

Ewing Street & Edward Street



Ewing Street Precinct, Ewing St west side



Ewing Street Precinct - 100-108 Glenlyon Rd



Ewing Street Precinct - 110-116 Glenlyon Rd



Ewing Street Precinct, Ewing St, east side



Ewing Street Precinct, 39-45 Ewing St



Ewing Street Precinct Map

Location

23-51 & 24-48 EWING STREET, and 88-116 & 141-143 EDWARD STREET, and 100-116 GLENLYON ROAD, BRUNSWICK, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO75

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - November 10, 2011

What is significant?

The Ewing Street Precinct, comprising houses at 88-116 and 141-143 Edward Street and 23-51, 24-48 Ewing Street, 17-21 Cocoa Jackson Lane and 107-111 & 100-116 Glenlyon Road is significant. Buildings and features that contribute to the significance of the precinct are:

- The late Victorian, Federation, Edwardian and interwar houses, and the front fences at 40 Ewing Street and 100 Glenlyon Road.
- The Victorian era former shop and residence at 106 Edward Street.
- Bluestone laneways.

Non-Contributory properties are:

- Cocoa Jackson Lane: 17, 19 and 21
- Edward Street: 21A

How is it significant?

The Ewing Street Precinct is of local architectural significance to the City of Moreland.

Why is it significant?

The Ewing Street Precinct is historically significant as evidence of the residential growth in Brunswick during the late nineteenth and early twentieth century, which was associated with the continuing development of industries in the nearby areas that increased employment and created a demand for housing. (Criterion A)

It has architectural and aesthetic significance as an enclave of late Victorian and early Edwardian timber houses. It is particularly notable for the early twentieth century houses that demonstrate the transition in styles from the late Victorian to Federation/Edwardian and interwar periods and are related in terms of form, materials, siting, scale and detailing. (Criteria D & E)

No.106 Edward Street is notable within the precinct as a substantially intact former shop and residence, which retains rare details such as the original timber shop windows and entry doors, and forms a minor landmark within

the local area. (Criteria D & E).

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

Hermes Number 56055

Property Number

Physical Description 1

Address: 88-116, 141-143 Edward Street
23-51, 24-48 Ewing Street

The Ewing Street Precinct is a residential area, containing primarily single-storey late Victorian and early Edwardian timber houses. many of which demonstrate the stylistic transition from Victorian to Edwardian. Most are Victorian timber villas, symmetrical in form, but some adopt an asymmetrical plan and the more complex roof forms of the Edwardian period. Few retain original front fences. Of architectural note is the substantially intact former shop on the south-west corner of Ewing and Edward Streets, a two-storey rendered Italianate building.

The north terminus of the Ewing Street axis is a pair of interesting 19th century brick residences with bichrome Moderne facades, presumably added in the 1940s.

Street planting in Ewing Street comprises newly planted Eucalyptus.

This precinct has been extended in the Moreland Local Heritage Places Review 2004 to include the following additional properties:

100-110, and 107-111 Glenlyon Road, Brunswick

A separate datasheet has been prepared for the precinct extension (HERMES No. 56030).

Physical Description 2

The Ewing Street precinct comprises the following properties:

- 88-116, 141-143 Edward Street
- 23-51, 24-48 Ewing Street
- 100-116, 107-111 Glenlyon Road

The Ewing Street Precinct is a residential area, containing primarily single-storey late Victorian and early Edwardian timber houses with a smaller number of early interwar houses.

The Victorian era buildings include the terrace row at nos. 96-104 Edward Street. This comprises five bi-chrome brick cottages (some now overpainted) with typical boom era detailing such as the tripartite windows, cast iron verandah frieze and highly modeled parapets with a cornice and frieze with eaves brackets and medallions, and pediments (the central house marked with an arched panel) featuring acroterions, vermiculated panels and scrolls.

Adjoining these houses at the corner of Ewing Street is 'Clifton House'. This is a two-storey former shop and residence of typical form built to both street boundaries with a splayed corner. The walls are rendered with a bluestone base course along the Ewing Street side. The low parapet above a cornice and string course features a pediment at the splayed corner flanked by scrolls with an arched panel surmounted by an acroterion and with the name and date of construction in raised letters (urns have been removed, as indicate by surviving bases).

The windows at first floor level are double hung timber sash with keystones above and ledged sills below, with a 'blind' window in the corner splay. At ground floor the building retains what appear to be the original timber shopfront windows and entry doors and one other double timber sash window with keystone and a bluestone sill. Overall, the building has high intactness, the major visible changes being the removal of the street verandah, some of the parapet decoration, and the replacement of one ground floor window facing Ewing Street. Some faded painted signage is evident on the upper floor walls.

