
Daly Street



HO56 - Daly Street Precinct -
image for citation



Pearson Street Brunswick

Location

25-67 & 26-60 DALY STREET AND 437-507 & 382-462 ALBERT STREET AND 3-63B & 4-56 HUNTER STREET AND 19-63 & 40-70 PEARSON STREET AND 464-494 VICTORIA STREET BRUNSWICK WEST, MERRI-BEK CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO56

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - April 22, 2024

What is significant?

The Daly Street Precinct, comprising 437-507 and 382-462 Albert Street, 25-67 and 25-60 Daly Street, 1-63A and 4-56 Hunter Street, 19-63 and 40-70 Pearson Street, and 464-494 Victoria Street, is significant. Building and other features that contribute to the significance of the precinct include:

- The houses constructed before 1945 throughout the precinct, including the former caretaker's cottage relocated to 46 Hunter Street Brunswick West.
- Commercial and community buildings constructed before 1945, including the former shops and residences at 505A Albert Street, 25-27A & 57 Daly Street, 29 & 31 Pearson Street, and 480 Victoria Street.
- Bluestone kerb and channelling and crossovers, and bluestone laneways.

Recent alterations and additions to the significant and contributory places are not significant.

Significant properties within the precinct include:

- The Modern style Maternal & Child Health Centre (1942) at 482 Victoria Street.
- The former Brunswick West Progress Hall at 484-486 Victoria Street*.
- The former Brunswick West Primary School No.2890 at 490-492 Victoria Street comprising a former Infant's School with a distinctive courtyard plan incorporating verandahs (new developments 8-12/44 Hunter Street are not significant).
- The former shop and residence at 31-33 Pearson Street
- The former shop and residence at 480 Victorian Street
- The shops and flats at 49 & 51 Pearson Street
- The row of terraces at 35-45 Hunter Street

Non-contributory properties include:

- Albert Street: 1-3/382, 402, 450, 481, 483 and 501.
- Daly Street: 1-4/28, 34, 37, 46, 48, 49, 50, 50A, 51A and 52.
- Hunter Street: 1, 1A-1B, 28-30, 32, 8-12/44A, 63A and 63B.
- Pearson Street: 50-52, 54-56, 55, 1-4/63.
- Victoria Street: 470, 476-478, 488, 490, 492A, 494 and 2-10/494.

How is it significant?

The Daly Street Precinct is of local historical, representative and aesthetic significance to the City of Merri-bek.

Why is it significant?

The Daly Street Precinct is of local historical significance as evidence of the residential development in Brunswick West in the late nineteenth and early twentieth centuries. The housing, interspersed with former local shops, a large hotel, and community facilities including the maternal child health centre and a former school and progress hall demonstrates how self-contained communities formed in the period prior to World War II. (Criterion A)

The former Progress Hall is of historical significance, for its historical association with the West Brunswick Progress Association, which was formed to represent the interests of those who has settled in the area as part of the Brunswick Estate Closer Settlement Scheme. As a meeting hall, cinema and dance hall, it was a social focus for the West Brunswick community. (Criterion A)

The Daly Street Precinct is of local representative significance as a precinct containing many examples of residential, commercial and community buildings illustrating the principal domestic architectural styles of Victorian, Edwardian and Interwar periods, which as a whole reflects the two major periods of development in West Brunswick. The terrace at 35-45 Hunter Street, which is notable both for its length and original detailing dating from the Victorian period, particularly the bi-chrome brickwork. (Criteria D)

The precinct comprises highly intact early buildings including the former shop at 480 Victoria Street (c1890s), which retains a rare example of an original timber shopfront. The Maternal Child Health Centre at 482 Victoria Street is a fine and intact example of a model baby health centre. Its simple domestic scale and design in the Moderne style is typical and represents the philosophy of the Victorian Baby Health Centres Association. The former West Brunswick Primary School at 490-492 Victoria Street is the only metropolitan example of a school with a distinctive courtyard plan, which incorporated verandahs; while the Infant's School was one of the first built by the Public Works Department. The Moderne style facade on Victoria Street is a notable example of the type. (Criterion D)

The Daly Street precinct is of aesthetic significance, as a relatively intact area containing many examples of buildings in the Victorian, Victorian Italianate, Edwardian and Interwar architectural styles. It contains a number of individual buildings of particular interest, including the Grand View Hotel, a local landmark, which is a fine example of a grand late nineteenth century hotel with exuberant Italianate detailing typical of boom-style

architecture, prominently sited on a high point of land. The former Progress Hall is a well-executed example of the Spanish Mission style, an unusual style for this building type. (Criteria E)

Heritage Study/Consultant	Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;
Construction dates	1885,
Hermes Number	56050
Property Number	

Physical Description 1

The Daly Street precinct comprises the following properties:

- 437-507 & 382-462 Albert Street
- 25-67 & 26-60 Daly Street
- 3-63B & 4-56 Hunter Street
- 19-63 & 40-66 Pearson Street
- 464-494 Victoria Street

The Daly Street Precinct is a predominantly residential area, comprising mainly Edwardian and Victorian housing, and several commercial and community buildings including the Grand View Hotel, former shops, the former West Brunswick Primary School, Maternal Child Health Centre and the former West Brunswick Progress Association Hall.

