

Manallack and Union Streets Precinct



Manallack street



Union street



Manallack Street Precinct Map

Location

2-14 MANALLACK STREET, and 8-14 UNION STREET, BRUNSWICK, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO214

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - January 1, 2008

What is Significant?

The Manallack and Union Streets Precinct comprising the land at 2 - 14 Manallack Street and 8-14 Union Street, Brunswick. The building at No. 2 Manallack Street is the only non-contributory structure.

Why is it Significant?

The Manallack and Union Streets Precinct is of local historical and architectural significance to the City of Moreland.

How is it Significant?

Of historical significance as evidence of typical residential development in the area in the late nineteenth and early twentieth century. The houses, erected around 1890 and also between 1907-1919, are unpretentious, small in scale and originally occupied by the working-class, This demonstrates the continuation of the tradition of modest worker's housing, which so strongly characterised this part of Brunswick in the late nineteenth century. (AHC Criterion A.4)

Aesthetically the precinct is significant as the buildings are intact and representative examples of their respective types, some distinguished by polychromatic brickwork. Collectively, they comprise a small but significant section of an intact Edwardian and Victorian residential streetscape which reinforces the value of the individual buildings. The cohesive row of terraced dwellings of comparable scale, material and setback are punctuated by the traditional corner shop at the intersection of Manallack and Union Streets. (AHC Criterion E.1)

Heritage Study/Consultant	Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;
Construction dates	1880,
Other Names	Manallack and Union Streets were two separate precincts, merged as part of Amendment C78 (2009) to form HO214 Manallack and Union Streets Precinct. Union Street Precinct superseded.,
Hermes Number	56032
Property Number	

Physical Description 1

The Manallack and Union Streets Precinct comprises 11 properties at 8-14 Union Street and 2-14 Manallack Street, Brunswick.

Union Street comprises a group of four Victorian houses (Nos. 8-14) of relatively different styles in a now predominantly commercial and industrial portion of the street. The pair of small attached polychromatic brick cottages at Nos 8-10 Union Street have projecting party walls to the verandah and a continuous longitudinal hipped roof. The larger, single-storey brick cottage at No.12 Union Street has been painted and has a large rendered chimney.

The building at No. 14 Union Street (corner of Manallack Street) is quite large in plan and addresses the corner, suggesting its former use as a butchery. It has a classical pediment over the arched corner access to what is now a verandah, and ornate moulding to the parapet which has a painted rendered finish. The building has been altered on both street facades with new window openings and verandah tiling. The opening on Union Street was more than likely a traditional glazed shopfront as was the now bricked in complimenting shop window on Manallack Street.

Manallack Street comprises three pairs of single storey cottages (Nos. 4-14) on the eastern side of the street that are consistent in scale and form a distinct group. The non-contributory building at No 2 is a two storey warehouse structure which is out of character with the adjacent housing stock.

The single-fronted Edwardian weatherboard cottages at Nos 4-6 and Nos 8-10 Manallack Street have hipped corrugated galvanised steel roofs with ornate paired bracketed eaves featuring roundel mouldings. Each of the facades has a bullnosed verandah with scalloped fascia moulding, with a tripartite timber-framed double-hung sash window and heavily moulded four-panel timber door. The front fences vary in style from modern timber paling to Cyclone wire to timber pickets.

The pair of single-fronted brick cottages at Nos 12-14 Manallack Street (of 1919) have terracotta tiled gabled roofs and recessed front entrances. Timber strapwork and roughcast render infill the gable ends. A projecting square bay window with a pair of casement windows penetrates the tiled verandah roof to terminate under the main gable.

Traditional street elements in Manallack Street include bluestone kerb and guttering and asphalt footpaths, whilst in Union Street traditional street elements have been replaced with concrete. Similarly, street plantings are limited; minimal Eucalyptus and ground cover in Union Street, with no street plantings in Manallack Street although the streetscape appears leafy due to planting in individual gardens.

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/>