: | MMTB Substation |
| Address: | 180A Dawson Street, Brunswick |
| Current Use: | Substation |
| Property Info: | Unknown |
| Architect: | Unknown |
| Original Use: | Substation |
| Significance: | B |
| Map Ref: | 29 D8 |
| Current Owner: | State Government of Victoria |
| Construction Date: | c. 1925-20 |
| Builder: | Unknown |
| Original Owner: | State Government of Victoria |

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- Moving goods and people: public transport system

History:

The building of the tramway through West Brunswick in 1925-26 enabled the development of much of the western side of Brunswick and Coburg. This substation is an essential part of the electrical conversion system. The West Coburg Progress Association lobbied strongly for the building of the tramline, but considered it had been built too far west to serve their needs.¹

The Melville Road route, which now forms an important north-south transport link through the western side of Brunswick did not exist until the early 1920s. By 1921 Melville Road had only been extended to a little north to Albion Street, and the section between Smith and Dawson Streets had not yet been built. Areas to the north of Albion Street were particularly affected by the opening of the tramway route. Donald Melville's estate was to the north of Albion Street; after Melville's death the rest of his estate was quickly sold and subdivided and Melville Road was extended northwards as development occurred. Major estates developed during the early 1920s included the Irvine Estate sections of which were offered for sale in 1924 and 1927, with the new electric tramway promoted as a feature. The Baker Estate to the west of Melville Road dates from late 1920s, being developed as speculative house and land packages by J & P Baker.

The electric tram system started with the first line from Box Hill to Doncaster in 1889, but did not develop into a system until much later. In 1925, the Essendon tramline, which had been electric since 1906, was extended along Flemington Road to link with the West Coburg tramline, and then along William Street to Collins Street, bringing electric trams into the city for the first time.

Description:

The substation at 196A Dawson Street, Brunswick West is a simple structure of face red brick in English bond. The facade to Dawson Street has a projecting central section and a stepped parapet with brick streamlining at the uppermost corners, unpainted rendered coping and a centrally-placed Modernist motif. Beneath this is a trio of cream brick bosses. The substation has a central doorway with tapestry brickwork and rendered dressings. Security screens cover four-paneled steel-framed slot windows on either side of the entrance, and the central opening is screened with steel and wire gates.

Key Architectural Elements:

- Simple symmetrical composition
- Face brick walls with tapestry brick and render decoration
- Prominent corner site

Conservation Guidelines:

-
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the building marked the establishment of the electric train route through Brunswick West, which in turn spurred residential development in that area.

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

AHC F1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

i.e., the building is a good example of a simple red brick small industrial structure refined by Moderne detailing.

Significance:

The substation at 196A Dawson Street, Brunswick, is of local historical and architectural significance. Its construction in 1925-26 marked the establishment of the electric train route through Brunswick West, which in turn spurred residential development in that area.

Architecturally, the small building is a considered composition in brick, appropriate to its function.

Original Sources:


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1 R Broome, *Coburg: Between Two Creeks,* Port Melbourne 1987, p. 211
<table>
<thead>
<tr>
<th>Building:</th>
<th>House</th>
<th>Significance:</th>
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<tbody>
<tr>
<td>Address:</td>
<td>20 De Carlo Street, Brunswick</td>
<td>Map Ref:</td>
<td>29 H6</td>
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<td>Current Use:</td>
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<td>Original Use:</td>
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<td>Original Owner:</td>
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Intactness:
- E [x]
- G [x]
- F [ ]
- P [ ]

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- IHO Controls [x]
Principal Historic Themes:

- -

History:

Frederick C Jackson, gentleman, built a house to the south of this house probably in the 1880s. Around 1918, he subdivided this allotment, and appears to have transferred it to E A Jackson. The 1918 rate books describe the property as a room brick house owned and occupied by E A Jackson. By 1920 the house was occupied by Robert B Jackson, a tramways employee. Robert Jackson continued to occupy the house for some years.

Description:

26 De Carle Street is a single storey brick house in the Queen Anne style. The house has base red bricks, walls, and rendered dressings. The return bullnose profile corrugated iron-roofed verandah has turned timber posts with stylised lune capitals and an unusual bracketed carved timber frieze and corner gable. Beneath the projecting gable to the south of the west (De Carle Street) elevation there is a polygonal metal-roofed bay beneath the verandah there is an unusual polygonal bay window with a heavy rendered base. This bay rises to an open multi-sided tower which has tapered base walls, turned timber posts and a shallow multi-sided metal roof topped with a plain iron finial. Windows are generally timber-framed casements with much original leadlighting remaining. The slate roof of gabled form has terracotta finials and ridge capping and is penetrated by red brick chimneys with rendered cornices and terracotta chimney pots. All the gables have ornate carved bargeboards and scallop-edged timber cladding; the front gable is of particular note. The original tessellated verandah tiling remains.

The front garden paths are paved in concrete, but the circular layout may reflect an earlier design.

Key Architectural Elements:

- possible early front garden layout

Conservation Guidelines:

- -

Heritage Victoria/Australian Heritage Commission Criteria:

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

AHC F1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

i.e., the building is a particularly elaborate and unusually carefully detailed example of a small house in the Queen Anne style.
Significance:

20 De Carle Street is of local architectural significance. It is a particularly elaborate and unusually carefully detailed example of a small house in the Queen Anne style. The window bays, polygonal tower and gable-ends are of particular note.

Original Sources:


Brunswick City Council Rate Books

Sands and McDougall. *Directory of Victoria*. (Various dates)

1 This may be Mrs R Jackson, who ran a clothing business in Sydney Road around 1930, and started Jackson & Ekersall's clothing factory in Michael Street around 1910.
Building: House

Address: 7 Donald Street, Brunswick

Current Use: Residence

Significance: B

Map Ref: 29 H5

Current Owner: Unknown

Property Info: Unknown

Construction Date: c.1901-05

Architect: Unknown

Builder: Unknown

Original Use: Residence

Original Owner: George Lesh?

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

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

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

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

-  

History:

The house at 7 Donald Street was built c.1901-05, probably for George Less.

Description:

7 Donald Street is a symmetrical timber villa with an unusual timber framed arched entrance portico. The house's front facade is symmetrical with paired timber-framed double-hung sash windows either side of the front door. The highly ornate verandah has a cast iron lacework frieze and cast iron columns. The verandah roof is of bull-nose profile, and is clad with corrugated galvanised iron. The central timber entrance has parapet decorated with cast iron cresting. The primary hipped roof is crossed by a wider transverse gabled roof at the rear; both are of slate which appears to have been painted red. Gabled side wings, with half-timbering and window hoods supported on slatted timber brackets, project at the rear and feature Terracotta ridings, ball finials and red brick chimneys with rendered moulded tops decorate the roof. The timber wall of the front facade is scribed to simulate stonework.

A garage has been added to the north-west corner of the house, and is partly tucked under the verandah. The front fence appears to date from the time of the garage, and is of cream painted cyclone ware.

Key Architectural Elements:

- ornate timber-framed arched portico
- combination of Victorian and Edwardian architectural elements

Conservation Guidelines:

- remove garage and reinstate original verandah

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e., the building is a particularly intact example of an early 20th century timber villa, and it is notable for its unusual arched timber entrance.

Significance:
7 Donald Street, Brunswick, is of local architectural significance. It is a particularly intact example of an early 20th century timber villa combining Victorian and Edwardian elements, and it is notable for its unusual arched timber entrance. Its significance has been diminished by the addition of the garage, and by the replacement of the original front fence.

Original Sources:


Building: Iona
Address: 31 Donald Street, Brunswick
Current Use: Residence
Significance: B
Map Ref: 29 JS
Current Owner: Unknown

Property Info: Unknown
Construction Date: c.1899
Architect: Unknown
Builder: Unknown
Original Owner: Henry W. Bull
Original Use: Residence

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

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

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

Altam Lovett & Associates 347
Principal Historic Themes:

- 

History:

Iona was built c.1899 for Henry W Bull, engineer. It is first described in the rate books as a brick house of 6 rooms. Bull owned and occupied the house for several years, selling to Frederick A Goeby, manufacturer in 1903, who sold it to Alexander Morrison in 1906. The house was listed as Iona from 1906. Morrison sold the house to Joel B Lewis around 1915, and a plaque bearing his name remains on the house today, suggesting it may remain in his or the his family’s ownership.

Description:

Iona is a symmetrical, single storey Italianate brick villa. It has a hipped roof with bracketed eaves, and the brown brickwork is relieved by two cream-brick string courses, and cream bricks forming a frieze between the eaves brackets. The facade presents paired timber-framed double-hung sash windows either side of a central doorway. The verandah, which has a decorative cast iron lacework frieze, is supported on simple timber posts and has a central gable with the painted name Iona family visible in the glazed gable end. The tessellated tilework remains on the verandah. The garden retains two lozenge shaped beds either side of a central pathway; although the paths are now concrete, the form is early. The house has had its original roof replaced with tiles, but the rendered chimney with moulded tops remain.

Key Architectural Elements:

- ornate verandah
- unpainted rendered surfaces
- lozenge-shaped garden beds

Conservation Guidelines:

- reinstate original roofing material
- repair verandah roof

Comparative Examples:

1 Barkly Street, Brunswick
28 Davies Street, Brunswick
Antrim, 11 Gaffney Street, Coburg

Heritage Victoria/Australian Heritage Commission Criteria:

HV1: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

_i.e., the building is a exceptionally intact example of a Victorian brick home brick villa, which retains the form of its early garden layout._

**Significance:**

Iona is significant as a exceptionally intact example of a Victorian brick house featuring typical Brunswick features including the use of dark brown and cream bricks and the central gable verandah and retaining the form of its early garden layout.

**Original Sources:**

- Brunswick City Council Rate Books, 1899-1906.
- Sandes and McDougall. *Directory of Victoria* (Various dates)
- MMBW Plan No. 104 (1906).
Building: Oxford Terrace
Address: 48-52, 54-58 Donald Street, Brunswick
Current Use: Residences
Property Info: Unknown
Architect: Unknown
Original Use: Residences
Original Owner: Henry Hayes
Significance: B
Map Ref: 20 J5
Construction Date: c.1892-93; c.1896-97
Builder: Unknown

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

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

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

History:

Oxford Terrace was built for Henry Hayes, who also owned Cambridge Terrace to the east of the church land. Hayes rented the houses to a variety of occupants. In the 1890s Hayes lived on the north side of Donald Street, near the corner of Farewell Street. Oxford Terrace comprises two groups of houses. At 54-68 Donald Street, to the east, is a row of 8 terraces which were constructed c.1892-93, and which the rate books describe as 4 roomed houses. To the west is a group of 3 houses, at 48-52 Donald Street, constructed c.1896-97.

Description:

54-68 Donald Street is a row of eight Italianate terraces with brickwork facades, red brick rear and side walls and a single transverse gabled slate roof with bracketed eaves. The roof, of both square and scallop edged slates, has decorative terracotta ridge tiles and finials, and polychrome brick chimneys with rendered moulded tops along the ridgeline. Verandahs have cast iron facework and are clad in corrugated iron with a gentle convex profile. Tripartite windows are timber-framed, with double hung sashes and timber mouldings.

The terraces display various levels of intactness. The alterations include: non-original front fence (all); removal of chimney (Nos. 60, 62, 64); sandblasting of (previously painted or rendered) facade (No. 64); addition of balustrading to verandah (No. 66), missing terracotta capping to roof (No. 60); concrete verandah surface (Nos. 60, 66, 68); timber deck to verandah (No. 54); prominent security doors (Nos. 66, 68). The original pointing remains in the facades of Nos. 66 and 68, whilst No. 54 retains its original etched highlight above the front door. The uniformity of this terrace is particularly diminished by the variety of front fence designs.

48-52 Donald Street is a row of three Italianate terraces with brickwork facades, red brick rear and side walls and a single transverse gabled roof behind an ornate parapet. These three terraces have a high, rendered parapet, elaborately decorated with balustrading and urns and a central semi-circular pediment. Verandahs have ornate cast iron facework and are clad in corrugated iron with a gentle convex profile. Tripartite windows are timber-framed, with double hung sashes and timber mouldings. The mid-1990s restoration work on these houses included the replacement of the roof tiles, and the addition of new picket fences.