The Victorian era housing predominantly comprises terrace houses in pairs or rows of three or more. Most are constructed of bi-chrome brick and have hipped roofs with brick and/or render chimneys. The earlier examples (e.g., 443-455 Albert St, 46 & 48 Pearson St) have shared hipped roofs with no separating walls, whilst nos. 40 & 42 Pearson Street have the less common steeply pitched transverse gable roof. Of note is the terrace at 35-45 Hunter Street, constructed of bi-chrome brick with the lighter bricks used to express decorative quoining around the openings and wall corners. The houses have alternating paired or single timber sash windows and each retains the original rendered chimney.

Other nineteenth century houses include detached symmetrical villas in brick (65 Daly St, 58-66 Pearson St) or timber (59 Pearson St). No.468 Victoria Street stands apart as fine example of an Italianate villa, asymmetrical in plan with a projecting three-sided bay window. The asymmetrical timber house at 67 Daly Street also has Italianate characteristics.

The other Victorian era buildings in the precinct are the Grand View Hotel and the former shop at 480 Victoria Street. The Grand View is a three storey rendered brick building with exuberant Italianate detailing in the style of grand hotels of the late nineteenth century. Typically, it is built to both street boundaries with a chamfered corner and has a panelled parapet, which has been partially removed. The facade is divided vertically in bays by moulded pilasters that have banded rustication at first floor level to the Pearson Street elevation and for one bay along Hunter Street, and horizontally by deep cornices and street courses to both elevations. There is also a panelled frieze with brackets beneath a deep cornice and an arcaded recessed balcony with a rendered balustrade to the Pearson Street elevation. Other details include the elaborate mouldings to the window openings that are arched to the first level and rectangular above. The ground floor facade is less intact, but retains some original arched door openings.

The former shop at 480 Victoria Street has what appears to be an original timber shopfront and door framed by classical style pilasters. It has a timber parapet with a triangular pediment that conceals the hipped roof, and a (non-original) timber post street verandah. There is a corrugated iron clad skillion addition on the east side.

The Federation and Edwardian era housing includes several transitional 'Victorian survival' timber villas, which have characteristics of Victorian houses, but Federation details such as red brick and render chimneys, turned timber verandah posts and bullnose profile verandahs. Examples include the houses at 46-56 & 55 Hunter Street, 'Federal Villa' at 55 Daly Street, and 57 Pearson Street. These houses evolved into the more characteristic asymmetrical Edwardian bungalow, which usually have a hipped roof (sometimes with gablets) and projecting gabled bay (usually half-timbered or with timber trusswork) beside a verandah that is separate or in some cases is an extension of the roof. Most examples (e.g., 461, 463, 487 Albert, 3-7 Hunter, 21, 25 & 37 Pearson, etc.) are in timber, often with imitation Ashlar cladding. There are also several brick examples (e.g., 398, 465, 479, 485 Albert etc.).

The precinct also includes a small number of Queen Anne style brick villas. These are characterised by asymmetrical planning, dominant hip roofs clad in terracotta or slate with terracotta ridge capping with prominent projecting gables, half timbering to the gable ends, verandahs with ornamental timber frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with coloured toplights). Examples include the residence attached to the shop at the northwest corner of Pearson and Albert streets, 57 Daly Street, and 472 Victoria Street.

There are also a small number of semi-detached gable-fronted cottages (e.g., 21 & 23, 57 & 59 Hunter St, 39 & 41, 43 & 45 Pearson St, etc.), which have typical Edwardian details. Of note is the unusual pair at 40 & 42 Daly Street that share a single steeply pitched gable-fronted roof divided in half by a brick wall. The gable front projects forward to create a verandah with a timber frieze with Art Nouveau detailing and there is hipped porch at the side.

Housing of the interwar period is represented by timber bungalows that are either gable fronted, or have a transverse gable roof, usually clad in terracotta tiles with plain brick chimneys. These typically have a projecting gabled porch supported on brick or render piers (13 & 15 Hunter Street have distinctive rendered porches with arched openings edged in face brick), and have half timbering to the gable ends. Windows are timber-framed casements or sash, sometimes arranged in bays (e.g., 457 & 459 Albert St, 13 & 15 Hunter St etc.).

