

Glenmorgan, Albion and Clarence Street



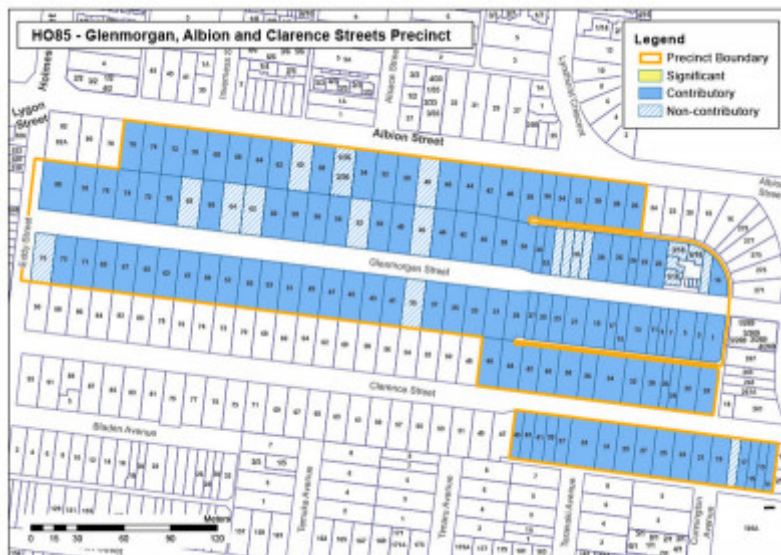
Glenmorgan St (1)



Glenmorgan St (2)



Glenmorgan St (3)



Glenmorgan Albion and Clarence Streets Precinct Map

Location

1-75 & 16-80 GLENMORGAN STREET AND 26-70 ALBION STREET AND 11-45 & 20-46 CLARENCE STREET
BRUNSWICK EAST, MERRI-BEK 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 - May 10, 2023

What is significant?

The Glenmorgan, Albion and Clarence Streets Precinct, comprising houses in Brunswick East at 1-75 and 16-80 Glenmorgan Street, 26-76 Albion Street and 11-45 & 20-46 Clarence Street, is significant. With respect to contributory properties, the facades, roof forms and setbacks of the Victorian, Federation and Interwar houses are significant. Timber picket fences are also significant. Brick and metal fences, as well as rear extensions, are not significant.

The mature Plane (*Platanus x acerfolius*) street trees in Glenmorgan Street, East Brunswick.

Contributory properties include:

- Glenmorgan Street: 1-37, 41-73 and 22-28, 32-44, 48-50, 54-60, 66, 70-80.
- Clarence Street: 11-17, 19-45 and 20-46.
- Albion Street: 26-46, 50-54, 58, and 62-76.

Non-contributory properties include:

- Glenmorgan Street: 16A, 18, 28A, 30, 30A, 30B, 39, 46, 52, 62, 64, 68 and 75.
- Clarence Street: 19A.
- Albion Street: 48, 56 and 60

How is it significant?

The Glenmorgan, Albion and Clarence Streets Precinct is of local historical and aesthetic significance to the City of Moreland. The mature Plane street trees in Glenmorgan Street are of local aesthetic significance to the City of Moreland.

Why is it significant?

The Glenmorgan, Albion and Clarence Streets Precinct is of historical significance as good example of housing stock which reflect the estates development in two distinct stages, first in the 1880s and then in the 1920s.

(Criterion A)

The Glenmorgan, Albion and Clarence Streets Precinct is of local aesthetic significance for its intact Victorian cottages, Federation cottages and Interwar style bungalows, all of which reflects its development in two distinct stages, first in the 1880s and then in the 1920s. These dwellings are generally grouped in their types, with Clarence Street containing all of the Victorian era and Federation era dwellings, and both Glenmorgan Street and Albion Street containing the 1920s bungalows interspersed with a small number of non-contributory postwar houses. These dwellings have a consistent scale, setback and materiality which creates a notable streetscape pattern, character and sense of cohesion.