Key Architectural Elements:

- polychromatic brickwork
- unpainted rendered surfaces

Conservation Guidelines:

- reinstate traditional front fences
- repair roof capping
- reinstate traditional verandah floors
Heritage Victorian Australian Heritage Commission Criteria:

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

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

i.e., the building is representative of Italianate brick terraces.

Significance:

38-48 Donald Street, Brunswick, is of local architectural significance. It is a reasonably intact group of eleven houses built for the one owner, specifically as rental properties. Although, notably, all the terraces retain their original brickwork face brickwork, the significance of 34-48 has been somewhat diminished by the variety of new fences, and the landscaping treatments generally.

Original Sources:

Brunswick City Council Rate Books.
Sands and McDougall. Directory of Victoria. (Various dates)
<table>
<thead>
<tr>
<th>Buildings</th>
<th>Tip Top Bakery</th>
<th>Significance:</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>170 Edward Street, Brunswick</td>
<td>Map Ref:</td>
<td></td>
</tr>
<tr>
<td>Current Use</td>
<td></td>
<td>Current Owner:</td>
<td>Tip Top Bread</td>
</tr>
<tr>
<td>Property Info</td>
<td>Unknown</td>
<td>Construction Date:</td>
<td>c1930</td>
</tr>
<tr>
<td>Architect</td>
<td>Harry Norris</td>
<td>Builder:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Original Use</td>
<td>Bakery</td>
<td>Original Owner:</td>
<td>Tip Top Bread</td>
</tr>
</tbody>
</table>

In the absence of a clear image, the text is interpreted as follows:

- Buildings: Tip Top Bakery
- Address: 170 Edward Street, Brunswick
- Current Use: Bakery
- Property Info: Unknown
- Architect: Harry Norris
- Original Use: Bakery
- Significance: B
- Map Ref: 
- Current Owner: Tip Top Bread
- Construction Date: c1930
- Builder: Unknown
- Original Owner: Tip Top Bread

Condition:

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<th>F</th>
<th>P</th>
</tr>
</thead>
</table>

Existing Heritage Listings:

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

Recommended Heritage Listings:

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- 

History:

This site was a large vacant allotment in 1930 before the Tip Top Bread Co. built its extensive bakery here in c.1940, to a design by noted architect Harry Norris.

Description:

A large polychrome brick factory in a developed International style. An asymmetrically placed three-storey tower marks the office entrance with a vertical strip of glazing paralleled by manganese brick pilasters and capped by similar bonded brickwork. A lintel of brown bricks with several string courses of similar colour is surmounted by a band of steel framed windows (now closed off). White rendered string courses delineate the top and bottom sills of the windows, above which the bricks are cream. A two-storey block to the east features a similar treatment to the first floor windows while a smaller two-storey section at the western end has a large glazed panel divided vertically by manganese brick pilasters and horizontally by white painted string courses. Two circular windows are above the vehicle entrance at the extreme west of the facade.

Key Architectural Elements:

- Moderne composition of cream and brown bricks
- prominent tower section

Conservation Guidelines:

- reinstate original fenestration

Heritage Victoria/Australian Heritage Commission Criteria:

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

AHC F1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

ie. the building is a large and sophisticated example of the Dutch Modernist or International style applied to an industrial building type.

Significance:

The Tip Top factory is of state significance. It is a large and sophisticated example of the Dutch Modernist or International style as applied to an industrial building. Also of local significance as a fully integrated and mechanised bread factory. The bold architectural forms of the facade are expressive of both the technological prowess and market leadership of the company.
Original Source:

| Building:   | Cottages                      | Significance: | B               |
|-----------|------------------------------|---------------|----------------|---|
| Address:  | 191-193 Edward Street, Brunswick | Map Ref.:     | 29-K9          |
| Current Use: | Residences                  | Current Owner: | Unknown        |
| Property Info: | Unknown                     | Construction Date: | c.1860s        |
| Architect: | Unknown                      | Builder:      | Unknown        |
| Original Use: | Residences                  | Original Owner: | J. Ridge?      |

**Infrastructural: E [ ] G [ ] F [ ] P [ ]**

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

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

**Recommended Heritage Listings:**
- Victorian Heritage Register [x]
- Register of the National Estate [x]
- NO Controls [x]
Principal Historic Themes:

- association with stone quarrying industries

History:

The pair of bluestone cottages at 191-193 Edward Street probably dates from c.1860s.² In the early 1870s they were owned by J Ridge and occupied by a blacksmith and a quarryman. The directories list a number of occupiers, including a number of women.

Description:

191-193 Edward Street, Brunswick, is a pair of attached bluestone cottages. The cottages, which comprise three rooms, have a continuous corrugated iron verandah supported by timber columns with Corinthian capitals and a cast iron frieze. The verandah end is infilled with vertical timber boarding. The cottages have hipped roofs clad partially in slate and partially in corrugated iron. Both materials are painted red. The bluestone walls have been painted white.

The steel front fence and large gates are not original, but the small pedestrian gate of iron pickets may be.

Internal inspection (in 1974) revealed that 193 was virtually intact. From the front door one enters a sitting room with corner fireplace. The bedroom is the second room and is entered from a short passage that leads to the kitchen, still retaining a wood fired stove. The scullery, laundry and bathroom had been enclosed into a timber extension.

Key Architectural Elements:

- bluestone construction

Conservation Guidelines:

- reinstated fence to original or sympathetic design
- remove paint from bluestone
- remove paint from slates, or replace

Comparative Examples:

130 Barkly Street, Brunswick
151 Barkly Street, Brunswick
82 Bell Street, Coburg
193 Weston Street, Brunswick

Heritage Victoria/Australian Heritage Commission Criteria:

HV A  The importance, association with or relationship to Victoria's history of the place or object.
AHC A3  Importance in exhibiting unusual richness or diversity of cultural landscapes or features

AHC A4  Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria, i.e., the building is an early surviving example of early attached bluestone residences remaining in Brunswick

HV B  The importance of a place or object in demonstrating rarity or uniqueness

AHC B2  Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest, i.e., the building is one of the few surviving examples of early attached bluestone residences remaining in Brunswick

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

AHC E1  Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community, i.e., the building is representative of an early attached bluestone residence in Brunswick

Significance:

191-193 Edward Street is of local historical and architectural significance. The pair is one of the few examples of early attached bluestone residences remaining in Brunswick.

Original Sources:

Brunswick City Council Rate Books.
Sands and McDougall Directory of Victoria. (Various dates)

1 A detailed rate book search has not been completed.
**Building:** Gleniva

**Address:** 34 Finchley Avenue, Glenroy

**Significance:** C

**Map Ref:** 16 P2

**Current Use:** Nursing Home

**Current Owner:** Unknown

**Property Info:** Unknown

**Construction Date:** c.1888

**Architect:** Unknown

**Builder:** Unknown

**Original Use:** Residence

**Original Owner:** Unknown (James Chapman?)

---

**Intactness:**

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<th>F</th>
<th>P</th>
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**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [ ]
Principal Historic Themes:

- significant phases in the development of towns and suburbs. 19th century speculative building activity

History:

Glenlyn was probably built for James Chapman in c.1888, a villa on his Forest Hills Estate.

Concurrent with the first land sales by the Glenroy Land Co., James Chapman purchased over 1,500 acres (615 hectares) of the Glenroy Farm on the western side of Pasture Vale Road from Duncan Kennedy for £76,000. Chapman laid out streets between Belair Avenue and Stanley Street, bordered by Glenroy Street (now Chapman Avenue), naming it the Forest Hills Estate. He had at least five villas erected and spent over £3,000 on street works and planting, halted in 1893 by the Depression. The Tiverton Park Estate, advertised in 1915 was a renewed attempt to sell off Chapman's land.

Description:

Glenlyn is a single storey asymmetrical rendered brick Italianate villa with bracketed eaves, a hipped slate roof, and rendered chimneys with moulded cappings. The return verandah is supported on timber posts and has a bluestone base and an unusual Greek key patterned frieze.

The building has had substantial additions to the rear. To the west of the original house is a similarly planned second addition c.1960s, also part of the Nursing Home complex.

Key Architectural Elements:

- typical Italianate detailing
- Greek key motif verandah frieze

Conservation Guidelines:

- 

Comparative Examples:

44 Acacia Street, Glenroy
2 Churchill Street, Glenroy
127 Glenroy Road, Glenroy
139 Glenroy Road, Glenroy
149 Glenroy Road, Glenroy
6 Salisbury Street, Glenroy

Heritage Victoria/Australian Heritage Commission Criteria:

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

AHC A3 Importance in exhibiting unusual richness or diversity of cultural landscapes or features
AHC A4

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

i.e., the house is associated with the first period of suburban subdivision in Glenroy in the late 19th century.

HV B

The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2

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

i.e., the house is one of the few buildings in Glenroy constructed in the 19th century.

HV E

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

AHC E1

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

i.e., the building is a representative example of a late 19th century rendered Italianate style house.

Significance:

Glenlyn is of local historical significance. The house dates from the first period of suburban subdivision of Glenroy, which occurred in the 1880s, probably as part of James Chapman's Forest Hills Estate.

<table>
<thead>
<tr>
<th>Building:</th>
<th>Antim (now Felton House)</th>
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<tbody>
<tr>
<td>Address:</td>
<td>11 Gallinee Street, Coburg</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Residence</td>
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<tr>
<td>Property Info:</td>
<td>Unknown</td>
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<td>Architect:</td>
<td>Unknown</td>
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<tr>
<td>Original Use:</td>
<td>Residence</td>
</tr>
<tr>
<td>Original Owner:</td>
<td>Unknown (McGregor Dawson)</td>
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<tr>
<td>Significance:</td>
<td>B</td>
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<tr>
<td>Map Ref:</td>
<td>17 III6</td>
</tr>
<tr>
<td>Current Owner:</td>
<td>Unknown</td>
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<td>Construction Date:</td>
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<tbody>
<tr>
<td></td>
<td>x</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Existing Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- Moreland Planning Scheme (x)
- UC Area
- National Trust

**Recommended Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- HO Controls (x)
Principal Historic Themes:

- association with crime and punishment

History:

Antrim, 11 Caffney Street, Coburg, was built prior to 1895. A long term owner and occupant of the house was the McGregor Dawson family, the father being both Town Clerk and Engineer for the City of Coburg. His son Robert sold the house to the Victorian Association for the Care and Resettlement of Offenders (VACRO) in the early 1980s when it became known as Felton House.¹

Antrim is now a private residence.

Description:

Antrim, 11 Caffney Street, Coburg, is a single storey weatherboard Victorian villa which remains substantially intact externally. Symmetrical and double fronted, a corrugated iron return verandah features slender Corinthian columns, a cast iron lace frieze and a central projecting gable which is glazed and etched with the building’s original name. (This type of verandah is also an element of many Brunswick houses of this period.) The central four-panel timber door is flanked by wide splay double-hung sash windows. The hipped slate roof has rendered brick chimneys and carved timber brackets under the eaves.

Key Architectural Elements:

- ornate pedimented verandah
- fish scale patterned slate roof

Conservation Guidelines:

Comparative Examples:

1 Barkly Street, Brunswick
29 Davies Street, Brunswick
Iona, 31 Donald Street, Brunswick

Heritage Victoria/Australian Heritage Commission Criteria:

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

AHC E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.
The building is a substantially intact example of a late 19th century timber villa, with an example of an elaborate verandah of a type also widespread in houses of this period in Brunswick.

HVG

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

AHC G1

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

i.e., the building has had long associations with Pentridge Prison and the City of Coburg.

Significance:

Antoin is of local architectural and historical significance. It is substantially intact example of a late 19th century timber villa, with an example of an elaborate verandah of a type also widespread in houses of this period in Brunswick. The house has long associations with the City of Coburg, including its recent role in the rehabilitation of prisoners.

Original Sources:

Timothy Hubbard Pty Ltd. City of Coburg Heritage Conservation & Streetscape Study. October 1990

Sands & McDougall Directories.