The early twentieth century commercial buildings include the former shops at 61 Daly Street, 29 and 31 Pearson Street and 505A Albert Street. Of these, 31 Pearson Street and 505A Albert Street are relatively intact. 31 Pearson Street, constructed of red brick with cement moulding has a typical corner shop form with an entrance in the chamfered corner and a paneled parapet surmounted by a cornice. The timber shop windows appear to be original, as does the corner entrance door, and there are original tiles to dado height and to the angled stallboards, as well as faint traces of painted signage around the entrance. What was presumably a cantilevered verandah awning has been removed. The shop is attached to a fine Queen Anne villa.

505A Albert Street also retains the original metal framed shopfront window, with recessed entry and tiled surrounds. The rendered parapet is framed by brick piers and has an arched pediment, and the street verandah, which is supported by chamfered timber posts may be early or a sympathetic reconstruction. The attached residence, set back at one side, has a bay window. The former butcher shop at 29 Pearson Street is less intact with the original shopfront replaced by a wall of glass bricks. Nonetheless, it retains the original metal parapet with faded painted signage framed by brick piers with pyramidal tops. 61 Daly Street, a brick corner shop, retains its original form, but much of the original fabric has been replaced (e.g. windows) or reconstructed (e.g., verandah).

The other corner shop and residence at 25-27A Daly Street dates from the late 1930s. Constructed of mottled cream and clinker bricks it demonstrates the influence of the Moderne style through the stepped 'skyscraper' motif in brickwork to the parapet facing Daly Street. It comprises a main shop at the corner, and a smaller second shop facing Smith Street. Overall, it is very intact, the shopfronts appear to be original, as does the cantilevered awning.

The other interwar commercial building is the pair of shops and flats at 49-51 Pearson Street, which is a two storey building with abstracted classical details in the interwar Stripped Classical style. This includes the banded parapet with triangular pediments featuring circular motifs above a cornice with moulded pilasters beneath. The shopfronts retain the original metalframed windows with leadlight highlights and recessed entry doors, and highlight windows above the cantilevered awning. At first floor level, there are timber windows with multi-paned upper sashes and a balcony with a square opening (infilled at no.51).

In Victoria Street the Maternal & Child Health Centre, the former Progress Association Hall, and the former West Brunswick Primary School form a notable group of community buildings.

The interwar Maternal and Child Health centre at 482 Victoria Street has a typically residential appearance being a detached, symmetrical building with a hipped tile roof and rendered walls. The Moderne style is demonstrated by the central entry with its stepped parapet and the use of glass bricks to the windows on either side. To the west is the former Progress Association Hall, a two storey building in the interwar Mediterranean style, and the former West Brunswick School. (For detailed descriptions of the former hall and school please refer to the individual citations).

The West Brunswick Progress Association Hall 484-486 Victoria Street is a two-storey brick building in the Spanish Mission style. It has rendered walls (painted on the front facade only), and a shallow-pitched terracotta tiled roof with wrought iron brackets to the eaves. The timber-framed double-hung sash windows have semi-circular arched heads. The front entrance, flanked by barley-sugar columns, is a shallow-gabled portico with a corbelled arched opening and a terracotta tiled roof. Two small diamond-patterned moulded panels decorate the walls beside the entrance. Back-to-back clocks, which appear to be original, project from the entrance portico (Allom Lovell and Associates 1999).

The former Brunswick West Primary School at 490 Victoria Street is a complex of single storey red brick buildings with hipped and jerkin head roofs. It has groups of multi-paned timber-framed double-hung sash windows, some with awning highlights. The Victoria Street section has a terracotta tiled roof; the section to the rear a slate roof with terracotta ridge tiles. The building has been fully rendered (around 1998). A small protruding section to Victoria Street has a heavy rendered parapet above a narrow concrete projection. The parapet, dating from the 1930s, bears the name of the school beneath a circular moderne motif. Infants School has Edwardian characteristics and a plan consisting of a series of classrooms surrounding a pavilion drill hall (Allom Lovell and Associates 1999).

Early infrastructure includes the bluestone laneways at the rear and side of properties, while Albert, Daly, Hunter and Victoria streets retain some original street elements including bluestone kerbs or gutters (and crossovers, e.g. at the side of the Grand View Hotel, and to 29 Hunter & 450 Albert) and asphalt footpaths. The channel along Victoria Street is four pitchers deep and there is a bluestone crossover at the intersection with Daly Street. Kerb and channel in Pearson Street has been replaced with concrete, and all street plantings date from the post-war period.

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/>