

**MORELAND
CITY LIBRARIES**

contents	page
Acknowledgements and Study Team	
1.0 INTRODUCTION	1
2.0 SUMMARY OF RECOMMENDATIONS	3
3.0 AN EFFECTIVE CONSERVATION PROGRAMME	9
3.1 Introduction	9
3.2 Specific recommendations for buildings and areas	11
3.3 Planning controls	12
3.4 Architectural advice	12
3.5 Conservation incentives	13
3.5.1 Rate remissions	13
3.5.2 Parking bonuses	14
3.5.3 Non-conforming use	14
3.5.4 Fire rating	14
3.6 Specific conservation problems	15
3.6.1 Amalgamation	15
3.6.2 Sydney Road Strategy Plan	16
3.6.3 Arson	16
3.7 Conservation Guidelines	16
3.8 City of Brunswick Photographic Collections	16
4.0 BRIEF HISTORY OF BRUNSWICK	18
5.0 AREAS	35
5.1 Designation and ranking of areas	35
5.1.1 National Estate areas	35
5.1.2 Areas of Special Significance	35
5.1.3 Contributory Areas	36
5.1.4 Mapping and description of areas	36
5.2 Areas of special significance in Brunswick	38
. Albert Street Area	38
. Barkly Street Area	39
. Blyth Street Area	40
. Cooraminta Street Area	40
. Brunswick Railway Street Area	41
. Brunswick Road Area	42
. Donald Street Area	43
. Methven Park Area	44
. Park Street Railway Area	45
. Park Street Tram Area	46
. Sydney Road Area	47
a Union Street - Sydney Road Area	49
b Sydney Road Civic Area	50
c Phoenix Street - Sydney Road Area	50
d Victoria Street - Sydney Road Area	51

6.0 BUILDINGS	53
6.1 Designation and Ranking of areas	53
6.1.1 Historic Buildings Register	53
6.1.2 Register of the National Estate	54
6.1.3 Town and Country Planning Act	55
6.2 Building Citations	56
BIBLIOGRAPHY	89
APPENDIX ONE: Existing Assessments of Buildings	92

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1.0 INTRODUCTION

In August, 1981, the City of Brunswick commissioned the Brunswick Conservation Study. This study covers the entire municipality.

The purpose of the Study was to broadly cover the following aspects :

- (a) The survey and identification of historic buildings, groups of buildings, industrial and commercial buildings and works, infrastructure services, open space and landscape areas in the City of Brunswick.
- (b) The appropriate means of protecting the historic character of the City of Brunswick as previously identified.
- (c) The generation of public interest and involvement in the conservation of the historic character of Brunswick.

One of the most important characteristics of Brunswick identified by this study is the manner that the built form has developed in response to economic and social factors. The close relationship of employment source and dwelling place is as clearly highlighted by a photograph of an early brickmaker and his adjacent cottage in the 1860s as it is today in most parts of Brunswick. This development, with many of the dwellings being erected in the proximity of specific activities is important throughout Brunswick's history.

In fact brickworks and clay extraction was the earliest important form of industry and continues today, although in a more restricted form. The brickworks have created a strong influence on land subdivision patterns, and a distinctive industrial skyline. The early development of Sydney Road as the principal commercial, civic and religious focus is still reflected today.

The strong working class ethos of Brunswick with its resultant community ties is still an important aspect of Brunswick. The conservation of buildings that reflect this tradition should be tied into other council programmes that are aimed at fostering community development. The background history is one of the most important parts of the study in this respect.

Whilst it may be difficult to encourage the preservation of buildings as a symbol of working class traditions for some people have recently moved into Brunswick, it should be set as all important objective for people whose roots lie in the municipality. Accordingly the appropriate restoration and maintenance of historic buildings should not be seen as a 'trendy phenomena' spreading north from Carlton and Parkville.

The general findings of the Conservation Study are that Brunswick has a significant heritage character that should be maintained where possible, and restored. Whilst it may lack many large buildings of importance (other than some commercial buildings, churches, hotels and schools) there are many excellent examples of smaller residential and commercial buildings that are extremely important in a local context. There are also a significant number of areas with varying degrees of heritage value.

Much larger numbers of buildings of conservation merit would have been identified but for their scattered occurrence. Brunswick is notable for a number of relatively endemic building forms, particularly the 1890s detached double fronted weatherboard villas with special entrance emphasis. The only strategy for preserving these and other aspects of Brunswick's heritage where planning controls cannot be applied is by promoting the use of the Conservation Guidelines, discussed below.

2.0 SUMMARY OF RECOMMENDATIONS

2.1 Buildings recommended for addition to the Historic Buildings Register

Weighbridge, 310 Albert Street

Fire Station and Flats, 24 Blyth Street

Prefabricated Iron Residences, 181-189 Brunswick Road

Former Melville's Grainstore, Colebrook Street, corner Tinning Street

Former Hoffmann Patent Steam Brick Company Works, Dawson Street

Residence, 7 Donald Street

Christ Church, 10 Glenlyon Road

Former Gas Company Buildings, 21-35 Hope Street

Synagogue, 32 Lord Street

Residence, 120 Stewart Street

Former Presbyterian Churches, 212 Sydney Road

Mechanics' Institute, 270 Sydney Road (subject to further investigation)

Former Wesleyan Church, 340 Sydney Road

Former Union Bank of Australia, 387-389 Sydney Road

Whitby House, 28 Whitby Street

2 Buildings recommended for addition to the Register of the National Estate

Residences, 59-69 Albert Street
Weighbridge, 310 Albert Street
Hartnett House, Melbourne City Mission, 117-123 Albion Street
Residence, 2A Amess Street
Residence and Bakery, 130 Barkly Street
Fire Station and Flats, 24 Blyth Street
Brunswick South Primary School, 56 Brunswick Road
Prefabricated Iron Residences, 181-189 Brunswick Road
Residence, 356 Brunswick Road
Former Beacon Garage and Flats, 405-413 Brunswick Road
Former Melville's Grainstore, Colebrook Street, corner Tinning Street
Former Hoffmann Patent Steam Brick Company Works, Dawson Street
Residence, 7 Donald Street
Christ Church, 10 Glenlyon Road
Former Gas Company Buildings, 21-35 Hope Street
Synagogue, 32 Lord Street
Lyndhurst Hotel, 513 Lygon Street
Residence, 763 Park Street
Residence, 120 Stewart Street
Shops with attached Residence, 123-125 Sydney Road
Commercial Bank of Australia, 192 Sydney Road
Former Presbyterian Churches, 212 Sydney Road
Town Hall, 233 Sydney Road
Mechanics' Institute, 270 Sydney Road
Cumberland Arms Hotel, 337-341 Sydney Road
Former Wesleyan Church, 340 Sydney Road
Former Union Bank of Australia, 387-389 Sydney Road
Duke of Edinburgh Hotel, 430 Sydney Road
Former Hooper's Store, 463-475 Sydney Road
Shops, 466-474 Sydney Road
Former Dentist's Surgery, 503 Sydney Road
Whitby House, 28 Whitby Street
Brunswick Railway Station, Wilkinson Street

2.3 Buildings and Works recommended for protection using Clause 8 of the Town and Country Planning Act (Third Schedule)

ALBERT STREET

59-69, 291-293, gatekeepers cottage, 310 (weighbridge).

ALBION STREET

93-97, 103-105, 117-123 (Melbourne City Mission), 232-234, 339, 391.

AMESS STREET

2A.

BARKLY STREET (north side)

1, 53-59, 63-151, 159-161, 195, 209-219.

BARKLY STREET (south side)

66-80, 84, 88-110, 114-126, 130 (residence and bakery), 204-210, 216-222.

BLYTH STREET (north side)

1-13, 17-19, 25-33, 43-45, 55-63, 73, 91-101, 103A. 109, 117-121.

BLYTH STREET (south side)

6-8, 16-20, 24 (Fire Station and flats), 26.

BRUNSWICK ROAD (north side)

171-173, 181-189 (iron houses), 191, 253-263 (tram shed), 299-301, 307, 317, 333-335, 349-351, 357-359, 405-413 (former Beacon garage and flats), 415, 431, 459.

BRUNSWICK ROAD (south side)

18-26, 56 (South Brunswick Primary School), 64-64B, 188 (BCC sub-station), 226-228, 272, 356 (Heiberg Residence), 362-372.

CASELLS STREET

7-9, 23.

COHUNA STREET

20.

COLEBROOK STREET

Former Melville's Grainstore (corner Tinning Street, wall between Tinning Street and Albion Street.

CONNELLY STREET

BCC sub-station.

COORAMINTA STREET

1-7, 11-21, 2-20.

CUMMING STREET

43.

DAVIES STREET

64.

DAWSON STREET

1-3 (school), 10 BCC Electricity Supply, Baths, 20 (entrance to Police Station), 72-106 (brickworks), 196A (MMTB).

DE CARLE STREET
20 (BCC sub-station).

DENMAN STREET
32.

DOLLMAN STREET
6-8.

DONALD STREET
7, 31, 48-68.

DUNSTAN STREET
23.

EDWARD STREET
76-191.

ERROL STREET
15, 22-24.

EWING STREET
11-17.

GARDEN STREET
4.

GARNET STREET
85.

GLENLYON ROAD
10 Christ Church and Presbytery), 86 (creche).

GOLD STREET
128-130.

GRANTHAM STREET
35, 35A, 35B.

HARRISON STREET
38.

HODGSON STREET
BCC sub-station in Temple Park.

HOPE STREET
21-35 (former Gas Company buildings), church (corner James Street).

HOWARTH STREET
BCC sub-station.

JARVIE STREET
4-22, 7, 11-13.

KATAWA STREET
33.

KING STREET
53.

KIRKDALE STREET

31 (BCC sub-station), Whelans Quarry (last remaining quarry in Brunswick).

LAWRENCE STREET

Church group.

LORD STREET

32 (Synagogue).

LOUISA STREET

8.

LUSCOMBE STREET

BCC sub-station.

LYGON STREET

65, 441, 514 (Lyndhurst Hotel).

MACKENZIE STREET

36

MELVILLE ROAD

58A, 58B, 84, 104, 228.

METHVEN STREET

18-28, BCC sub-station (Temple Park).

MICHAEL STREET

cast iron verandah.

MILLER STREET

14-20 (John Welsh Factory).

MINCHA STREET

9-11.

MITCHELL STREET

St Margaret Mary's Church, 55.

NICHOLSON STREET

Church, 53 (Church Hall), 136A, 225. 255.

PARK STREET

707-723, 727-729, 731-755, 761, 763 (art nouveau terrace), 765-775, 779-785, 795-807, 817-823, 835, 847-849, 859-879, 903-907.

PEARSON STREET

31-33, 47, 91 (former Police Station).

ROSSER STREET

14-24 (McGeorges Terrace).

RUSSELL STREET

chimney (off Russell Street, east of Brunswick High School).

RYAN STREET

59 (BCC sub-station).

SECOND AVENUE

2.

SHAMROCK STREET
109.

SOUTH DALY STREET
1.

STEWART STREET
4, 8-10, 14-16, 20-22, 120 residence with painted ceiling), 195A
(Brunswick East Primary School).

ST PHILLIP STREET
57.

SYDNEY ROAD (west side)
1-17, 29, 53-63, 115-119, 123-125 (shops and residence), 127-133, 151-153,
159, 163A, 175, 199-207, 213-215, 233 (Town Hall), 289 (St Ambroses Church),
293-327, 333-335, 337-341 (Cumberland Arms Hotel), 347-351, 359-363,
373-385, 387-389 (former Union Bank), 391-401, 409-419, 427, 463-475
(former Hooper's Store), Baptist Church, 503 (former dentist's surgery),
523-527, 533-535, 569-569, 575-581, 611-621, 641, 663-669, 707-715,
743-745, MMTB Buildings and shops 811-827.

SYDNEY ROAD (east side)
ANA clock, 80-84, 192 (CBA Bank), 212 (former Presbyterian Church group),
264-266, 270 (Mechanics' Institute), 280, 340 (former Wesleyan Church and
Sunday School), 400-404, 420 (Post Office), 430-432 (Duke of Edinburgh Hotel),
499-480 (Gothic shops), 508-518, 528-530, 552-568, 576, 840, 854-856.

TINNING STREET
64-72.

UNION STREET
63-65, 80-82, 121, 129.

VICTORIA STREET
72, signal box, licorice factory chimney at 342-348.

WESTON STREET
BCC sub-station, 62-64, 78, 193, 207.

WHITBY STREET
28 (Whitby House).

WILKINSON STREET
19, Railway Station.

WILSIN AVENUE
Jewell Railway Station.

AN EFFECTIVE CONSERVATION PROGRAMME

INTRODUCTION

Conservation of a built environment that comprises predominantly freehold properties requires a comprehensive programme.

Planning controls will obviously form the basis of such a programme. They provide the power to prevent demolition of the built environment (buildings and their intact components) in addition to controlling new development (whether maintenance, alterations or new buildings) so that the character of the area is maintained and/or enhanced. Controls can accordingly be used to retain specific defined elements and provide guidelines for new development, including maximum building heights, but cannot be used to effect authentic restorations or sensitive design of unbuilt buildings. In fact the exercise of planning controls alone can be simply counter productive, particularly if they cause adverse public reaction.

Various other initiatives are required to prevent this happening. These are as follows :

- i) Place conservation controls within a framework of general planning controls that enhance the amenity of all areas. Restrictions created by planning controls in conservation areas will be seen to be similar to controls imposed elsewhere, except that these are more specific and detailed. The emphasis must be on planning, not conservation controls.
- ii) Public education is the key to successful conservation initiatives. The public and affected property owners must be made aware of the historic importance of defined areas. Dissemination of planning guidelines and historical or descriptive material related to specific buildings and areas (such as produced in this study) is required to make people reappraise an environment so familiar that its real importance is not appreciated.
- iii) Government agencies should take the lead in undertaking sensitive and accurate restoration of buildings they own or control, or financing restoration of public buildings.
- iv) Incentive Schemes - a variety of options are discussed in Section 3.5.

INTRODUCTION (CONTINUED)

- v). The most important initiative is the provision of expert advice for the restoration and design of alterations and new developments. Planning controls are by definition negative and they never force owners to maintain or restore buildings. Many well intentioned people can undertake some extremely inappropriate work whether maintenance of alterations.

SPECIFIC RECOMMENDATIONS FOR BUILDINGS AND AREAS

The study has produced a number of recommendations for protection of individual buildings and areas as well as identifying other situations where council policies should be set to reduce the potential threats to preservation of maintenance. A summary of these recommendations is included in Section 2.0.

Buildings recommended for addition to the Historic Buildings Register or for further investigation, should be formalised by applications by the Brunswick Council on the appropriate forms. Similarly the Australian Heritage Commission should be persuaded to adopt the recommendations for additions to the Register of the National Estate. The first action will secure, in some cases, the protection of buildings by the State Government; the second will protect Commonwealth Government property or any other property from Commonwealth initiated or funded projects, including the loan council. The National Estate Register also has an important consciousness raising effect, as the recent publication of the *Heritage of Australia* has shown.

PLANNING CONTROLS

Key protective measures need to be taken by Council to provide for the protection of coherent areas as well as other individual buildings that so not fit the rigid criteria of the Historic Buildings Council.

The specific legislation for this is discussed elsewhere (Sections 4.1 and 5.1) but the recent introduction of Local Development Schemes has only recently made this workable in the Metropolitan Planning Scheme Area.

Local Development schemes enable the responsible authority to provide a detailed planning scheme for particular areas. It is well suited not only for conservation objectives, but also for local amenity and also for objectives aimed at encouraging, or discouraging, certain uses. A Local Development Scheme with principal objectives being other than conservation may well take heritage characteristics into account.

PLANNING CONTROLS (CONTINUED)

The Sydney Road Strategy Plan, aimed at revitalising commercial activity in certain specific areas is aimed at providing conservation protection as a secondary function as means of reinforcing its prime objective.

One of the main problems of Local Development Schemes at this stage lies in the infancy of the legislation and the lack of useful guidelines and precedents. However, the general high level of activity by most municipalities in preparing Local Development Schemes at present will no doubt see some established pattern as being rapidly established.

Existing zoning patterns can be affecting the conservation of heritage areas and buildings. It may assist by preventing the change of use of buildings, in particular residential zoning in areas where the housing stock is important. However it may also prevent appropriate adaptive reuse of particular buildings and therefore jeopardise their future viability. Some zonings which do not take the existing character of the area into account may in fact create a major threat, such as industrial zoning in an area of mixed residential, industrial or even commercial use. The concept of mixed use areas seems to be not properly catered for in the metropolitan planning scheme, and as discussed earlier, this is one of Brunswick's chief characteristics, exemplified by the close context of residential and industrial areas.

Planning Controls must however not be seen as being the be all and end all of a conservation programme. Section 3.1 gives a broad outline of the best means of achieving conservation objectives.

ARCHITECTURAL ADVICE

Architectural advisory services have been established in a number of country towns and cities by the Department of Planning. These are Maldon, Beechworth, Yackandandah and Chiltern, Queenscliff, Ballarat and Port Fairy. They have indicated the value of this approach to conservation management. The services provide free advice as follows:

- interpretation of planning schemes
- expert advice on the restoration and reconstruction of buildings, including on-site assessment and supervision;
- advice on the design of alterations to buildings or new developments;

ARCHITECTURAL ADVICE (CONTINUED)

- Initiation and supervision of projects receiving financial assistance from the various restoration funds.

Financial assistance can also be used as a tool to promote restoration projects. Revolving funds have been established which provide low interest loans to high priority restoration projects. Grants are made for public buildings and institutions. The Historic Buildings Council and the Australian Heritage Commission make grants to such restoration projects.

This approach has proved particularly successful. Many potential conflicting situations have been resolved with restorations of a high standard, or by new developments less intrusive than originally proposed. Restoration of public buildings through comparatively small grants has formed the catalyst for much privately financed restoration along guidelines provided by the Advisory Service.

In Brunswick it would appear that a similar programme would have a similarly positive effect. During the survey periods of this study the consultants have been approached by various property owners who are contemplating restoration and maintenance of their buildings. They seemed interested in obtaining advice as to what were appropriate colours for repainting and other restoration guidelines. Without this information, but with the best intention, they would have undertaken work that would have been out of character with the historic nature of Brunswick.

CONSERVATION INCENTIVES

Apart from conservation planning controls and other measures discussed earlier the City of Brunswick would introduce a number of incentives that would promote private conservation measures. Some possible incentives are discussed here.

1.1.1 Rate Remissions

This is a useful tool and can be granted under the *Historic Buildings Act*. However it should be the initiative of the body who collects the rates as they have to make the political decision between revenue and conservation objectives. Remissions would normally be for a fixed term and be based upon the particular characteristic or problems of a restoration project.

3.3.2

Parking bonuses

These are without doubt the most useful and effective bonus the council can offer. They can be applied to almost any situation. Commercial areas are the most obvious and common, but residential applications should not be overlooked, especially for strata titles or multiple occupancy situations.

3.3.3

Non-Conforming Use

The waiving of zoning requirements may be an important means of maintaining a particular building.

A flexible policy of non-conforming use is required to cater for situations where conservation objectives need to be met.

3.3.4

Fire Rating

The close co-operation of the Metropolitan Fire Brigade should be sought in the assessment of alternative means of providing fire ratings between occupancies or other methods of maintaining fire safety in a building. The provisions of a new UBB have provided a number of new avenues in this respect compared with the literal interpretation of *Uniform Building Regulations*. The separate occupancy of upper floors of commercial buildings in areas such as Sydney Road can provide a complete revival in building viability.

This is a matter that requires the close support and involvement of the Building Surveyors and City Engineers Department, apart from the Fire Brigade.

3.6 SPECIFIC CONSERVATION PROBLEMS

Brunswick, like many other municipalities, faces a number of problems with respect to historic conservation.

The principal one that is common everywhere, is the obsolescence or lack of use of particular buildings or areas. This creates a strong economic incentive to demolish and redevelop.

The decline of the Sydney Road shopping area is just one of these, as are the decline of certain industries and activities.

Imaginative ideas for reuse of such buildings and areas are required as well as the co-operation of council to make them conform to planning and buildings code requirements. Unfortunately in some areas Brunswick appears to be attracting certain property owners who do not have the necessary motivation to do this and who are equally unconcerned about the design of buildings in an historic context. It is impossible to legislate for sensitivity concerning buildings of areas. Apart from effective planning controls the provision of architectural advice is often required, at least to provide an alternative to a proposal by a developer and to expose the cliches that are often used when anything other than the developers proposal is 'impossible'. The alternative proposal can at least assist council assessment of a project.

3.6.1 Amalgamation

Amalgamation of sites has created many conflicts with conservation objectives in all areas. The existing pattern of subdivision may be simplest way of preventing a comprehensive redevelopment that removes a large number of heritage buildings. Council should develop policies on site amalgamations to overcome this particular threat to heritage areas.

6.2. Sydney Road Strategy Plan

There is a degree of conflict with some of the proposals from the Sydney Road Strategy Plan and this conservation study. A number of buildings and streetscapes recommended for protection or at least consideration by this study are in a zone recommended in the strategy plan for site amalgamation. Because this area forms a 'gateway' to Brunswick from the impressive Royal Parade approach it is the consultant's view that further site amalgamation should not occur here. This is not to say that the strategy aimed at reinforcing retail activity in the Albert Street to Albion Street area is not appropriate. The promotion of the use of existing shops for office functions, professional rooms and restaurants, and placing restrictions on new shops could provide an alternative means of achieving this strategy.

Incentives discussed above, could form an important part of this approach.

The area to the north of the revived retail area would be a suitable place for site amalgamations.

6.3. Arson

Arson is another problem that appears prevalent, particular in commercial premises. It is particularly difficult to take any preventative action. The Insurance Council could be approached to work out strategies aimed at helping detect arson. A further tightening on policies in certain key areas could call for the reinstatement of an existing structure; this would drastically reduce the incentive for arson by the owner.

3.7 CONSERVATION GUIDELINES

Conservation Guidelines have been prepared as part of the Brunswick Conservation Study and have been bound as a separate document. The guidelines are designed to raise the consciousness of Brunswick residents and building owners regarding Brunswick's built heritage. They also emphasise the need for appropriate restoration techniques and new developments which respect their surroundings. It is hoped that the guidelines will be publicised by council and will be disseminated through the various communities in the municipality.

CITY OF BRUNSWICK PHOTOGRAPH COLLECTION

The City of Brunswick holds a large collection of photographs of the municipality. A large proportion of these are original or copied photographs taken in the nineteenth or early twentieth century. One particularly important collection was taken c1910-20 by Mrs. Lucy Atkinson and shows the north western part of the municipality.

These photographs are of statewide importance as an early and detailed pictorial coverage of Brunswick. Discussion with the Picture Librarian of the LaTrobe Collection, State Library of Victoria, has indicated that the library would be interested in copying these photographs. It is recommended that Brunswick City Council approach the library regarding access to the collection for a Photographer of the State Library of Victoria.

It was noted that the Brunswick City Council has pursued a policy of taking official photographs of many events. It is recommended that this policy be continued and expanded to include not only events, but council properties and results of planning initiatives. It is important if such photographs are to be of use to future historians that locations, personal names and date of photographs are clearly indicated on the back of photographic prints.

4.0 BRIEF HISTORY OF BRUNSWICK

Rod Elphinstone

Following the survey of the City of Melbourne and its first suburban extensions, Hoddle (the Surveyor-in-Charge) turned his attention to the country to the north. In 1839 Hoddle's assistant, Darke, having travelled north about 5 km from the Yarra River, surveyed an area running from Merri Creek on the east to Moonee Ponds Creek on the west. A survey line was run between the two creeks. Running north, in about the centre of this area, a road one chain wide was set at right angles forming Sydney Road. The area was divided into blocks each with a ten or twenty chain frontage.

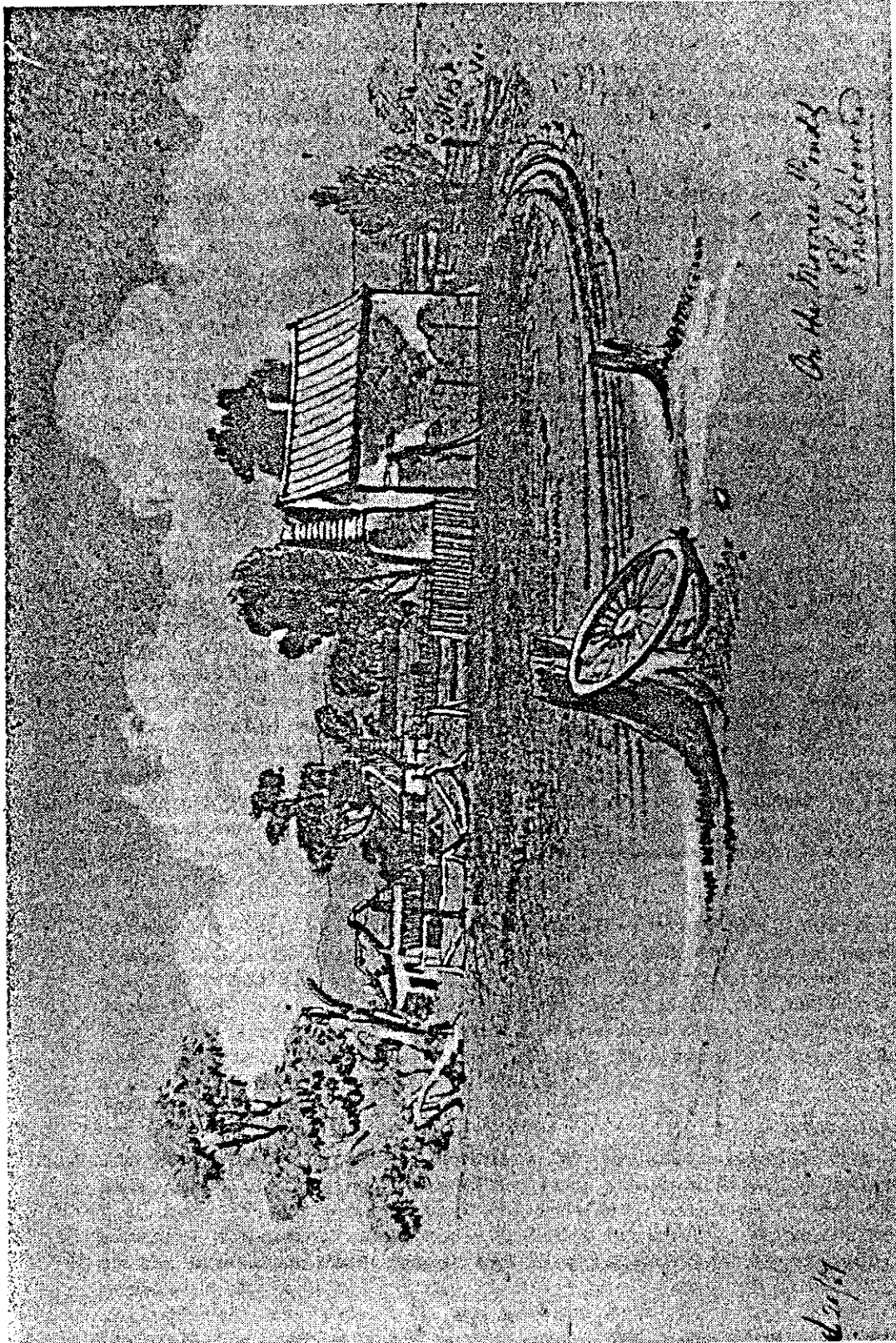
At the time, Sydney Road was the start of the route to distant Sydney. In 1840 the road was partly cleared of trees but not surfaced, forcing travellers to pass through swampy sections or deep dust holes. The large size of the original blocks ensured early speculation by the rich and, coupled with the narrowness of Sydney Road, made future traffic problems a certainty.

Among the original purchasers of land, in the early 1840s, were some of the leading professional and business men of Melbourne. The first land sales were held in Sydney at three separate auctions and lots ranged in price from 3 pounds to 10 pounds 15 shillings per acre. The bushland was soon subdivided or resold into smaller blocks. As each speculator divided his land according to individual whim, no general system of streets or scheme of drainage was considered. Simple plans of subdivision were adopted, resulting in the creation of east-west roads from Sydney Road. By this very ad hoc process of subdivision the street patterns of Brunswick evolved. Today, while there are numerous streets running east and west, there is only one street that runs through the municipality from north to south. Lygon and Nicholson Streets were later extended at considerable cost and nuisance many years after the original sale of the lands from the Crown.

Sections originally purchased by D.S. Campbell were resold to Thomas Wilkinson and Edward Parker in 1841. Wilkinson, regarded as the 'father of Brunswick', had a long and close association with the area until his death.