1 Information supplied by Mr Barry Watters. The McGregor Dawson were associated with Dawson Iron and Steel in Dawson Terrace, Brunswick.
<table>
<thead>
<tr>
<th>Building:</th>
<th>Lincoln Mills</th>
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<tr>
<td>Address:</td>
<td>S2-92 Jaffrey Street, Colnag</td>
<td>Map Ref:</td>
<td>17 Q10</td>
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<tr>
<td>Current Use:</td>
<td>Textile Factories</td>
<td>Current Owner:</td>
<td>Unknown</td>
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<td>Property Info:</td>
<td>Unknown</td>
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<td>1919, c.1940</td>
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<tr>
<td>Architect:</td>
<td>A Richard Butler ARIBA</td>
<td>Builder:</td>
<td>Unknown</td>
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<td>Original Use:</td>
<td>Knitting Mills</td>
<td>Original Owner:</td>
<td>Lincoln Knitting Co</td>
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Intactness:
- E [ ]
- G [ ]
- F [x]
- P [ ]

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- UC Controls [x]
Principal Historic Themes:

- 

History:

The Lincoln Knitting Company of Lygon Street, East Brunswick, founded by T. N. Rowlands in c.1912, bought 12.5 acres (5 acres) in Gaffney Street, Coburg, from Richard Grundy for £2,500.2 A mill was built on the site at the cost of £250,000 and it employed 500 people when it opened in 1919, being the largest employer in Coburg. It immediately began to expand, doubling its number of employees by 1920.3 By 1922 it was engaged in the manufacture of sports coats, sweaters, knickers, vests, and underwear. It included a dye house, yarn store and silks department.4 The importance of the mill to the newly declared City of Coburg is suggested by the crest of the City, which featured the new town hall and a factory closely resembling the twin-chimneyed Lincoln Mills,5 and by the chapter on the factory in the City’s celebratory brochure.6

Apart from the initial expansion, the buildings have undergone extensive changes since first opening. Almost half of the factory was burnt to the ground after a fire in July 1923 which caused £500,000 worth of damage and put hundreds out of work.7 Alterations in 1948 gave the factory its present appearance in Gaffney Street.8 The company was bought out by Clockheaton in the late 1950s and part of the Lincoln Mills factory was sold off or leased.9 Clockheaton closed Lincoln Mills in 1980 and the premises are now occupied by smaller textile concerns.10

Description:

The Gaffney Street frontage of the Lincoln Mills was built in two stages, a two-storey red brick section (1919) with a rectangular plan and a terracotta tiled gabled roof; and a two-storey addition on Gaffney Street in the Moderne style. The original section features concrete dressings and plinth with large double-hung sash windows, and four paneled double hung sashes on the rear elevation. The 1948 addition has cream brick walls with a Manganese brick plinth, concrete dressings and painted steel framed windows. Curved windows flank the entrance and there is a tower on the south-east corner, projecting from the main elevation.

The complex also comprises a number of single-storey red brick factories with corrugated asbestos saw tooth roofs with opaque glass or vented skylights. The factory bounding Gaffney Street, west of the main building, is of red brick construction.

Key Architectural Elements:

- Cream brick and render Moderne facade with manganese brick plinth
- Original LINCOLN MILLS sign on front facade

Conservation Guidelines:

- Remove non-original signage
- Remove paint from cream brick surfaces
- Reinstate original colour scheme to rendered surfaces
- Remove non-original door canopies
Heritage Victoria/Australian Heritage Commission Criteria:

HV B  The importance of a place or object in demonstrating rarity or uniqueness

AHC B2  Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e. the building is one of Melbourne’s largest, northernmost surviving factories.

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

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

i.e. the building is a good example of a factory building in the Moderne style.

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

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

i.e. the building has had long associations with the City of Coburg

Significance:

The Lincoln Mills complex is of local historical and architectural significance. It was important to the industrial history of Coburg and is one of Melbourne’s largest, northernmost surviving factories, retaining elements of the original complex, although altered. Architecturally, the Gaffney Street building (c.1948) is of local architectural significance. It is a good example of a factory building in the Moderne style.

Original Sources:

Timothy Hubbard Pty Ltd. City of Coburg Heritage Conservation & Streetscape Study. October 1990

Permit 23/12/1944, File No. 52/3 post-war addition

1 G Vines, Northern Suburbs Factory Study, Maribyrnong 1982, p. 82.
2 R Broome, Coburg: Between Two Creeks, Port Melbourne 1987, p. 203.
3 Broome, Coburg, p. 203
4 City of Coburg, The Inception of a City, p. 17
5 Broome, Coburg, p. 205
6 City of Coburg, p. 17
7 Broome, Coburg, p. 218.
8 Building Permit Application No. 1/04/36
9  Vines, *Northern Suburbs Factory Study*, p. 83
10  Bloom, *Coburg*, p. 337.
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<thead>
<tr>
<th>Building:</th>
<th>St. Oliver Plunkett Catholic Church</th>
<th>Significance:</th>
<th>B</th>
</tr>
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<tbody>
<tr>
<td>Address:</td>
<td>314 Gaffney Street, Pascoe Vale</td>
<td>Map Ref:</td>
<td>17 C9</td>
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<tr>
<td>Current Use:</td>
<td>Church</td>
<td>Current Owner:</td>
<td>Catholic Church</td>
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<td>Property Info:</td>
<td>Unknown</td>
<td>Construction Date:</td>
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<tr>
<td>Original Use:</td>
<td>Church</td>
<td>Original Owner:</td>
<td>Catholic Church</td>
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**Intactness:**

E [ ]   G [x]   F [ ]   P [ ]

**Conditions:**

E [ ]   G [x]   F [ ]   P [ ]

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- IBO Controls [x]
Principal Historic Themes:

- permanent places of worship

History:

St Oliver Plunkett Roman Catholic Church was built in 1959-60 to the design of Alan G Robertson & Associates. Oliver Plunkett (1625-1881) was a Roman Catholic bishop and Primate of Ireland. He was executed in England for treason and, being considered a martyr, was canonised in 1975. Until 1975, the present building was known as Blessed Oliver Plunkett’s Church.

Description:

St Oliver Plunkett Church is a large cream brick church building with a dark brown brick plinth. Its style is Modern, but with elements of restrained Classical Revival. The front elevation comprises a projecting central section with a central cross surmounted by a statue and flanked by pairs of entrance doors, reached by a wide staircase. The aluminium-framed windows are set between slender tiled piers. Beside the staircase is an almost freestanding circular chapel of dark brown brick with long narrow windows and a slender metal-clad spire.

Despite its wedge-shaped plan, the sacramental planning of the church is traditional, with an axial emphasis on the altar. The side altars, baptistery, confessionals and Stations of the Cross support this planning. Unusual for a Catholic church of this period is an upper level choir covering the narthex, and reached from stairs within the church. Of particular note are stained glass windows created by Alan Summer, who was head of the National Gallery School at the time. The principal series of windows is those of the facade, set between cream brick piers and allowing for a flood of light from the south. The stained glass Stations of the cross are brightly coloured and jewel-like, whilst the focus on the altar is further reinforced by lighting from side windows.

The quality of materials and fittings used in the church is particularly high; notable are the glass mosaic tiles, marble veeners and light fittings. The intactness of the church is excellent. Alterations which have occurred are those related to the Vatican II Council, the repositioning of the altar, new front doors and security bars to the stained glass windows.

Key Architectural Elements:

- cream brick and render Modern facade
- wedge-shaped plan

Conservation Guidelines:

- 

Comparative Examples

St Andrew’s Presbyterian Church, Brighton
Lutheran Church, Light’s Pass, South Australia
Polish Catholic Memorial Church, Marsayong, New South Wales
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e., the building is a good example of an institutional building in the Modern style.

Significance:

St Oliver Plunkett's Church, 314 Gaffney Street, Pascoe Vale, is of local architectural significance and historical interest. Architecturally, the church is a particularly assured example of the influence of the Classical Revival on post-War ecclesiastical architecture. The church makes an important contribution to the streetscape. The association of the building with stained glass artist Alan Sumner is also of interest.

Original Sources:

Timothy Hubbard. Draft dataset, 8 February 1999.

1  Commemorative stone on Church
<table>
<thead>
<tr>
<th>Building</th>
<th>Christ Church</th>
<th>Significance</th>
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<tr>
<td>Address</td>
<td>10 Glenlyon Road, Brunswick</td>
<td>Map Ref:</td>
<td>29 HS</td>
</tr>
<tr>
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<td>Christ Church</td>
</tr>
<tr>
<td>Property Info</td>
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<td>Construction Date</td>
<td>1857-75</td>
</tr>
<tr>
<td>Architect</td>
<td>Purchas and Sawyer, Smith and Watts; Frederick Wyatt</td>
<td>Builder:</td>
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<td>Original Owner</td>
<td>Christ Church</td>
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</table>

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

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- permanent places of worship

History:

Christ Church, was erected in four stages between 1857 and 1875 to serve the predominantly working class Church of England congregation of the Brunswick district, the Parish of which was created in 1855. Architects Purchas & Sawyer designed the nave in 1857. Smith & Watts completed transepts, chancel and vestry in 1863-64 and the campanile in 1870-71, whilst Frederick Wyatt was responsible for completion of the apse in 1875. Adjacent to the church, to the east, is a two storey parsonage, and parish hall, the latter being rebuilt in 1926 and 1985. Restoration work took place in the early 1980s.

The Christ Church organ is registered by the National Trust.

Description:

Christ Church is a rendered brick structure of cruciform plan with simple gabled slate roofs and a detached campanile in the Italian 'vill rustica' style. The walls are of rendered brick with a pale sandstone colour finish, simply decorated with plain pilaster strips. Windows are tall rectangular openings with small mouldings at impost level. A trefoil motif appears in openings on the north wall. Decorative iron crosses top the gable ends of the church and the hipped roof of the campanile. The campanile, which is square in plan, rises to four storeys, with arched openings above a bracketed moulded string course. Two less prominent string courses occur at the lower floor levels. The entrance to the church, at the base of the campanile, is marked by a small portico, topped with a stone clover-leaf cross, over a simple doorway.

Christ Church is a building of excellent quality and craftsmanship and is substantially intact although restoration work in the early 1980s has obscured the original intact render finish. With the adjoining parsonage and hall it forms an attractive building grouping and is a local landmark.

Key Architectural Elements:

- notable Italian vill rustica style design with landmark tower
- hipped and gabled slate roofs
- distinctive details included trellised windows, trefoil windows and moulded string courses

Conservation Guidelines:


Heritage Victoria/Australian Heritage Commission Criteria:

HV B The importance of a place or object in demonstrating rarity or uniqueness.

AHC R2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.
The building is a rare and complete example of the application of the ‘villa rustica’ or Italian country villa style of church architecture in Victoria.

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

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

i.e., the building is an excellent and innovative example of the Italian ‘villa rustica’ style applied to a religious building.

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

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

i.e., the building has been associated with the Christ Church since 1857.

Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the building is associated with prolific 19th century architects, Purchas & Sawyer.

Significance:

Christ Church, an important rare and complete example of the application of the ‘villa rustica’ or Italian country villa style of church architecture in Victoria, is a building which has been successfully developed by consecutive architects in a mode popularised by 19th century architectural writers and generally reserved for domestic villa architecture.

Original Sources:


Messenger. No 81, 3 June, 1875, p. 3. Church of England Melbourne.


National Trust of Australia (Victoria) Research notes.
**Building:** Brunswick Creche  
**Address:** 86 Glenlyon Road, Brunswick  
**Current Use:** Creche  
**Current Owner:** Brunswick Creche  
**Significance:**  
**Map Ref:** 39 H8  
**Property Info:** Unknown  
**Construction Date:** 1931; extensions 1939, 1940s, 1950s, 1957-58  
**Architect:** Unknown  
**Builder:** Unknown  
**Original Use:** Creche  
**Original Owner:** Brunswick Creche  

---

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

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

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

**Recommended Heritage Listings:**  
- Victorian Heritage Register  
- Register of the National Estate  
- HO Controls
Principal Historic Themes:

- association with local community groups
- provision of health care and related activities

History:

Brunswick Crèche was established in 1895 through the efforts of Mrs John Watson and Mrs Bardin, members of the Brunswick Benevolent Society. Both recognised the needs of mothers who required responsible child care so that they could work to support their families. Mrs Summer was interested and sympathetic, she undertook to meet many of the initial costs, becoming their first president. The crèche was originally held in rented cottages, then in the early 1900s in a cottage on the north side of Glenlyon Road, when Mrs E. Adamson was matron. As the number of children cared for increased, and the rented premises proved inadequate, the decision was made to build their own building. This building, on the corner of Glenlyon Road and Bruce Street, was opened in 1911 by Premier W. Watt. Further increases in numbers cared for meant the addition of a sunroom in 1939; more alterations occurred in the early 1940s to enable participation in wartime childcare scheme. In the 1950s, the crèche extended again, demolishing an adjoining cottage and building a new wing in 1957-58.

