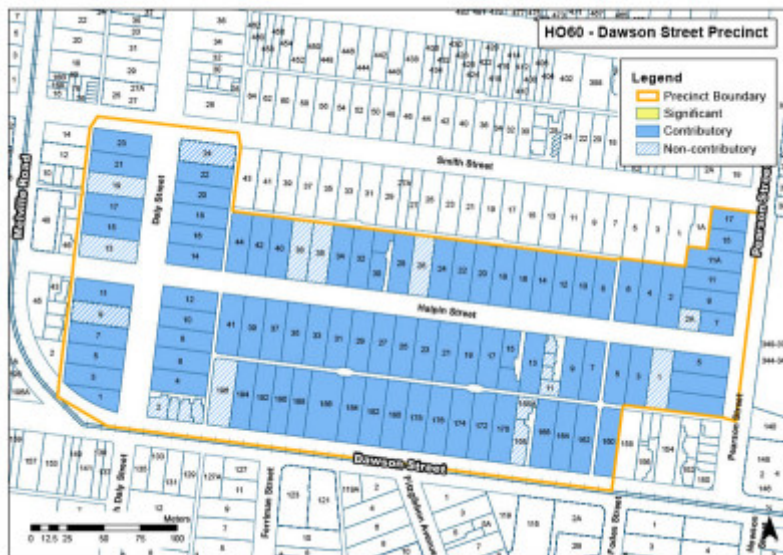


Dawson Street



Daly St looking N



Dawson Street Precinct Map

Location

160-196 DAWSON STREET, and 1-23 & 2-24 DALY STREET, and 1-41 & 2-44 HALPIN STREET, and 1-17 PEARSON STREET, BRUNSWICK WEST, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - November 10, 2011

What is significant?

The Dawson Street Precinct, comprising 1-23 and 2-24 Daly Street, 160-196 Dawson Street, and 1-41, 2-44 Halpin Street, and 1-17 Pearson Street is significant. Building and other features that contribute to the significance of the precinct include:

- The houses and front fences constructed before 1945 throughout the precinct.
- Bluestone kerb and channeling, and bluestone laneways.

Non Contributory properties are:

- Daly Street: 2, 9, 13, 21 & 24
- Dawson Street: 168, 168A & 196.
- Halpin Street: 1, 2A, 11, 15, 26, 36 & 38.

How is it significant?

The Dawson Street Precinct is of local historical and architectural significance to the City of Moreland.

Why is it significant?

The Dawson Street Precinct is of local historical significance as evidence of the suburban development of Brunswick West during the interwar period that followed the opening of the West Coburg tram in 1925. It also demonstrates as evidence of the influence of the Hoffman Company in the shaping of the suburb. Hoffman and Co. acquired the land in the 1880s and promoted the subdivision in the 1920s as the 'Tramway Estate'.

The Dawson Street Precinct is of local aesthetic and architectural significance as a representative area of interwar Bungalow style houses. It is notable for the visually cohesive streetscapes created by the consistency of scale, siting, materials and form of the houses, which are often complemented by original or early front fences and early infrastructure such as bluestone kerb and channels and laneways. (Criteria D & E) Of note within the precinct are:

- 166 Dawson Street. This is a fine and well-detailed example of a gable-fronted attic bungalow, which is complemented by a brick and render front fence with wrought iron gate.
- 182-194 Dawson Street. This group of brick bungalows is distinguished by the deep garden setbacks and elevated siting of the houses, and are complemented by original garden elements such as driveways, pathways and some early plantings.
- 29 Halpin Street, which is distinguished by the gabled porch with arched openings and buttressed corners, and the circular bay window with a shingled hood set at the corner. It is also complemented by a low brick fence with chain links between the piers.
- 32 Halpin Street, which is highly intact and features a separate verandah that continues across the projecting bay and is supported on Tuscan columns set on brick piers, with curved brackets to the bay. It is complemented by an original brick and render fence and mild steel gates.
- 39 Halpin Street, which is distinguished by the finely detailed porch that features dwarf barley-twist columns set within the brick verandah piers and a rendered frieze decorated with panels and medallions. It is also complemented by an original rendered front fence.

Heritage Study/Consultant Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;

Construction dates 1905,

Hermes Number 56051

Property Number

Physical Description 1

Address: 1-17, 4-18 Daly Street
160-196 Dawson Street
1-41, 2-44 Halpin Street

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

Uniform block sizes throughout the Precinct contributes to its homogeneity. Architecturally, there are many good examples of intact inter-War bungalows, and most retain original elements such as leadlit windows and verandah detailing. Notable examples in Halpin Street are Nos. 29 and Dingley Dell, No. 31, and in Dawson Street, No. 166. Original (or traditional) garden elements appear to have been retained at 184-194 Dawson Street.

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

Physical Description 2

The Dawson Street precinct comprises the following properties:

- 1-23 & 4-24 Daly Street
- 160-196 Dawson Street
- 1-41 & 2-44 Halpin Street
- 1-17 Pearson Street

The Dawson Street Precinct, to the west of Hoffman's brickworks (and in view of its chimneys), is an interwar residential area predominantly comprising detached single storey bungalows in a range of styles. The housing in the precinct is very intact to the 1920-30s period and the consistency of scale (single storey), form (asymmetrical planning, prominent hip or gabled roofs), materials (weatherboard or brick with terracotta tile roofs), siting (detached with front garden setbacks) and low front fences (some of which are original) creates a cohesive 'garden suburb' character that is characteristic of interwar residential areas. Houses often have side driveways, with garages or carports located in the rear yard. The streets have either bluestone or concrete kerb and channel with narrow nature strips and small trees and there are bluestone rear laneways. Uniform block sizes throughout the Precinct contribute to its homogeneity.