These two men divided their land into smaller allotments, creating two streets east from Sydney Road to Merri Creek; Victoria Street and Albert Street. They named their estate 'Brunswick'. By 1846 a post office had been established on Wilkinson's Estate and the name of Brunswick, after Princess of Brunswick, wife of King George IV of England, was in common use.

'Phillipstown', however, for some time contended with 'Brunswick' as the name of the district. Phillipstown was a small village in the south-west of Brunswick. The early Phillipstown residents thought of it as a separate and distinctive place; the people were essentially working class and the housing, shops, hotels and church were all very English in style and tradition.



The village of Phillipstown, located in the south-west of Brunswick,
sketched in the 1850s.
(Brunswick City Council collection)

Other separate communities developed within the area between the early 1850s and the late 1880s as a result of the subdivision of the original allotments into residential housing estates. For instance: in the north-east the township of Lyndhurst developed while to the north, off Hope Street, was the subdivision of Wrigglesworth; and further north, off Albion Street, the vicinity was known as Sweet Hope. The intensive development of these estates was a major component of the developing urban form of Brunswick.

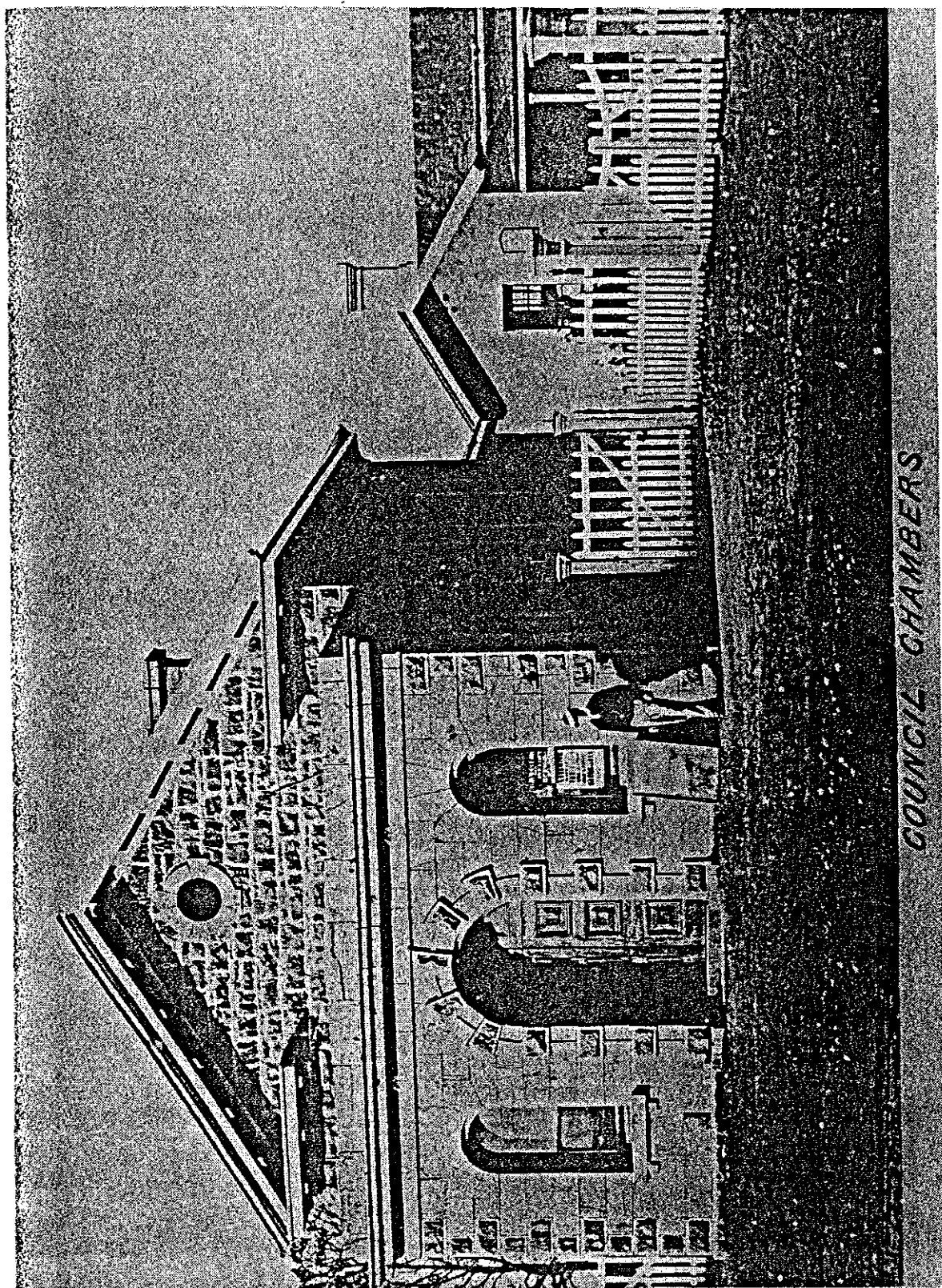
By the end of the 1840s the area of Brunswick that was originally laid out as farms and orchards, for the infant settlement of Melbourne, was showing signs of developing into an industrial and commercial centre. Bluestone quarrying had commenced, valuable deposits of clay suitable for brickmaking and pottery were being worked and a town centre was forming along Sydney Road.

The discovery of gold in 1851 had a great impact on Melbourne and its new suburbs. Brunswick was on the route to the goldfields. Camps were numerous along Sydney Road where travellers could rest and purchase goods for the journey. Clothing and equipment markets flourished. When the Pentridge Stockade was established in 1852, prison labour was used to construct Sydney Road, increasing substantially the goldfields traffic able to use this route.

The original idea for improving Sydney Road was that the roadway should be made with a high camber and a broad drain on each side, all within the one chain reserve. The roadway itself became very narrowed because of this design. The gangs of prisoners completed the task from the Stockade to Blyth Street and the remainder of the work was let by contract to private builders. To drain the road, the (then) Roads and Bridges Department cut channels draining east and west through private property and let water spread over this adjoining land. When the road was to be constructed from Victoria Street to Brunswick Road the need for more effective drainage led to immense trenches being cut from Sydney Road, via Albert Street and Glenlyon Road, to Merri Creek. By this action these streets were rendered unfit and dangerous for ordinary traffic.

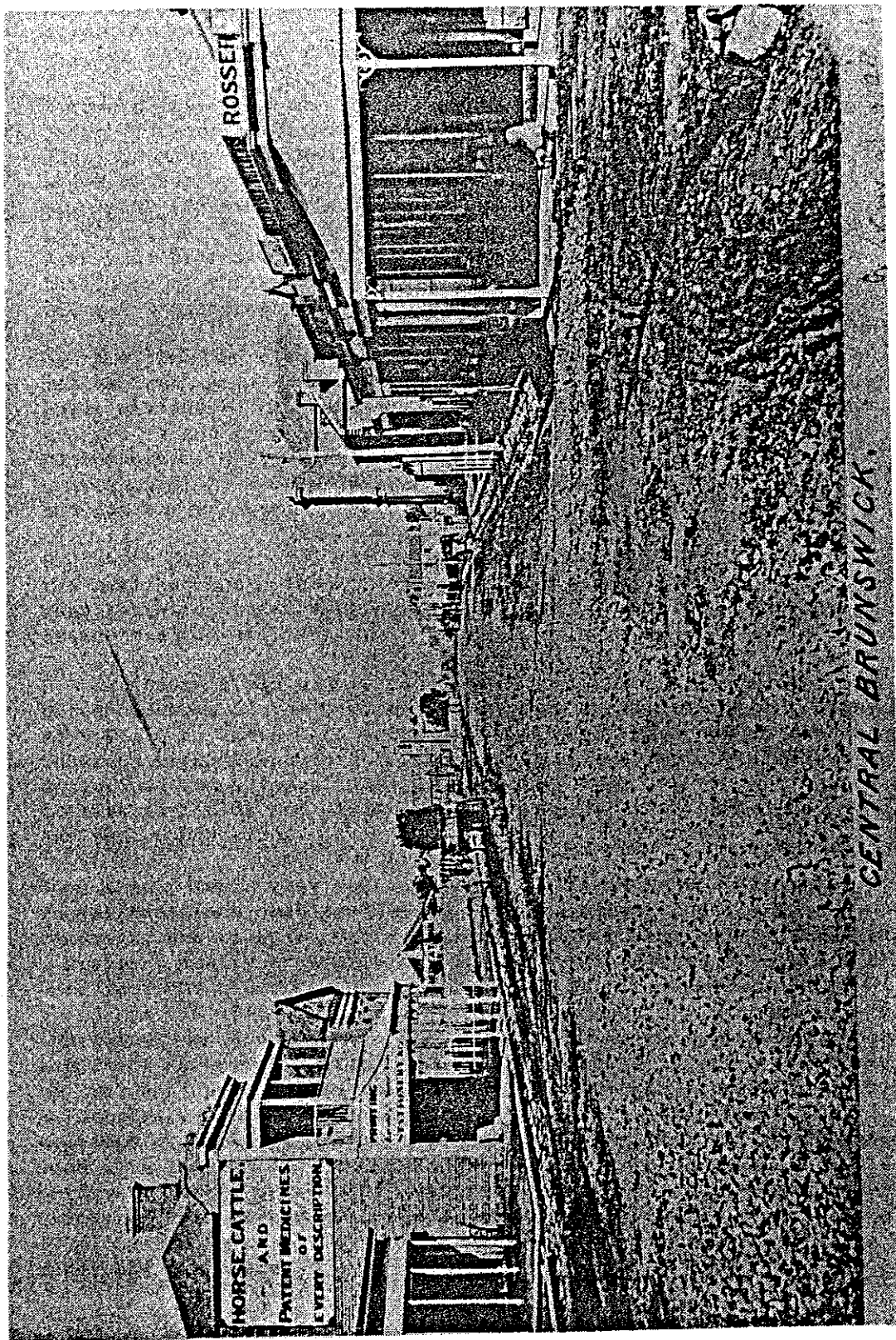
The town centre was clearly established with the construction of Sydney Road. The east side of Sydney Road between Albert Street and Glenlyon Road and the west side between Albert and Phoenix Street formed the early business localities. The first town hall was built there, as were churches and banks. Retailers built their stores and it was also the fashionable place to live. The first hotel erected in Brunswick, the Retreat Inn built in 1846-47, was also part of this centre.

The government installed turnpikes on the main highways from Melbourne as a means of raising revenue for road maintenance. The Sydney Road toll bar, first located near the site of the present post office, became a financial burden on the local residents. It was later shifted to the Brunswick Road corner and this caused further protest from all residents who now had to pay to visit Melbourne. Those affected included the carriers from the various clay and stone works who had formerly not been subject to the toll. The government was petitioned



Bluestone was favoured for early public buildings in Brunswick, exemplified here by the first Council Chamber.

(La Trobe collection, State Library of Victoria)



Sydney Road looking south, probably photographed in the late 1860s. The newly completed Presbyterian church is visible in the distance while the foreground demonstrates the nature of the road surface following early improvements including deep bluestone channelling. (La Trobe Collection, State Library of Victoria)

to have the bar removed, but the road to Melbourne was expensive to maintain and the petition was refused. Later, the Brunswick Council agreed to maintain its portion of the Sydney Road and the toll was removed in the late 1870s.

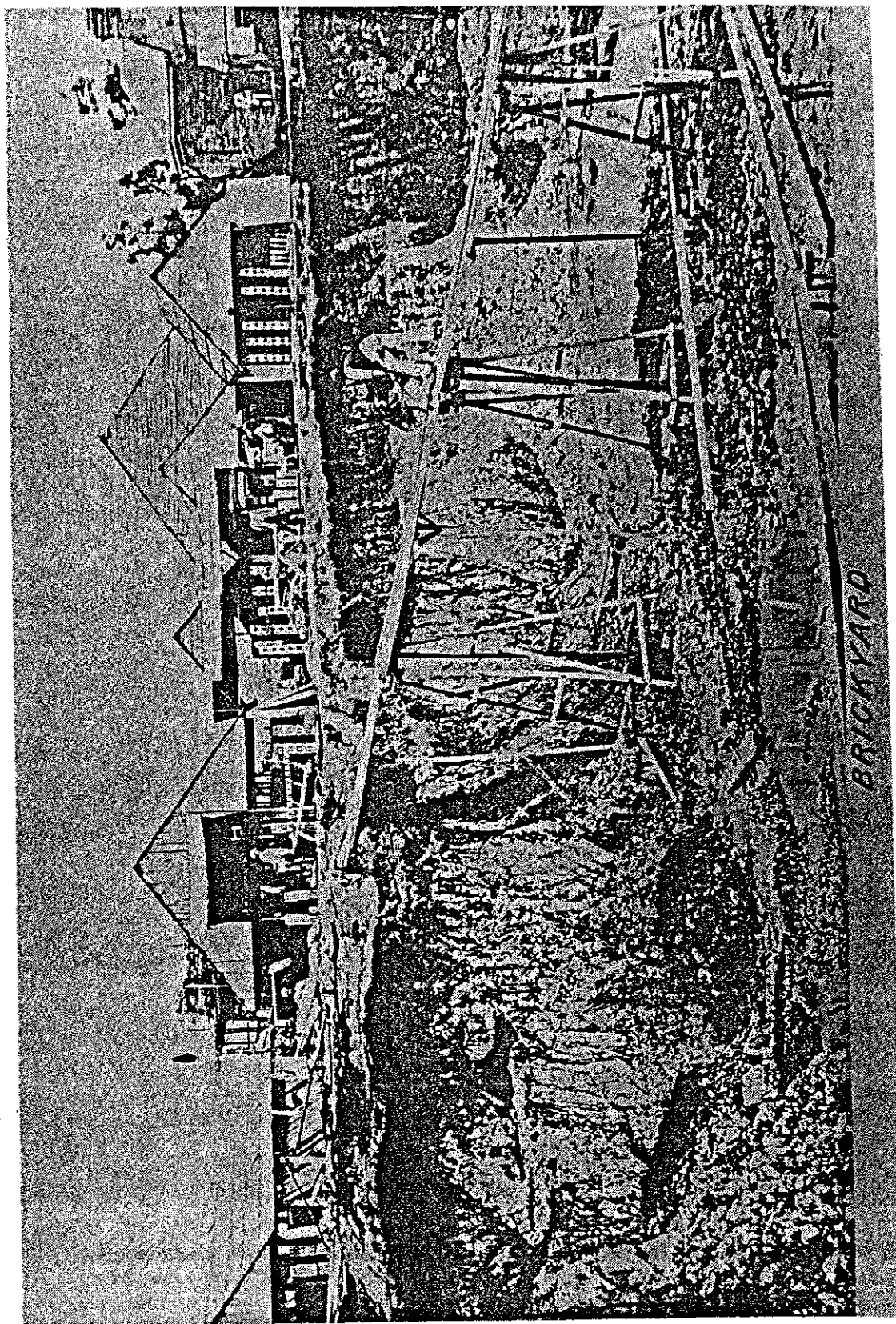
A rush of settlers to Victoria accompanied the gold discoveries. The influx of population who had no homes caused a major demand for cheap housing. Many tradesmen, who had tried the diggings unsuccessfully, saw a better opportunity for money working at their trades. During the mid-1850s tradesmen erected many wooden buildings, usually of poor construction, in the rush to provide housing and earn high wages. Hand-made bricks were still an expensive material, so substantial buildings of this period were made of bluestone, so benefitting the Brunswick quarrymen.

At this time the district was the only place in the Melbourne metropolitan area where the stone could be obtained and large quarry holes disfigured the south-east part of Brunswick. There was so much traffic to and from the quarries that a special railway was contemplated. A stone causeway was laid down from the principal quarries, along a deep gully which ran through to North Carlton, but the railway was never constructed.

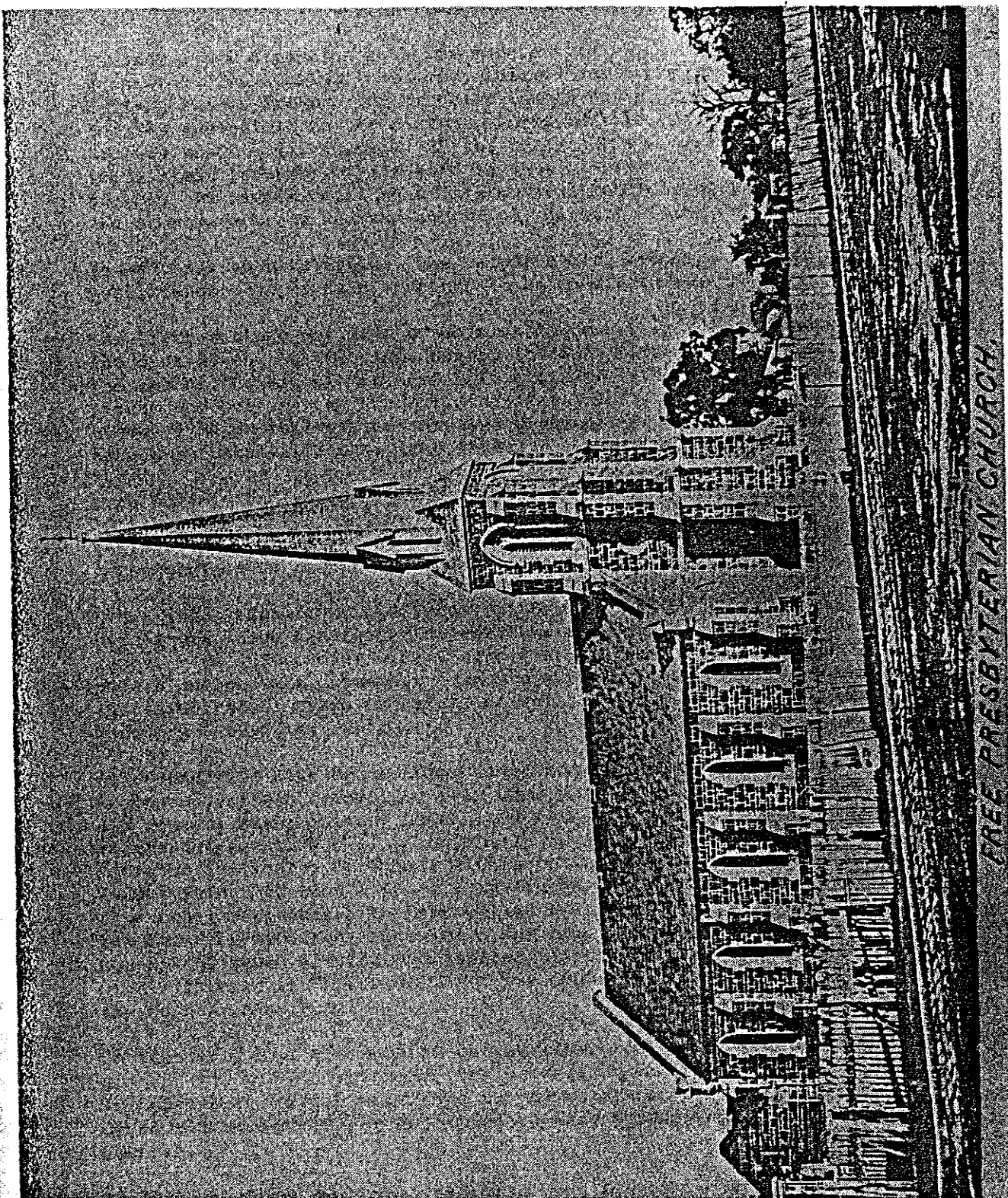
Brunswick participated actively in the flow of wealth resulting from the building boom. The early discoveries of clay and bluestone and the resultant industrialisation determined the direction of Brunswick's residential development.

By the 1860s it was widely recognised that the Brunswick district contained some of the best clay and stone resources in the colony of Port Phillip. There were many pug mills operating for grinding clay, numerous brickmaking works and three large manufacturers made pottery, drainpipes and various types of stoneware. Where there had been well-cultivated fields and gardens, the brickmaker soon exploited the clay and set up his kilns.

Some twenty years previous, in 1841, the first known brickmaker, Thomas Manallack, had settled in Victoria Street and opened a brickyard and claypit. Others quickly followed and brickmaking became a staple industry of Brunswick. The brick kilns were supplied with wood from the paddocks in and around the town by several timber merchants. In 1849, John Glew opened his brickyard in Hodgson Street (Phillipstown) and within a short time was employing two men. Glew is the first known employer of labour in the brick industry in Brunswick. By 1857 his clay pit was worked out and new yards started in Barkly Street East. Accommodation for employees at the brickworks was provided nearby. The prefabricated iron buildings in nearby Brunswick Road were apparently erected as housing for brickworkers. John Glew's brickyard lasted until 1898. Another yard in the area, the Barkly brickyard, was worked by a number of different owners from 1860 to 1972; over this period it gradually absorbed nearby smaller yards under the one title.



One of Brunswick's early brickworks demonstrates the nature of this industry prior to the introduction of mechanised production techniques and large Hoffmann kilns.
(La Trobe collection, State Library of Victoria)



An elegant fusion of Brunswick's two major building products - cream bricks (used here in the spire) and bluestone - were used in the construction of the Presbyterian church in Sydney Road by contractors Ingram and Thewles in 1865.
(La Trobe collection, State Library of Victoria)

In 1863 a new dimension in brick manufacture began to unfold in Brunswick. Two local brickmakers, Collier and Barry, established a new Hoffman Patent Steam brick kiln, and named their firm after the kiln. In 1883 extensions to the Hoffmans works made it the largest brick and pottery concern in Victoria. By the early 1890s it was claimed to be the largest industry of its kind in the colonies. By the turn of the century, Brunswick could boast a practical monopoly of the brickmaking and stoneware trade and the output of the best of the world's bricks.

In addition to brickmaking, the valuable clay deposits made it possible for all kinds of pottery to be manufactured.

The first pottery was made by Charles Reitchell in a large paddock to the east of the Retreat Inn. Later, in 1861, Alfred Cornwall set up the famous 'Brunswick Pottery' making glazed earthenware, stoneware pieces and pottery for the building trade. This pottery went on to become a major business concern and prominent supplier of wares throughout Australia until the 1960s.

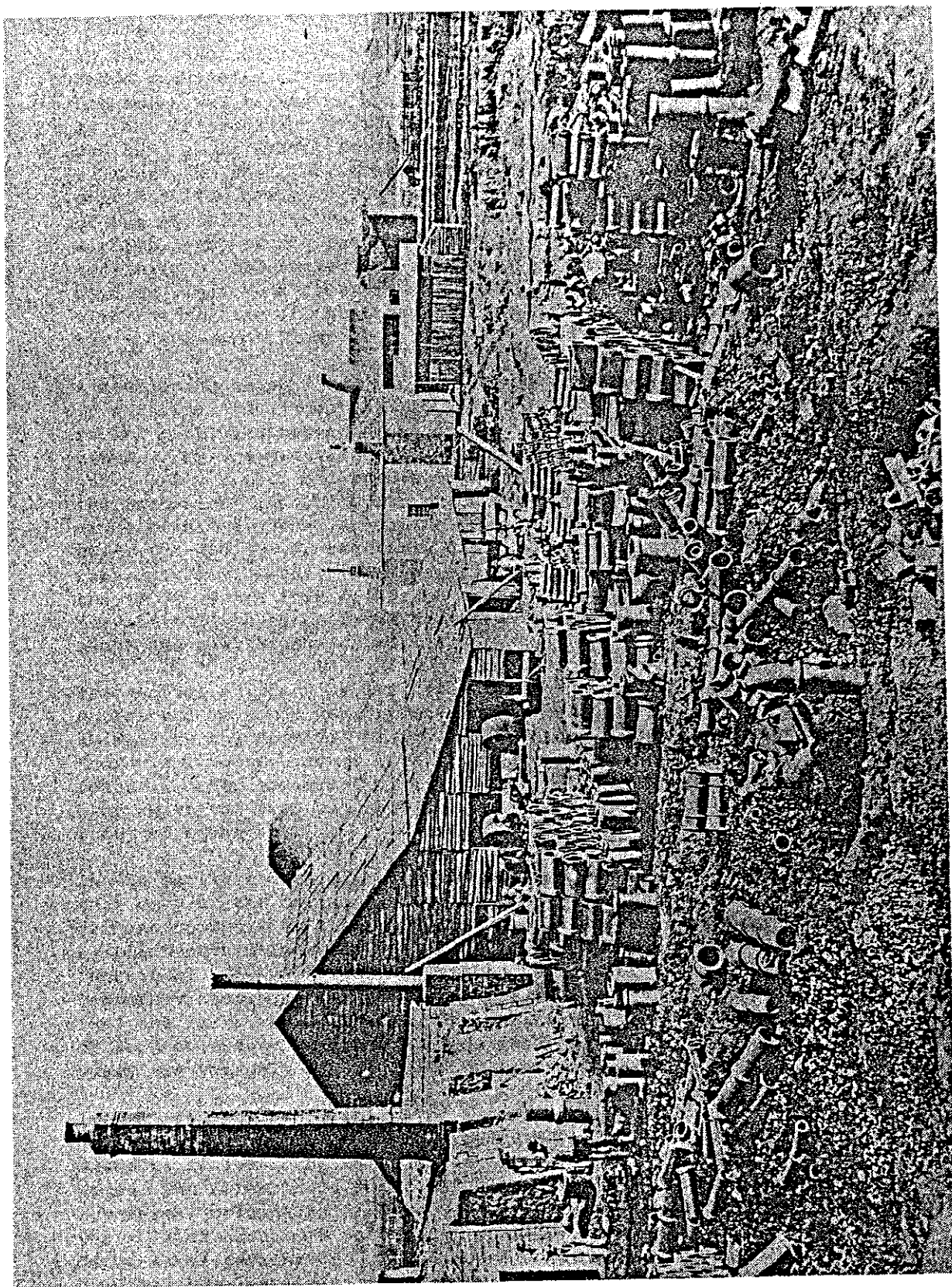
Luke Nolan established another very active pottery in Brunswick, the 'Gillbrook Pottery', and by the 1870s was producing and exhibiting terracotta ware, pottery, ornamental pieces and drain pipes. Nolan later went on to become a director of the Hoffman Brick Company.

Other industries flourished, too, in Brunswick. The district was becoming a large manufacturing centre with iron foundries, engineering shops, rope and cordage works, timber and turning mills. Increasing public and private transport added to the level of activity. With increased retail trade the area, especially along Sydney Road, was becoming a bustling centre.

As communities like Brunswick evolved and the local population increased, it was recognised that some form of municipal government and control was required. Local residents took considerable interest in the passage of a Bill to establish municipal councils. In 1856 a petition instigated by Thomas Wilkinson was drawn up for the establishment of such a council in Brunswick. After initial objections from other residents a further petition was successfully presented and the Governor declared Brunswick a municipality in 1857. The first Council of seven elected representatives was formed in October 1857 with Wilkinson as Chairman. The first Council meeting took place at the Cornish Arms Hotel.

In the early days the Government was liberal with its municipal grants. The Council set about the process of valuation for the rating of properties. At the time this proved to be very contentious and developed into the first major controversy between residents and the Council.

