

Tinning Street



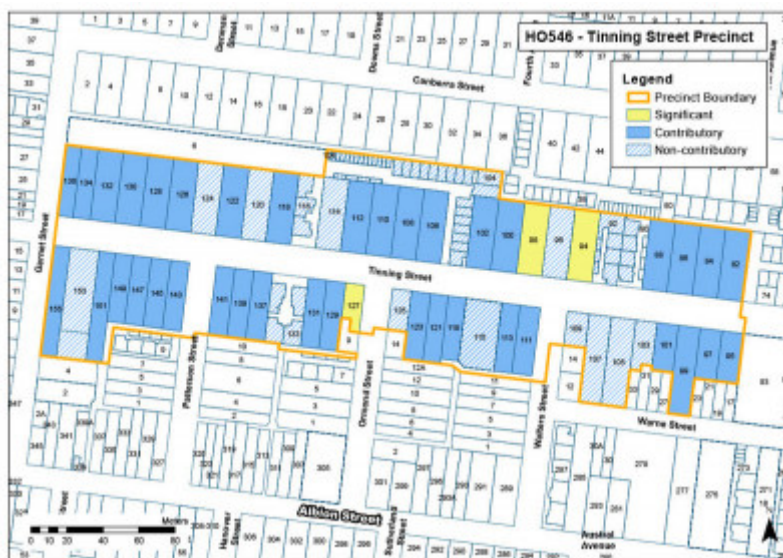
Tinning Street Precinct - nos. 110 & 112



Tinning Street Precinct - nos. 145 & 147



Tinning Street Precinct - no.98



Tinning Street Precinct Map

Location

82-136 & 95-155 TINNING STREET, BRUNSWICK, 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 -

What is significant?

The Tinning Street precinct, comprising 82-136 & 95-155 Tinning Street, Brunswick. Tinning Street is residential area, which was developed in the late nineteenth and early twentieth centuries with most of the houses dating from c.1910-1920 and a smaller number of nineteenth century houses. It comprises predominantly double fronted single storey weatherboard late Victorian and Federation houses and Edwardian bungalows. Almost all the houses are detached with similar front and side setbacks and have hip and/or gable roofs clad in corrugated iron, and brick or render chimneys. Verandahs have turned timber posts, usually with a cast iron frieze. Windows are timber frame and are either sash or casements, the latter often with coloured top lights and grouped in two or three or as part of bow or box bays and some in leadlight. Most are either symmetrical with hipped roofs and separate bullnose verandahs or asymmetrical with a contiguous or separate verandah on one side of a projecting bay. Exceptions include the gable-fronted bungalows at nos. 95 and 149, and the Queen Anne style attached pair at nos. 134 & 136. Notable within the precinct are the symmetrical 'Victorian survival' villas with distinctive recessed entrances and rich timber detailing at nos. 94, 98, 99, 106, 110, 112, 137 & 139, and the asymmetrical bungalows with equally fine timber detailing and decorated gable ends at nos. 86, 97, 101, 126, 130, 132, 141 & 143. Fences are low, many are sympathetic, but none are original. The street retains bluestone kerbing, and bluestone laneways to the rear of some of the houses on the south side, which contributes to the historic character.

Non-contributory elements include the houses and flats at 90-92, 96, 103-109, 104, 114, 116, 120, 124, 125, 133 & 153, and concrete driveways to several houses.

How is it significant?

The Tinning Street precinct is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historical significance as evidence of the residential development in Brunswick during the early twentieth century that was associated with the continuing development of industries in the nearby areas that increased employment and created a demand for housing. (Criterion A)

Of aesthetic significance as a representative example of an early twentieth century residential precinct comprising houses that are related in form, materials and detailing and is especially notable for the fine timber detailing of several houses including the 'Victorian survival' villas and the asymmetrical Edwardian bungalows. (Criteria D & E)

The house at no.98 is significant within the precinct as the residence of Albert Downs, whose family owned the nearby Rope Works, and as a fine and well-detailed example of a 'Victorian survival' style. One of several examples in the precinct, this house is distinguished by the gablet to the verandah and overall high degree of intactness. (Criteria A & E)

Heritage Study/Consultant Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017;

Construction dates 1890,

Other Names	Precinct,
Hermes Number	200656
Property Number	

Physical Description 1

The Tinning Street precinct, comprising 82-136 & 95-155 Tinning Street, Brunswick is a residential area, that comprises predominantly double fronted single storey weatherboard Federation and Edwardian bungalows. Almost all the houses are detached with similar front and side setbacks and have hip and/or gable roofs clad in corrugated iron, and brick or render chimneys. Walls are weatherboard or imitation Ashlar and verandahs have turned timber posts, usually with a cast iron frieze. Windows are timber frame and are either sash or casements, the former often paired and the latter usually with top lights of coloured or leaded glass and grouped in two or threes or as part of bow or box bays. Most are either symmetrical in the Victorian or 'Victorian survival' (i.e., houses that have the form and some detailing of Victorian houses, but with detailing such as bullnose verandahs with turned timber posts that show the transition to the Federation/Edwardian style) style with hipped roofs and separate bullnose verandahs, or asymmetrical bungalows with a contiguous (i.e., as a continuous extension of the main roof) or separate verandah on one side of a projecting bay. Many of the houses are notable for their high quality detailing and several appear to have been designed by the same builder. Of note are:

- The symmetrical 'Victorian survival' villas with distinctive recessed entrances and rich timber detailing (flat pilaster architraves to the windows and doors and shaped boards below the window sills, a frieze of paired eaves brackets separated by diamond and rectangular mouldings) at nos. 94, 98, 99, 106, 110, 112, 137 & 139. The best of these is no.98, which is distinguished by a central verandah gablet with cast-iron decoration. This was the residence of one of the owners of the Brunswick Rope Works.
- The asymmetrical bungalows with equally fine timber detailing (frieze with eave brackets and mouldings) and decorated gable ends (timber trusswork or half-timbering) at nos. 86, 97, 101, 126, 130 (porthole window in side of projecting bay), 132 (gablet above verandah), 141 & 143.

Exceptions include the attached pair of Queen Anne style houses at nos. 134 & 136 and the gable fronted bungalows at nos. 95 & 149. The Queen Anne style houses have hipped terracotta tile (with ridge capping and finials) roofs with a projecting gable. There is a 'flying' half timbered gable over a shallow bay window (this has been removed from no. 134) with casements and top lights, while the side verandah has a timber frieze, chamfered tapered posts and the high and miss balustrade. The brick and render chimneys have terracotta pots. Of the two bungalows, no.149 has a gabled porch supported on tapered rendered piers to one side of projecting gabled bay, whilst no. 95 is a simple gable front.

Most of the houses have good integrity when viewed from the street. Some have alterations that include replacement of windows, removal of chimneys, modifications to verandahs and replacement of roof materials.

Non-contributory elements include the houses and flats at 90-92, 96, 103-109, 104, 114, 116, 120, 124, 125, 133 & 153, and concrete driveways to several houses.

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/>