Brunswick Crèche has always been managed by a group of female volunteers. It has always been open to all, not just Brunswick residents, and would have assisted many women who lived elsewhere and worked in Brunswick. By 1907 there were five similar crèches providing an essential service for women and their children. Fees have always been based on ability to pay, with the crèche assisted by donations. Need for trained staff became increasingly important; as well as child care staff, the crèche engaged a social worker in 1948 to visit homes and assist mothers.

Description:

The main Brunswick Crèche building (1911) is a red brick Edwardian building with a red brick plinth. It is asymmetrical in form with a central arched entrance portico with a pointed rendered coping, and a dominating half timbered asymmetrical gable. The terracotta tiled roof has three corbelled red brick chimneys with terracotta chimney pots. Windows are a combination of three-paned casements and smaller double-hung sash windows which have nine-paned upper sashes and plain lower sashes.

Key Architectural Elements:

- asymmetrical red brick facade
- distinctive details; parapeted entrance porch, corbelled chimneys

Conservation Guidelines:

- retain unglazed terracotta roofing tiles
- remove recent fence near porch
Heritage Victoria—Australian Heritage Commission Criteria:

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

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

i.e., the building is representative of the red brick Edwardian Arts and Crafts style.

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

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

i.e., the building has had long associations with the local women’s voluntary efforts for maternal and baby care.

Significance:

The Brunswick Creche is of local historical and architectural significance. It is evidence of an early and continuing expression of women’s voluntary and benevolent efforts in caring for families in the Brunswick area. architecturally, it is an unusual asymmetrical composition. Of particular note are the asymmetrical gable, Art Nouveau parapet and corbelled chimneys.

Original Sources:


Sands and McDougall. Directory of Victoria. (Various dates)

Building: House
Address: 127 Glenroy Road, Glenroy
Current Use: Residence
Property Info: Unknown
Architect: Unknown
Original Use: Residence
Original Owner: Glenroy Land Co?

Significance: B
Map Ref: 16 12
Current Owner: Unknown
Construction Date: c.1890
Builder: Unknown

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [ ]
Principal Historic Themes:

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

History:

127 Glenroy Road is located in the Glenroy subdivision which was planned by the Glenroy Land Co in 1887-88 and may have been one of the 29 ‘mansions and villas’ probably built by the company to help generate sales in the area.

The Glenroy Land Co was formed in 1886 to purchase the Kennedy’s’ Glenroy Farm. As a part of the subdivision, the company’s principals built mansions for themselves (see datasheet for Wiseman House), in addition to shops and villas to increase the chance of sales on the estate. The first sales were held in 1887-88, and were reported to be quite successful, however the majority of the land was not offered for sale, while generally only the deposit was paid on the remainder. The company’s problems were compounded by the lead up to the Depression and it folded in 1990. Their assets at this time were three shops in Wheatsheaf Road (see datasheets), a public hall, about six houses, a stable and over 300 acres (123 hectares) of land.

Description:

127 Glenroy Road is a rendered brick Italianate villa with a slate roof with bracketed eaves and a return verandah with corrugated galvanised iron roofing. The verandah has been replaced and infilled with Colorbond sheeting. The garden is extremely overgrown and the house is in a very poor condition.

Key Architectural Elements:

- Slate roof with bracketed eaves

Conservation Guidelines:

- Remove verandah infill
- Reinstate original verandah details

Comparative Examples:

2 Churchill Street, Glenroy
6 Salisbury Street, Glenroy
34 Finchley Street, Glenroy

129 Glenroy Road, Glenroy
149 Glenroy Road, Glenroy
14 Acacia Street, Glenroy
Heritage Victoria/Australian Heritage Commission:

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

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

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

i.e., the house is associated with the first period of suburban subdivision in Glenroy in the late 19th century.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the house is one of the few buildings in Glenroy constructed in the 19th century.

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

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

i.e., the building is a representative example of a late 19th century brick Italianate style house.

Significance:

127 Glenroy Road is of local historical significance. The house dates from the first period of suburban subdivision of Glenroy, which occurred in the 1880s. It is one of a small number of houses built on a subdivision sold by speculative developers the Glenroy Land Co.

1 Broadmeadows Historical Society, The History of the City of Broadmeadows, 1807-1987. (Valen)
2 A Lemon, Broadmeadows: A Forgotten History, West Melbourne 1982, p 80-81
3 Lemon, Broadmeadows, p 91
Building: House
Address: 13W Glenroy Road, Glenroy
Current Use: Residence
Significance: B
Map Ref: 16 J2
Current Owner: Unknown

Property Info: Unknown
Construction Date: c 1888
Builder: Unknown
Original Use: Residence
Original Owner: Glenroy Land Co

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

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

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

Recommended Heritage Listings:
- Victorian Heritage Register
- Register of the National Estate
- HO Controls
Principal Historic Themes:

- significant phases in the development of towns and suburbs, 19th century speculative building activity

History:

139 Glenroy Road, is located in the Glenroy subdivision which was planned by the Glenroy Land Co in 1887-88 and may have been one of the approximately 20 'mansions and villas' probably built by the company to help generate sales in the area.¹

The Glenroy Land Co was formed in 1885 to purchase the Kennedys' Glenroy Farm. As a part of the subdivision the company's principals built mansions for themselves (see datasheet for Wiseman House) and constructed 3 shops in Wheatsheat Road, in addition to other works, intended to entice prospective residents.² The first sales were held in 1887-88 and were reported to be quite successful, however the majority of the land was not offered for sale, while generally only the deposit was paid on the remainder. The company's problems were compounded by the lead up to the Depression and it folded in 1890. Their assets at this time were the 3 shops in Wheatsheet Road (see datasheets), the public hall, about 6 houses, a stable and over 300 acres (123 hectares) of land.³

Description:

139 Glenroy Road is a single storey polychrome Italianate villa with a hipped slated roof with bracketed eaves, ornate return cast iron verandah clad with corrugated galvanised iron roofing. Windows are double-hung sashes, and a bay window faces the street. The chimney stacks have rendered moulded cappings.

Landscape:

The significant landscape associated with 139 Glenroy Road consists of a number of remnant trees and shrubs from the early history of the area. They consist of two notable specimen trees, Desert Ash (Fraxinus oxyacarpa) and Pepper Tree (Schinus molle var. aretosa), as well as a mature, clipped Sweet Pittosporum (Pittosporum undulatum) hedge.

The remnant trees and hedge planting are of local interest as plantings from the early history of the site. They assist in providing an appropriate setting for a locally significant house, and contribute to the amenity of the surrounding landscape.

Key Architectural Elements:

- polychromatic brickwork
- ornate verandah
- slate roof with bracketed eaves

Conservation Guidelines:

-
Comparative Examples:

44 Acacia Street, Glenroy
2 Churchill Street, Glenroy
34 Finchley Street, Glenroy
127 Glenroy Road, Glenroy
149 Glenroy Road, Glenroy
6 Salisbury Street, Glenroy

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

i.e., the house is associated with the first period of suburban subdivision in Glenroy in the late 19th century.

HV B The importance of a place or object in demonstrating rarity or uniqueness.

AHIC B2 Importance in demonstrating a distinctive way of life, custom, process, hand use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the house is one of the few buildings in Glenroy constructed in the 19th century.

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

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

i.e., the building is a representative example of a late 19th century brick Federation style house.

Significance:

139 Glenroy Road is of local historical significance. The house dates from the first period of suburban subdivision of Glenroy which occurred in the 1880s, and was probably built by speculative developers, the Glenroy Land Co.

3. Letter, Broadmeadows, p. 94.
<table>
<thead>
<tr>
<th>Building:</th>
<th>Minnewara</th>
<th>Significance:</th>
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**Intactness:**

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**Conditions:**

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<tr>
<th>E</th>
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<th>F</th>
<th>P</th>
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**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register | [ ]
- Register of the National Estate | [ ]
- HO Controls | [x]
Principal Historic Themes:

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

History:

Minnewarra, 149 Glenroy Road, was probably built by the Glenroy Land Co in 1888 as part of its program of erecting "manusions and villas" to create the impression of prosperity in their Glenroy subdivision.1 Glenroy Road formed the north border of the subdivision, known as "The Toorak of the North", which was planned by the company in 1887-88.

The Glenroy Land Co was formed in the 1886 by Frank Stuart, John McCutcheon and brothers Arthur and Albert Wiseman, to purchase the Glenroy Farm, originally owned by the Kennedy brothers. The partners divided half the 20,000 shares between them, while the majority of the remainder were held by the General Land and Savings Company. As a part of the subdivision, they built approximately 20 houses,2 converted the McCulloch's bullshed (now demolished), located in Wickett Road into a public hall, formed and metalled the district's first roads and paid the government to provide a railway station. In addition, the railway station was improved, all to increase the chance of sales in the estate. The first sales were held in 1887 and 1888, which were reported to be quite successful, however the majority of the land was not offered for sale, while only the deposit was generally paid on the remainder. The company's problems were compounded by the lead up to the Depression and it folded in 1890. Their assets at this time were 3 shops in Wheatsheaf Road [see datasheets], the public hall, about 6 houses, a stable and over 300 acres (133 hectares) of land.3

Description:

Minnewarra is a single storey rendered Italianate villa, probably of brick construction, with a hipped slated roof with bracketed eaves and a return cast iron verandah clad with corrugated iron. The street elevation has rendered quoining and a tripartite double-hung sash window on the projecting bay.

Key Architectural Elements:

- rendered 19th century Italianate facade
- original cast iron verandah
- original hipped slate roof

Conservation Guidelines:

- remove awning from front window

Comparative Examples:

44 Avoca Street, Glenroy
2 Churchill Street, Glenroy
34 Frolley Avenue Glenroy
127 Glenroy Road, Glenroy
139 Glenroy Road, Glenroy
6 Salisbury Street, Glenroy
Heritage Victoria/Australian Heritage Commission Criteria:

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

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

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria; or the house is associated with the first period of suburban subdivision in Glenroy in the late 19th century.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, use, function or design no longer practised, in danger of being lost or of exceptional interest.

i.e. the house is one of the few buildings in Glenroy constructed in the 19th century.

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

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

i.e. the building is a representative example of a late 19th century rendered brick Italianate style house.

Significance:

Minawarra is of local historical significance. The house dates from the first period of suburban subdivision of Glenroy which occurred in the 1880s, and was probably built by speculative developers the Glenroy Land Co.

| Building: | Moyle Organ (St Linus' Anglican Church) | Significance: | A - organ |
| Address: | 21 Glynden Avenue, Coburg North | Map Ref: | 17 G7 |
| Current Use: | Church Organ | Current Owner: | Anglican Church |
| Property Info: | Not Applicable | Construction Date: | c. 1855 |
| Designer: | James Moyle | Builder: | Not Applicable |
| Original Use: | Church Organ | Original Owner: | Unknown |

![Organ Image]

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

| Existing Heritage Listings: | Recommended Heritage Listings: |
| Victorian Heritage Register | Victorian Heritage Register |
| Register of the National Estate | Register of the National Estate |
| Moreland Planning Scheme | Moreland Planning Scheme |
| UC Area | UC Area |
| National Trust | National Trust |
| [x] | [x] |
| [x] | [x] |
| [x] | [x] |
Principal Historic Themes:

- permanent places of worship
- association with individuals or families

History:

The Moyle Organ in St Limus’ Church, designed c.1920 by Charles Robert Houli, was made in the 1850s by James Moyle, of Ivy Cottage, High Street, Prahran. Later metal pipework was almost certainly made by Fincham.

Description:

The Moyle organ is housed in the St Limus’ Anglican Church, a small choker brick church with a steeply pitched terracotta tiled gabled roof. The organ is a small, built as a one manual instrument with four stops and possible originally consisted of all wooden pipes but is now of metal pipes. The Gothic style casework has a crenellated cornice and three cusped arches enclosing gilt dummy pipes all of which appear original. The original builders’ plate, pipework, action and hand-blowing survive.