In 1859 the first municipal chambers were opened in Sydney Road on Lobb's Hill, adjacent to the current Court House. The building became Borough Chambers when Brunswick became a Borough in 1862, and changed status again in 1876 when new municipal offices were built in the centre of the town on their current site. The earlier chambers became a police station with the adjacent Court House being built alongside



Brunswick's vast clay deposits were used extensively for production of clay pipes and other pottery products and this early view (c.1860-70) shows the rudimentary nature of the industrial buildings of this date. (La Trobe collection, State Library of Victoria)

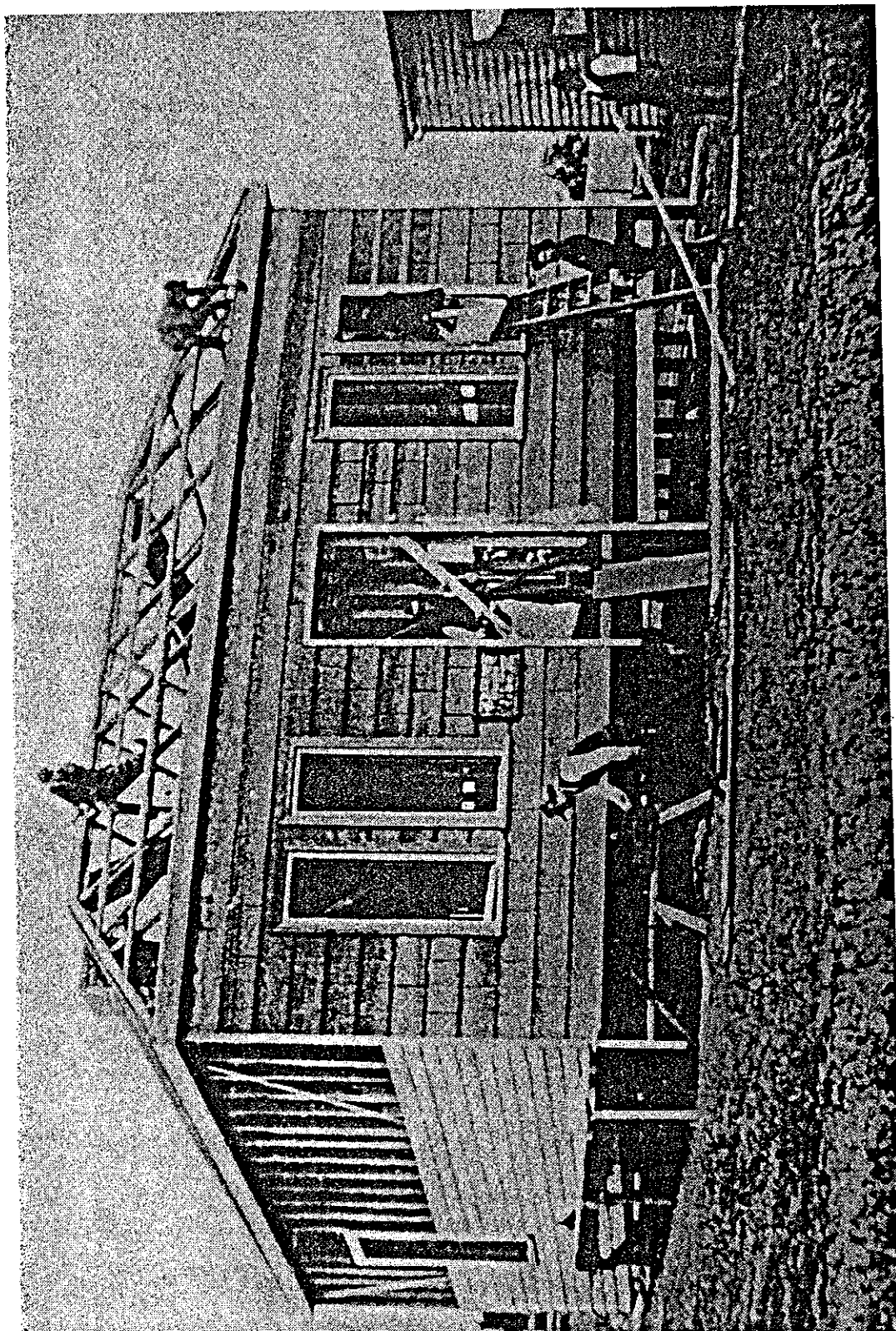
in 1859. Brunswick was proclaimed a town in 1888, and by this time it had a population of nearly 15,000 occupying over 5,000 dwellings. Brunswick was raised to the status of a City in 1908. A year earlier, as part of Brunswick's fiftieth anniversary, a celebratory procession was held along Sydney Road from Park Street to Victoria Street and on to Brunswick Park, where sports and refreshments for all were provided. The occasion was further celebrated by the official opening of the new Brunswick Park for use by all the residents. In the evening a torch light procession was held along the same route. In 1939 the centenary of the survey and settlement of Brunswick was celebrated with an eight week festival and industrial exhibition, which commenced with the opening of the then new lighting system for Sydney Road using new sodium vapour lamps.

A developing sense of community is reflected both in the establishment of municipal government and in the emergence of numerous sporting and social clubs and associations during the latter half of the nineteenth century. By the mid 1860s a Brunswick Australian Rules Football Club and a Cricket Club had been formed. The late 1860s 'saw the opening of the Mechanics' Institute for the education of adult workers who had never received formal schooling. By the 1870s a local newspaper the Brunswick Medium was regularly distributed and for many years serviced the community. Later, other papers such as the Brunswick Guardian in the 1930s became free delivered newspapers. The 1870s and 1880s saw a private college established and three state schools opened in central, south and east Brunswick.

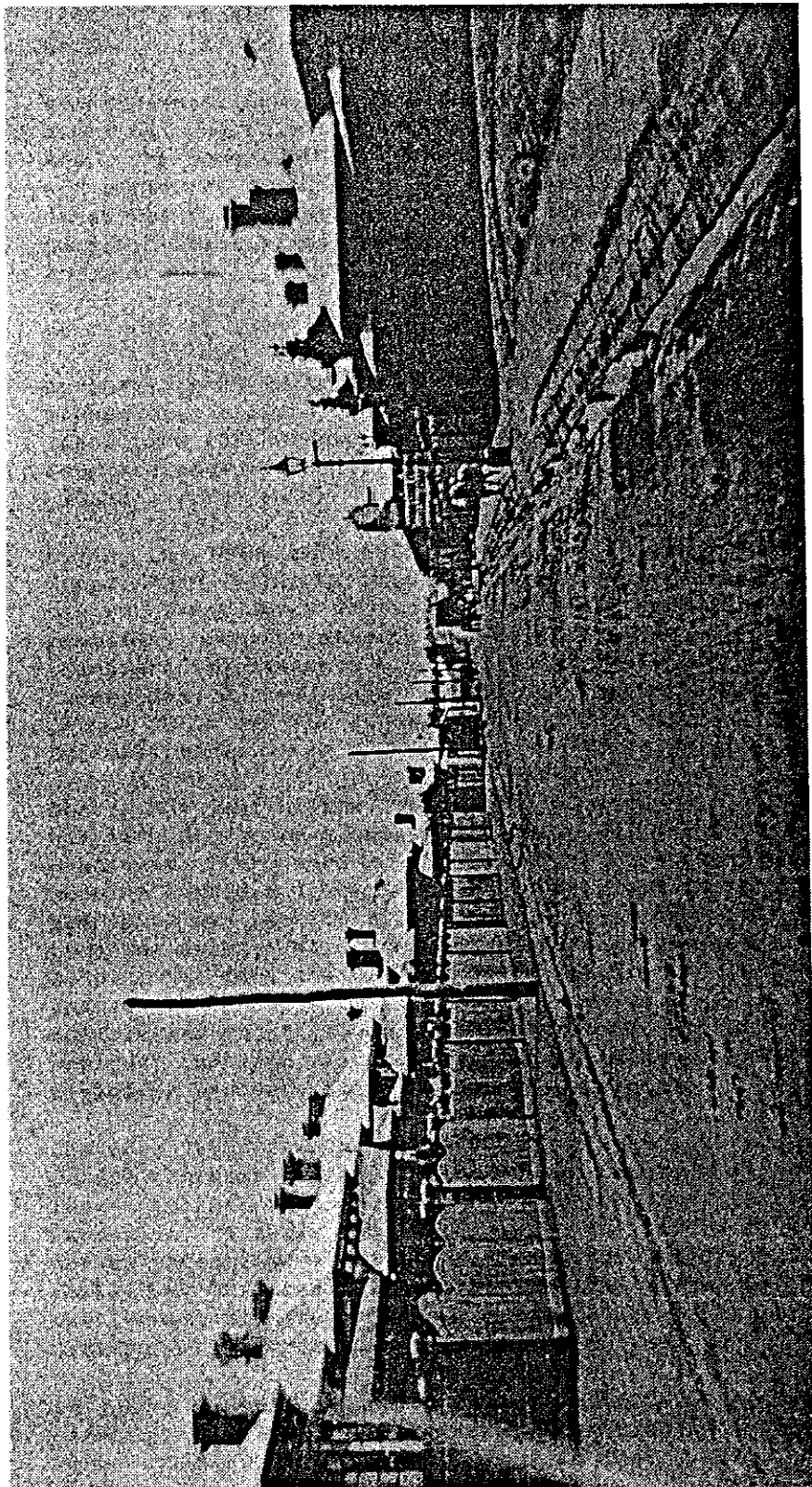
Residential building styles reflect both the broader patterns of social and economic development in the Melbourne and metropolitan area as well as the specific historical development pressures acting on Brunswick. Vernacular or local styles of architecture, which may be found in other locations, are not common in Brunswick. Much of the history of the area can, however, be illustrated through its existing stock of buildings.

In the earliest days of the settlement of Brunswick it seems likely that many of the buildings were relatively insubstantial. Early farming communities like Phillipstown would have been characterised by simple wooden structures that were roughly hewn and primarily functional. The gold rushes promoted the use of Sydney Road as a temporary camping area and market place. There were exceptions. In 1841 the first church opened. The Wesleyans took advantage of a grant of land on Sydney Road and built a small brick building which for many years was the only public building in the locality.

Private and public buildings of a more substantial nature were erected in the late 1850s using locally quarried bluestone and bricks; examples included the Sarah Sands Hotel, Christ Church and the Court House. The Sarah Sands Hotel was one of the early hotels erected in Brunswick. Originally a house was built on the site in 1854. Some years later additions were made, converting it into a hotel. The Sarah Sands Hotel remains one of Melbourne's landmarks to this day and the original hotel building still forms part of the present premises.



This form of house, common in Brunswick during the period c. 1890-1920 employs such architectural devices as false timber ashlar on the facade to simulate bluestone construction.
(Brunswick city Council collection)



This view of Albion Street, West Brunswick, c. 1920 shows a uniform use of high timber picket fences, with individuality being provided by subtle variations in configuration and picket head designs.
(Brunswick City Council collection)

Many early church services were held in buildings not constructed for that purpose. For example, the Church of England services were first held in a wooden schoolroom in Phillipstown and the Presbyterians began in a blacksmith's shop.

By 1858 water from Yan Yean was available to residents of the district. The following year, water was piped to premises along Sydney Road. The next two decades saw the establishment of many brickworks and potteries which had a significant impact on residential development in Brunswick until the turn of the century. During this period commercial and residential development was still largely concentrated along the central axis of Sydney Road and around the early settled areas. Attempts were made to develop new housing precincts as large outlying properties were subdivided.

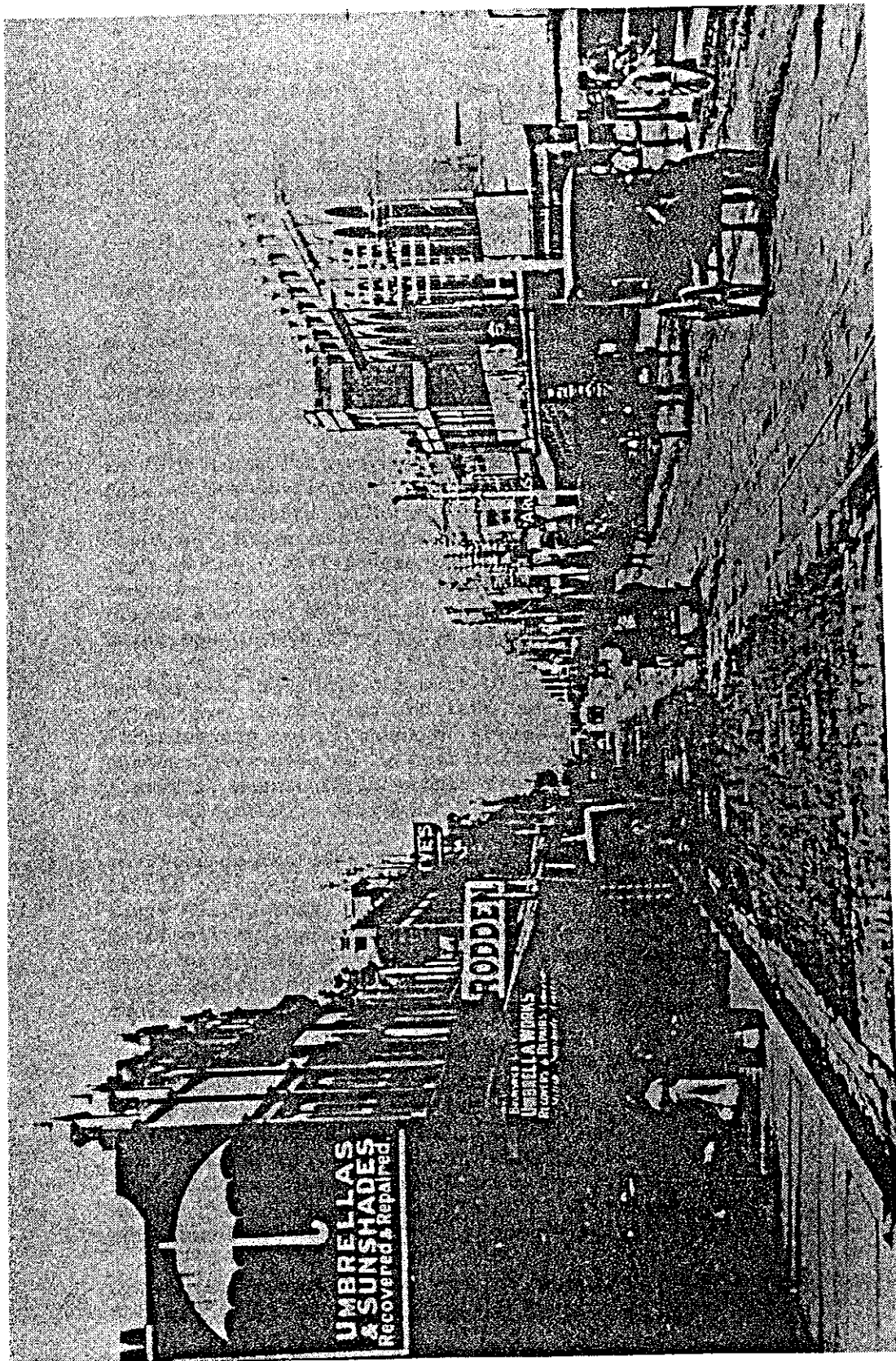
By the late 1870s and into the 1880s the transport options for Brunswick residents had changed dramatically. The arrival of the steam locomotive into Brunswick (when the railway opened to Coburg) caused some excitement. Property in the vicinity of the route increased in value.

During the 1880s and 1890s many new buildings were constructed as Sydney Road (south of Stewart Street) became a thriving commercial centre. The roadway was unable to handle the increasing traffic resulting from the effects of the early land boom compounded by the transport requirements of local industries. The present character of Sydney Road derives largely from the intensive development activities of the 1880s and 90s as well as from the early twentieth century building boom.

One of the last of the 'land boom' projects was that of Hopetoun. It was intended to be a separate village in the north-west corner of Brunswick. There were no buyers and no town resulted. In 1892 the land boom collapsed and there was a property crisis throughout Victoria. Brunswick was particularly affected. Many new homes could not find tenants, brickyards closed and there was a large loss of population. Despite the fact that in the 1890s the district had metalled roadways and asphalted paths, railways and tramways were in close proximity, schools and churches were at hand and industry and activity was obvious, the land value was less than it had been 53 years before. A period of recovery followed the depression.

The late 1890s saw the introduction of the motor car to Brunswick. During the next decades the motor car became more and more a dominant factor in the urban environment, and the city started to suffer as a result of its early poor subdivision and street layout. Many of the narrow streets were inadequate for motor vehicles and Sydney Road in particular suffered from the high volume of through traffic. Continued development of other cities further to the north, such as Coburg and Broadmeadows increased the traffic problems.

In 1902 a closer settlement scheme was established embracing the area of north-west Brunswick beyond Whitby Street. It was given the name of Moonee Vale. Within a couple of years there were 200 residents in the area.



Although the Brunswick City Umbrella Works no longer exists as shown in this early twentieth century view, Sydney Road still retains much of its Victorian and Edwardian character.
(La Trobe collection, State Library of Victoria)

By 1920 building development had strengthened again in Brunswick. The electric tram route to East Brunswick had commenced operation and the Brunswick Electricity Supply, under the control of Council, commenced distribution of electric power. In 1925 the electric tram to West Brunswick across Royal Park was opened and the desirable residential areas of west Brunswick had public transport. After this the sloping areas overlooking Moonee Ponds Racecourse and Moonee Ponds Creek were rapidly developed for residential use and shopping.

The 1920s witnessed much new residential development. Cookes estate, in Albion Street, where Chinese market gardens had once flourished; the Manor Estate in the north-west, with the demolition of the 'Manor' mansion and subsequent subdivision of surrounding property; and in Stewart Street where a settlement for returned servicemen was developed on the site of the old Chinese market garden.

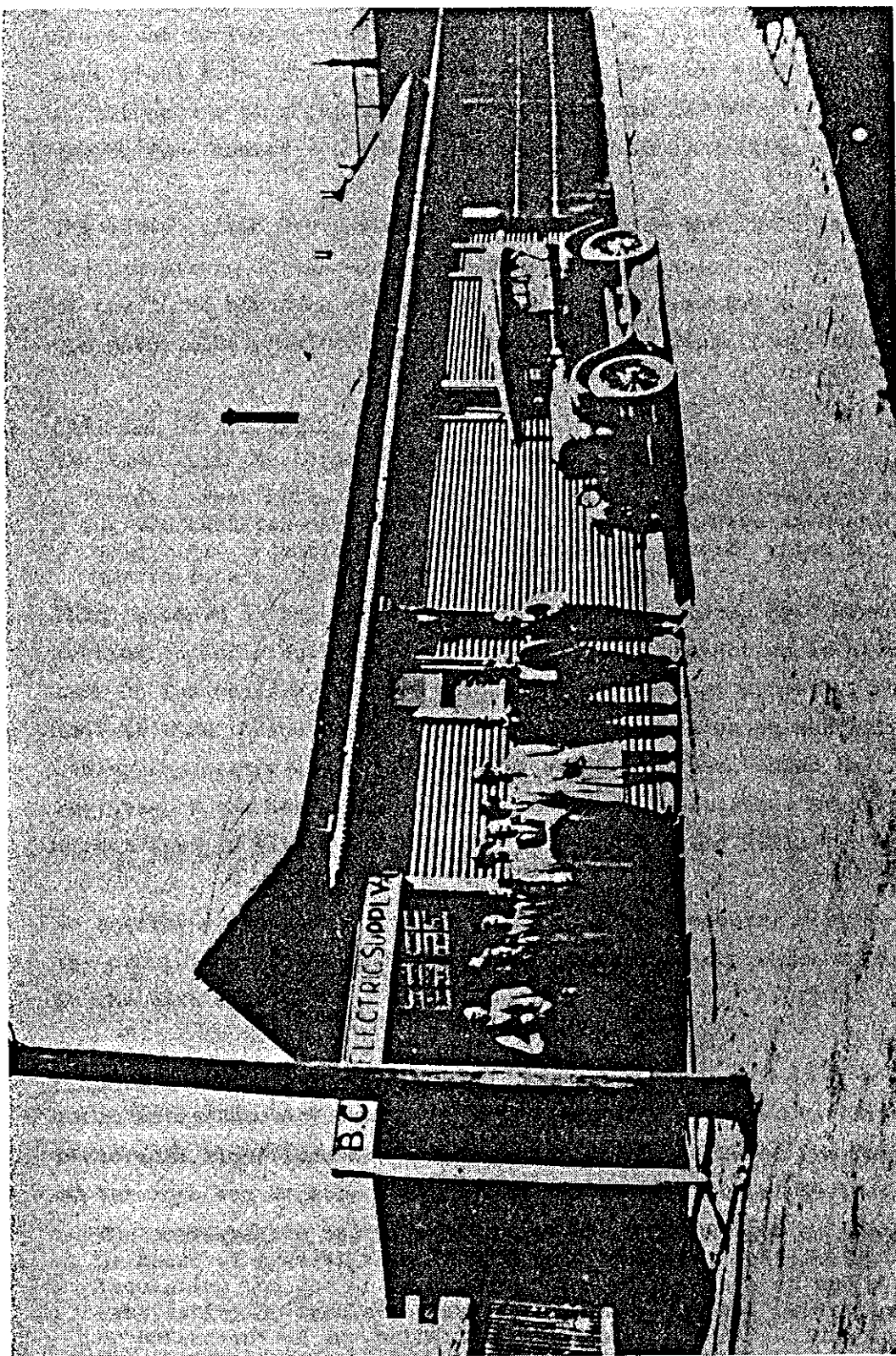
In 1928 Brunswick had reached maturity as a city and it was at the peak of its development. The population was over 55,000. Twenty years earlier residents numbered less than 25,000. Sydney Road was now a booming, prosperous commercial and shopping centre. Clay industries were at their full development and manufacturing industries were numerous. As the clay holes and quarries were exhausted, many were filled and some were landscaped for public parks, with Methven Park being one of the first areas developed for this purpose.

During the 1930s and 40s most of the remaining residential land was built upon. Industries and land use patterns continued to change according to the dictates of social and economic pressures. Major changes were soon to be felt in the make-up of the population itself - migrants, particularly people from Italy, Greece and the Middle East, were attracted to Brunswick as a place to live in the post-war period.

In these years, after the Second World War, the population changed but little change occurred in the physical fabric of the area until the early 1960s. Then, the demands placed on inner suburban areas due to metropolitan expansion and increased use of motor transport created a need for further accommodation in places like Brunswick. The impact of flat development over the last twenty years has been considerable and could be compared with the 'boom' years of housing development between 1910 and 1930 in Brunswick.

Industrial development increased steadily over this time with many old works being demolished and new factories developing in their place. More recently manufacturing industry has undergone a marked decline, for example, the Dawson Steel Foundry closed down in early 1983. Brunswick now has only one brickworks - the Clifton (former Hoffmans) Brickworks in Dawson Street - still operating. The level of local employment in manufacturing industry is also declining.

Once again Brunswick is a suburb in transition due to economic and social forces beyond its boundaries.



Brunswick City Council controls its own electricity supply (as distinct from the State Electricity Commission) and today this has left a legacy of red brick substations scattered throughout the municipality. This building, the BCC Electricity Supply Office was located adjacent to the Town Hall at the corner of Dawson Street and Saxon Street.
(Brunswick City Council collection)

5.0 AREAS OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

5.1 Designation and Ranking of Areas

The areas delineated in this report as having special architectural and historical significance fall into three categories. These categories relate to the degree of significance of the area, and therefore also to the appropriate conservation measures which should be used to protect them.

The three categories indicate those areas which should be protected using the provisions of the *Australian Heritage Commission Act 1975*, Clause 8B of the Third Schedule of the *Town and Country Planning Act 1961*, or using the persuasive powers which the Brunswick City Council may exercise.

5.1.1 National Estate Areas

The Australian Heritage Commission keeps a register of those places being components of the natural environment of Australia or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations as well as for the present community.

This is known as the Register of the National Estate. As discussed in the section on individual buildings, no statutory protection is given to an area on the register (except for Commonwealth-owned property) but the registration indicates the importance of the area on an Australia-wide basis. Comparable areas in Melbourne which have been added to the Register of the National Estate include South Parkville, Brunswick/Gertrude Street Area in Fitzroy, Flemington Hill and Emerald Hill.

To achieve protection for these areas however, recourse must be made to the provisions of the *Town and Country Planning Act*, which are discussed in the next section.

5.1.2 Areas of Special Significance

To achieve statutory protection for areas of special architectural and historical significance, the provisions of Clause 8B of the Third Schedule of the *Town and Country Planning Act* can be used. This provides for

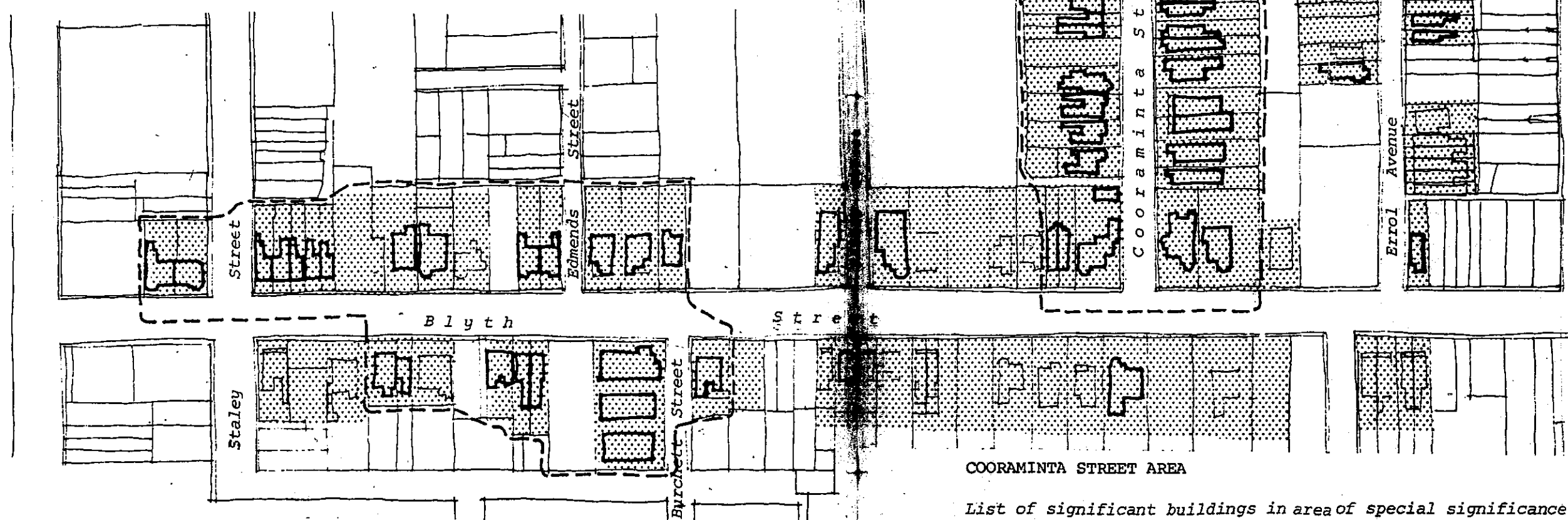
The conservation and enhancement of the character of an area specified as being of special significance by prohibiting restricting or regulating the use or development of land in the area and by prohibiting restricting or regulating the pulling down removal alteration decoration or defacement of any building work site or object in such area or by requiring buildings and works to harmonise in character and appearance with adjacent buildings or with the character of the area or (in the case of an area of historical interest) to conform to the former appearance of the area at some specified period and for such purposes specifying the materials colours and finishes to be used in the external walls of buildings or in the external coverings of such walls.

BLYTH STREET AREA

List of significant buildings in area of special significance

Blyth Street (south side)
8, 16-20, 24, 26

Blyth Street (north side)
13, 17-19, 25-33



Recommendations It is recommended that this area is protected using the provisions of Clause 8B of the Town and Country Planning Act (Third Schedule).

History and Description This area was one of the wealthier areas of Brunswick. It was cut off from the working class areas by the lack of through streets and was a popular area for the professional people of Brunswick. This is reflected in the large villas and terrace houses erected during the 1880s and 1890s and later during the Edwardian period.

Significance This area is significant as a large and intact area of Victorian residential buildings. Whilst there are no buildings of individual architectural significance the area as a whole is an interesting contrast to the more closely settled and lower class areas south in Brunswick. The Fire Station at 24 Blyth Street, constructed in 1937 is an unusual yet significant part of the area. The bluestone lanes, kerbs and channels also add significance to the area.

COORAMINTA STREET AREA

List of significant buildings in area of special significance

Blyth Street (north side)
55-63

Cooraminta Street (west side)
1-7, 11-21

Cooraminta Street (east side)
2-20

Recommendations It is recommended that this area is protected using the provisions of Clause 8B of the Town and Country Planning Act (Third Schedule).

History and Description This area was formerly part of a large market garden, one of many located in this vicinity in Brunswick. The houses were constructed in the Edwardian period and are an interesting contrast to the predominately Victorian houses nearby in Blyth Street.

Significance This area is a compact and intact area of Edwardian houses set in a locality comprised largely of Victorian residences.

Protection using these provisions is gained by amending the Melbourne Metropolitan Planning Scheme and incorporating the areas of special significance as Urban Conservation Zones. This designation has recently been made by the Melbourne and Metropolitan Board of Works and Hawthorn City Council in the St James Park area. Elsewhere in Victoria, the entire town of Maldon has been protected by the Shire of Maldon and Department of Planning (the responsible authorities for administering the planning scheme) using the provisions of the Town and Country Planning Act.

