

# Phillipstown



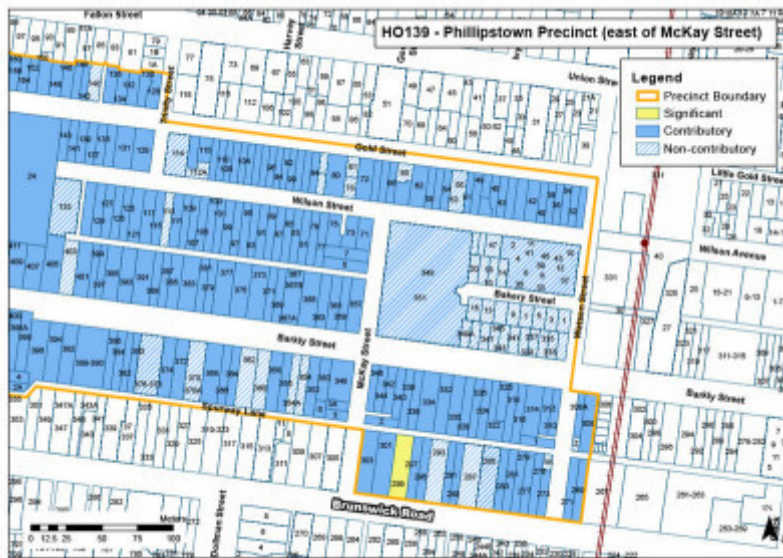
Gray St looking N



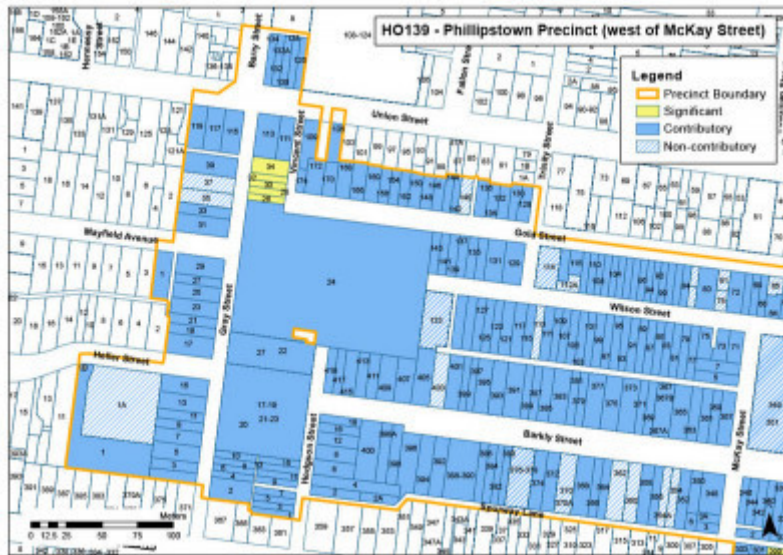
Wilson St looking W



Temple Park from Gray St



Phillipstown Precinct (east of McKay Street)



Phillipstown Precinct (west of McKay Street)

## Location

357-419 & 310-400 BARKLY ST, and 129-143 & 128-172 GOLD ST, and 1-39 & 2-34 GRAY ST, and 1 HELLER ST, and 1-29 & 2-18 HODGSON ST, and 1 MAYFIELD AVE, and 5-7 MCKAY ST and 109-119 & 126-136 UNION ST, and 9 WATSON ST and 33-133 & 30-

## Municipality

MERRI-BEK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO139

## Heritage Listing

Merri-bek City

## Statement of Significance

Last updated on - November 10, 2011

What is significant?

The Phillipstown Precinct, comprising 357-419 and 308-400 Barkly Street, 269-303 Brunswick Road, Spurway Lane, 1-15 and 2-20 Bakery Street, 39-143 and 128-172 Gold Street, 1-39 and 2-34 Gray Street, 1A and 1B Heller Street, 1-29 and 2-18 Hodgson Street, 1 Mayfield Street, 5-7 McKay Street, 105, 109-119 and 126-136

Union Street, Vincent Street and 33-133 and 30-114 Wilson Street, is significant. Buildings and features that contribute to the significance of the precinct are:

- Houses and front fences dating from the Victorian to interwar periods (c.1870 to c.1940)
- The former shops and residences at 126-134 Union Street and the Union Hotel at 109 Union Street
- Factories dating from the late Victorian to interwar periods (c.1890 to c.1940)
- Temple Park and Gillbrook Park
- Bluestone kerb and channel, bluestone laneways and crossovers.