Key Architectural Elements:

- 

Conservation Guidelines:

- 

Heritage Victoria/Australian Heritage Commission Criteria:

HV B

The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2

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

i.e., the organ is a rare surviving organ and the first known work of Melbourne organ builder James Moyle.

Significance:

The pipe organ at St Limus Anglican Church, Coburg North, is of state historical significance. It is the earliest known example of the work of James Moyle, a professional organ builder who began work in Melbourne in 1848.
Original Sources:

Timothy Hubbard Pty Ltd. *City of Coburg Heritage Conservation & Streetscape Study* October 1990.

1 E N Matthews, *Colonial Organs and Organbuilders*, p 124, mentions another at St Cubbuts, Brunswick.
Building: Gowrie
Address: 63-65 Gowrie Street, Glenroy
Significance: A
Map Ref: 7 G12
Current Use: Residence
Current Owner: Unknown

Property Info: Crown Pre-emptive right obtained by Robertson & Gibb in 1848
Architect: Cartwright Bros
Construction Date: 1855
Builder: Cartwright Bros
Original Use: Residence
Original Owner: James Robertson

Intactness: E G F P
Condition: E G F P

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

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

Allan Liddell & Associates
Principal Historic Themes:

- primary production, early agricultural farming activity

History:

Gowrie was built in 1855 for James Robertson by the Cartwright Bros and was named after Currie O’Gowrie, the native district of the Elizabeth Gibb, the wife of his cousin Alexander. The house was built on land which was part of a Crown pre-emptive right acquired in 1848 by Robertson and Gibb, who were Scottish immigrant pastoralists. Gibb constructed Meadowbank (now Manor House, Campbellfield) on the northern part of the selection which, in c.1850, was subdivided into two homestead runs. The houses were similarly styled in Scottish farmhouse tradition.

After World War One the house was purchased by jockey R Lewis, whose rides included Pink Lad in the 1929 Melbourne Cup, in which he placed third. Lewis died in 1947 and the house was sold again, after which it lay empty for a period.

The house included a wine cellar and a cheese press, which is said to be the only example of its type in Victoria.

The house has had extensive internal renovations and the original outbuildings and stables were demolished in the 1960s when self-contained flats were constructed at the rear of the house.

Description:

Gowrie is a one-and-a-half storey bluestone house in the style of a Scottish laird’s house, with a gabled slated roof, prominent gable dormer windows, dressed stone quoins and copings. The exterior is essentially in original condition, complete with ‘1855’ foundation stone. Alterations include the replacement of the original windows, and the addition of the gabled entrance porch.

The 1960s additions, and associated new outbuildings, are of unpainted concrete block construction.

Key Architectural Elements:

- bluestone construction
- slate roof
- unusual style

Conservation Guidelines:

- reestablish windows and doors to original design
- remove non-original porch
- remove paint from bluestone side walls
- preferably remove unsympathetic 20th century additions

Comparative Examples:

Meadowbank (now the Manor House), Campbellfield, early 1850s
Heritage Victoria Australian Heritage Commission Criteria:

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

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

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

i.e., the building is an early surviving two storey bluestone house in the Broadmeadows district.

HV B  The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the building is one of the oldest surviving houses in the Broadmeadows district, it is a relatively rare example of a traditional Scottish laird’s house.

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

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

i.e., the building is a is an externally intact example of a traditional Scottish laird’s house, unusual in the Victorian context.

HV H  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e., the building is associated with noted pastoralist James Robertson and successful inter-War jockey R Lewis.

Significance:

Gowrie is of state architectural and historical significance. It is one of the oldest surviving houses in the Broadmeadows district and an early homestead of noted pastoralist James Robertson. Architecturally, it is a relatively rare and externally intact example of a traditional Scottish laird’s house.
1 National Trust File No 1506 Letter from S R Burch, Administrator, National Trust, to Mrs C F Henderson, dated 30 April 1970.


3 Database of the Register of the National Estate, No. 1005542.


5 National Trust File No 1506.
<table>
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</tr>
<tr>
<td>Original Use</td>
<td>Residence</td>
</tr>
<tr>
<td>Original Owner</td>
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</tr>
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</table>

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

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

Recommended Heritage Listings:
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [ ]
Principal Historic Themes:

- early 20th century suburban development over 19th century subdivisions

History:

Unknown. 9 Grandview Street was erected on land previously part of James Chapman's Forest Hills Estate, later sold as the Taverner Park Estate in 1916.1

Description:

9 Grandview Street is a single storey Edwardian house with roughcast rendered walls, tapered roughcast chimneys and a hipped and gabled slated roof with terracotta ridge capping and finials. The wide verandah is under the main roof hip and has simple curved timber decoration. Leadlighted doors with highlighters open onto the verandah. A terracotta tiled hipped roof addition exists to the south-east, constructed at an unknown date.

Key Architectural Elements:

- unpainted roughcast render walls
- hipped and gabled slated roof
- unusual verandah composition

Conservation Guidelines:

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

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

ie, the house is associated with the first period of suburban subdivision in Glenroy in the late 19th century.

HV B The importance of a place or object in demonstrating rarity or uniqueness.

AHC B2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

ie, the house is one of the few buildings in Glenroy constructed in the 19th century.
The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features

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

i.e. the building is a representative example of a late 19th century rendered Italianate style house.

Significance:

9 Grandview Street is a rare example of an Edwardian house in Glenroy, constructed during a period when little building activity took place in the area.

1. Broadmeadows Historical Society file on Greystanes, 58 Bellevue Avenue, Glenroy.
<table>
<thead>
<tr>
<th>Building:</th>
<th>House</th>
<th>Significance:</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>18 Harman Street, Brunswick</td>
<td>Map Ref:</td>
<td>30 F6</td>
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<td>Current Use:</td>
<td>Residence</td>
<td>Current Owner:</td>
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<tr>
<td>Property Info:</td>
<td>Unknown</td>
<td>Construction Date:</td>
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<tr>
<td>Architect:</td>
<td>Unknown</td>
<td>Builder:</td>
<td>Unknown</td>
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<tr>
<td>Original Use:</td>
<td>Residence</td>
<td>Original Owner:</td>
<td>F G &amp; C Anderson?</td>
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**Intactness:**

E [ ] G [x] F [ ] P [ ]

**Condition:**

E [ ] G [ ] F [x] P [ ]

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
City of Whittlesea Heritage Review - Building Common

Principal Historic Themes:

- 

History:

From the late 1860s the land along the Merri Creek was owned by Thomas Harrison, a Sydney Road grocer and Brunswick Councillor. By 1883, the land had been subdivided and three houses were listed in the rate books for Harrison Street, the wooden cottage at No. 38, owned by F G & C Anderson, a joiner, at No. 42 (see datasheet) and a stone house, stables and land, both buildings now demolished, owned by David Mitchell and occupied by John Crewe.

In c 1885, No. 38 was purchased by R Lockington, variously described as a carpenter, foreman and joiner. Lockington occupied the 6 roomed wooden house on 3 acres (1 hectare) until 1900. It appears that he subdivided two allotments to the north of No. 38 to provide houses for other family members—Edwin Lockington and Robert Lockington Jr—both carpenters. Both these timber houses have since been demolished. Sydney Hewitt occupied No. 38 from 1900 to the late 1930s, when it was occupied by Mrs F N Hewitt, then Miss W Hewitt, who remained there until the 1960s.

Description:

No. 38 Harrison Street, Brunswick, is a small single storey timber cottage. It has weatherboard walls and a gabled corrugated iron roof, penetrated by a low red brick chimney. The gable-ends have decorative bargeboards, one retains a timber finial. The facade is symmetrical, with a central door with a highlight flanked by single timber-framed double-hung windows. The verandah has a corrugated iron skillion roof, timber posts and brackets, and vertical board panelling beneath the roof at either end. A skillion-roofed lean-to adjoins the north elevation of the house; it has a west-facing window with a small canopy.

Key Architectural Elements:

- single storey symmetrical timber cottage
- simple timber verandah frame and brackets
- timber window mouldings and finials
- decorative iron trim to bargeboards
- red brick chimney

Conservation Guidelines:

- replace missing section of decorative iron edging to bargeboards

Comparative Examples:

48 Harrison Street, Brunswick
**Heritage Victoria Criteria: Australian Heritage Commission:**

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

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

i.e. the building is representative of small timber cottages of the period

**Significance:**

38 Harrison Street is of local historical significance. It is representative of tradesmen’s residences in the 1880s and returns a relatively large tract of land beside the Murr Creek.

**Original Sources:**

Brunswick City Council Rate Books.
MMBW Plan No. 105 (1932)
<table>
<thead>
<tr>
<th>Buildings:</th>
<th>Cottage</th>
<th>Significance:</th>
<th>B</th>
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<tr>
<td>Address:</td>
<td>48 Harrison Street, Brunswick</td>
<td>Map Ref:</td>
<td>30 Rn</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Residence</td>
<td>Current Owner:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Property Info:</td>
<td>Unknown</td>
<td>Construction Date:</td>
<td>1881-82</td>
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<tr>
<td>Architect:</td>
<td>Unknown</td>
<td>Builder:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Original Use:</td>
<td>Residence and Tannery</td>
<td>Original Owner:</td>
<td>A Powell</td>
</tr>
</tbody>
</table>

**Intactness:**

| E | G | F | P | x |

**Condition:**

| E | G | F | P | x |

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- IIO Controls [x]
Principal Historic Themes:

History:

From the late 1860s the land along the Merri Creek was owned by Thomas Harrison, a Sydney Road greaser and Brunswick Councillor. Around 1874, A Powell, a tanner, established a tannery at 48 Harrison Street, and built the present wooden cottage by 1881 on an allotment of 2.5 acres (1 hectare). By 1883, two other houses were listed in the rate books for Harrison Street; a wooden cottage at No. 38 (see dataset) owned by F G & C Anderson and a stone house, stables and land, both buildings now demolished, owned by David Mitchell and occupied by John Crowe, quarryman and later by Joseph Gamble, contractor and owner of 55 King Street.

According to the rate books, No. 48 may have remained a tannery only until 1886-88; after that Samuel Powell, at that address, is described as a 'tanner'. He owned and occupied the property until 1892, when it was occupied by Robert Storm, contractor and was mortgaged to the Merchant Bank of Australasia. Storm occupied the property until 1899, when it was owned by George Reindel and then occupied by him from 1900 to the 1930s.

Description:

48 Harrison Street is a painted weatherboard cottage with a hipped corrugated iron roof. The verandah, similarly clad, is supported on square section timber posts. The building is derelict and the majority of the openings have been boarded up with corrugated galvanised steel.

Key Architectural Elements:

- Simple single storey timber cottage

Conservation Guidelines:

- Remove cladding from windows, reinstate original windows
- Repaint weatherboards and corrugated iron to original colour scheme

Comparative Examples:

38 Harrison Street, Brunswick

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e., the building is representative of small timber cottages of the period.
Significance:

48 Harrison Street is of local historical significance. It is representative of tradesmen's residences in the 1880s and retain a relatively large tract of land beside the Merri Creek. It was associated with a small scale tannery which operated on the site in the 1870s and 1880s.

Original Sources:


Brunswick City Council Rate Books.

MMBW Plan No. 105 (1932).

<table>
<thead>
<tr>
<th>Building:</th>
<th>Electricity Substation</th>
<th>Significance:</th>
<th>B</th>
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</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Hamilton Street (cnr Melbourne Avenue), Glenroy</td>
<td>Map Ref:</td>
<td>16 G1</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Disused</td>
<td>Current Owner:</td>
<td>Unknown</td>
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<tr>
<td>Property Info:</td>
<td>Unknown</td>
<td>Construction Date:</td>
<td>c.1915</td>
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<tr>
<td>Architect:</td>
<td>Victorian Railways?</td>
<td>Builder:</td>
<td>Victorian Railways?</td>
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<tr>
<td>Original Use:</td>
<td>Substation</td>
<td>Original Owner:</td>
<td>Victorian Railways</td>
</tr>
</tbody>
</table>

**Intactness:**

| E | G | F | P |

**Condition:**

| E | G | F | P |

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- HO Controls
Principal Historic Themes:

- Moving goods and people: public transport system
- Early 20th century suburban development

History:

The Glenroy Substation was one of five substations built in 1916 to facilitate the electrification of the Sandringham to Broadmeadows suburban railway line. The war had delayed the actual electrification, but this did not prevent the agents for the nearby Tiverton Park Estate, declaring in April 1916:

> The electrification of the railway is underway, and the Broadmeadows to Sandringham track will be the first in operation. The greatest appreciation of this should be felt by residents of Glenroy, as even old service did not help land values along much, but the change which an improved service brings is already noticeable... the heavy traffic to Broadmeadows within the last 24 months has introduced "Pretty Glenroy" to thousands who knew it not, and this - coupled with the fact that the prices are still low - provides the opportunity for a good increment here.¹

The promotion featured a photograph of the substation, in addition to an aerial view of the district taken from the substation's roof.² However, the electric railway was not opened until 1921.