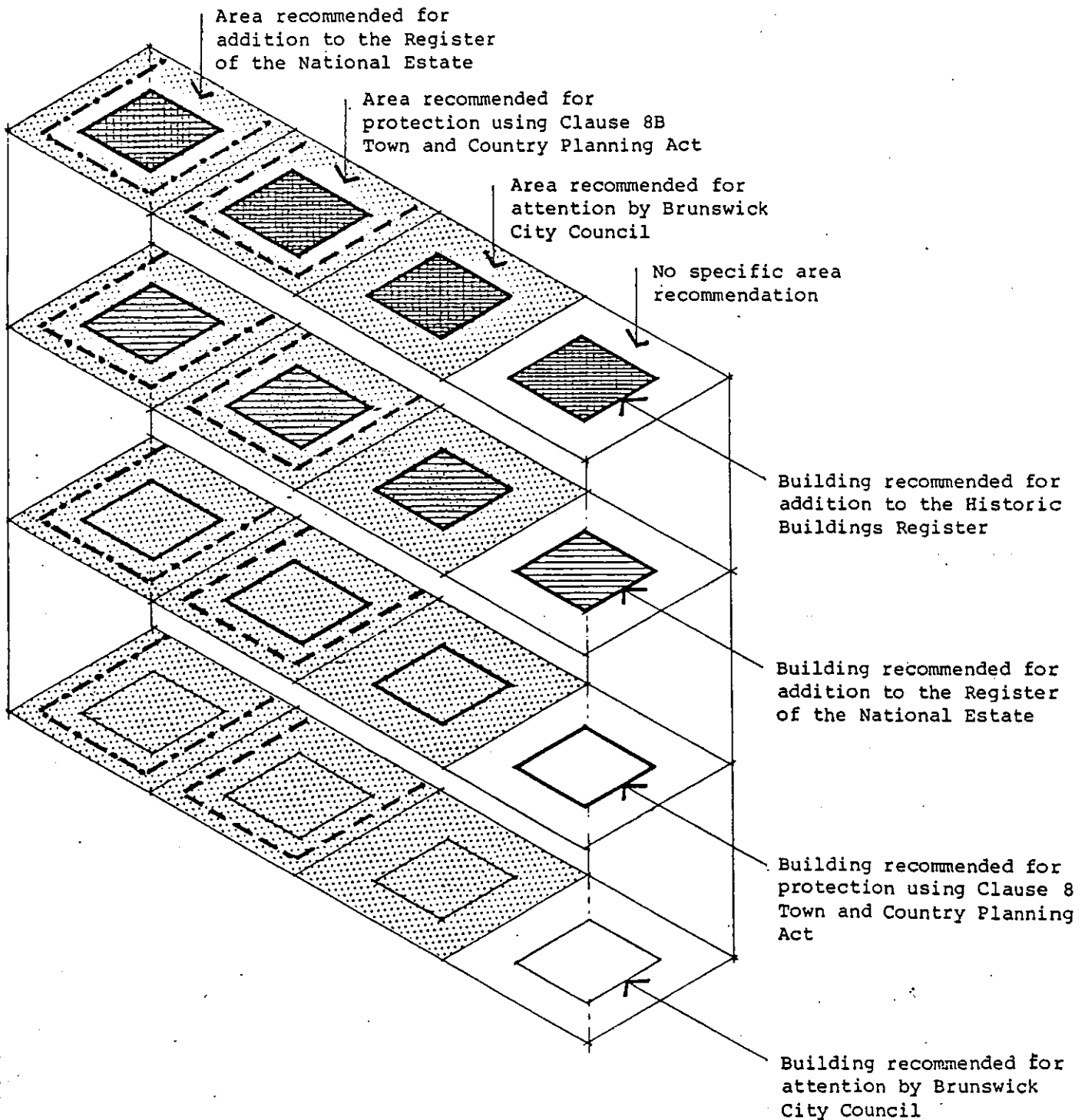
1.3 Contributory Areas

The third category of area is one which has less importance than the two previous categories but one which is brought to the attention of Brunswick City Council. Whilst the council cannot exercise any power over buildings or areas which are not scheduled in the planning scheme, the use of moral persuasion and suggestion is an avenue to use when buildings in such areas are under threat. These "council attention" areas are generally less significant and certainly less intact than areas of special significance. However, rather than discount them entirely, it was felt that mapping of such areas would be of use to the council.

1.4 Mapping and Description of Areas

For the most significant areas a detailed map at a scale of 160 feet to 1 inch has been prepared, using the Melbourne and Metropolitan Board of Works detail plans as a base. *Significant Buildings* (those recommended for possible protection using the Historic Buildings Act, Australian Heritage Commission Act and Town and Country Planning Act) are indicated by a heavy outline, while *Contributory Buildings* (brought to the attention of Brunswick City Council but having no specific recommendations) are indicated by a thin line. All other buildings have been deleted and only property lines are shown. Additionally, all buildings recommended for possible addition to the Historic Buildings Register and the Register of the National Estate have been hatched. A dotted line indicates the boundary of Areas of Special Significance (those recommended for possible protection using the provisions of Clause 8B of the Third Schedule of the Town and Country Planning Act) while a grey tone indicates the extent of the areas for "council attention", although this should not be treated as an exact delineation.

For those areas recommended for attention by Brunswick City Council, detailed maps have not been prepared although an overall plan of the city (at a scale of 1:5000) has been used to delineate these areas and streetscapes. This is not included in this report but has been prepared and lodged with the city engineer.

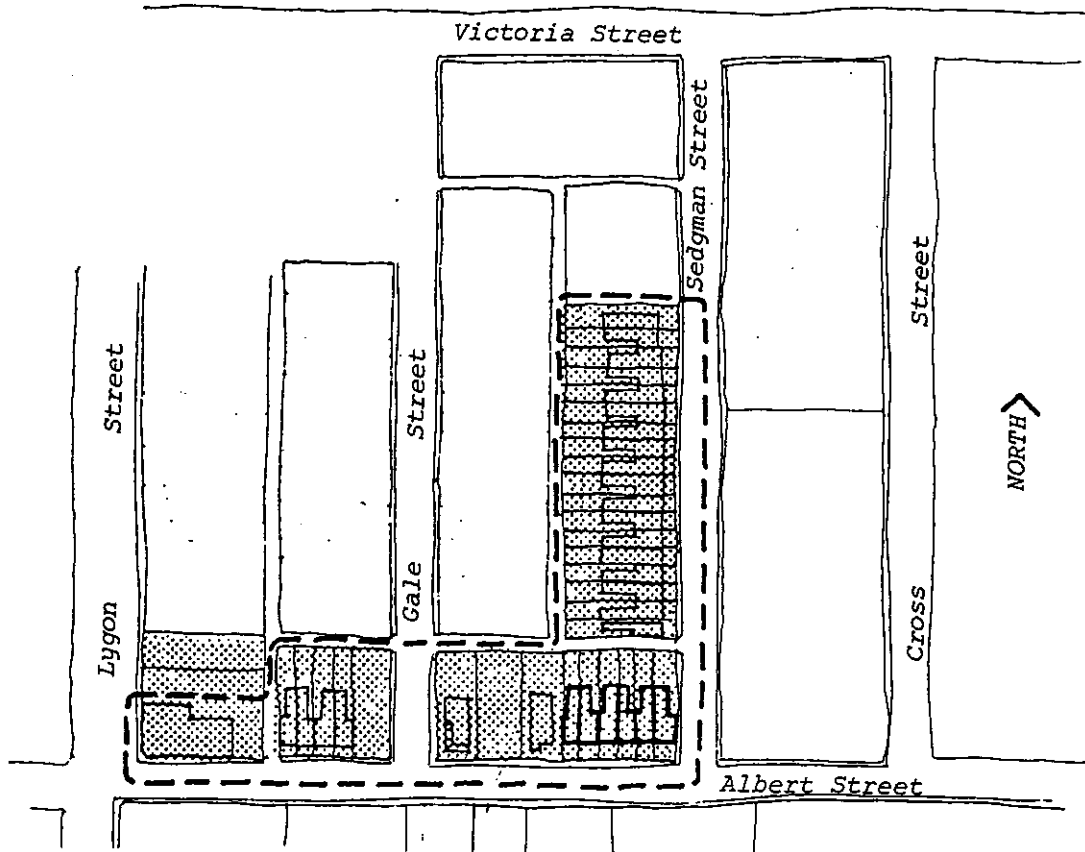


KEY TO MAPS

ALBERT STREET AREA

List of significant buildings in area of special significance

Albert Street (north side)
59-69



Recommendations It is recommended that this area is protected using the provisions of Clause 8B of the *Town and Country Planning Act (Third Schedule)*.

History and Description Mr. John Sedgman came to Brunswick from Cornwall in 1848. He was a stone quarryman, although later went in for building. The residences in Sedgman Street are typical of many erected during the land boom period and may have been constructed for the Sedgman family. The eighteen houses in this long row of single storey terraces form a backdrop to the six large polychrome brick terrace houses in Albert Street. This latter group, double storey in height, form a dominant element of this area.

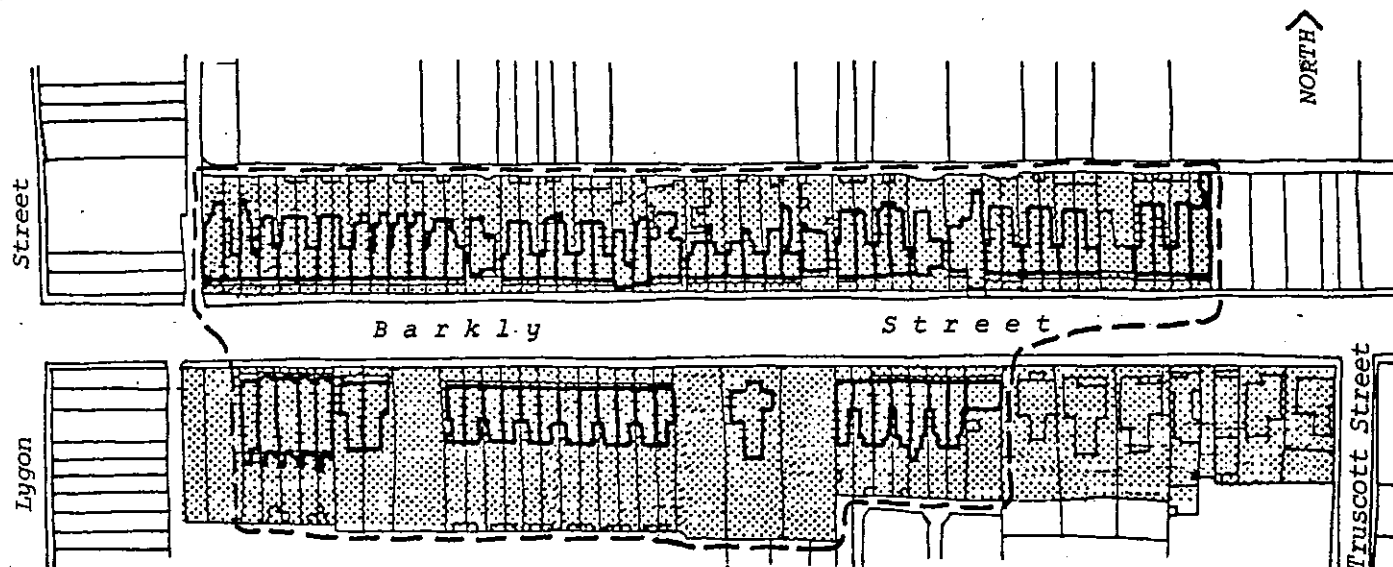
Significance This area derives its significance from the combination of the six large two storey terrace houses in Albert Street and the row of eighteen small single storey houses in Sedgman Street. This combination of double and single storey terrace houses is complimented by the Edwardian residences to the west and the group is terminated by a large hotel on the corner of Lygon Street. Bluestone kerbs and channels in Sedgman Street and Albert Street give added significance to the area.

BARKLY STREET AREA

List of significant buildings in area of special significance

Barkly Street (South side)
66-80, 84, 88-110, 114-126.

Barkly Street (North side)
53-59, 63-149



Recommendations It is recommended that this area is protected using the provisions of Clause 8B of the *Town and Country Planning Act* (Third Schedule).

History and Description This area was developed during the land boom which saw the erection of numerous rows of single and double storey terrace houses. Some small quarries were located to the east and the name Glew Street recalls Brunswick's pioneering brickmaker. Fame was brought to the area during the depression when unemployed workers from a camp at Broadmeadows rebelled and on 30 June 1931 marched to Brunswick and occupied the houses at 88-110 Barkly Street. The houses, vacant during the depression, were thus used by the unemployed Single Mens Group (USMG) lead by Harry Brand and Paddy Edmunds.

Significance. The significance of the Barkly Street area lies in its importance as an intact residential area typical of many developed during the land boom of the 1880s and 1890s. The events of the depression and the connection with the Unemployed Single Mens Group add local significance in this largely working class area.

BRUNSWICK RAILWAY STATION AREA

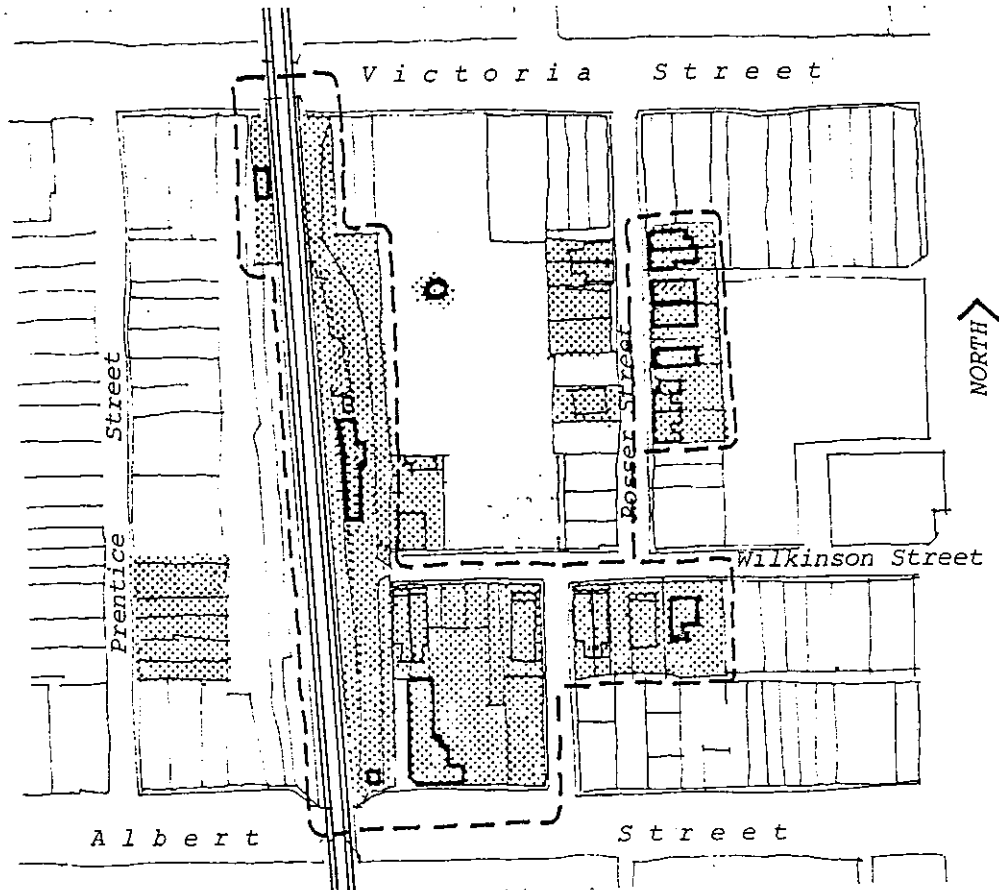
List of significant buildings in area of special significance

Albert Street (north side)
Gate Keepers Cottage, 291-293

Rosser Street (east side)
14-24

Wilkinson Street (south side)
19, Brunswick Railway Station

Victoria Street (south side)
Signal Box, licorice factory chimney



Recommendations. It is recommended that this area is protected using the provisions of Clause 8B of the *Town and Country Planning Act*. (Third Schedule).

History and Description Early activity in this area was centered on the clay holes which were located to the west in Albert Street. Harding's Pottery was also nearby to the west and these industries provided employment for workers living in this vicinity. McGeorges Terrace which today stands in Rosser Street was built early by the McGeorge brothers who had a forge next to the nearby Duke of Edinburgh Hotel. A number of other small houses were erected around the turn of the century. The railway, constructed in 1884, brought new life to the area including the erection of the large Railway Hotel in 1890. Adjacent to the Railway Station on the site between Wilkinson Street and Victoria Street space was used as an open air Boxing Stadium until the time of the First World War. With the demise of the boxing stadium the site was used by visiting circuses. In 1922, a joint venture between the Hoadley and MacRobertson company saw the building of a Licorice factory and today the chimney of this factory still dominates the area.

Significance This is a significant railway precinct with a large number of intact elements including the Railway Station, Gatekeepers Quarters, Signal Box, picket fencing and large railway gates. The nearby Railway Hotel provides a focal point as does the chimney (1922) of the Licorice factory. McGeorges Terrace in Rosser Street is a significant early row house development and this is complimented by a number of other small residences nearby, in particular, the derelict houses in Prentice Street form a notable adjunct to the area.

STREET RAILWAY AREA

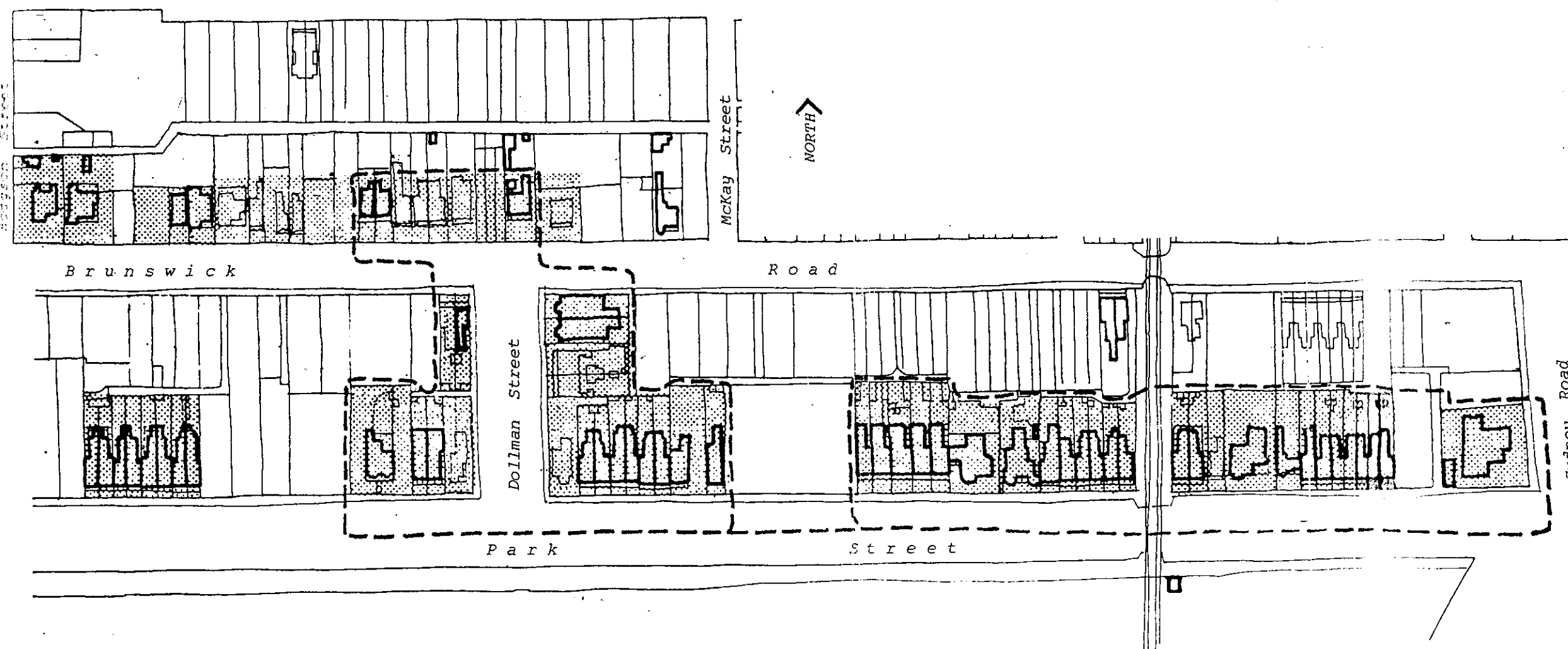
of significant buildings in area of special significance

- Brunswick Road (north side)
77, 333-335
- Brunswick Road (south side)
77
- Dollman Street (east side)
77
- Park Street (north side)
77-723, 727-729, 731-755, 761-775, 779-785
- Sydney Road (west side)

Recommendations It is recommended that this area is protected using the provisions of Clause 8B of the Town and Country Planning Act (Third Schedule).

History and Description This area was originally part of a large common which extended south and included the area now known as Royal Park. Until 1870 Brunswick Road had been the border between the municipalities of Brunswick and Melbourne. This border was shifted in 1870 to the line of Park Street which was originally known as Parkside Street. The street was constructed and many large of rows of two storey terrace houses were erected. The railway was constructed in 1884 and then widened to include two tracks in 1906. Several large houses including the building at the corner of Sydney Road were erected around the turn of the century and today the area remains largely intact.

Significance This area is an intact residential area possessing considerable charm. The outlook to Royal Park compliments the impressive streetscape stretching from Dollman Street to Sydney Road, which is composed largely of two storey houses. Many of these possess intact fences and this element combines with the Railway Gates and Gatekeepers Cottage, the bluestone kerbs and channels and the open space of Royal Park to form a significant area.

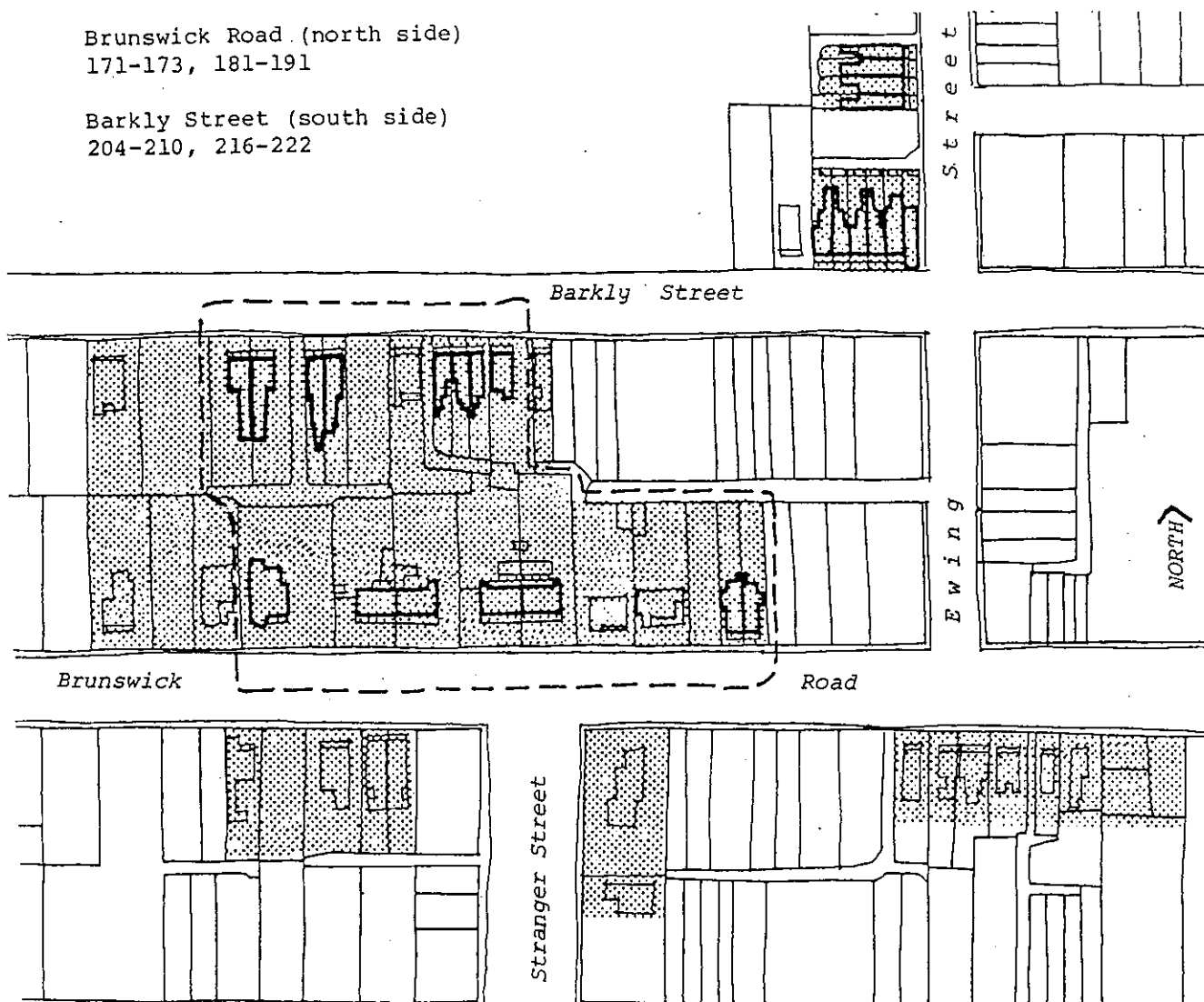


BRUNSWICK ROAD AREA

List of significant buildings in area of special significance

Brunswick Road (north side)
171-173, 181-191

Barkly Street (south side)
204-210, 216-222



Recommendations It is recommended that this area is protected using the provisions of Clause 8B of the *Town and Country Planning Act* (Third Schedule).

History and Description This area is centered on the brickmaking site between Barkly and Weston site. John Glew commenced brickmaking here in the 1840s and the tradition continued until the closure of the Barkly brickyard in 1972. Accommodation was needed for employees at the brickworks and the architecturally and historically significant iron houses in Brunswick Road were erected in the early 1850s to satisfy this need for accommodation. Later housing in Barkly Street was erected in the 1880s at the height of the land boom. Nearby groups of housing in Barkly Street and Ewing Street also were erected during the land boom era.

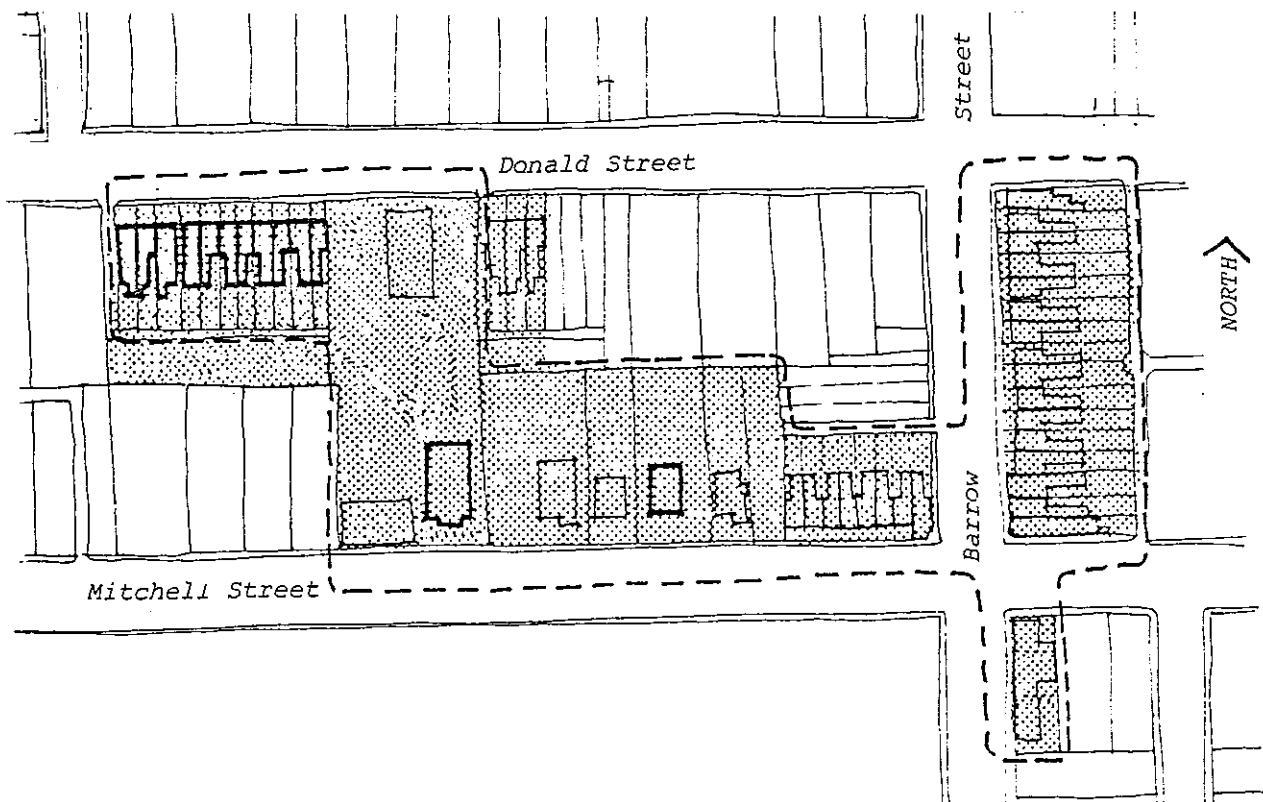
Significance The Brunswick Road area is significant as an intact residential area with its focus on the important iron houses located at 181-189 Brunswick Road. The network of kerbs, channels and rear lanes, all constructed of local bluestone are important and dominance is given to the area by a pair of large fan palm trees to the east of the iron houses.