The following places of local significance have individual citations:

- R.J. Henderson Factory (former), 393 Barkly Street (Hermes No. 57306)
- Stephens & Co. Clothing Factory (former), 20 & 22 Gray Street & 17-25 Hodgson Street (Hermes No. 57901)
- Temple Park, 24 Gray Street (Hermes No. 59157)
- 299 Brunswick Road, Brunswick (Hermes No. 201976)

Non-Contributory properties include:

- Bakery Street: 1-15 & 2-20
- Barkly Street: 333-355, 354, 354A, 360, 362, 370, 376 & 403
- Brunswick Road: 285 & 293
- Gold Street: 53, 55, 65, 75, 81 & 140.
- Gray Street: 35 & 37.
- Heller Street: 1A & 1B.
- Watson Street: 9.
- Wilson Street: 33-51, 78, 82, 113, 133, 112A and 114.

#### *How is it significant?*

The Phillipstown Precinct is of local historical, aesthetic and architectural significance to the City of Moreland.

#### *Why is it significant?*

The Phillipstown Precinct is significant as the oldest settled part of Brunswick with retention of elements of an early street pattern established from the late 1840s and for evidence of the small scale brick industry established in the area in the same period. These industrial activities are evidenced both in the form of filled clay-holes and in the form of small timber and brick dwellings on small allotments built from the 1850s onwards, which were occupied by brickwork workers and proprietors and associated tradespeople. It also contains several factories, which demonstrate the growth of manufacturing in Brunswick from the late nineteenth to mid-twentieth centuries (Criterion A)

The Phillipstown Precinct is significant as an area of predominantly Victorian and Edwardian housing. (Criterion E) It is especially notable for the small, single fronted timber and brick dwellings that date from as early as 1859 and are among the oldest in the Brunswick area. These include the early terrace rows at 4-10 Gray Street and 1-15 Hodgson Street. (Criterion D) Other significant buildings include:

- The attached pair 'Tintern House' and 'Clifton House' at 310 & 312 Barkly Street, which are very intact and notable for their highly decorated boom-style parapets.
- The attached pair at 308 & 308A Barkly Street, which are designed to appear as a single house and have unusual details such as the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site.
- The unusual terraces at 26-34 Gray Street, which displays an unusual combination of Italianate, Edwardian Queen Anne and Gothic styles.
- The two-storey terraces with shops at ground level on the corner of Union and Barry Streets.
- The house at 299 Brunswick Road, Brunswick.

Heritage Study/Consultant      Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;  
Moreland Heritage Nominations Study, Extent Heritage, 2022;

Hermes Number              56074

Property Number

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## Physical Description 1

The Phillipstown Precinct is a large residential and industrial Precinct in the south of Brunswick. It includes the following properties:

- 1-15 & 2-20 Bakery Street
- 357-419, 310-400 Barkly Street
- 269-303 Brunswick Road
- 129-143, 128-172 Gold Street
- 1-39, 2-34 Gray Street, including Temple Park at 24 Gray Street
- 1 Heller Street
- 1-29, 2-16 Hodgson Street
- 1 Mayfield Avenue
- 5-7 McKay Street
- 109-119, 126-134 Union Street
- 9 Watson Street
- 33-133, 30-114 Wilson Street

An early potteries area, the precinct has narrow streets and much of the housing comprises small, single fronted timber or brick (most constructed of bi-chrome brick) dwellings dating from the 1870s to 1890s, interspersed with Edwardian and inter-War buildings. The densest development occurs in Wilson Street, particularly on the north side, where the small cottages back directly onto Gold Street, and in Hodgson Street and the south end of Gray Street. Some post war building has occurred in most streets within the Precinct, including dual occupancy development in Wilson Street, with new houses fronting Gold Street.