The substation is currently disused.

Description:

The Substation is a red brick building, approximately square in plan, with three levels including a sub-basement, and is one of a number of identical design constructed in Melbourne at this time. The building is in a conservative classical revival style with rendered moulded dressings and tall arched windows, now bricked in or covered with corrugated Colorbond sheeting. A parapet, pedimented on the north and south elevations, conceals the roof.

Key Architectural Elements:

- Dominant in the streetscape
- Three storey red brick classical revival structure
- Double height windows

Conservation Guidelines:

- Preferably reinstate original windows

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e. the building is a local landmark; the building is an example of a standard Victorian Railways design.

**Significance:**

The Substation is of local historical and architectural significance. The building, of a standard design, was constructed as part of a program to electrify the railway line, which was intended to encourage suburban development of Glenroy. The building is a prominent local landmark, notable for its scale in a predominantly single-storey area.

---

<table>
<thead>
<tr>
<th>Building:</th>
<th>Hutchinson's Flour Mill</th>
<th>Significance:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Hartington Street, Glenroy</td>
<td>Map Ref:</td>
<td>16 162</td>
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<tr>
<td>Current Use:</td>
<td>Grain Mill</td>
<td>Current Owner:</td>
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<td>Property Info:</td>
<td>Unknown</td>
<td>Construction Date:</td>
<td>c.1930</td>
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<td>Architect:</td>
<td>Unknown</td>
<td>Builder:</td>
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<tr>
<td>Original Use:</td>
<td>Flour Mill</td>
<td>Original Owner:</td>
<td>Rudolph J Muller</td>
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**Intactness:**

| E | G | F | P |

**Existing Heritage Listings:**

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

**Conditions:**

| E | G | F | P |

**Recommended Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- HO Controls

**Allom Lovell & Associates**
Principal Historic Themes:

- Landmark structures

History:

Hutchinson's Flour Mill was established by Rudolph J Muller, whose father Otto was a miller in Riddell's Creek, on land he purchased in 1930. The mill was the first in the area. By 1936 Guy Raglan had been employed as head miller and the mill was operating at a rate of one ton per hour. One of the mill's largest clients was Robert Hutchinson & Co., and in 1939 Hutchinson, who lived at Oak Park (see dataset), bought the mill for £10,000. In 1948, Hutchinson began to erect a new complex of mills, silos, laboratories and amenities buildings around the original structure, which was completed by 1949. The complex was noted for its up-to-date equipment and the cleanliness of its plant.

In 1970, Hutchinson & Co purchased the Bendigo mill of Tomlinson and Smith, where they planned to manufacture stockfeed and three years later the Glenroy mill was sold, as a component of the rehabilitation of the Flour Mill's Council. At that time the mill had a 94.5 sacks capacity with a weekly trade of 815 tons. In the following years most of the complex was demolished. The concrete grain silos were demolished in 1985 and the surviving section and silos were leased to the Victorian oat Pool. The complex is now occupied by Peter Gibbs Stockfeeds Pty Ltd. The remaining silos have since been demolished.

Description:

The Hutchinson's Flour Mill complex comprises a collection of 1930s and 1940s industrial buildings. The oldest section, c.1930, is of red brick construction with a gabled roof to which various additions have been made, including sawtooth-roofed buildings in glass and steel. The most prominent building is the five storey red brick building with a parapeted roof and small-paned steel-framed windows, part of Hutchinson's additions in the 1940s.

Key Architectural Elements:

- Five storey red brick building with cream brick string courses
- Single storey red and cream brick gabled facade to Huntington Street

Conservation Guidelines:

Heritage Victoria/Australian Heritage Commission Criteria:

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

AHC A3  Importance in exhibiting unusual richness or diversity of cultural landscapes or features
Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e., the building is a rare example of a flour mill in the Melbourne context and was probably the only flour mill constructed in Glenroy.

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

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

i.e., the building is a local landmark.

Significance:

The original 1930s building was the first and possibly only flour mill constructed in Glenroy, and was a rare example in the Melbourne context. The 1940s red brick tower is a local landmark, notable for its scale in a predominantly single storey area. The significance of the complex has been diminished by the demolition of the original concrete grain silos.

Building: Chaumont  
Address: 49 Heller Street, Brunswick West  
Current Use: Residence  
Property Info: Unknown  
Architect: Harold G Ewen  
Original Use: Residence  
Intactness: E [ ] G [x] F [ ] P [ ]

Significance: B  
Map Ref: 29 D9  
Current Owner: Unknown  
Construction Date: Early 1920s  
Builder: Harold G Ewen  
Original Owner: Harold G Ewen

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

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

Recommended Heritage Listings:
- Victorian Heritage Register: [ ]
- Register of the National Estate: [ ]
- HD Controls: [x]
**Principal Historic Themes:**

- early 20th century suburban development

**History:**

Chaumont was built in the early 1920s by Harold G Ewen, a builder, as his own residence. The Ewen family lived here until at least the 1970s.

**Description:**

Chaumont is a two storey brick semi-style bungalow. The walls at ground floor level are face clinker brick, whilst the first floor is rendered, the two are separated by a simple clinker brick string course. The front entrance is via an arched porch with brick piers and base walls. To the east of the entrance is a bay of tripartite timber-framed double-hung windows with diamond pane upper sashes. A pair of similar windows sits under the porch. The front doorway has an arched timber-framed screen door which appears to be original. The first floor facade is symmetrical, with a centrally-placed brackets protruding gabled bay with a tapered shingled base and bracketed shingled gable-end. Within this bay are three six-paned timber framed windows with bracketed corners. The exposed windows have bi-fold louvred shutters. The main roof is hipped, with another bracketed gable to the south. All eaves have exposed rafter ends, and the gables have timber brackets and terracotta finials. The house has a clinker brick chimney. Along the south wall is a series of small windows with brick sills immediately below the eaves. The name of the house, CHAUMONT, appears in render on the front elevation.

A new front picket fence was built c.1990.

**Key Architectural Elements:**

- unusual two storey bungalow composition
- clinker brick lower walls; unpainted rendered upper walls
- shingled and bracketed first floor bay
- original timber front screen door
- CHAUMONT in render on front elevation

**Conservation Guidelines:**

- replace first floor windows at front with windows to match those at ground floor
- remove unsympathetic front fence

**Heritage Victoria/ Australian Heritage Commission Criteria:**

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

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

_h.e. the house is an unusual example of the inter-War bungalow style._

338

Allen Lovell & Associates
Significance:

Chirnmore is of local historical and architectural significance. It is a unusual and exceptionally well-detailed example of an intact Arts-and-Crafts bungalow. It was built by builder Harold Fwen as his own residence, and occupied by the Fwen family for more than fifty years.

Original Sources:


Sands and McDougall. *Directory of Victoria*. (Various dates)
<table>
<thead>
<tr>
<th>Building:</th>
<th>House</th>
<th>Significance:</th>
<th>C</th>
</tr>
</thead>
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<tr>
<td>Address:</td>
<td>151 Hilton Street, Glenroy</td>
<td>Map Ref:</td>
<td>16 JI</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Residence</td>
<td>Current Owner:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Property Info:</td>
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<td>Residence</td>
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</table>

**Intactness:**

| E | G | F | P |

**Condition:**

| E | G | F | P |

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

- Victorian Heritage Register
- Register of the National Estate
- HO Controls
Principal Historic Themes:

- Early 20th century suburban development.

History:

Unknown. The house at 151 Hilton Street was built in the c.1920s.

Description:

151 Hilton Street is a single storey bungalow with a weatherboard plinth and roughcast rendered walls and porch. The house sits on a large block, set well back from the street, and has an intact timber and wrought iron front fence. A broad, low-pitched gable dominates with front elevation, with carved eaves brackets and corrugated iron roofing, painted green. The gable end is infilled with timber louvres. Casement windows are set in a wide asymmetrical horizontal configuration, and have corrugated iron hooded window bays, and there is an unusual horseshoe arched opening to a porch to the east of the north elevation. A moulded timber string course runs across the north elevation. There are two roughcast tapered chimney stacks.

Key Architectural Elements:

- unusual single storey bungalow
- wide bracketed gable with louvred gable-end
- wide, hooded window bays
- unusual horseshoe arched opening to porch

Conservation Guidelines:

Comparative Examples:

15 Station Road, Oak Park.

Heritage Victoria/ Australian Heritage Commission Criteria:

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

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

i.e., the house is an unusual example of the inter-War bungalow.
Significance:

Substantially intact, 151 Hilton Street is an unusual example of an inter-War bungalow, with distinctive detailing including the louvered gable end and horseshoe arched opening to the side porch.
Buildings: Former Brunswick Gas & Coke Company Gas Retort Building
Address: 21-35 Hope Street, Brunswick
Current Use: Gas Appliance Manufacturing & Warehousing
Property Info: Unknown
Architect: Unknown
Original Use: Gas Retort Building
Significance: B
Map Ref: 29 G6
Current Owner: Southcorp Appliances
Construction Date: 1891
Builder: Stephen Hutchinson
Original Owner: Brunswick Gas & Coke Co
Intactness: E [ ] G [ ] F [x] P [ ]
Condition: E [ ] G [x] F [ ] P [ ]
Existing Heritage Listings: Victorian Heritage Register [ ] Register of the National Estate [x]
Moreland Planning Scheme [x] UC Area [x] National Trust [ ]
Recommended Heritage Listings: Victorian Heritage Register [ ] Register of the National Estate [ ] HO Controls [x]

Allan Loveli & Associates
Principal Historic Themes:

- provision of essential services and urban infrastructure (power, transport, fire prevention, water, lights, sewerage)

History:

After reaching agreement with Brunswick Council on a street lighting contract, Stephen Hutchinson, builder of number of other works, floated a local gas company in 1889, which was incorporated as the Brunswick Gas & Coke Company in 1890. The site on the corner of Hope and Percy Streets was acquired and the works opened in 1891. Hutchinson made the unusual claim that the retort building was designed to enhance the comfort of the workers.

Gas was first supplied to parts of Brunswick by the City of Melbourne Company’s gasworks in 1860, as that company was responsible for supplying gas to the penal department at Pentridge; Brunswick works opened in 1891, one of the last three 19th century black coal gasification plants. Each works generally comprised a gas production section, comprising a retort house, condenser, scrubber, purifier, station meter, gas holder and main governor, plus ancillary buildings such as a work-shop, office, coal store. The retort house was generally a large building containing a number of retorts in which the coal is carbonised at a high temperature and gas given off.

The company manufactured gas and distributed it locally until 1897, but the economic depression of the 1890s badly affected the viability of the enterprise. After approaching the Metropolitan Gas Company (MGC) several times between 1895 and 1896 seeking the sale of the works to the MGC, this transfer finally occurred in 1904 after the MGC was contacted by the Brunswick Council to provide gas street lighting. The Brunswick works were closed immediately and the Metropolitan’s mains connected to the Brunswick Company’s distribution system. The site has retained its connection with the gas industry, becoming the Lux Foundry which manufactured cast iron gas stoves, until 1947 when the building was taken over by Craig & Seeley, a modern gas appliance manufacturer. Only one of the original gasworks buildings, the gas retort building, remains today. The gasometer has been demolished, the pit filled, and the entrance buildings were demolished several years ago by Craig & Seeley, who still occupy the site, although now as part of Southcorp Appliances.

Description:

The gas retort building is a large red brick building low arched roof. Each end has a curved parapet, which is topped by a small scrolled pediment. Although the gas retort building remains externally intact, it has been almost completely surrounded by other buildings; its architectural significance as somewhat of a landmark is now significantly reduced. The roof form and part of the curved parapet are now only just visible from.