DONALD STREET AREA

List of significant buildings in area of special significance

Donald Street (south side)
48-68

Mitchell Street (north side)
St Margaret Mary's Church, 55



Recommendations It is recommended that this area is protected using the provisions of Clause 8B of the *Town and Country Planning Act* (Third Schedule).

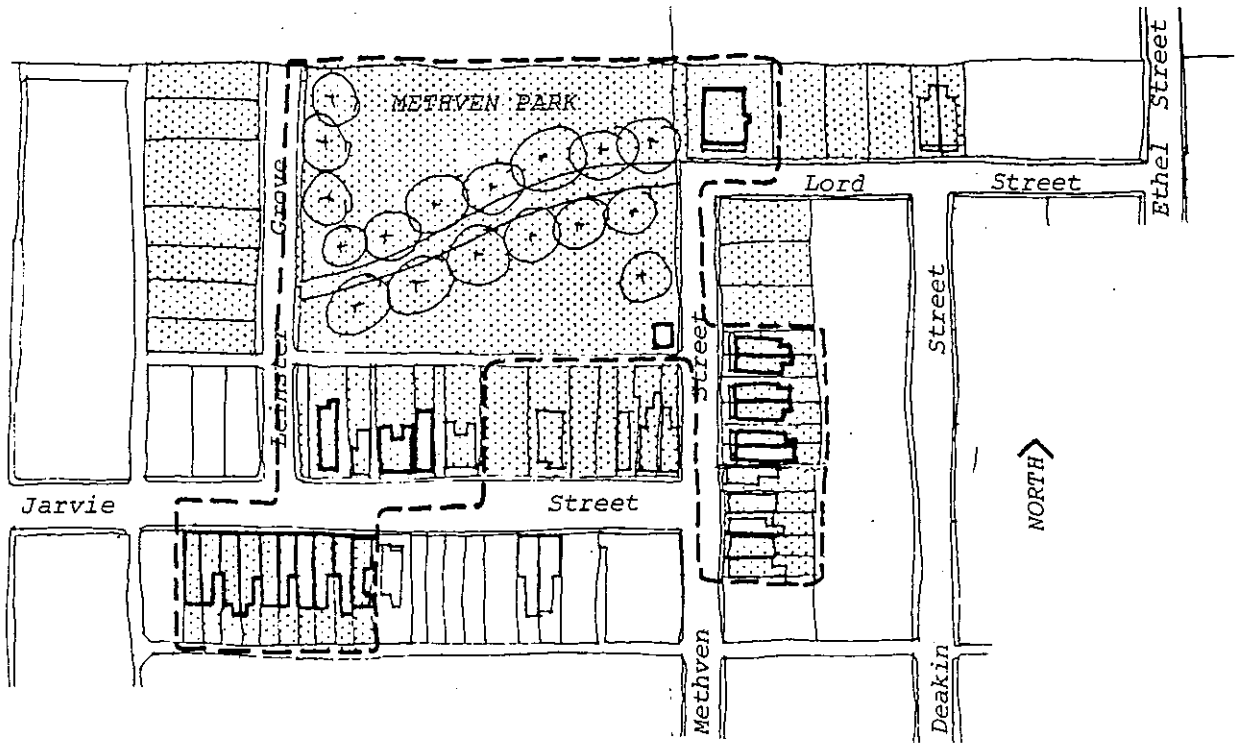
History and Description This area is in the 'Moreland' locality. The area from Albion Street to The Grove, Coburg, was known as Moreland in the attempt to get away from the names Brunswick and Coburg. Anti-German feeling during the First World War even saw petitions circulated to change the names of Brunswick to Parkside, and Coburg to Moreland although this never eventuated. This area has a number of large groups of single storey terrace houses with the most intact group occurring in Donald Street. In 1920, the red brick church of St. Margaret Mary's was erected and in 1925, the nearby school was erected to the design of well known church architect Augustus Fritsch.

Significance This area is significant for the long rows of terrace houses which surround the central focus of St. Margaret Mary's Church and School.

METHVEN PARK AREA

List of significant buildings in area of special significance

Lord Street (north side) 32.	Jarvie Street (south side) 4-22
Methven Street (east side) 18-28	Jarvie Street (north side) 7, 11-13
Methven Street (west side) B.C.C. sub-station in Methven Park.	Methven Park



Recommendations It is recommended that this area is protected using the provisions of Clause 8B of the *Town and Country Planning Act* (Third Schedule).

History and Description This area was originally Methven's Stone Quarry and with the working out of the quarry at the turn of the century, became one of the first quarries to be converted by the Brunswick City Council into a Park. In 1912, the residence at 32 Lord Street was constructed and today this is a synagogue. Other small single storey row houses were erected in Jarvie Street during the land boom period of the 1880s and other houses were erected at the turn of the century. Methven Park, one of the first quarries to be converted to a park was planted with english trees and today these form a significant part of the area.

Significance Historical significance is given to this area by its connection with Methven's Stone Quarry and the fact that it was one of the first quarries to be converted by the Brunswick City Council into a park. Today the mature trees and hedges in the park provide an important landscape component. The intact single storey row houses in Jarvie Street and the architecturally significant Synagogue building also lend importance to the area. The bluestone gutters have added significance in this quarring precinct and further council works included the erection of a small electrical sub station at the south-east corner of Methven Park in the 1920s. Today, this sub station forms one of a network of such buildings which are located throughout the municipality.

PARK STREET TRAM AREA

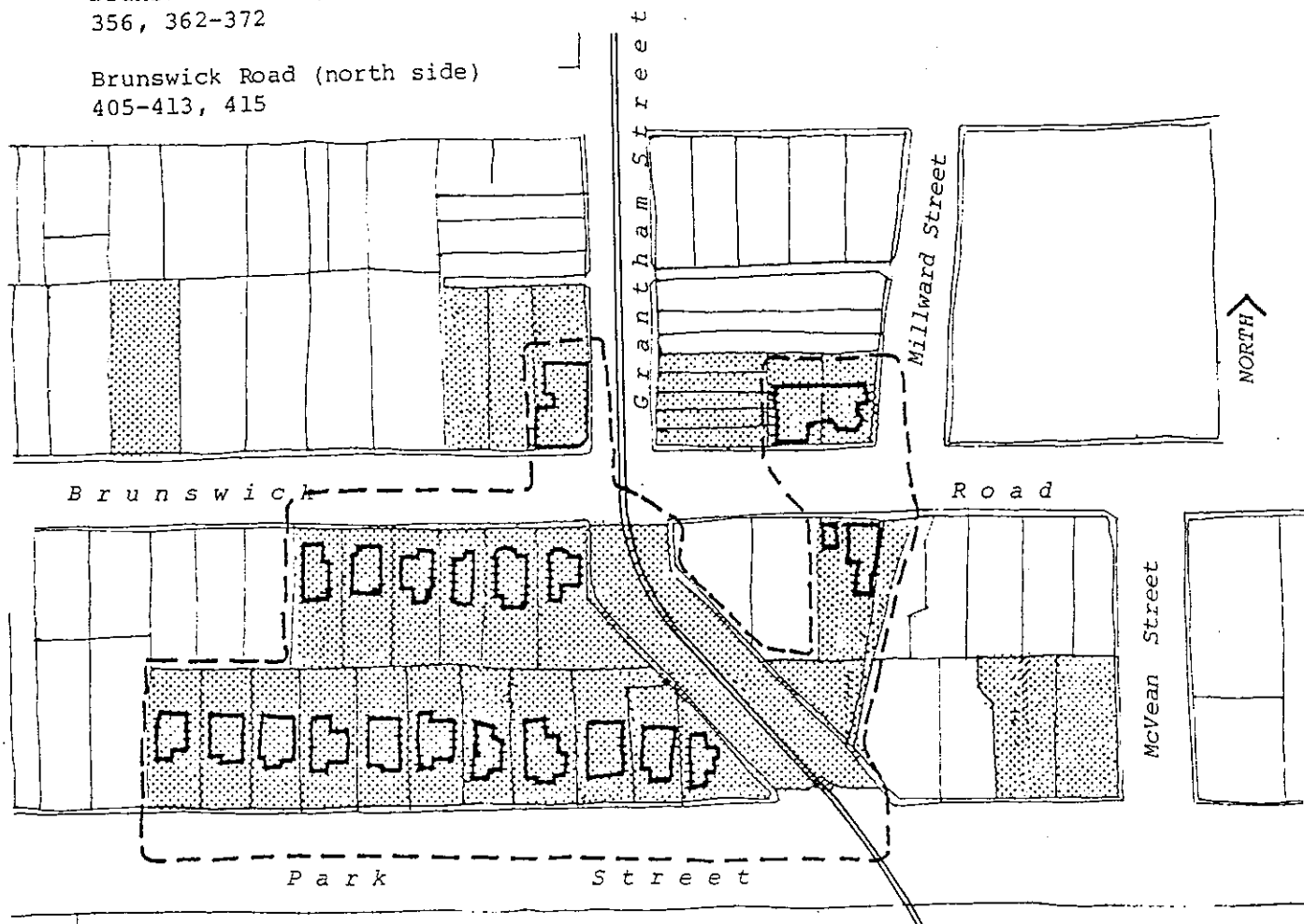
List of significant buildings in area of special significance

Park Street (north side)
859-879

Tram reserve between Park Street and Brunswick Road

Brunswick Road (south side)
356, 362-372

Brunswick Road (north side)
405-413, 415



Recommendations It is recommended that this area is protected using the provisions of Clause 8B of the *Town and Country Planning Act* (Third Schedule).

History and Description This area was largely undeveloped until the 1920s. Park Street and been set as the boundary of Brunswick in 1870 and the only local building of any substance constructed in the 19th century was the West Brunswick Hotel (erected c.1889). The tramway through Royal Park was constructed in 1927 and three years later Victor Heiberg - a German resident, constructed his own house of concrete on land adjacent to the tramway. The Beacon Garage in Brunswick Road was erected in 1936 and by 1938 the adjacent flats had also been constructed. Many other residences were constructed both in Brunswick Road and Park Street and today these houses are largely intact and form a coherent group of 1930s architecture.

Significance This area is largely composed of buildings constructed in the 1930s and today most of these remain intact. The unusual location of the tram formation passing from Grantham Street through to Royal Park adds interest to the area as does the West Brunswick Hotel located on the corner of Grantham Street and Brunswick Road.

PHOENIX STREET - SYDNEY ROAD AREA

List of significant buildings in area of special significance

Sydney Road (west side)
293-327, 333-341, 347-351, 359-363

SYDNEY ROAD CIVIC AREA

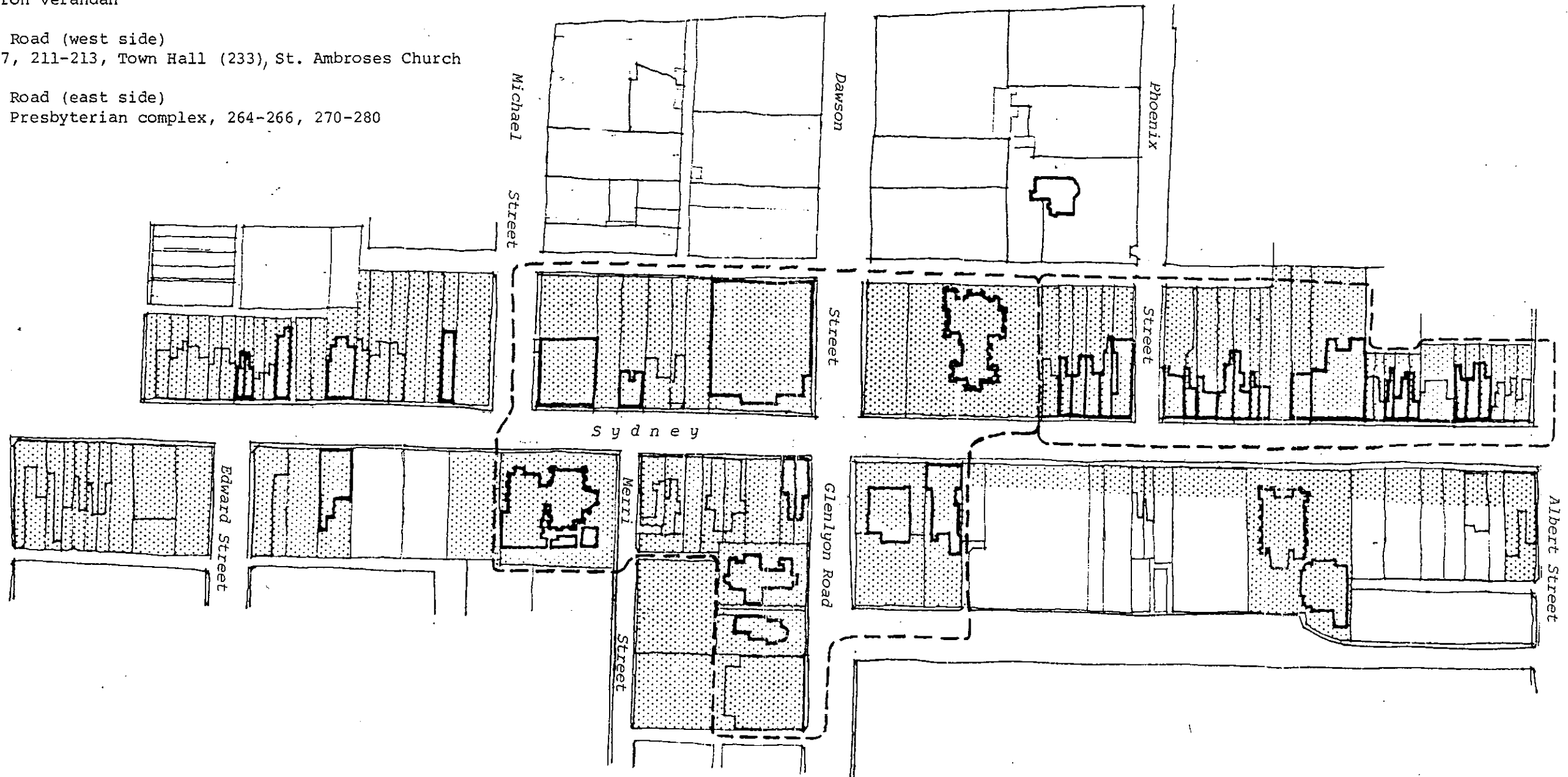
List of significant buildings in area of special significance

Glenlyon Road (south side)
Christ Church and Presbytery

Michael Street (north side)
cast iron verandah

Sydney Road (west side)
199-207, 211-213, Town Hall (233), St. Ambroses Church

Sydney Road (east side)
former Presbyterian complex, 264-266, 270-280



VICTORIA STREET - SYDNEY ROAD AREA

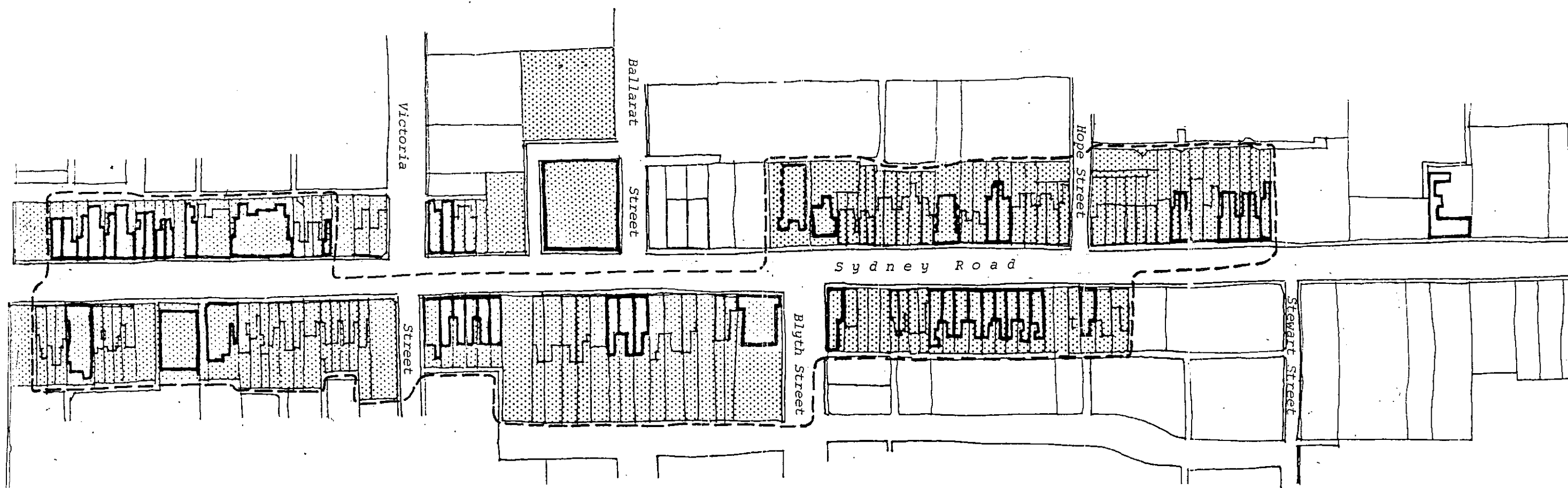
List of significant buildings in area of special significance

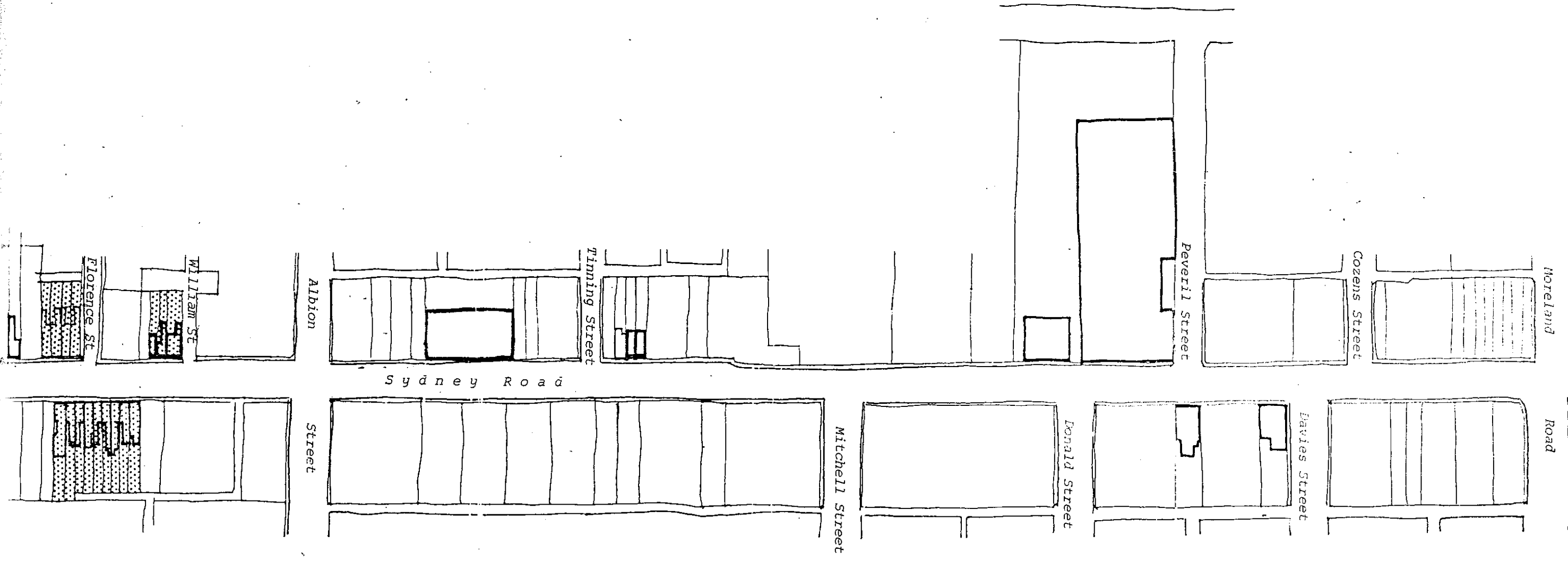
Sydney Road (west side)

373-397, 401, 409-419, 427, Baptist Church, 503, 523-527, 533-535
567-569, 575-581

Sydney Road (east side)

400-404, Post Office, 430-432, 466-480, 508-513, 528-530, 552-568, 576





SYDNEY ROAD AREA

History and Description Sydney Road had its origins in 1839 when surveyor Robert Hoddle authorized a survey of the area. Large blocks $1\frac{1}{2} \times \frac{1}{2}$ miles in area were pegged out and a road marked in the centre. Unfortunately for Brunswick's later history this road was far too small. By 1842 the first hotel in Brunswick, The Retreat Inn, had been erected on the site of the present Sydney Road. In the same year work on the formation of the new road to Sydney had been completed as far as Albert Street. The route from the centre of Melbourne came out through the suburb of Carlton along Brunswick Road and then into Sydney Road; Royal Park at that date being only a common dotted with stone quarries. By 1847 Pentridge Road (as Sydney Road was then known) reached to the present site of Pentridge Jail. A Government stockade had been established in 1852 and prisoners were used to effect improvements to Sydney Road. This work reached south from the stockade as far as Blyth Street and the rest of the work was undertaken by contract. The discovery of gold to the north greatly increased road usage, and by 1859 the new Sydney Road was opened, which joined the old road near the present township of Beveridge. At this date Pentridge Road was renamed Sydney Road. Two years later a toll gate was erected, with the proceeds to go towards maintenance and improvement of the road. The toll gate was ineffective as it was situated in the centre of Brunswick and most of the industry and traffic were operating to the south of this area. In 1869 the toll gate was taken over by the Government and new gates were set up at Park Street and Moreland Road increasing the effectiveness of the system.

Improvements were introduced in 1858 when water from the Yan Yean Reservoir was laid on to Brunswick. Pumps were set up at intervals along Sydney Road and a year later water was connected to commercial premises. Gas lighting was introduced in 1869 and this functioned until 1914 when electricity superceded this gas lighting. Cabs operated in Sydney Road in the 1860s and in 1879 the Melbourne Omnibus Company commenced services with horse drawn omnibuses. This ended the golden days of the cabbies and the omnibus itself was superceded in 1887 by the cable tram. The railway to Coburg had been opened three years earlier and in 1906 was duplicated. The cable tram closed shortly before the second world war when electric trams rumbled up Sydney Road.

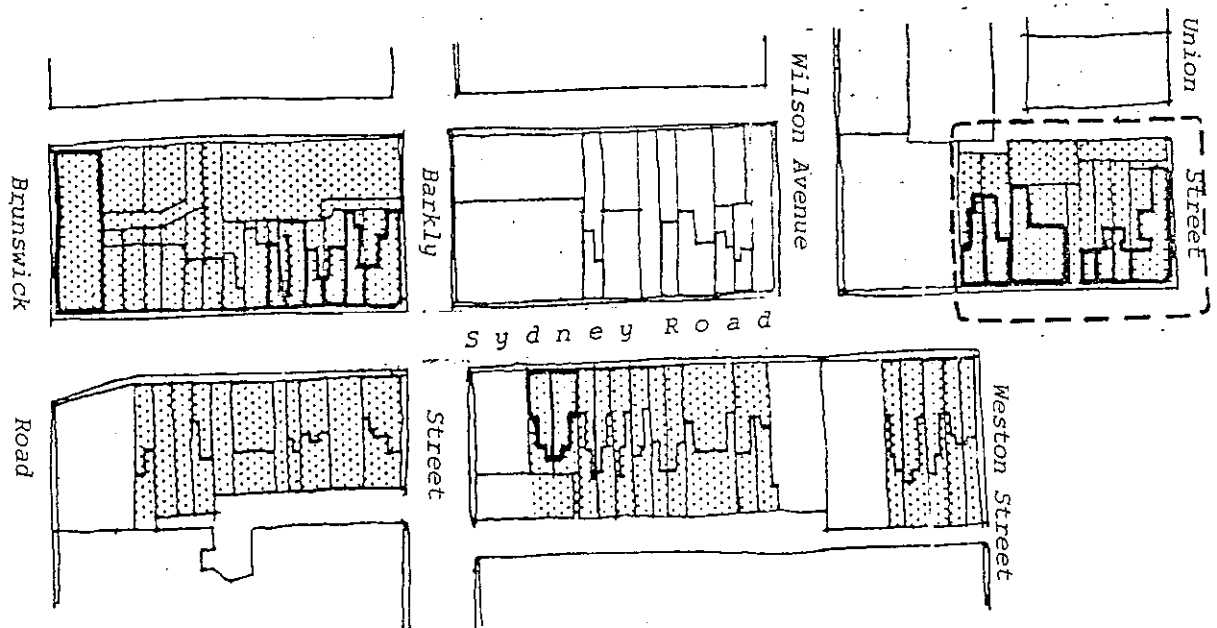
Sydney Road was early favoured as a site for hotels and other public buildings. As mentioned earlier The Retreat Inn was erected in 1842 and many other hotels followed. Churches also favoured a Sydney Road frontage. A Wesleyan Chapel was rebuilt in 1853 and a year later the Presbyterians erected their first church. Baptists came to Sydney Road in 1862 and by 1871 the Roman Catholics had erected a church. Rebuilding of churches occurred as early buildings became redundant. In 1865 the present bluestone and cream brick Presbyterian church was erected and in 1872 the Wesleyans erected their splendid polychromatic brick church to the design of noted church architect Percy Oakden. The Town Hall was another early public building in Sydney Road with its municipal chambers being erected in 1859. A Court House was erected along side although this was later moved to a position north of Stewart Street. The Mechanics' Institute adjacent to the Town Hall was erected in 1868 and subsequently extended. Sydney Road became a busy commercial hub with the erection of shops from the earliest period. Today the majority of shops that survive date from the 1880s and 1890s with another boom in building occurring in the early part of this century.

Significance Sydney Road is significant as a large and predominantly intact linear commercial area. Importance is added by the concentration of churches and public buildings in the area around the Town Hall. The early churches, in particular the bluestone Presbyterian church (1865), Christ Church (1857-75) in Glenlyon Road, and the polychrome brick Wesleyan Church (1872) are all of State-wide importance. Mechanics' Institute (1868) and Town Hall opposite also enhance the area. In particular the Town Hall provides a focal point for the start of the intact commercial precinct which stretches away to Stewart Street in the north. Most of the shops in Sydney Road, whether Victorian or Edwardian have intact facades, and a number still retain intact timber and metal shopfronts. Their repetition of vertical elements, chimneys, parapet forms and intact materials give a coherence to the area which has now been largely lost in areas where modernisation has taken place. Hotels are especially prominent in Sydney Road and these generally have intact upper facades. The Bank buildings in Sydney Road also form a significant component of the building stock. Smaller details such as early gas lamp standards and early painted advertisements also add significance to Sydney Road.

UNION STREET AREA - SYDNEY ROAD AREA

List of significant buildings in area of special significance

Sydney Road (west side)
115-133



6.0 BUILDINGS OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

6.1 Designation and Ranking of Buildings

The buildings outlined in this report as having special architectural and historical significance are recommended for protection using a variety of legislative measures. These include the provisions of the *Historic Buildings Act 1974*, the *Australian Heritage Commission Act 1975*, Clause 8 of the *Town and Country Planning Act 1961*, the *Government Buildings Advisory Council Act 1972*, or using the persuasive powers which the Brunswick City Council may exercise.

6.1.1 Historic Buildings Register

The *Historic Buildings Act 1974* came into force on 27 September 1974 to provide for the preservation of building works and objects of historic or architectural importance. The initial buildings constituting the register were notified in the Victorian Government Gazette on 9 October 1974, and on recommendation of the Minister from time to time by notice published in the Government Gazette any specified buildings may be added or removed.

The functions of the Historic Buildings Preservation Council are, firstly to recommend to the Minister the buildings of architectural importance which it considers should be added to the register. Further, the council has the duty to consider applications from the owners of designated buildings to remove, demolish or alter the building.

When a building is added to the register, notification is made to the Registrar-General or Registrar of Titles who is obliged to bring the notice to the attention of persons who search the title of the land.

The Historic Buildings Preservation Council has power to serve an interim preservation order on the owner of a building it is investigating, where, in the opinion of the Council, "it is necessary or desirable to do so for the purposes of achieving the objects of this Act". This interim preservation order remains in force for a period of six months or such further period as specified by the Council, and while it remains in force the building shall not be removed, altered or demolished.

The Minister, on the recommendation of the Council, may grant special financial assistance to the owner of a designated building. Before any financial assistance is given, the Minister may require the owner of the land to enter into a covenant to preserve the building.