The bungalows generally fall into two distinct types - the hipped or gabled bungalows of the 1920s, and hipped roof bungalows of the 1930s.

The 1920s bungalows include those with a transverse gable or hipped roof with a projecting gable forming a porch (either offset or placed centrally) or a projecting room placed at one side and flanked by a verandah that is separate or formed as an extension of the main roof. The hipped roofs include a number of variations such as gablets (32 Halpin St), and half-hip or 'Jerkinhead' (190, 192 Dawson St, 9, 22 Halpin St). The other main type is the gable-fronted house with minor gables forming a porch or projecting room. Roofs are generally clad in terracotta tiles and most houses retain plain brick chimneys.

Many of the 1920s houses have Arts & Crafts detailing including shingling or half-timbering to the gable ends, and single or paired timber posts or brick and render piers supporting the porch or verandah with brick and render balustrades. Other houses feature single or paired Tuscan style columns set on brick piers (e.g., 162 Dawson St, 9, 20, 32 Halpin St) or have arched openings (e.g., 4 Daly St, 186, 190 & 192 Dawson St, 29 Halpin St). Windows to the main elevations are sidehung casements or boxed double hung sash in singles, pairs or triples. Some have projecting bow or bay windows.

The similar detailing to many of the houses suggests they were constructed by the same builder/s and some (e.g., 164 Daly St, 9 Halpin St) appear to be standard State Savings Bank of Victoria designs. 164 Daly Street is distinguished by the continuous shingled frieze under the eaves and the corner porch with latticed posts.

Some notable examples include:

- 166 Dawson Street. This is a fine example of a gable-fronted attic bungalow where the upper storey projects forward and is supported on paired Tuscan columns on a brick balustrade. The gable end features timber strapping and shingling. Overall, it is very intact with the only visible change being the enclosure of the first floor balcony. It is complemented by a brick and render front fence with wrought iron gate.

- 182-194 Dawson Street. This group of brick bungalows is distinguished by the deep garden setbacks and elevated siting of the houses, which means that many feature steps with low flanking balustrades that curve outwards leading up to the front entrances. The houses have similar details and two (nos. 190 & 192) are identical, suggesting they were constructed by the same builder and this along with some original garden elements such as driveways, pathways and some early plantings contributes to the aesthetic qualities of the group.

- 29 Halpin Street, which is distinguished by the gabled porch with arched openings and buttressed corners, and the circular bay window with a shingled hood set at the corner. It is also complemented by a low brick fence with chain links between the piers.

- 32 Halpin Street, which is highly intact and features a separate verandah that continues across the projecting bay and is supported on Tuscan columns set on brick piers, with curved brackets to the bay. It is complemented by an original brick and render fence and mild steel gates.

The 1930s bungalows have similar form, but are plainer and usually lack the Arts & Crafts details found in the earlier houses. Typically, they have a hipped roof with projecting hipped roof bay (rather than the gabled bay of the 1920s houses) with an adjoining verandah either as an extension of the main roof or separate. Verandahs are supported by paired round or square (and fluted) Tuscan style columns set on brick piers, as before (e.g., 172 Dawson St, 11A & 15 Pearson St) or square rendered piers (e.g., 3 & 5 Halpin St, 17 Pearson St). Windows are boxed, usually with a fixed central pane flanked by narrow sashes, often with geometric leadlight.

Some other 1930s houses demonstrate the influence of the new styles that emerged during the late 1920s and early 1930s including Old English (6, 16 & 17 Daly St, 34 Halpin St), Mediterranean (170 Daly St), and Moderne (23 Daly St, 28 Halpin St).

Of note is the very intact brick bungalow at 39 Halpin Street, which is distinguished by the finely detailed porch that features dwarf barley-twist columns set within the brick verandah piers and a rendered frieze decorated with panels and medallions. It is also complemented by an original rendered front fence.

Some of the houses are complemented by original or early front fences in various styles including a rare surviving example of a woven wire fence at 9 Halpin Street, an early cyclone wire fence (now partially hidden within a privet hedge) at 162 Dawson Street, and numerous examples of brick or brick and render fences with mild steel gates (e.g., 166 & 180 Dawson St, 3, 17 & 23 Daly St, 29, 32 & 44 Halpin St, etc.). Also contributory to the historic character of the precinct are the bluestone laneways, and bluestone kerb and channelling in some streets.

While there have been some alterations (e.g., replacement of windows, removal of chimneys, replacement of roof materials, overpainting of brickwork), the majority of houses are relatively intact when viewed from the street. Apart from the townhouses at the corner of Daly and Dawson streets and the flats at 9 and 24 Daly Street, the Non Contributory houses have similar scale, form and siting and so are not overly intrusive. Consequently, most of the streets have a relatively high degree of intactness to the original development periods and good visual cohesion.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>