Key Architectural Elements:

- large curved roof form and pediments

Conservation Guidelines:

- preferably remove surrounding building to expose form of gas retort building
Heritage Victoria/Australian Heritage Commission Criteria:

HVA The importance, association with or relationship to Victoria’s history or the place or object

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

AHC A4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria i.e., the building has associations with the early gas industry, established in the 19th century in Brunswick.

IV B The importance of a place or object in demonstrating rarity or uniqueness

AHC R2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

i.e., the building is the last remnant of an important industry in Brunswick.

Significance:

The former gas retort building in Hope Street, Brunswick, is of local historical and architectural significance. It is the only remaining structure of the former Brunswick Gas and Coke Company works, which was instrumental in the manufacture and distribution of gas to Brunswick from 1891. The site retains its associations with the gas industry. Architecturally, the gas retort building is distinctive in the simplicity of its form, but its impact and significance have been lessened by the construction of other buildings surrounding it.

Original Sources:


<table>
<thead>
<tr>
<th>Building:</th>
<th>House</th>
<th>Significance:</th>
<th>B</th>
</tr>
</thead>
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<tr>
<td>Address:</td>
<td>160 Hope Street, Brunswick West</td>
<td>Map Ref:</td>
<td>29 D6</td>
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<tr>
<td>Current Use:</td>
<td>Residence</td>
<td>Current Owner:</td>
<td>Unknown</td>
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<tr>
<td>Property Info:</td>
<td>Unknown</td>
<td>Construction Date:</td>
<td>c.1910-15</td>
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<tr>
<td>Architect:</td>
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<th>F</th>
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<th>G</th>
<th>F</th>
<th>P</th>
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**Existing Heritage Listings:**
- Victorian Heritage Register
- Register of the National Estate
- Moreland Planning Scheme [x]
- UC Area
- National Trust

**Recommended Heritage Listings:**
- Victorian Heritage Register
- Register of the National Estate
- HO Controls [x]
Principal Historic Themes:

- early 20th century suburban development

History:

The house at 160 Hope Street was built c.1910-15. It was occupied by Henry C. Gallagher from c.1920 until at least 1960.

Description:

160 Hope Street, Brunswick West, is a single storey weatherboard Edwardian house, on an asymmetrical plan. The roof is terminated by two projecting gable ends which enclose the return verandah. The verandah has timber fretwork and is supported by turned timber posts. The panelled front door is flanked by stained glass side- and highlights, while the bay window, located under the smaller gable on the south-west corner, also has leadlight glazing. Generally the house features a high degree of ornate carved timber decoration, including scalloped bargeboards, carved panels under the half-timbered gable-end and timber brackets under the eaves.

The property is bounded by a non-original timber picket fence and the garden has been replanted. The house has recently been repainted and the roof appears to have been re-clad with metal tiles.

Key Architectural Elements:

- decorative timber friezes and gable-end decoration
- return verandah with corner gable

Conservation Guidelines:

- reinstate original roofing material
- reinstate front fence and gate to original design

Heritage Victoria/ Australian Heritage Commission Criteria:

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

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

i.e., the building is a distinctive example of an Edwardian timber house.
Significance:

166 Hope Street Brunswick West, is of local architectural significance. It is a good example of an Edwardian timber residence with accurate timber detailing, and its integrity may reflect a long continuity of ownership for much of the century.

Original Sources:


Sands and McDougall. *Directory of Victoria*. [Various dates]

| Building: | St. Joseph's Church and Presbytery | Significance: | B |
| Address: | 181-185 Hope Street, Brunswick West | Map Ref: | 20 C6 |
| Current Use: | Church, Presbytery | Current Owner: | Roman Catholic Church |
| Property Info: | Unknown | Construction Date: | Church: 1959, Presbytery: c.1915 |
| Architect: | Unknown | Builder: | Unknown |
| Original Use: | Church, Presbytery | Original Owner: | Roman Catholic Church |

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

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

**Recommended Heritage Listings:**
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- permanent places of worship
- provision of education

History:

St Joseph's Roman Catholic School (No. 915) was built in 1929 to replace the earlier (c 1915) school (see datasheet). It is situated opposite the convent, which was erected a few years earlier in 1926. A church was added to the complex in c.1931, which was replaced by a larger brick church in 1959. The fourth parish building is the presbytery, probably dating from c.1915.

The Roman Catholic Church built three substantial red brick church and school complexes in Brunswick in the 1910-20s: St Joseph's, St Margaret Mary's in Mitchell Street (c 1926) and Our Lady Help of Christians in Nicholson Street (c 1911-13).

Description:

The present church (1959), to the east of the presbytery, marks the Hope Street and Melville Road corner. The church is a large brick building in an abstracted Gothic style. The walls are of face red brick with pointed arch windows set between buttressed piers. The steeply-pitched gabled roof is clad in terracotta tiles, and each gable-end is surmounted by an iron crucifix. The northern gable-end has a triangular leadlight window with trefoil-patterned tracery. A lower entrance pavilion at the north end of the church has a recessed portal arch encompassing a tripartite pointed window and timber doors, separated by a decorative spandrel panel. The low brick and steel pipe fence appears to be original. In plan, shallow transepts project to the east and west. Internally, the building has elaborate exposed timber trusses and three-bay arcades to the transepts. There appears to have been no alterations to the interior.

The presbytery (c.1915) is a single storey Edwardian brick house. It has a spreading hipped terracotta tiled roof which encompasses an extensive verandah, supported by stocky bracketed timber posts. Provuding gables on the east and north elevations have costellated terracotta shingled cladding. A rendered string course runs beneath the timber framed double hung and awning windows, which have rendered sills. The roof has terracotta ridge capping and finals, and is penetrated by a red brick chimney stack with a rendered top and terracotta chimney pots.

Key Architectural Elements:

St Joseph's Church.
- prominent large corner site
- red brick facade
- steeply pitched terracotta tiled gable roof
- decorative gothic details internally and externally

St Joseph's Presbytery
- unusually expansive verandah with stocky timber posts and fretwork
- expansive terracotta tiled gable roof with terracotta shingled gable infill
- prominent large corner site
Conservation Guidelines:

St Joseph’s Presbytery:
- remain unglazed terracotta tiles

Heritage Victorian Australian Heritage Commission Criteria:

St Joseph’s Church:
HV A  The importance, association with or relationship to Victoria’s history of the place or object.

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

AHC A4  Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria. i.e., at a local level, the building is associated with the local expansion of the Catholic Church in the post-War period.

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

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

i.e., the church is prominently sited, and a late example of a simplified Gothic Revival style.

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

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

i.e., the presbytery is a distinctive example of a late Edwardian house.

Significance:

The St Joseph’s Church and Presbytery in Hope Street, Brunswick West, is of local historical and architectural significance. The church (1959) is a highly intact example of a modern brick interpretation of Gothic Revival architecture, and has an interesting, well-detailed interior. The presbytery (c.1910) is of particular architectural significance. It is an excellent example of a large Edwardian house with an unusual verandah.
Original Sources:


L. Byrne. *Street names of Brunswick: [Unpublished manuscript]* 1987

Sands and McDougall *Directory of Victoria*. (Various dates)
<table>
<thead>
<tr>
<th>Building:</th>
<th>House</th>
<th>Significance:</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>7 Hope St Avenue, Brunswick West</td>
<td>Map Ref:</td>
<td>29 A4</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Residence</td>
<td>Current Owner:</td>
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<tr>
<td>Property Info:</td>
<td>Unknown</td>
<td>Construction Date:</td>
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<td>Architect:</td>
<td>Unknown</td>
<td>Builders:</td>
<td>Unknown</td>
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<td>Original Use:</td>
<td>Residence</td>
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</table>

**Insolence:**
E [ ] G [x] F [x] P [ ]

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

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

**Recommended Heritage Listings:**
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- HO Controls [x]
Principal Historic Themes:

- early 20th century suburban development

History:

The house at 7 Hopetoun Avenue was built by J. Johnson, the original lessee of allotment 19 of the 1900 section of the Brunswick Estate. The allotment was originally slightly over 1 acre (0.5 hectares) and cost £72.10.0. Most of the houses on the estate were relatively simple in form and small in size. The original allotment was bounded by Mounte Ponds Creek to the west and a tributary stream to the south; the latter has since been enclosed. By 1907, the allotment had been divided and another timber house built on the northern section, which has since been demolished.

By 1925 John A. Peterson was the occupier; later occupiers included James A. Speedie in the 1930s, followed by Mrs J. A. Speedie and, by 1950, Mrs Lucy Speedie.

The Brunswick Estate was a closer settlement scheme established in 1900 by the State Government. Such schemes were a response to the 1890s depression. The aim was to provide agricultural land on a lease purchase arrangement to enable those of limited means to establish a farm and a livelihood. The earliest versions of these schemes, the 'village settlements', were tried in the early 1890s but most failed. By 1898 the Government introduced legislation on a new scheme based on similar principles, the Closer Settlement scheme.

The Brunswick Estate was the second closer settlement in Victoria (the first being at Whitfield) and the first in metropolitan Melbourne. It was developed in three stages: the Brunswick Estate (91 acres [37.5 hectares] purchased in 1900 and divided into 56 allotments), the Del Campbell Estate (18 acres [7.5 hectares] purchased in 1904 and divided into 42 allotments), and Cadman Estate (45 acres [18.5 hectares] purchased in 1905 and divided into 63 allotments).

Description:

7 Hopetoun Avenue is a single storey timber Italianate house. It has a facade of imitation ashlar, and the plan is L-shaped. It has a hipped roof clad in corrugated iron, with a similarly clad verandah. The projecting bay, with paired double-hung sash windows, encloses a the verandah which has square section timber columns and a cast iron frieze. The front door has stained glass side- and highlight windows are generally double hung sashes. The house has red brick chimneys with corbelled tops. There is a weatherboard addition to the rear of the house.

The timber copped cyclone chain wire fence may be original or early although its height suggests a later date. A large cypress tree, now located on the property of 5 Hopetoun Avenue, would have been originally part of the garden of this property.

Key Architectural Elements:

- imitation ashlar timber facade
- original corrugated iron roof
- decorative cast iron lacework frieze to verandah
- timber-framed double-hung sash windows with timber mouldings
Conservation Guidelines:

Heritage Victoria Australian Heritage Commission Criteria:

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

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

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

i.e., the building is a surviving remnant of the first Closer Settlement Scheme in the Brunswick Estate, established by the State Government in 1900.

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

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

i.e., the building is representative of a simple timber cottage of the period.

Significance:

7 Hopetoun Avenue, Brunswick West, is of local historical and architectural significance. The timber house is one of only a few remaining from the Brunswick Estate, which was developed as part of the first metropolitan Closer Settlement scheme. Architecturally, it is an intact example of a relatively simple and unadorned timber cottage from the turn of the century.

Original Sources:


Sands and McDougall. Directory of Victorian (Various dates)
<table>
<thead>
<tr>
<th><strong>Building:</strong></th>
<th>Houses</th>
<th><strong>Significance:</strong></th>
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<td><strong>Current Use:</strong></td>
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<td><strong>Architect:</strong></td>
<td>John Long</td>
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Intactness:

- E [ ] G [x] F [ ] P [ ]

Condition:

- E [ ] G [x] F [ ] P [ ]

**Existing Heritage Listings:**

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

**Recommended Heritage Listings:**

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

---

Adon Lowell & Associates 351
Principal Historic Themes:

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

History:

The row of six two-storey detached terrace houses at 5-15 Hudson Street was built on part of the Linsey Park Estate, in what was then known as Crawford Street, in 1888 by speculative builder John Long, and sold to the Meander Building Society.

Later owners of Belle (No. 7) include Abel Greenwood, Shire President in 1898, in the mid-1890s, and Miss C Rule, who owned and occupied the house in 1915. In 1989 Belle was awarded the prize for the best restored house by the Coburg City Council.

Later owners of Kauara (No. 11) include Mr J Kelly in 1915, when it had a substantial timber extension. Later owners of Tarrangower (No. 13) include Mrs E E Blake in 1915. Later owners of No. 15 include T H Mason of Essendon in 1915.