Any responsible authority which is preparing a planning scheme in which there is a designated building under the Historic Buildings Act shall, in preparing the planning scheme, be concerned to ensure the conservation and enhancement of the designated building.

Public hearings are held when it is intended to alter, add to or remove buildings from the register. Submissions may be presented by any interested body or individual regarding the hearing.

6.1.2 Register of the National Estate

The National Estate is defined under the *Australian Heritage Commission Act 1975* as

those places being components of the natural environment of Australia or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations as well as for the present community.

Under the Act, a primary function of the Commission is to identify places included in the National Estate and to prepare a register of those places.

The Australian Heritage Commission Act gives no statutory protection to places included on the Register of the National Estate, unless they are owned by the Commonwealth. Before any Commonwealth Authority may take "any action that might affect to a significant extent" a place on the Register of the National Estate, the authority should inform the Australian Heritage Commission "of the proposed action and give the Commission a reasonable opportunity to consider it".

The Australian Heritage Commission has issued guidelines defining the words "significant extent" and the term includes

- alterations to the fabric
- replacement of the fabric by another material (eg. slate tiles replaced by asbestos)
- additions
- redesign and reconstruction of parts
- painting of unpainted fabrics
- cleaning of fabrics by mechanical, chemical or blasting methods
- application of masonry "preservatives"
- demolition or removal
- excavation or removal of old spoil or footings
- road or pathmaking
- removal, change or replacement of machinery, drains, etc.

6.1.3 Town and Country Planning Act

In addition to the Historic Buildings Act, the *Town and Country Planning Act 1961* contains provisions for the protection of individual buildings by scheduling in the Melbourne Metropolitan Planning Scheme a list of those buildings which are to receive protection.

Clause 8 of the Third Schedule of the Act provides for

the conservation and enhancement of buildings, works, objects and sites specified as being of architectural, historical or scientific interest by prohibiting restricting or regulating the use or development of the land concerned or adjacent land and by prohibiting restricting or regulating the pulling down removal alteration decoration or defacement of any such building work site or object.

In this study the term *Significant Building* is used to denote any building recommended for protection by the use of the Town and Country Planning Act. Clause 8 (like the Historic Buildings Act) provides demolition control for buildings and is a particularly important planning tool, especially for buildings which may be of insufficient significance for addition to the Historic Buildings Register.

RESIDENCES

59-69 Albert Street, Brunswick



Recommendations It is recommended that these buildings are added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description This group of six two storey terraces erected c.1889 display polychromatic brickwork with cream and brown patterning on red brick. All retain cast iron picket fences and gates, red brick curved party fences and front stanchions. The facades are asymmetrical with a door and two windows at ground level and two symmetrically placed windows above. Cast iron valancing and balustrading is used for the verandah. The parapet features a raised pediment, decorative festoon and below, a zig zag pattern in contrasting brickwork. Party walls contain small arched recesses with pointed arches over.

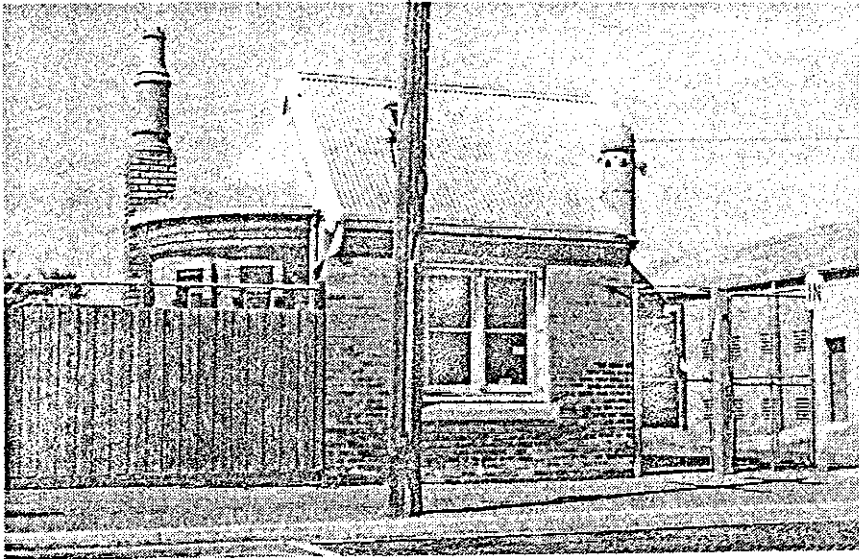
Significance A row of six large terrace houses which display notable use polychromatic brickwork.

Intactness These terraces, as a group, are only reasonably intact. Two terraces have been painted and cast iron decoration, parapet urns and other elements have been removed.

References

Sands and McDougall Directory, various dates.

WEIGHBRIDGE OFFICE
310 Albert Street, Brunswick



Recommendations It is recommended that this building is added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The weighbridge office, Brunswick, a freestanding brick building, was originally erected c.1887 as an office for the Ferry Pottery. After the death of the owner, Graeme Ferry c.1926, the Brunswick City Council acquired the site and constructed an incinerator and weighbridge on the site. This building then became the office for the weighbridge.

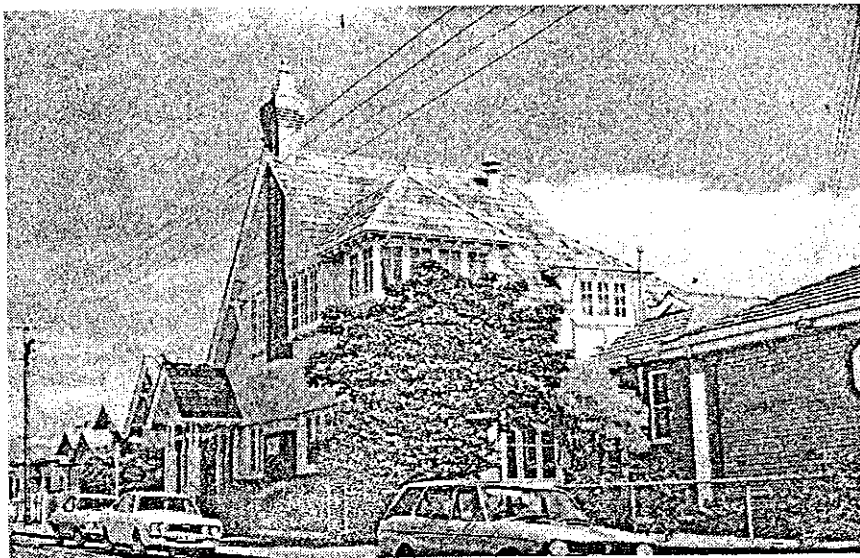
Significance This building provides an early, and one of the few remaining, connections with the pottery works of Brunswick. The distinctive terracotta chimney ventilators, which were made on the premises, themselves provide a link with this once important Brunswick industry. The weighbridge office is a good example of an unusual building type.

Intactness The brick wall of the weighbridge office fronting on Albert Street has been relocated forward of its original position and the terracotta roofing tiles have been replaced with galvanised iron sheeting by the council.

References

Information from Les Barnes, Brunswick, 5 March 1982.

MELBOURNE CITY MISSION BUILDING
117-123 Albion Street, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The Melbourne City Mission building was erected in 1934 to a design of Stephenson and Meldrum. The domestic character of the two storey building adopts elements typical of the Federation style which was common in Melbourne at the turn of the century, itself influenced by the revival of the Queen Anne style in England in the late nineteenth century. A red brick chimney dominates the composition, rising from street level and through the steep, tiled gable roof. It is centrally placed on the front elevation, flanked either side by windows and half timbering at first floor level, but the elevation is asymmetrical with a gabled entrance on one side and a hipped, projecting bay on the other. There is little decoration with simply turned timber entrance columns and eaves brackets.

Significance This late example of the English Queen Anne style applied to a public building shows a simplification of detail. The building provides an interesting comparison in the adoption of a style for a particular use of building, when compared with the modern streamlined style employed nearby at the Brunswick Fire Station just three years later.

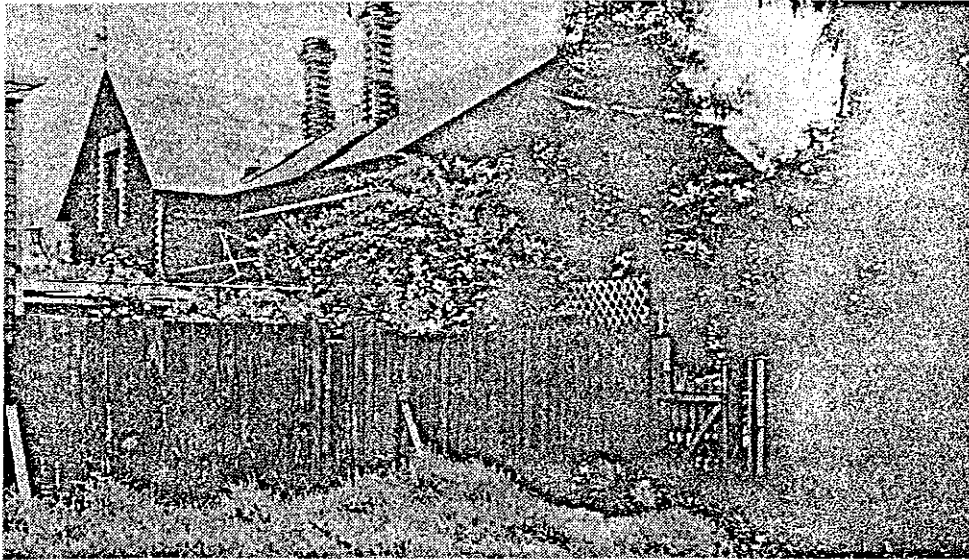
Intactness The Melbourne City Mission building is substantially intact.

References

Drawings held by Stephenson and Turner, Architects.

RESIDENCE

2A Amess Street, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description This residence was constructed c.1873 for Mr. J.F. Maquire who remained owner until 1898. The address was originally Parkside Street (now Park Street), but with the construction of the adjacent railway in 1885 and the compulsory acquisition of the land frontage to Park Street, the address changed to Amess Street. As the municipal border of Melbourne and Brunswick was altered from Brunswick Road to Park Street in 1870, the suburb of this residence also changed.

The two storey red brick house employed cream bricks to highlight openings, corners and the chimneys, and cream brick dentils line the building. Steep slate gable roofs and a pointed timber gable finial provides the residence with a Gothic character. The south elevation includes a small balcony at the first floor level and concave iron verandahs continue round to the east and west facades, at this level. There is a small cellar on the east side.

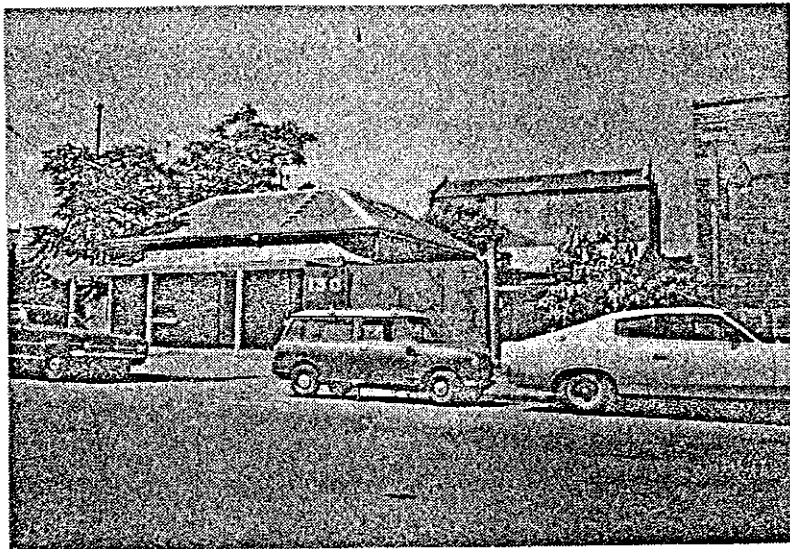
Significance A picturesque two storey residence, with an unusual second storey balcony and return verandah. The fine brickwork (of local bricks) is notable.

Intactness Concrete bases have been added to the timber verandah columns, and a number of window openings have been altered. At the north, a large extension has been added. The interior has been completely altered.

References

Interview with owner, Mr. Prendergast, 31 March 1982.
Sands and McDougall Directories, various dates.
Research by Les Barnes, Brunswick.

RESIDENCE AND BAKERY
130 Barkly Street, Brunswick



Recommendations It is recommended that this group of buildings is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description. It appears that this blue stone house may have been erected in the early 1870s. The original section has a slate hipped roof, featuring scallop slates to the front, and a concave iron verandah to Barkly Street. The symmetrical front facade has a central, four panel door and two double hung windows with blue stone quoined surrounds and dressed blue stone sills. The front stone facade is tuckpointed with shallow courses in contrast to the deeper and more random courses of the sides. There is a blue stone chimney on the east side of the building and geometric cast iron vents still remain. A brick extension to the rear has a hopped slate roof. At the rear is a substantial brick building which appears to have been used as the bakery.

Significance This residence is an early and intact example of blue stone building in Brunswick and together with the brick bakery at the rear form an interesting group of buildings.

Intactness Gutters, downpipes and ridge capping have been replaced and a front verandah post removed. The buildings are reasonably intact.

References

Sands and McDougall Directory, various dates.

FIRE STATION AND FLATS
24 Blyth Street, Brunswick



Recommendations It is recommended that this group of buildings is added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The fire station and flats, Brunswick were designed by Seabrook and Fildes in 1937. The streamlined design is typical of early modern architecture with a reduction of ornament placing emphasis on the use of mass in the composition. The exposed brick building employs horizontal sections of cream and red brick, strips of windows, flat roofs and two curved walls to create this streamlined building form. The front flagpole, affixed to the front of the fire station with three hoops, is also typical of early modern architecture.

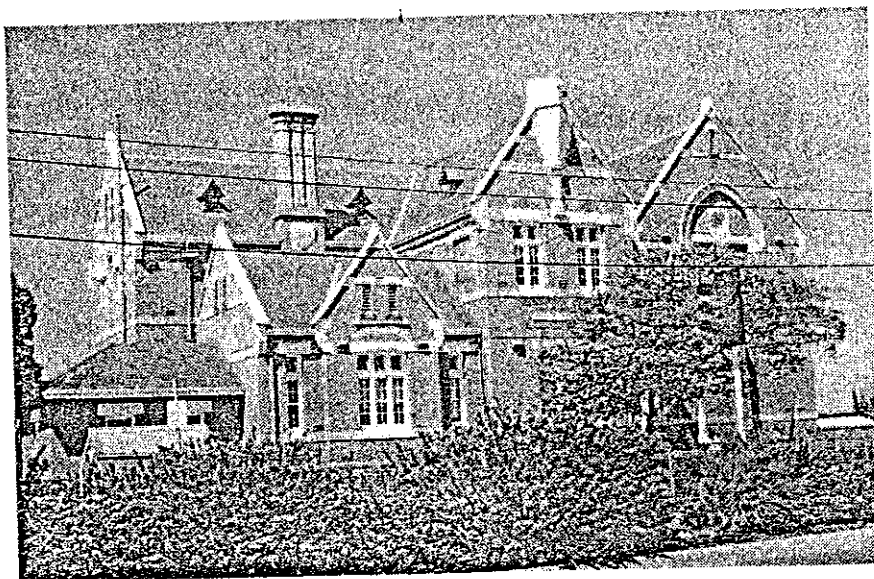
Significance This building was designed by an innovative firm of architects who had designed Victoria's first modern school building, MacRobertson Girls High School, Melbourne in 1934 and introduced the use of large sections of cream brick. This was repeated at the Brunswick Fire Station, in the locality where cream bricks were first developed some eighty years earlier. This building is a notable early example of modern architecture in Victoria.

Intactness The fire station and flats are intact.

References

Royal Victorian Institute of Architects Journal, November-December 1937, p.204.

BRUNSWICK SOUTH PRIMARY SCHOOL
56 Brunswick Road, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and the Government Buildings Advisory Council Register and protected using provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The Brunswick South Primary School was opened on 1 May 1886 as a two storey brick building of six rooms and an office. This building was then enlarged to contain fourteen classrooms. In 1888 a timber caretaker's cottage was erected at the rear and in 1913 this was relocated on the Brunswick Road frontage and enlarged. Together with Yarraville West (1887) and Auburn (1890) Primary Schools, Brunswick South is an example of the later Gothic style adopted for school buildings, largely modelled on earlier examples. These three schools were originally designed with very similar elevations. The overall composition at Brunswick South is characterized by high pitched slate roofs, termination at parapetted gables, pointed arches in contrast brickwork above the arch headed windows, clusters of tall octagonal chimneys and quatrefoil motifs. The entrance has a steep slate roof and features timber brackets with Gothic motifs.

Significance This building is an intact example of the Gothic style applied to school architecture. The front entry porch is particularly intact and worthy of note.

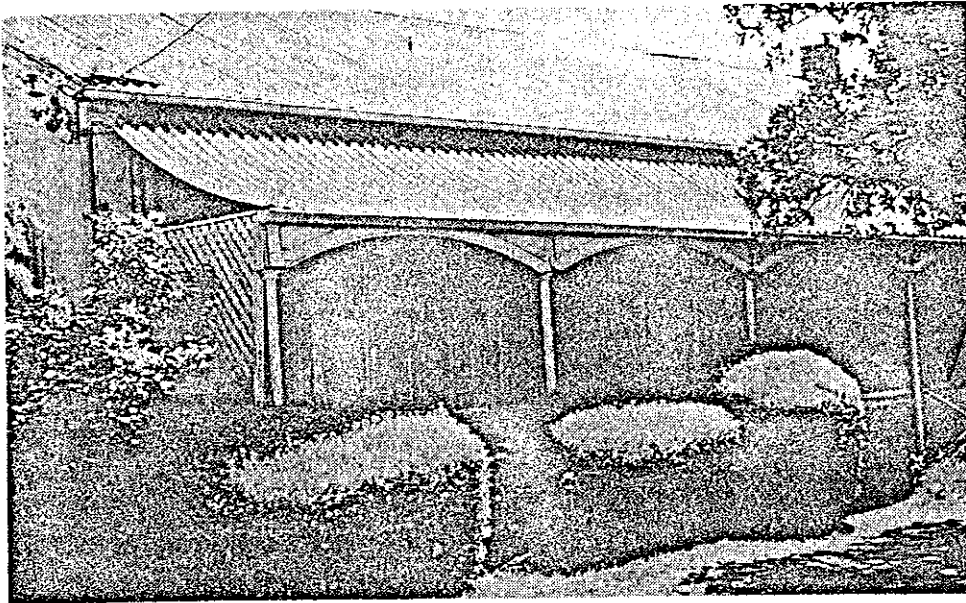
Intactness This school is reasonably intact, but the front spire has been removed and some windows blocked in.

References

- Blake, L.J., (ed.) *Vision and Realisation*, vol. 3, p. 94, Education Department of Victoria, 1973.
Burchell, L. *Victorian Schools, A Study in Colonial Government Architecture, 1837-190* Melbourne, 1980.

IRON HOUSES

181-183 and 187-189 Brunswick Road, Brunswick



Current Assessments The iron houses, 187-189 Brunswick Road, have been classified by the National Trust of Australia (Victoria).

Recommendations It is recommended that these buildings be added to the Historic Buildings Register, the Register of the National Estate and protected using provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description These two pairs of cottages were erected in 1854 by the architect, James Blackburn junior. They were of iron sheeting, prefabricated and imported from England, and erected in Melbourne. It appears that in the 1860s the cottages were used together with buildings on an adjoining allotment for a school by Rev. William Jarrett. 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. The cottages are also associated with the Glew family from 1871, when John Glew, who pioneered brickmaking in Brunswick in 1849, became the owner of one cottage. The Glew family ownership still exists today.

Significance Such prefabricated structures first appeared in Melbourne in 1853 and these two cottages are of National significance as rare and early survivors of this popular nineteenth century housing type. They are of local significance due to their connections with Rev. W. Jarrett and the pioneer Brunswick brickmaker, John Glew.

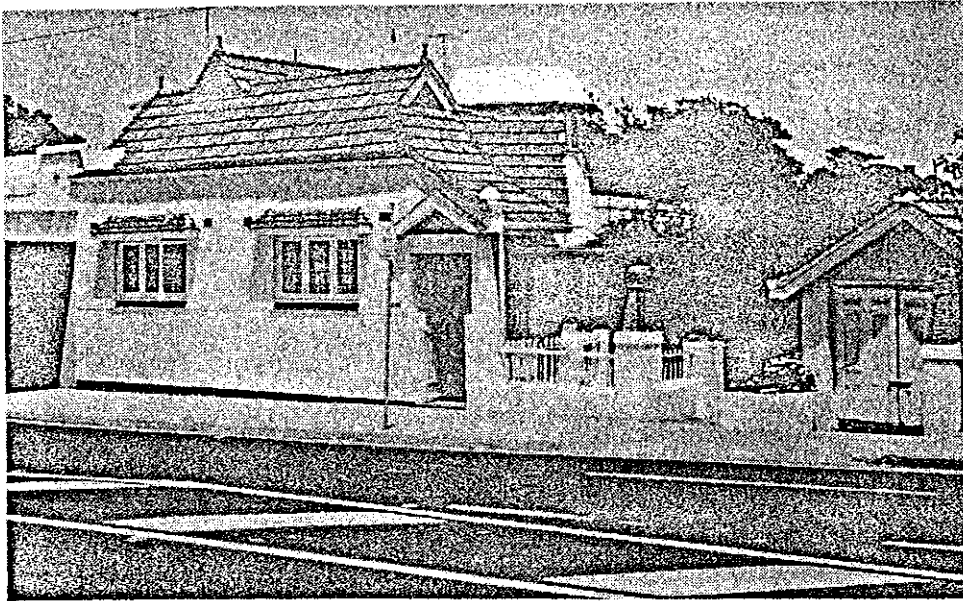
Intactness The facade of cottages, 181-183 Brunswick Road have been clad with brick.

References

National Trust of Australia (Victoria) research notes.

RESIDENCE

356 Brunswick Road, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act (Third Schedule)*.

History and Description The construction of this concrete residence was begun in 1930 by Victor Heilberg, a German resident of Brunswick. The building was erected 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. Heilberg had previously built his own houses in Lesley Street and Albert Street and was already renowned for his ad hoc manner of building. This house in Brunswick Road incorporates bizarre elements and forms to create a highly original composition in a manner which was perfected by such European architects as Antonio Gaudi at the turn of the century. Tiled gable and hip roofs intersect and a squat, shingled tower rises at roof level. Fence stanchions and verandah columns are tiled and pebble-faced and glazing displays florid forms. The tiled entrance balcony curves around a bay and provides access to the house and yard below. Entrance doors on the garage may have come from an old tram.

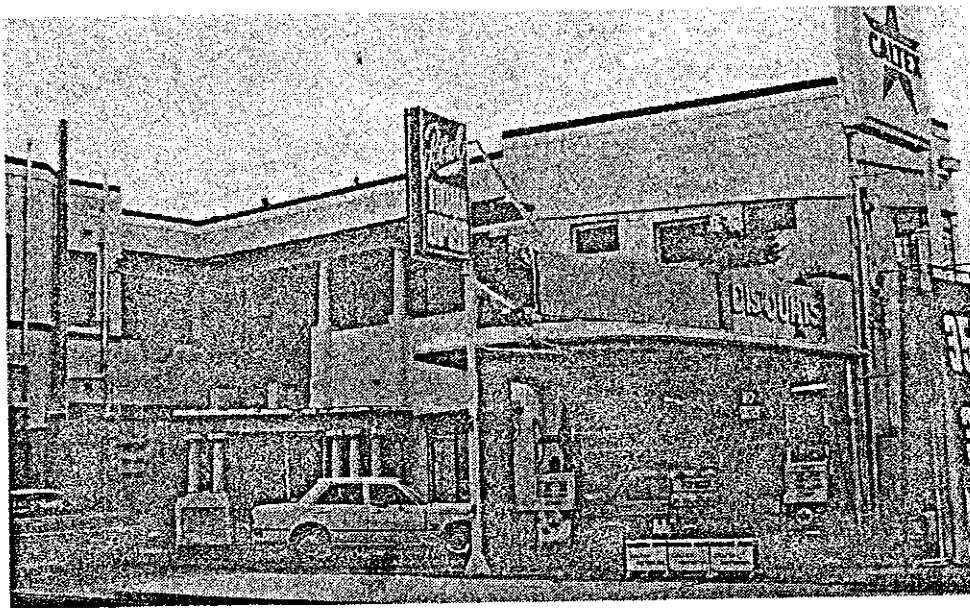
Significance This house is a rare example of an individual approach to architecture. The use of bizarre elements and forms are characteristic of the house's owner and builder, and the resulting residence has a significant and unique quality.

Intactness This residence is substantially intact.

References

Information from Les Barnes, Brunswick, 5 March, 1982.
Brunswick Rate Books, 1929-1930.

FORMER BEACON GARAGE AND FLATS
405-413 Brunswick Road, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The Beacon Garage was erected in 1936 and by 1938 the adjoining two storey flats had been completed. The whole building is cuboid in form, showing the influence of the beginning of streamlined modern architecture in the 1930s. Flat roofs, rectangular windows and the absence of decoration emphasize this geometric form. The inclusion of window bays however draws on domestic architecture of the preceding years. The building maintains a commercial character where each elevation is of equal importance and the residential entrance is signified by a simple entablature.

Significance This important building represents the early years of motoring and is an example of a driveway garage which began to replace like kerbside pumps in the late 1920s. It is significant in its combination of Service Station and residential accommodation.

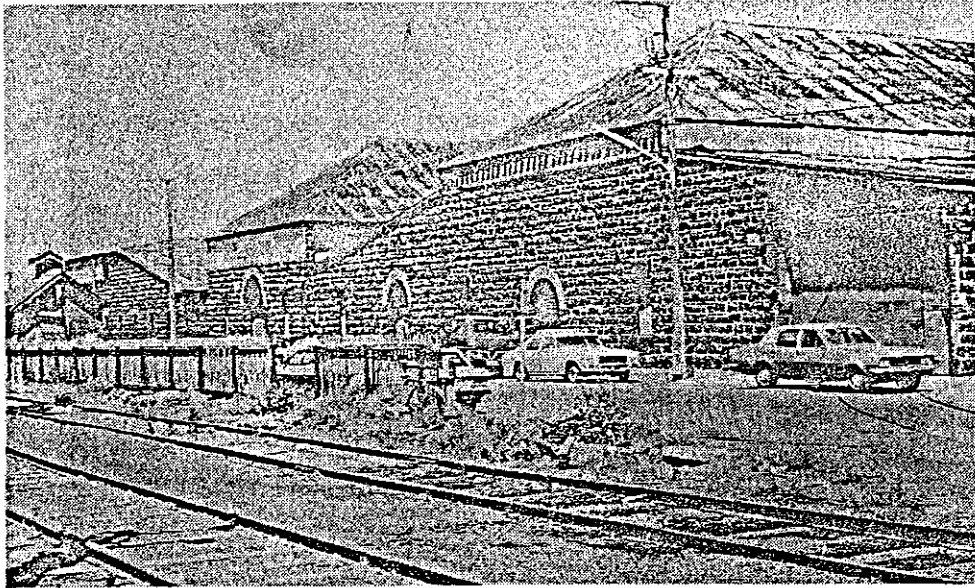
Intactness The building itself is reasonably intact, the addition of signs and modern pumps has occurred.

References

Sands and McDougall Directories 1936-1938.

FORMER MELVILLE'S GRAINSTORES

Colebrook Street, corner Tinning Street, Brunswick



Recommendations It is recommended that these buildings are added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description. This complex of bluestone buildings was erected c.1887 for Donald Melville, a wool and grain merchant. In 1911 they became known as the Moreland Grain and Free Store. The State Electricity Commission acquired them for a briquette depot in 1932 and during the Second World War they were occupied by the American Army and the Commonwealth Customs Department. The walls of the buildings are constructed of coursed, but 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 trucks.