The mature Plane street trees in Glenmorgan Street are of local aesthetic significance for their high amenity value and significant contribution to the heritage character of the area. Leafy avenues of mature exotic street trees are uncommon in the City of Moreland. (AHC Criterion E.1)

Heritage Study/Consultant	Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999; Moreland Heritage Nominations Study, Extent Heritage, 2022;
Other Names	Glenmorgan Street,
Hermes Number	56060
Property Number	

Physical Description 1

Glenmorgan Street

The Glenmorgan Street Precinct comprises the properties at 3-75, 16-80 Glenmorgan Street, East Brunswick. It is a residential area, with a range of single-storey housing styles spanning the 1880s to the inter-War period, and interspersed with a few post-War structures. The development of the street from east to west is evident in the building stock, which includes small brick terrace houses at the eastern end, and a homogeneous group of inter-War bungalows at the west.

Plane trees line both sides of the western end of Glenmorgan Street, contributing to the character of the Precinct. Most front fences have been replaced, although a few houses, including the bungalow at No. 76, retain original timber and woven wire fences. Traditional street elements retained include bluestone kerbs and guttering.

A separate individual data sheet has been prepared in the Moreland Local Heritage Places Review for the street trees (HERMES No. 59154).

Clarence Street & Albion Street

The proposed precinct extension to HO85 spans the eastern end of Clarence Street at Nos. 11-45 & 20-46, and the southern side of Albion Street at Nos. 26-76. The area consists of single and double storey residential buildings only, which occupy earlier late nineteenth century and early twentieth century lot sizes. The large majority of dwellings were constructed in the early twentieth century, comprising of substantially intact 1920s Bungalow style houses. In addition, there are a series of Victorian era cottages on Clarence Street as well as a small number of Federation dwellings. The remainder of the dwellings relate to postwar and late twentieth century construction, and are non-contributory elements.

The key heritage characteristics of the Victorian era dwellings on Clarence Street include timber weatherboards, single fronted facades with hipped roofs lined with galvanised iron, rendered brick chimneys, skillion awnings lined with galvanised iron, timber double-hung windows, and decorative timber verandah posts with iron lacework.

The key heritage characteristics of the small number of Federation era dwellings on Clarence Street include timber weatherboards, single fronted facades with front facing gable, gable or hipped roof lined with galvanised iron, rendered brick chimneys, skillion awnings lined with galvanised iron, timber double-hung windows, decorative timber verandah posts with timber frieze and brackets.

The key heritage characteristics of the 1920s timber Bungalows include timber weatherboards, double fronted facing gable ends with timber panelling or shingles, low pitched roofs with Marseille terracotta tiles and tall face brick chimneys, rounded bay windows with timber shingles, sets of multiple timber windows grouped together with leadlight glass panes, and a brick or roughcast enclosed verandah with solid posts supporting a gable ended verandah roof.

Fence materials range from metal loop to brick and timber.

The dwellings have a consistent scale, setback and materiality which creates a streetscape pattern, character and sense of cohesion on both streets.

As is expected for these types of dwellings, many have been extended to the rear with single-storey additions. These are mostly sympathetic in that they are not visible or have been provided in a colour, materiality and scale which is appropriate for the character of the place. There are, however, some poor examples of two-storey extensions which have adversely impacted the contribution of that place to the heritage character of the street.

On the most part, the dwellings have been well maintained and are in good condition.

Every dwelling has undergone some form of alteration over time, resulting in varying styles of front fences, some alternative verandah detailing, replaced roof fabric, and rear extensions. On an individual level many dwellings have high integrity, while some have moderate integrity. As a group though, they have a high level of integrity due to their overall visual cohesiveness.

Street trees

A mature row of Plane Trees (*Platanus x acerifolius*) forms an enclosing canopy of foliage over the western end of Glenmorgan Street in East Brunswick. The trees have been lopped at various times, but have recovered well. The trees on the northern side of the street have been trained around the overhead power lines.

Potential Threats:

Further lopping of the trees or over pruning to maintain clearances around the power lines. Works in the root zones of the trees, particularly to underground services, which would sever major roots and impact on the health of the trees.

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/>