Description:

5-15 Hudson Street, Coburg, is a row of six two-storey polychrome detached terrace houses.

The level of intactness of the houses varies, as described below. The houses have slate pyramidal roofs, with bracketed eaves and brick chimneys with rendered caps. The niched dividing walls are terminated by rendered concrete capping and urns. At ground floor level the unpartite windows have semi-circular arched heads, with original red and blue flashed glass. The four-panel timber doors have flashed glass sidelights and arched highlight. The first floors have two sets of French doors to the balcony. The balconies and verandahs have cast iron lacework friezes, the balconies have cast iron lacework balustrading and corrugated iron roofs.

All the houses except No. 15, which has been painted, retain their polychrome face brickwork. Nos. 13 and 15 retain their original slate roofs, while the roofs on Nos. 5, 7, 9 and 11 have replaced with teracotta tiles. The eaves brackets have been removed on No. 11. The original cast iron lacework friezes have been removed on No. 5 (balcony only) and Nos. 9, 13 and 15 have tiled balcony roofs. Original red and blue flashed glazing has been retained in the sidelights of the ground floor windows on Nos. 5, 7, 11, 13 and 15.

Only No. 15 does not retain its original four-panel timber front door. Nos. 5, 7, 11 and 13 retain their original front and side fences.

Instead of a back lane, the houses are accessed from the front with a carriageway between each house allowing access to the rear of the site. The front and side fences separating each house and its own carriageway are of iron pickets.

In general, both the intactness and condition of these houses is good. The condition of No. 7 may be described as excellent, and No. 15, which has been painted, is fair in intactness and poor in condition.

Key Architectural Elements:

- polychrome brick walls
• decorative cast iron lacework friezes and balustrading
• arched window heads to ground floor
• some original front and side fences
• hipped slate roofs with bracketed eaves

Conservation Guidelines:

* Reinstate slate roofs (Nos. 5, 11)
* Reinstate original corrugated iron balcony roofs (Nos. 7, 9, 11)
* Reinstate iron picket front and side fences (Nos. 9, 15)
* Reinstate friezes and balustrading to original designs (Nos. 3, 9)
* Remove paint from brickwork (No. 15)
* Reinstate timber panelling above ground floor verandah frieze (Nos. 9, 11, 15)
* Reinstate uniform colour scheme

Heritage Victoria/Australian Heritage Commission Criteria:

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

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

i.e. the houses are excellent examples of bichrome brickwork and are unusual freestanding examples of terrace housing.

Significance:

The row of houses at 5-15 Hudson Street, Coburg is local historical and architectural significance. The type, multiple identical freestanding two storey terrace houses, is highly unusual, and this is the only known example in the municipality. In addition, the size of the allotments and the inclusion of a carriage way are all indicative of the somewhat pretentious nature of this speculative development.

Original Sources:


1 Vale & Houghton Subdivision Plan, dated 24 October 1887
2 R. Broome, Coburg Between Two Creeks, Port Melbourne 1987, p. 146.
3 City of Coburg Rate Books.
4 NMBW Plan of Drainage, No. 96807.
5 NMBW Plan of Drainage, No. 96899.
6 NMBW Plan of Drainage, No. 97480.
7 NMBW Plan of Drainage, No. 96001.
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<tr>
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<th>House</th>
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<td>Map Ref:</td>
<td>17 G12</td>
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<td>Residence</td>
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<td>Construction Date:</td>
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<td>Architect:</td>
<td>Unknown</td>
<td>Builder:</td>
<td>Unknown</td>
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<tr>
<td>Original Use:</td>
<td>Residence</td>
<td>Original Owner:</td>
<td>Unknown</td>
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</tbody>
</table>

Intactness:   E  G  F  P

Condition:    E  G  F  P

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

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

Allan, Lovell & Associates
Principal Historic Themes:

- early 20th century suburban development

History:

Unknown. The house at 35 Hudson Street was erected c.1910.

Description:

35 Hudson Street, Coburg, is a single-storey asymmetrical Edwardian timber villa. It is faced in timber boards in imitation of ashlar and has a red hipped corrugated iron roof with bracketed eaves and a gable to the front facade. The rendered chimneys have moulded caps. The return verandah has a bullnose profile, and is supported on turned timber posts and has a cast iron frieze. The rough-cut half-timbered gable end has timber bargeboards and is supported on sunburst-patterned timber brackets. Below the gable end on the front facade is a rectangular bay window with double hung sash windows with fixed highlights. The panelled entrance door has a glazed upper panel, glazed sidelights and highlights, an identical door is on the verandah return. The paired timber double-hung sash windows extend to the floor.

The house has been extensively repainted, possibly to its original colour scheme, while the roof is in its original condition. Internally, the house possibly retains original finishes, including the bathroom and kitchen.

Key Architectural Elements:

- imitation ashlar timber facade
- unusual timber bargeboards
- corrugated iron roof with bracketed eaves
- turned timber verandah posts

Conservation Guidelines:

- ...

Heritage Victoria/Australian Heritage Commission Criteria:

HVE 1: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

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

i.e., the building is an excellent and intact example of an Edwardian/Victorian transitional style.
Significance:

35 Hudson Street is of local architectural significance. It is a substantially intact example of a late Edwardian timber villa with timber gable details typical of the period.

Original Sources:

Timothy Hubbard Pty Ltd. *City of Coburg Heritage Conservation & Streetscape Study*. October 1991

<table>
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<tr>
<th>Building:</th>
<th>Tea Rooms, Fawkner Memorial Park</th>
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<td>1187 Hume Highway, Fawkner</td>
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<td>17 G5</td>
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<td>Current Use:</td>
<td>Tea Rooms and Flower Shop</td>
<td>Current Owner:</td>
<td>Victorian State Government</td>
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<tr>
<td>Property Info:</td>
<td>Unknown</td>
<td>Construction Date:</td>
<td>1931</td>
</tr>
<tr>
<td>Architect:</td>
<td>Charles Robert Heath</td>
<td>Builder:</td>
<td>Unknown</td>
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<tr>
<td>Original Use:</td>
<td>Tea Room and Flower kiosk</td>
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<td>Victorian State Government</td>
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<thead>
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<th>E[ ] G[x] F[ ] P[ ]</th>
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<th>Condition:</th>
<th>E[ ] G[x] F[ ] P[ ]</th>
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**Existing Heritage Listings:**
- Victorian Heritage Register [ ]
- Register of the National Estate [ ]
- Moreland Planning Scheme [ ]
- UC Area [ ]
- National Trust [ ]

**Recommended Heritage Listings:**
- Victorian Heritage Register [ ]
- Register of the National Estate [x]
- IHO Controls [x]
Principal Historic Themes:

- remembering the Italian

History:

The Fawkner Memorial Park tearooms were designed by Charles Robert Heath in 1934, consistent with the additions to the adjoining Garden of Remembrance.¹ The Fawkner Memorial Park, originally The New Melbourne General Cemetery, was laid by Heath, also the architect and Secretary to the Board of Managers, in 1906. Intended to 'lift the shadow of death and reveal the beauty of everlasting life' the plan, which Graeme Butler described the decision as 'a spider's web half complete' was similar to that of Rache Gardens in Sydney.² From a planned central clock tower seven roads radiated outwards, the central road leading to the site of the crematorium, erected in 1927.³ The clock tower was never built, instead the Charles Heath Memorial Fountain was erected, marking Heath's death in 1948, aged 81.⁴

The building was refurbished in 1991.⁵ The building now also houses a flower shop.

Description:

The Fawkner Memorial Park tearooms are housed in a small pavilion in the style of a miniature Italian Provincial villa. The building is approximately square in plan, with full-height arched openings symmetrically placed on all four sides. The walls are in a pale tapestry brickwork, with the plinth and mouldings of an unusual speckled terracotta finish, and the hipped roof is clad with terracotta tiles. Some of the openings have been filled in with non-matching split-face concrete masonry.

Key Architectural Elements:

- unusual Italian Provincial style
- simple, symmetrical planning
- high, multi-paned arched window and door openings
- unusual combination of materials; tapestry bricks, terracotta finish

Conservation Guidelines:

- reinstate original openings

Heritage Victoria/Australian Heritage Commission Criteria:

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

AHC A3 Importance in exhibiting unusual richness or diversity of cultural landscapes or features.
AHC A4
Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.

i.e. the tearooms was one of the few buildings constructed according to Charles Heath's masterplan for the Fawkner Memorial Park.

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

AHC B1
Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

i.e. the tearooms are a distinctive example of the Classical Revival style.

HVE H
Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e. the tearooms were designed by Charles Heath, a prominent local architect.

Significance:

The Fawkner Memorial Park tearooms are of local architectural and historical significance. It is one of the few remaining original buildings constructed to Heath's 1906 masterplan for the Park, and, with the adjoining Garden of Remembrance, reflects the Classical-inspired architectural theme which Heath had envisaged.

2. Butler, Fawkner Memorial Park, p. 31. Originally quoted from The Fawkner Memorial Park (brochure), Melbourne, c. 1940.
3. Butler, Fawkner Memorial Park, p. 31
4. Butler, Fawkner Memorial Park, p. 31. Originally quoted from The Fawkner Memorial Park (brochure), Melbourne, c. 1940; also the Argus, June 1927
6. Butler, Fawkner Memorial Park, p. 38
Building: House
Address: 53 King Street, Brunswick
Current Use: Residence
Significance: B
Map Ref: 30 BS
Current Owner: Unknown

Property Info: Unknown
Construction Date: c.1883
Builder: Unknown
Original Owner: Joseph Gamble

Original Use: Residence

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

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

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

Recommended Heritage Listings:
Victorian Heritage Register [ ]
Register of the National Estate [ ]
IJO Controls [x]
Principal Historic Themes:

History:

The house at 53 King Street was built c.1883 for Joseph Gamble. By 1883-84, his house was described as an eight-roomed, variously stone, brick or stone and brick, with stables. Gamble was the owner of the Excelsior Steam Crushing and Pavement Works, which he launched in King Street in 1879, crushing bluestone from a quarry on the site. The Excelsior Works was very successful, employing 26 people by 1887 and producing 400 square yards of crushed rock weekly.

Gamble owned and occupied the house until 1893, he is also recorded as occupying a stone house in Harvest Street that was owned by David Mitchell. From 1896 the house was owned by John Dunne, proprietor of the Aberdeen Hotel (North Fitzroy), but he did not occupy it. A nursery room was added to the house c.1897. From 1900 it was owned by the Austral Glass Bottle Company that had established its works to the south on King Street, and was occupied by William Sanderson, probably the manager of the works. Austral owned several other wooden houses, one of which was occupied by Mrs Jessie Gamble in the early 1900s.

Description:

53 King Street is a two-storey rendered brick house, Italianate in style. It is asymmetrical in form, with a two storey return verandah to the north of the front facade, and a polygonal bay to the south. Above this bay is a balustraded balcony surmounted by urns, and above this corner of the house a tower lit by narrow arched windows. The verandah has cast iron lacework friezes at both levels, and balustrading at first floor levels. Windows are timber-framed double-hung, some with arched heads, and many retain their rendered mouldings. The hipped roof has bracketed eaves.

The cast iron palisade fence remains at the front of the property but the stables to the rear have been demolished.

Key Architectural Elements:

- distinctive 19th century Italianate style
- original ornate verandah and balcony
- unusual three-storey tower
- original front fence
- prominent corner siting

Conservation Guidelines:

- retain: missing decorative details
- repair render
Heritage Victoria/Australian Heritage Commission Criteria:

HVA  The importance, association with or relationship to Victoria’s history of the place or object.

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

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

i.e. the house is a good example of the Italianate style and is distinguished by its unusual tower.

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

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

i.e. the Italianate style of the house reflects the economic buoyancy of the 1880s boom period.

HVE  Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

i.e. the house is associated with Joseph Gamble, a locally important businessman.

Significance:

55 King Street is of local historical and architectural significance. It is an interesting example of a large Italianate house, with unusual detailing, including the tower, and the balustraded balcony above the polygonal bay window. The house also derives significance from its associations with Joseph Gamble, founder of the Excelsior Steam Crushing and Pavement Works, and later with the Austral Glass Bottle Works.

Original Sources:


Brunswick City Council Rate Books.


Sands and McDougall.  *Directory of Victoria.* (Various dates)