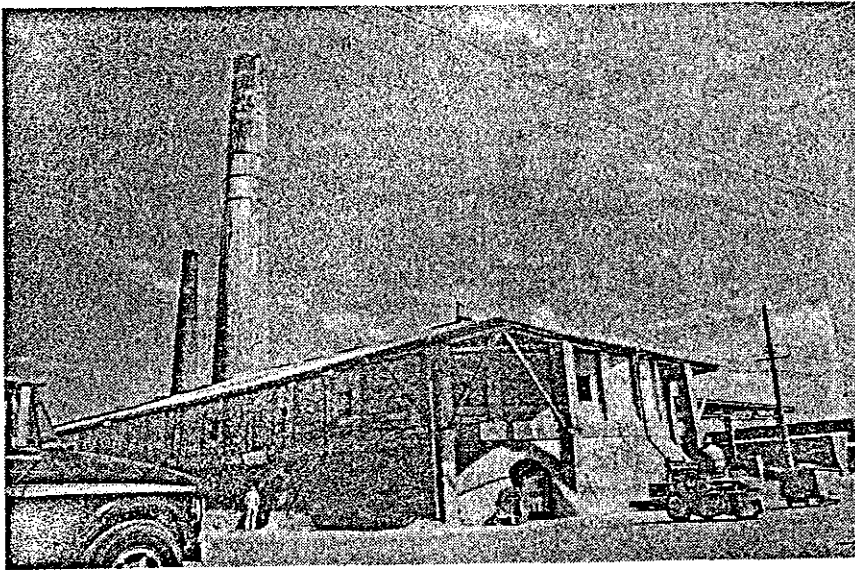
Significance The buildings form a very large complex and demonstrate a substantial and extensive use of bluestone.

Intactness The buildings are reasonably intact with minor alterations to the interiors. Concrete floors have been laid in two sheds and repairs made to the rear walls and roofing.

References

Melbourne and Metropolitan Board of Works, detail plan no. 104, c.1907.
National Trust of Australia (Victoria) research notes.

FORMER HOFFMANN PATENT STEAM BRICK COMPANY WORKS
Dawson Street, Brunswick



Recommendations It is recommended this complex be added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule)

History and Description The Hoffman Brickworks, Dawson Street, Brunswick, were established c.1883 as the No. 2 works for this expanding company; their first works in Albert Street being established in 1870. David Barry was the first managing director of the No. 2 works. In the 1880s the Hoffman company was producing forty million bricks a year, their only rival in size and technological skill being the Northcote Brick Company Limited, incorporated in 1882. The Hoffman Company investigated the production of white bricks and began manufacturing pipes in 1886. Three kilns, possibly erected when the No. 2 works were established in 1883 still remain on the site which is now operated by the Clifton Brick Company.

Significance Although the kilns of the former Hoffman brickworks are not completely intact, given the integral part that brickmaking played in the economic and social history of Brunswick, it appears that the former Hoffmann Patent Steam Brick Company Works are the most appropriate Melbourne Brickworks to consider for conservation. Brunswick's economy was largely founded on brickmaking which was pioneered there in the 1840s by such men as John Glew. All of the clay holes in Brunswick have been filled and transformed into parks. Therefore the kilns and associated works of the Hoffman Company should be seen as a vital and tangible element of Brunswick history.

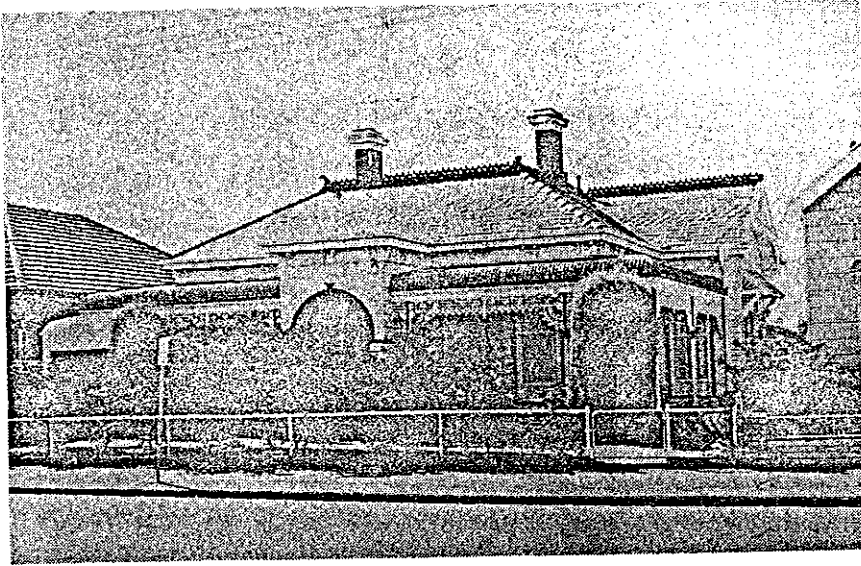
Intactness The wickets of the kilns have been modified to allow for forklift operations but the kiln situated closest to Dawson Street has only every second opening converted. Of the remaining Hoffmann kilns in Melbourne, this is rare and therefore this kiln at Brunswick is of particular interest.

References

- Interview with Rod Elphinstone, 28 March 1982.
- Elphinstone, R., 'Northcote Brickworks : An Historic Perspective' Royal Melbourne Institute of Technology, 1979.
- Melbourne Metropolitan Board of Works, Detail Plan 96, 1904.
- Mining and Geological Journal*, Vol. 4, No. 5, March 1952, 'Melbourne Brick and Tile Industry'.
- Photographs, held by Town Clerk, Brunswick City Council.

RESIDENCE

7 Donald Street, Brunswick



Recommendations It is recommended that this building is added to the Historical Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The main feature of this timber residence erected c.1901-5 is a centrally placed arched entrance way with a horizontal parapet decorated with cast iron cresting. This entrance is constructed in timber, including the keystone of the arch. The front facade is symmetrical with two windows either side of the central door and a bullnose iron verandah. This returns down the sides of the house and features cast iron valancing and fluted ionic columns. Dentils appear between the verandah roof and the main hipped slate roof of the residence. Gabled side wings project at the rear and feature half timbering and window hoods supported on slatted timber brackets. Terracotta ridging, ball finials and red brick chimneys decorate the roof. The timber wall of the front facade is scribed to simulate stonework.

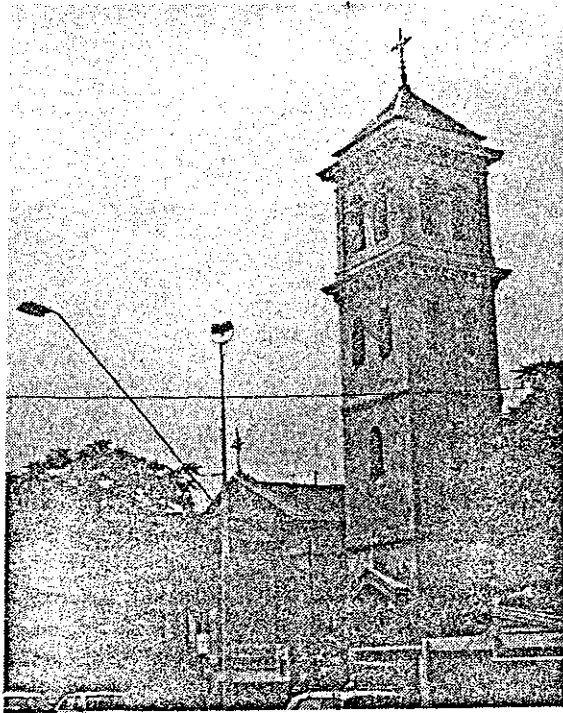
Significance. An important and elaborate example of a timber residence erected at the turn of the century. The entrance way is most unusual in a house of this size.

Intactness. This residence is in very good condition. A garage has been added and encompasses the verandah on the west side of the house.

References

Sands and McDougall Directories, various dates.

CHRIST CHURCH
10 Glenlyon Road, Brunswick



Current Assessments Christ Church, Brunswick is on the Historic Buildings Register, the Register of the National Estate and has been classified by the National Trust of Australia (Victoria).

Recommendations It is recommended that this building be retained on the Historic Buildings Register, the Register of the National Estate and be protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description. Christ Church, Brunswick, a stucco rendered brick structure of cruciform plan and detached campanile, was erected in four stages between 1857-75 to serve the predominantly labouring class congregation of the Brunswick district. Architects Purchas and Swyer designed the nave in 1857, Smith and 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.

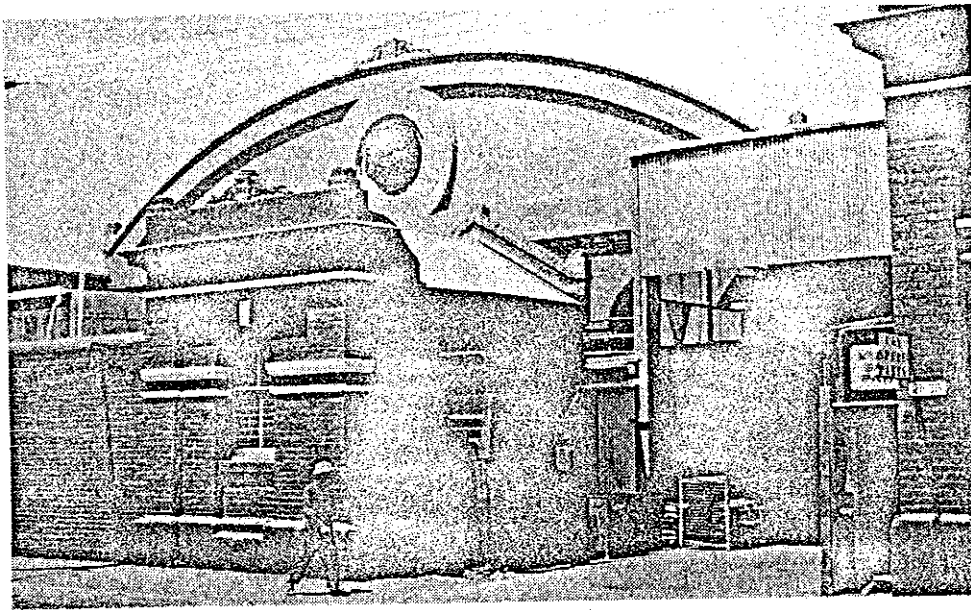
Significance Christ Church, Brunswick, an important, rare and complete example of the application of the 'villa rustica' or Italian country villa style of church architecture in Victoria, is a building which has been successfully developed by consecutive architects in a mode popularized by 19th century architectural writers and generally reserved for domestic villa architecture.

Intactness. Christ Church, Brunswick, a building of excellent quality and craftsmanship is substantially intact although recent restoration work has obscured the original intact render finish.

References

- Argus, Melbourne. 24 December 1856, p.7. Tender notice.
Messenger, No. 81. 3 June 1875, p.3. Church of England, Melbourne.
Wong, C.M. and Tan, M.H. 'Christ Church Brunswick and Christ Church South Yarra, History of Architecture Research Essay, University of Melbourne, Department of Architecture, 1962.
National Trust of Australia (Victoria) Research notes.

FORMER GAS COMPANY BUILDINGS
21-35 Hope Street, Brunswick



Recommendations It is recommended the two entrance buildings and former gas retorts building be added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description In 1889 the Brunswick Gas Company was launched and the site at the corner of Hope and Percy Streets acquired. The chairman of the Company was David Methven. In 1947 the Gas and Fuel Corporation replaced the then Metropolitan Gas Company and the private firm, Craig and Seeley, acquired the site in Hope Street entrance buildings and the former gas retorts building. The latter is a building of great volume with a massive arched roof and front parapet which incorporates a circular opening. Brickwork is used simply and boldly to accentuate this opening and the curved parapet above. A scrolled pediment tops this parapet and also that of the entrance building.

Significance This group of buildings form an important industrial complex and the former retorts building shows an unusually bold use of brickwork. With the recent demolition of industrial buildings and relics of the gas industry at West Melbourne and Tooronga, the survival of remaining links with this industry is vital.

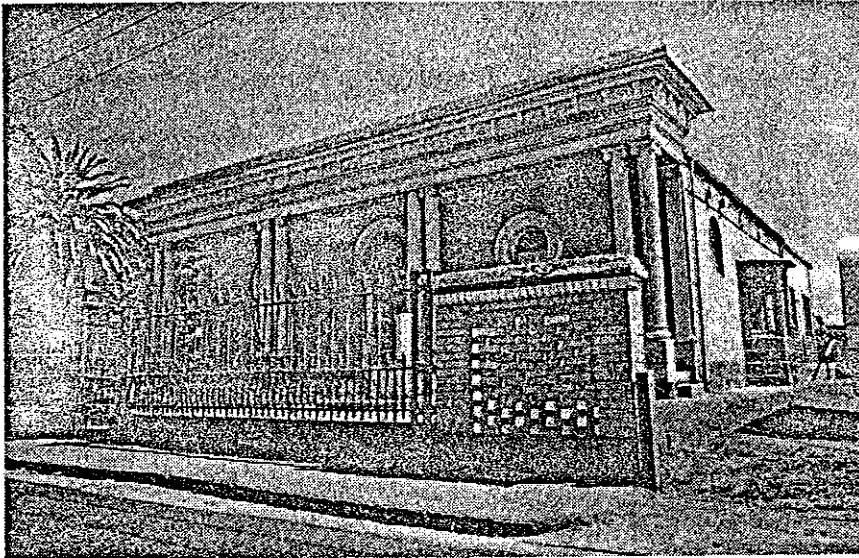
Intactness The buildings remaining from the former Gas Company are the large retorts building and the two entrance buildings on Hope Street. Other building activity since the demise of Gas works has downgraded the intactness of the site although the original buildings still remain externally intact.

References

Les Barnes, 'It Happened in Brunswick', p. 19.
Melbourne and Metropolitan Board of Works detail plan, 1906.

SYNAGOGUE

32 Lord Street, Brunswick



Recommendations. It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description It appears that this building was erected c.1912 for James Dolphin when nearby quarries were filled and the land made available for housing. The single storey red brick building features a front portico with a heavy entablature supported on paired ionic columns and round horseshoe arch openings. Bay windows project from both sides of the building with bluestone below the timber casement window openings. Arched openings also feature as do lattice terracotta vents about one foot square in size. These appear at ceiling level and also in the bluestone base courses, and as a decorative element surrounding the side entrance.

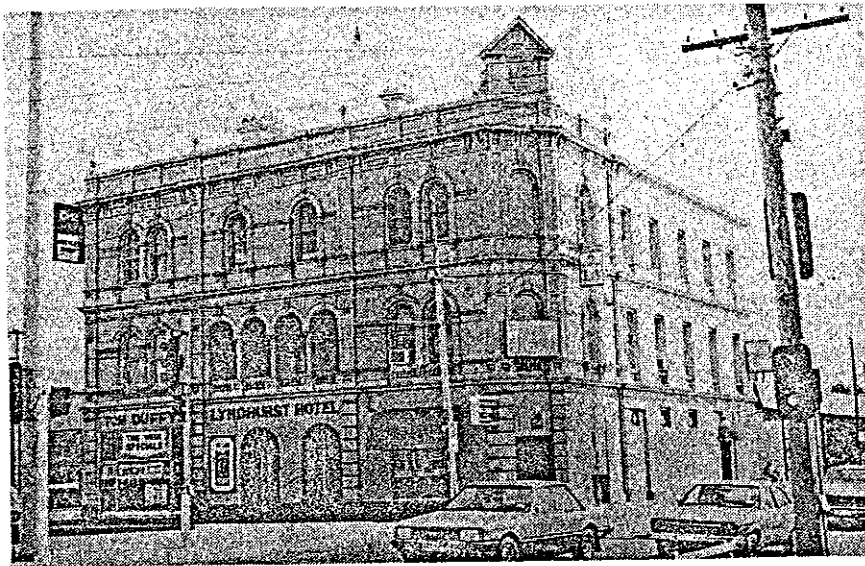
Significance The unusual form and the adoption of the front portico, round horseshoe arch openings and side bay windows produce an interesting building now in use as a synagogue.

Intactness This building has had a fibro-cement and timber addition at the rear.

References

Sands and McDougall Directories, various dates.
Brunswick Rate Books, 1911-12.

LYNDHURST HOTEL
513 Lygon Street, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The Lyndhurst Hotel was opened in 1890 as a hotel and coffee palace and was then situated at the end of an undeveloped street. Because of the unexpected depression of the 1890s, this hotel had an early struggle for existence. However the three storey building itself reflects the confidence of the land boom. Situated on a corner, the main Lygon Street facade features arched openings at all levels and a section of balustrading on the otherwise panelled parapet. At first floor level a recessed balcony features arcading. A pediment stands high above the parapet at the corner with blind arched openings below, and plain rectangular windows replace the grander arched ones, towards the rear of the building.

Significance An intact example of a large three storey hotel building, constructed towards the end of Melbourne's land boom period.

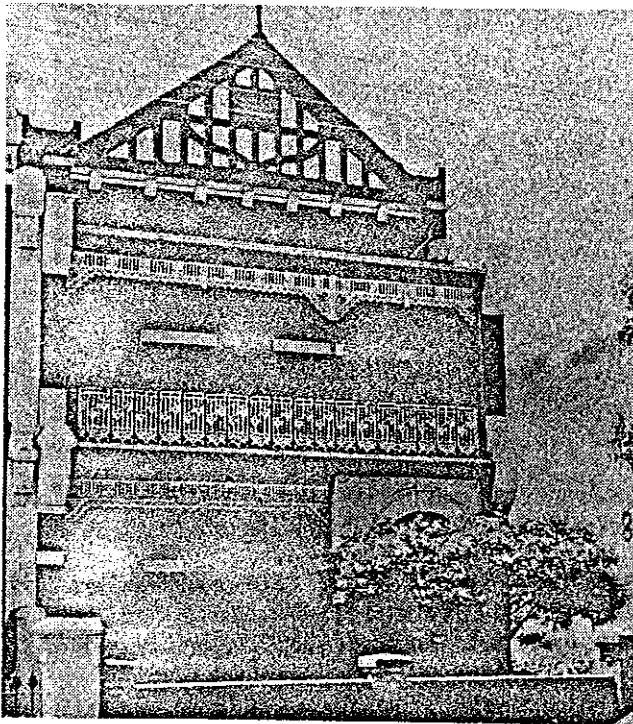
Intactness Although substantially intact above street level, the Lyndhurst Hotel has had openings altered and signs added at street level. Spherical elements still remain largely intact on the parapet.

References

- Les Barnes, 'It Happened in Brunswick, 1837-1981'.
- Atkinson photographs c.1910, held by Town Clerk, City of Brunswick.

RESIDENCE

763 Park Street, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act (Third Schedule)*.

History and Description This terrace building at 763 Park Street was erected c.1906 and was influenced by the Art Nouveau style introduced in Melbourne at the turn of the century. The two storey facade is asymmetrical in its overall composition, although specific elements, such as the half timbered gable at parapet level, is symmetrical. This gable is supported on coarse dentils and is topped with a timber finial. The first floor balcony features unusual cast iron balustrading, showing an Art Nouveau influence in its use of asymmetry and curves and verandah valencing which is more geometric in form. At ground level, asymmetry of form is emphasized by the projection of a rendered section on one side, which displays an arched window opening, and this line is continued up to the first floor level by a verandah column, placed off centre. Florid forms are depicted in the stained glass and the brass letter hole and door knocker show an Art Nouveau influence.

Significance The terrace at 763 Park Street is one of a small number of residences that shows the influence of the Art Nouveau style in a number of external elements. The cast iron balustrading is quite unusual.

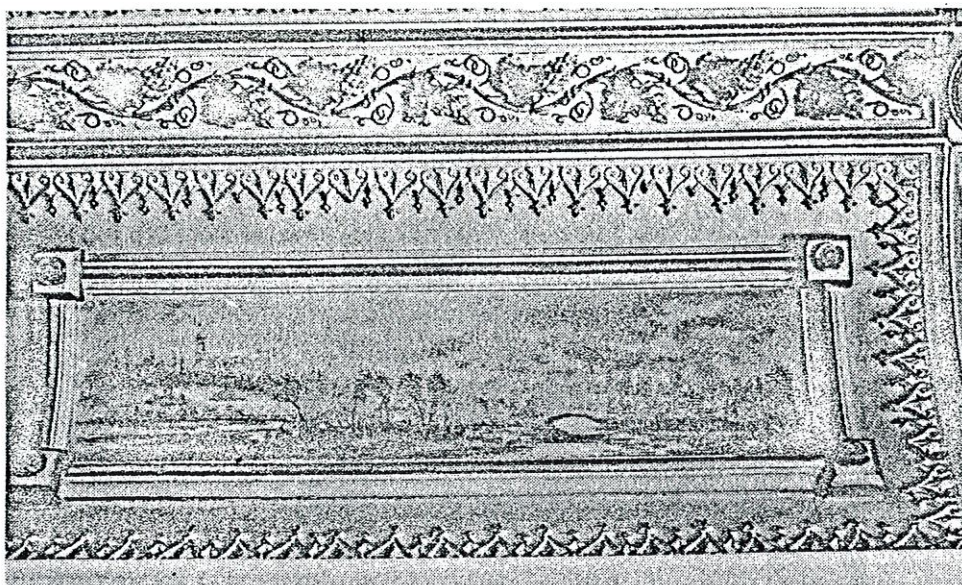
Intactness This residence is substantially intact.

References

Sands and McDougall Directories, various dates.

RESIDENCE

120 Stewart Street, Brunswick

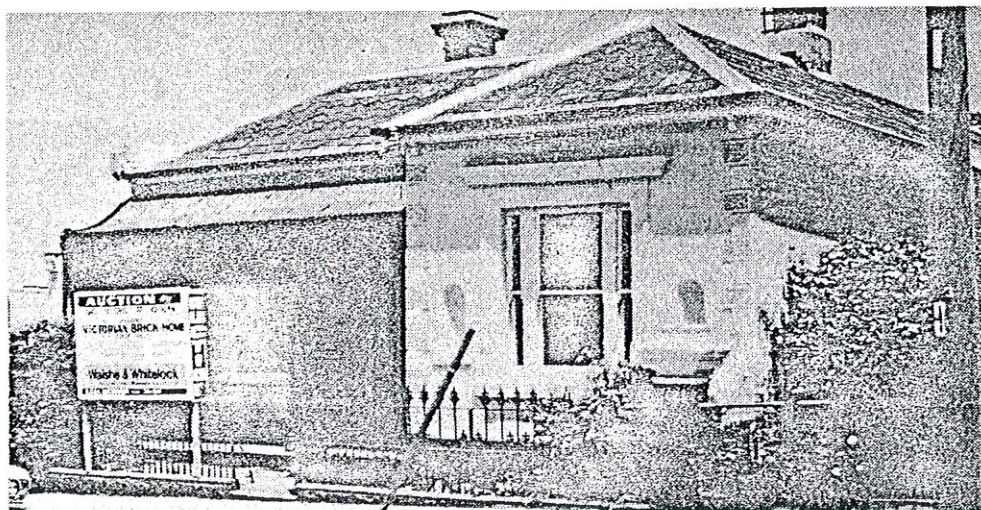


Recommendations It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

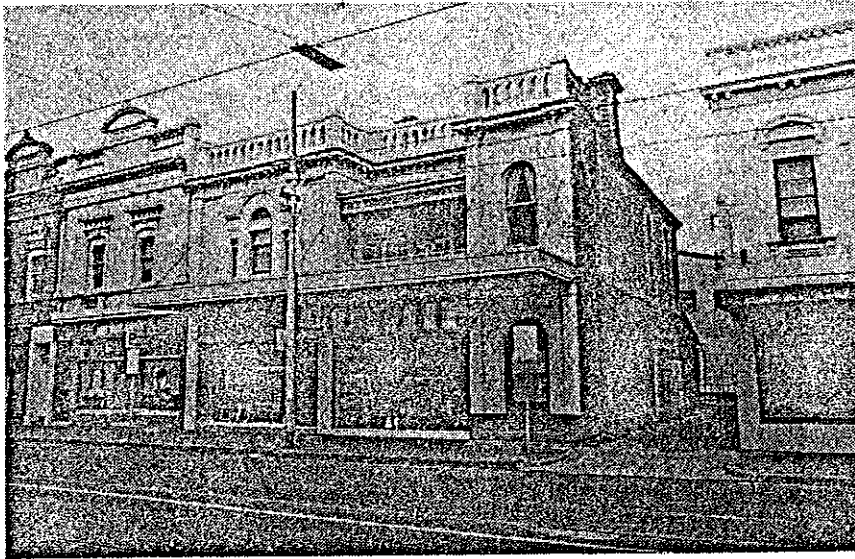
History and Description. The residence at 120 Stewart Street, Brunswick was erected in 1880s and features painted ceilings which depict various scenes. The two front rooms, although not large in size, contain ceilings of six painted panels. The dark ceiling of the west room is coved and distract from enriched with plaster decoration which surrounds the six panels and the central oval ceiling rose. The panels themselves depict land, river and bay scenes with few buildings and figures and may be paintings of Australian locations. The ceiling of the east room is of similar form but has straight splayed sides rather than arches. Little decoration surrounds the panels and ceiling rose and therefore does not distract from the paintings themselves. In the panels, seascapes and harbour scenes dominate.

Significance The painted panels in the ceilings of the front two rooms are important examples of Victorian decoration, rare survivors in such a small residence.

Intactness The paintings are relatively intact but extensive cracking has occurred across the ceilings. The slate roof is in need of urgent repair.



SHOPS WITH ATTACHED RESIDENCE
123-125 Sydney Road, Brunswick



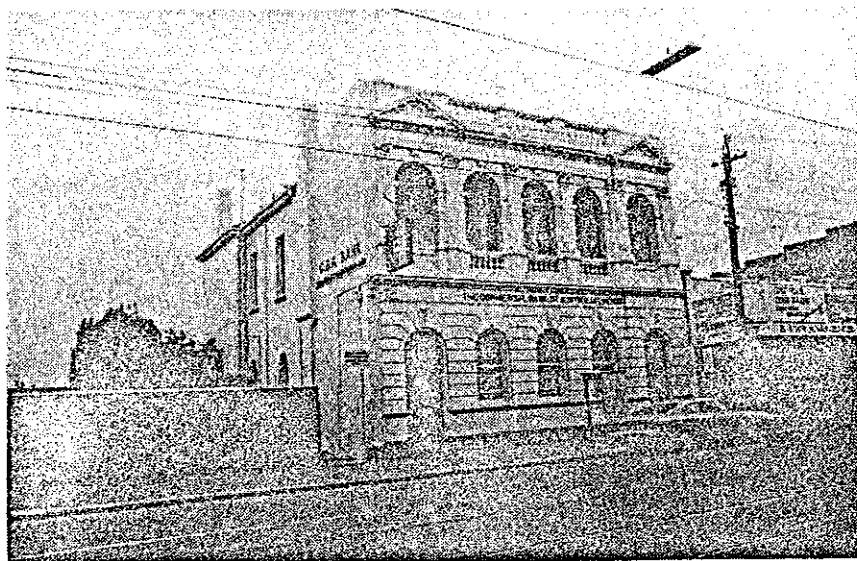
Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule). It is also recommended that the paint be removed from the facade by an approved method (not sandblasting).

History and Description. This asymmetrical two storey facade contains a recessed balcony at first floor level flanked by two bays. Balustrading at parapet level is of cream brick and follows the line of the building by receding around the balcony. The use of cream brick to contrast the red brick building is evident along the side elevation and on the chimney and doubtless the front facade, (now painted white) once displayed polychromatic brickwork. Openings are arched and paired dentils appear below the parapet.

Significance. A shop and residence constructed of polychrome brickwork and unusual plan form. The upper storey is important for its recessed balcony.

Intactness. The original shop fronts and verandahs have been replaced. The facade has been painted but an approved paint removal method would dramatically transform this building.

COMMERCIAL BANK OF AUSTRALIA
192 Sydney Road, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act (Third Schedule)*.

History and Description. The Commercial Bank of Australia, Brunswick was designed by architect Evander McIver and the two storey building erected in 1880. The front facade displays a restrained use of classical elements in an overall symmetrical composition. Rustication and vousoirs dominate the ground floor level and the arched openings, which appear at this level, are repeated in the arcading above. The Corinthian pilasters of this arcading are coupled at each end on podiums with pediments above at parapet level. The parapet line is horizontal and features balustrading, which is repeated in the first floor arcading.

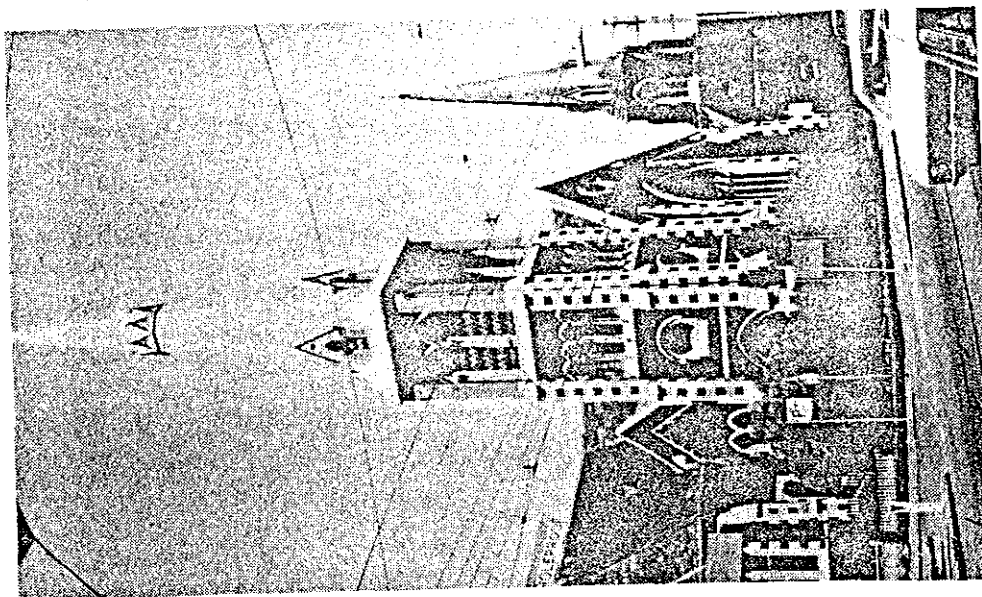
Significance This bank building is a noteworthy example of transition boom classicism in Victoria.