The Victorian era housing includes detached cottages in timber or brick, either gable-fronted or with hipped roofs, attached brick pairs or terrace rows. Of note are:

- The highly unusual row of terraces-one double-fronted (No. 34) and two pairs of single-fronted dwellings (Nos. 26-28 and 30-32)-in Gray Street, which displays an unusual combination of Italianate, Queen Anne and Gothic styles.
- The c.1870s terrace rows at 4-10 Gray Street (timber) and 1-7 (brick) & 9-15 (timber) Hodgson Street, each comprising four small cottages with undivided transverse gable roofs that demonstrate the lack of fire separation in early buildings. 4-10 Gray and 9-15 Hodgson are also rare examples of timber terrace rows. There are also several attached pairs with shared roofs including 324-26 & 384-86 Barkly Street, 273-75 & 277-79 Brunswick Road, 128-30 & 132-34 Gold Street, and 77-79 & 107-09 (a brick fire wall has been inserted later in this pair) Union Street.
- The very long row of nine terrace houses at 96-112 Wilson Street, which forms part of a larger group including 84-94.
- The attached pair 'Tintern House' and 'Clifton House' at 310 & 312 Barkly Street, which are very intact and notable for their highly decorated boom-style parapets.

The Edwardian houses comprise detached houses and cottages and semi-detached pairs. The detached houses include double-fronted examples in the 'Victorian survival' style (i.e., with similar form to Victorian housing, but with detailing such as bullnose verandahs and turned timber posts that are more characteristic of the Federation/Edwardian style - examples include 299, 303 Brunswick Rd, 23 & 39 Gray St, 111, 113 & 117 Union St), as well as asymmetrical Edwardian timber bungalows (e.g., 29 & 31 Gray St) and single fronted cottages. The single fronted cottages include the houses at 152- 56 Gold Street, which have an unusual hipped roof with gablet and where the front verandah is contiguous with the main roof.

The semi-detached Edwardian pairs include a rare example in a terrace house form with a transverse gable roof (320-322 Barkly St), as well as the more conventional semi-detached type with hipped or gabled roofs (350-352 Barkly St, 133-139 Gold St, 9-11 & 19-21 Gray St, 127-29 Union St). Of note is the pair at 308 & 308A Barkly Street. Designed to appear as a single house, notable details include the semi-circular bay window and the verandah/porch with its circular openings and Classical style pilasters. The houses also retain a Victorian style cast iron front fence, which is likely associated with the earlier house on this site.

Non-residential buildings include the two-storey rendered Victorian brick shops and hotel in Union Street, as well as the interwar factory buildings in Barkly, Gray & Hodgson streets. The former shops and residences at 126-34 Union Street have parapets with arched and paneled pediments flanked by scrolls. Each has three timber sash windows with label moulds and sills. No. 126 retains an interwar shopfront with metal framed windows, tiled stallboard and a recessed central entry. The other shopfronts date from the postwar period and the verandah is not original (The shops did not have verandahs when originally constructed.) The Union Hotel directly opposite, which has been altered in the early twentieth century has a plain parapet and rendered chimneys. The upper floor windows are timber sash and have sills. The ground floor windows and openings retain original Classical style entablatures and there is a tiled dado.

The factory complexes include the former Stephens & Co. complex in Gray/Hodgson streets and the former R.J. Henderson factory at 393 Barkly Street - please refer to the individual citations for each of these places for a detailed description. The other factory complex at 388-390 Barkly Street is constructed of brick and has a sawtooth roof. The facade is divided into bays by pilasters and there are inset panels in the parapet. Windows are steel framed and there are concrete lintels above the openings.

The fine grain of the subdivision is also broken by Temple Park, between Gray and Wilson Streets, which includes many mature plantings. Traditional street elements retained include bluestone kerbs and guttering and asphalt footpaths in Barkly, Gold, Gray, McKay and Wilson Streets, and bluestone crossings at the intersections of Gray Street with Mayfield Avenue and Heller Street.

The following places of local significance have individual citations:

- R.J. Henderson Factory (former), 393 Barkly Street (Hermes No. 57306)
- Stephens & Co. Clothing Factory (former), 20 & 22 Gray Street & 17-25 Hodgson Street (Hermes No. 57901)
- Temple Park, 24 Gray Street (Hermes No. 59157) in the Moreland Local Heritage Places Review 2004.).
- 299 Brunswick Road, Brunswick (Hermes No. 201976)

*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/>*