In Glenlyon Road there are two single fronted Victorian timber cottages at nos. 109 & 111. These have low integrity - the windows have been replaced, chimneys removed and verandahs altered. Adjoining these at no.107 is a former Victorian house extensively remodeled in the 1930s in the Moderne style. The symmetrical, parapetted facade is constructed of red brick and features a central Art Deco style pylon flanked by horizontal timber windows. The front door has a rendered ledge above and other details include the contrasting bands of brick at the tops of the wall corners. There is one surviving Victorian era rendered chimney.

The Federation era timber houses in the precinct demonstrate the stylistic transition from Victorian to Edwardian. Most are either villas in the 'Victorian survival' style (i.e., houses that have the simple symmetrical form typical of Victorian houses, but show the transition to the Federation/Edwardian style through details such as bullnose verandahs), or asymmetrical bungalows that have the more complex roof forms of the Federation/Edwardian period with a contiguous (i.e., as a continuous extension of the main roof) or separate verandah on one side of a projecting bay. Exceptions include the similar houses at nos. 33 & 35 Ewing Street that are symmetrical and have high hipped roofs with gablets that extend to form contiguous verandahs with central gablets, and several single fronted houses including the hipped roof cottage at 37 Ewing Street, and the gable-fronted semi-detached cottages at nos. 41-45 that have roughcast render to the upper walls.

Almost all the houses are detached with similar front and side setbacks and have roofs clad in corrugated iron or terracotta tiles, and brick (plain or corbelled) or render chimneys (some with terracotta pots). Walls are weatherboard or imitation Ashlar (with gable ends often decorated with shaped bargeboards, half timbering, notched weatherboards or pressed metal) and the verandahs have turned timber posts, with a cast iron or timber lattice frieze with brackets. 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. Some of the houses have high quality detailing such as 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 or a central verandah gablet with shaped bargeboards (e.g., 23, 29, 31 Ewing Street) and several appear to have been designed by the same builder.

In addition to the timber Federation/Edwardian houses there are several examples in brick: the attached pairs at 88-90 & 92-94 Edward Street and 102-104 Glenlyon Road, and the houses at 141 Edward Street and 40 Ewing Street. 141 Edward Street is asymmetrical in plan and has mostly typical Edwardian form and detailing with a hipped terracotta tile roof that extends to form a verandah at one side of the projecting gabled bay. However, the transition to the interwar bungalow style is demonstrated by the tapered rendered piers to the verandah and the flat roofed porch over the side entry. 40 Ewing Street is asymmetrical in plan and the projecting half-timbered gable with a wide bow window that demonstrates the Queen Anne influence, while the tapered render verandah pier again points toward the bungalow style. It also retains what appears to be an original or early brick front fence that matches in form in detail the verandah balustrade.

The attached houses in Edward Street and Glenlyon Road on the other hand are typically Edwardian in style. The identical pairs in Edward Street are constructed of face brick with rendered bands and have half timbered gable ends (slight variations in the half timber patterning being the only difference between the pairs) with window hoods over the casement windows and narrow recessed side entries with bullnose verandahs. The brick and render chimneys have terracotta pots. The examples in Glenlyon Road are slightly more elaborate in form and detailing. They are constructed of face brick with roughcast render to the upper walls and have hipped terracotta tile roofs with separate side verandahs, and a shared brick chimney with terracotta pots. The projecting gable fronts contain box bay casement windows with deep window woods supported by slatted timber brackets.

The interwar houses include the duplex at 106-108 Glenlyon Road and the bungalow on the opposite corner at no.110. Typical of the period, the duplex is designed to appear as a single residence, asymmetrical in plan with a hipped roof and projecting gabled bay. The slightly projecting brick wall to one side of the bay is the only clue that this comprises two houses. The hipped terracotta roof extends to form the verandah, which has timber posts with blade brackets and a 'hit and miss' brick balustrade. The bungalow on the opposite corner has a gabled roof with

a projecting gabled bay that incorporates a corner porch with arched openings. It has brick and render walls and there is timber shingling to the gable end and above the circular bay window, set into the corner.

The intactness and integrity of the houses varies. Common alterations include replacement of windows, new roof cladding and alterations to or replacement of verandahs. Many, however, remain very intact when viewed from the street. Apart from the brick fence to 40 Ewing Street and cyclone wire fence and gates to 100 Glenlyon Road, no other fences are original, although many are sympathetic (timber picket).

Historic infrastructure includes the bluestone laneways at the side and rear of the houses. The presumed original bluestone kerb and channel has been replaced with concrete in all streets and street plantings are recent.

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/>