Intactness The Commercial Bank, Brunswick is reasonably intact with a new window in an original doorway.

References

- Miles, F.G. *Jubilee History of Brunswick and Illustrated Handbook of Brunswick and Coburg*, Melbourne, 1907, p.57
Trethowan, B. 'A Study of Banks in Victoria, 1851-1939,' for the Historic Buildings Preservation Council 1976.

former PRESBYTERIAN CHURCHES
212 Sydney Road, Brunswick



Recommendations It is recommended that this group of buildings is added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description Two churches stand on this site, one being the second Presbyterian Church erected in Brunswick, the other the third. Contractors Ingram and Thewles completed the earlier bluestone church in 1865 and architect Evander McIver designed the adjacent brown brick church in 1884. Although it was much larger than the bluestone church, McIver used a sympathetic approach in his design of the brick church by repeating specific elements. Both churches adopt the Gothic style with broach spires and contrasting windows surrounds. The cream brick spire of the bluestone church is unique and, together with the window surrounds, provides lightness and contrast to the composition. The dark brick church employs contrasting decorative quoining in addition to the spire and window surrounds. The result of this quoining is a bold, patterned design. The west transept of the later church faces Sydney Road and is consequently dominated by the main window. In contrast, the east transept, at the rear of the building, is constructed of a cheaper red brick with cream brick providing the contrast. The north end, or rear of the nave, is apse-like in form.

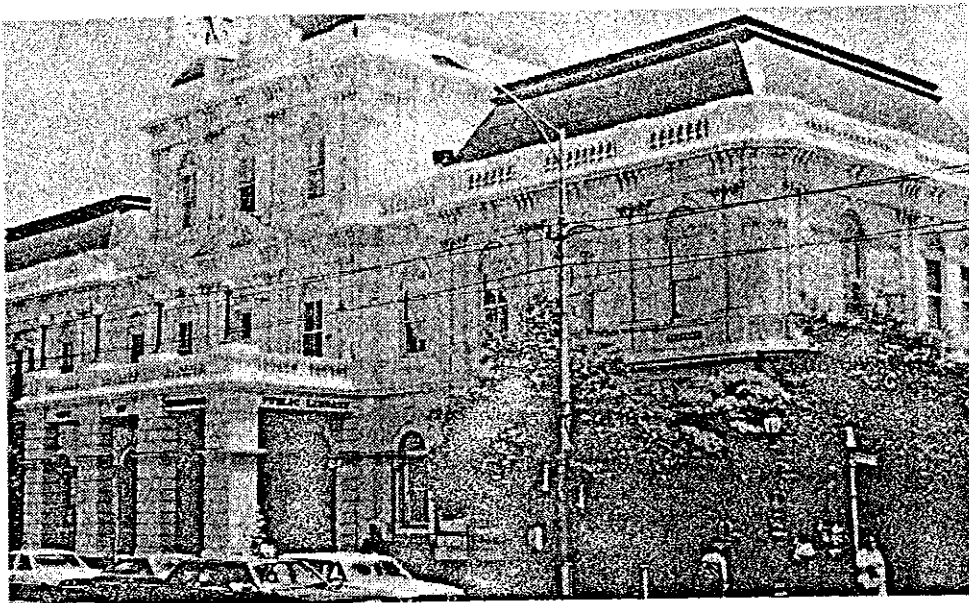
Significance The cream brick spire of the bluestone church is unique and has particular importance in Brunswick where the cream brick was first produced. Timber outbuildings together with the two churches form a noteworthy group of buildings.

Intactness The addition of rooms between the two church buildings produces an external confusion of form, but the buildings themselves are substantially intact.

References

- Hunter, Khoo, Hill and Hatsisavas, 'Churches in Brunswick', Investigation Paper, Faculty of Architecture, University of Melbourne, 1978.
Brunswick Presbyterian Church, Eighteenth Anniversary Souvenir History 1854-1934. August 1934.
Miles, F.G., *Jubilee History of Brunswick and Illustrated Handbook of Brunswick and Coburg*, Melbourne, 1907. p. 57.

TOWN HALL
233 Sydney Road, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The original portion of the present Town Hall, Brunswick appears to have been erected in 1876 and additions since then have engulfed it and constitute the present day building. The original Sydney Road facade was two storey with arched openings, pilasters and a balustraded parapet with urns. This facade has been incorporated in the centre of the Sydney Road elevation of the present municipal building. In 1908 architect Sydney H. Wilson designed municipal offices adjacent to the hall, on the north side and in 1926 the most extensive additions and alterations were undertaken by architects Charles R. Heath and Sydney H. Wilson. A new hall was erected at the rear, fronting Dawson Street, new municipal offices to the south of the original building and additional rooms to the north. A soldiers hall which is now the Library, and soldiers club occupied the original town hall and municipal offices. These additions repeated elements of the original facade; arched openings, pilasters and a balustraded parapet. A portico to Sydney Road and a third storey over the soldiers hall were erected, possibly in the 1930s, and in 1937 the 1926 hall was refaced with a new entrance to Dawson Street designed by Peck and Kemter. The facade is devoid of decoration and geometric in its use of vertical and horizontal elements to emphasize the centrally placed entrance.

Significance This municipal building, is important in its size, grandeur and prominent position in Sydney Road, Brunswick. Although it was built over a number of years, it appears as a coherent example of municipal architecture.

Intactness This building is substantially intact with minor alterations such as new doors in openings and the overhead clock which has been replaced.

References

- Barnes, L. 'It Happened in Brunswick', 1837-1981.
- Drawings, additions and alterations, 1926 and 1937, located at Engineer's Department, Brunswick City Council.
- Melbourne Metropolitan Board of Works, detail plan, 1904.
- Miles, F.G. *Jubilee History of Brunswick and Illustrated Handbook of Brunswick and Coburg*. Melbourne, 1907, p. 44.

MECHANICS' INSTITUTE
270 Sydney Road, Brunswick



Current Assessments The Mechanics' Institute, Brunswick, has been classified by the National Trust of Australia (Victoria).

Recommendations It is recommended that this building be added to the Register of the National Estate and be further investigated for possible addition to the Historic Buildings Register and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The Mechanics' Institute, Brunswick was erected about 1868 and 1870 to designs by architects Kelly and Beswicke. It was one of a hundred that has been erected in Victoria by that date. The absence of a front parapet thus exposing the hipped slate roof is unusual in the design of mechanics' institutes and creates a less pretentious appearance. Local bricks were used in the construction. The front facade is symmetrical with ionic pilasters and arched openings, and a central pediment over the entrance. The facade is plain and the entrance emphasized by rows of nail-head and acanthus leaf mouldings above the opening.

Significance It appears that the form of this mechanics institute is rare; one of the few other such buildings with an exposed roof is that at Eaglehawk (1883).

Intactness The building originally featured exposed brickwork with polychromatic patterning of light and dark bricks, but has since been transformed by the application of stucco. The original timber picket fence has been removed, but the building itself is substantially intact. Additions were made in 1926.

References

National Trust of Australia (Victoria) research notes.

The Builder, (London), 13 August 1870.

Wesson, A., 'Mechanics' Institutes in Victoria', *Victorian Historical Magazine*

CUMBERLAND ARMS HOTEL
337-341 Sydney Road, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description. The first hotel was erected on this site c.1858 the licensee being Thomas Martin, but the present hotel appears to have been built towards the end of the nineteenth century. The feature of this two storey red brick hotel facade is a rectangular pyramidal tower and oriel window below, made asymmetrical by the addition of a bay over the carriageway. The slate tower roof rises to a wrought iron finial, from a square base featuring ball elements. The oriel window has an ogee arch-type cap. Course balustrading lines the parapet, broken by two pediments containing arches and corinthian pilasters and flanked by ball elements. The first floor level, below the parapet is dominated by arched windows and pilasters.

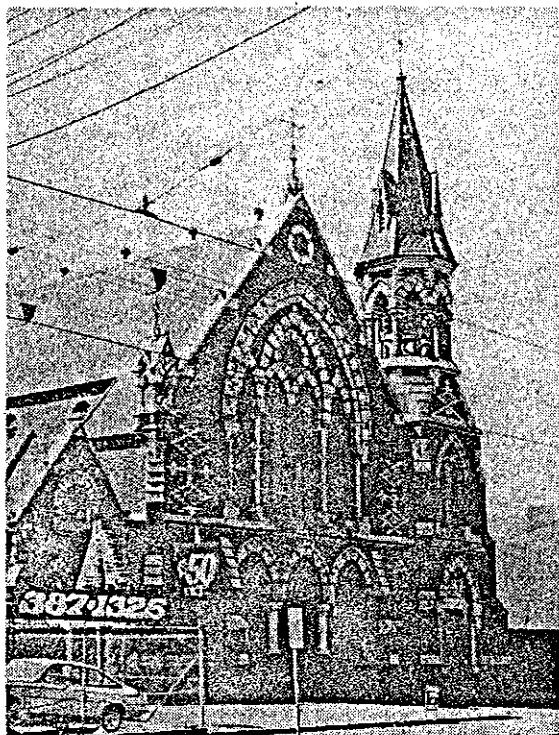
Significance. An intact and unusual late Victorian hotel, reflecting the growing use of face brickwork and the decline of cement render decoration in the 1890s.

Intactness The Cumberland Arms Hotel is substantially intact above street level with some intact elements on the ground floor.

References

R.K. Cole, 'Hotel Records', held at State Library of Victoria, LaTrobe collection.
Interview with Les Barnes, 5 March 1982.

former WESLEYAN CHURCH
340 Sydney Road, Brunswick



Recommendations It is recommended that this building is added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The present church building, the fourth on the site, was erected in 1872 to the design of architects Fox and Oakden of Ballarat. The building displays polychromatic brickwork used in a decorative Gothic manner; similar to that designed by Joseph Reed for St. Jude's Church of England, Lygon Street, Carlton six years earlier. The bricks for this church by Reed and for his Independent Church, Collins Street, Melbourne (1867) were produced by John Glew, an involved member of the Brunswick Wesleyan Church. Polychromatic brickwork had been revived in England in the 1840s by such architects as William Butterfield, but such a revival did not gain popularity in Melbourne until the late 1880s. At Brunswick, cream and red brickwork contrasts with brown brick in diaper work and around openings. A squat belltower adds massiveness to the composition while the steep slate roof, side buttresses, lancet windows and the brick tracery of the front window have a Gothic character. Internally, arcading and circular clerestorey windows with quatrefoils continue this character.

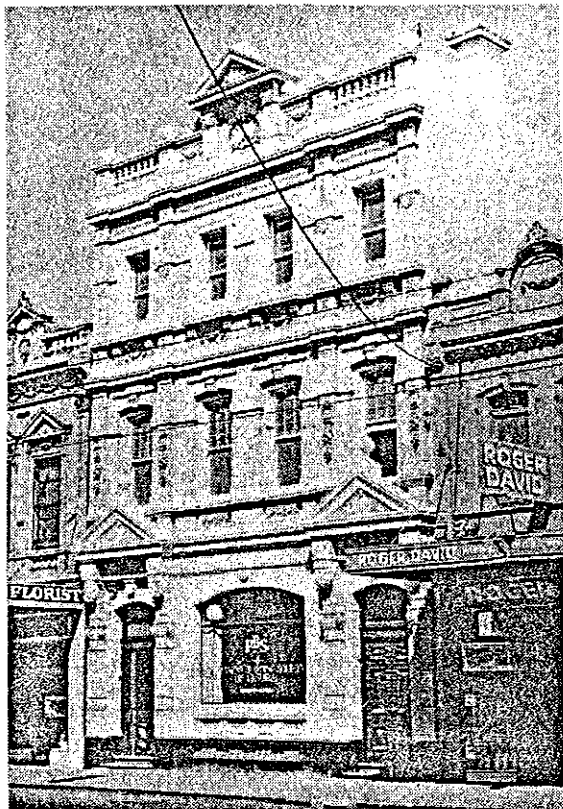
Significance This church is an outstanding and early example of decorative polychromatic architecture in Melbourne.

Intactness The Building is structurally sound and the original church building remains largely intact. A separate Sundry School building was erected in 1888 and a vestry behind the church in 1894.

References

- Brunswick Methodist Church, 125 years of Service, 1840-1965.*
Hunter, Khoo, Hill and Hatisavav, 'Churches in Brunswick,' Investigation Paper, Faculty of Architecture, University of Melbourne, 1978.
Miles, F.G. *Jubilee History of Brunswick and Illustrated Handbook of Brunswick and Coburg*, Melbourne, 1907, p. 55.

former UNION BANK OF AUSTRALIA
387-389 Sydney Road, Brunswick



Recommendations It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act (Third Schedule)*.

History and Description This three storey building for the Union Bank of Australia was designed by Inskip and Robertson and erected in Brunswick in 1890. The classical composition of the symmetrical front facade is heavily elaborated and has two distinctive pedimented front entrances. A pediment also appears centrally on the parapet, flanked by balustrading and festoons, and a concentration of decoration emphasizes this parapet line. First and second floor windows and pilasters impart a vertical line to the facade while prominent string courses, bands of decoration and projecting window sills provide horizontality.

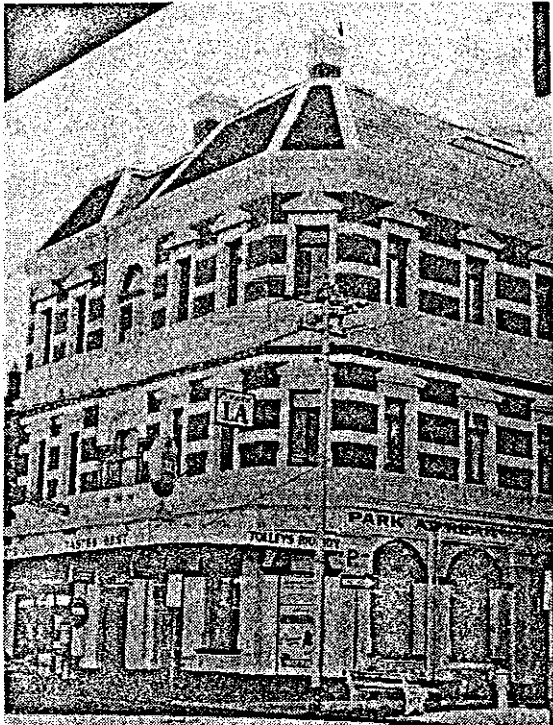
Significance This bank is an important work of the architects Inskip and Robertson who designed several other branches for the Union Bank. It applies aspects of boom classicism to the extreme; namely the distortion of such classical elements as pilasters and mouldings, the concentration of ornament around particular parts of the building and the elaboration of the composition.

Intactness Externally this building is remarkably intact with the original fenestration surviving on the ground floor.

References

- Australian Builders and Contractors News*, 10 January, 1891. P.17.
Building, Engineering and Mining Journal, 7 January 1893, p 5.
Miles, F.G. *Jubilee History of Brunswick and Illustrated Handbook of Brunswick and Coburg*, Melbourne 1907, p.62.
Trethowan, B, 'A Study of Banks in Victoria, 1851-1939, for the Historic Building Preservation Council, 1976.

DUKE OF EDINBURGH HOTEL
430 Sydney Road, Brunswick.



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description. The Duke of Edinburgh Hotel was first erected on this corner Sydney Road site in 1868 with Ann Hoof as its first licensee. It appears that the distinctive three storey, red brick building that now stands on the site was built towards the end of the 19th century. The corner building features bold courses which contrast with the red brick at the first and second floor levels. Decoration is reduced to scrolled pediments above the rectangular windows and festoons on the podiums below. A slightly recessed bay in the Sydney Road facade breaks the repetition of windows and introduces arched openings and varies the roof line of the exposed slate, mansard roof above.

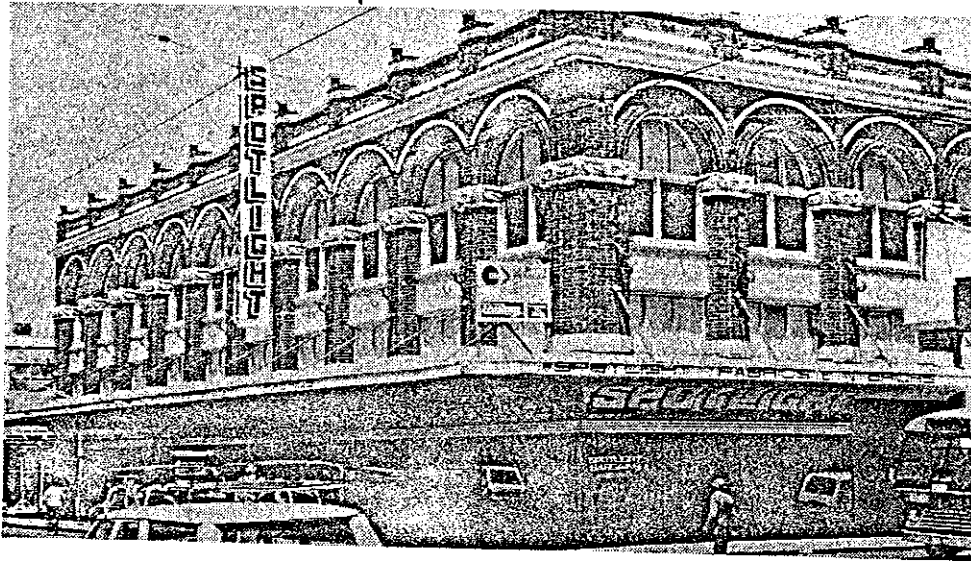
Significance The Duke of Edinburgh Hotel is significant in its distinctive and bold use of red brick and contrast courses and is an example of a late Victorian hotel building.

Intactness The original verandah has been removed from the Sydney Road facade and replaced with a cantilever awning and the facades at ground level have been painted. It appears that the contrasting courses were originally of cream brick and were also present at the street level. Signs have been added to the facades. The hotel no longer occupies a corner site as the Commonwealth reserved the site to the south sometime after 1904 and subsequently a Post Office was erected.

References

R.K. Cole, 'Hotel Records', Latrobe collection, State Library of Victoria.
Miles, F.G. *Jubilee History of Brunswick and Illustrated Handbook of Brunswick and Coburg*, Melbourne, 1907, p.81.

FORMER HOOPER'S STORE
463-475 Sydney Road, Brunswick



Recommendations If further research confirms the significance of this building as an early example of a steel framed building, it is recommended that it be added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description This store at 465-475 Sydney Road, Brunswick was erected in 1908 for John H. Hooper, a Footscray businessman, who occupied it until 1937 when it was extended and opened as an Emporium. Local sources suggest that this building was the first in Australia to use an American style steel frame. The two storey building, now a Spotlight fabric store, is of red brick and displays the repetitive use of arched window bays. The window bays themselves are recessed and the prominent brick arches and piers feature a heavy band capital of curvilinear rendered decoration. The parapet above features regular piers, topped with balls. Wrought iron ties above the verandah are curved decoratively at their junction with the brick piers.

Significance This building is an early example of a large steel framed building, but further research would be needed to substantiate the claim that it was the first.

Intactness This building is substantially intact although the original verandah has been replaced.

References

Interview with Les Barnes, 5 March 1982.

Drawings (dated 1907) by architects H.W. and F.B. Tompkins for a

'Warehouse for J.H. Cooper & Co.', collection of Tompkins, Shaw and Evans, Architects.

SHOPS

466-480 Sydney Road, Brunswick



Recommendations It is recommended that these buildings are added to the Register of the National Estate and protected using the provisions of Clause 8 of the Town and Country Planning Act (Third Schedule).

History and Description This group of six Gothic styled commercial buildings was erected c.1892, and initially used as individual premises. The Bank of New South Wales occupied the corner building until 1896 and it is possible that this may have influenced the design of the group with the adoption of the Gothic style. A select number of bank buildings were designed in this style in the 1880s, although primarily for the E.S. and A bank. In 1908 the buildings were first used by a furniture manufactures again in the corner premise and by the firm Maples in 1913. The building displays pointed arch windows with trefoil motifs and steep roofs and gable ends with quatrefoils at parapet level.

Significance The Gothic style was not commonly adopted for commercial buildings and therefore the building at 466-480 Sydney Road is unusual, and extensive in its use for six premises.

Intactness The top storey of the section 466-474 Sydney Road was removed in 1980 and this greatly destroys the overall composition of the building. At street level, the original facades and verandahs have been replaced.

References

Sands and McDougall Directories, various dates.
Brunswick Sentinel, 2 July 1980

FORMER DENTIST'S SURGERY
503 Sydney Road, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act (Third Schedule)*.

History and Description This ten-roomed dentist's surgery and residence was erected in Sydney Road in 1905 for Dr. F.W. Kiel, who had commenced his Brunswick practice in Blyth Street in 1898. The red brick building includes projecting oriel windows at first floor level with shingle cladding and gables over. The high pitched roof has terracotta tiles and ridge and tall chimneys are capped with terracotta chimney pots. At the ground floor, the central entrance is flanked by arch-headed windows, but the overall front elevation is asymmetrical in composition. The building shows the influence of the English Queen Anne revival period which was being adopted in Melbourne from the 1890s.

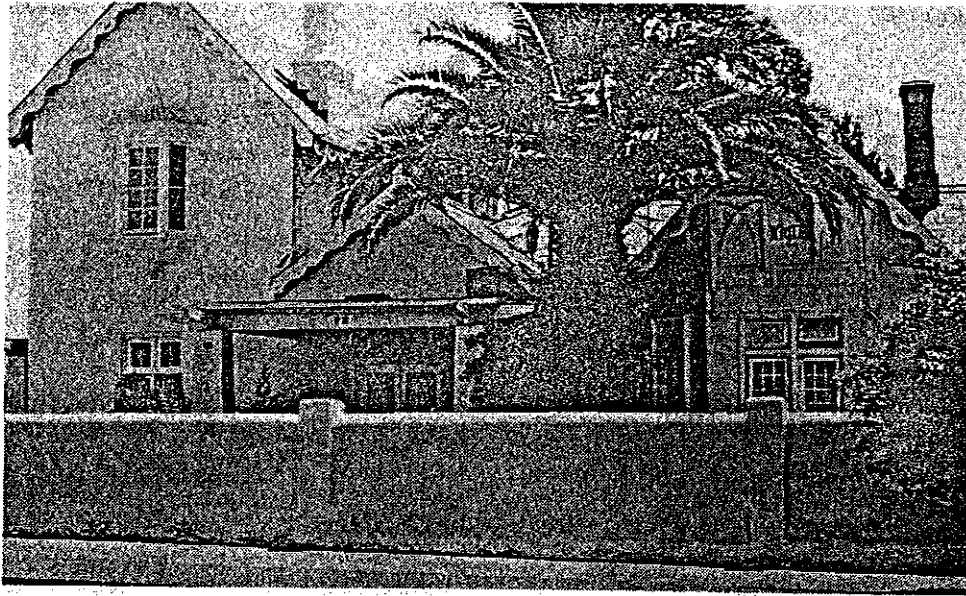
Significance The residential form of this building is unusual in the commercial context of Sydney Road. It is an intact example of the style that has become known as Australian Federation.

Intactness This dentist's surgery building is substantially intact.

References

Miles, F.G. *Jubilee History of Brunswick and Illustrated Handbook of Brunswick and Coburg.*, Melbourne, 1907, p. 95.
Brunswick Rate Books, 1904-1905.

WHITBY HOUSE
28 Whitby Street, Brunswick



Current Assessments Whitby House, Brunswick has been classified by the National Trust of Australia (Victoria).

Recommendations It is recommended that this building is added to the Historic Buildings Register, the Register of the National Estate and protected using the provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description Whitby House, with coach house and stable were erected c.1850 for Edward Whitby on approximately one hectare of land he purchased in 1849. The one and two storey, eight roomed brick house has a high pitched slate roof with fretted barge and gutter boards. In addition, an oriel window and paired octagonal chimneys reflect detailing of the English Tudor period. In 1907-1909 a single storey music room wing was added in a compatible style, but introduced half timbered gables and carved brackets. Unsympathetic alterations and additions were made to Whitby House in the 1920s.

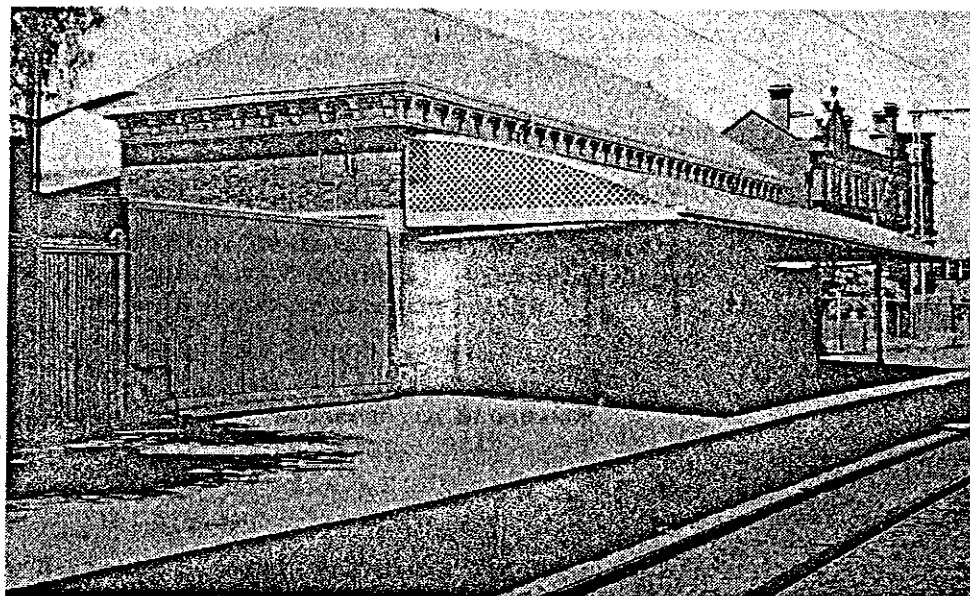
Significance Whitby House is amongst the earliest houses erected in Brunswick and much of the fabric of the original building still remains.

Intactness In the 1920s a section of the original verandah was enclosed and another section demolished. A section of the coach house and stable wing was also demolished and the interior of the house was altered in its conversion to flats.

References

National Trust of Australia (Victoria) research notes.

BRUNSWICK RAILWAY STATION
Wilkinson Street, Brunswick



Recommendations It is recommended that this building is added to the Register of the National Estate and the Government Buildings Advisory Council Register and protected using provisions of Clause 8 of the *Town and Country Planning Act* (Third Schedule).

History and Description The Brunswick Railway Station was erected in 1888 by McConnell and McIntosh. The Gothic style adopted for the red brick building signified a movement away from the classical style commonly adopted in the 1880s and can be seen at eight other stations similarly situated north of the City of Melbourne. The Gothic character results from the use of pointed cement render window dressings above segmental arch windows, the parapetted gable with quatrefoil motif and cast iron finial over the station entrance. Both chimney stacks and hip finials have been removed.

Significance This railway station is important due to the retention of its original toilet wing and tiled lobby floor. It also forms the key element in a nineteenth century railway group which is composed of the station, signal box, gatehouse and gates and Railway Hotel. In addition, the Brunswick station forms a stylistic group with the Coburg, Jewell and Moreland stations on the same railway line.

Intactness The porter's room and yard have been removed and replaced with a new brick building. Minor works, such as bricking up openings and removing verandah valancing, finials and chimneys have also occurred.

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APPENDIX ONE

Existing Assessments (as at April 1982)

Historic Buildings Register

Christ Church, 10 Glenlyon Road

Register of the National Estate

Christ Church, 10 Glenlyon Road

National Trust of Australia (Victoria).

Classified

Iron Houses, 187-189 Brunswick Road

Christ Church, 10 Glenlyon Road

Mechanics' Institute, Sydney Road

Whitby House, 18 Whitby Street