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# ROBERTS' BUILDINGS



Roberts' Buildings - 309-313  
Victoria Street, Brunswick

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## Location

309-313 Victoria Street, Brunswick VIC 3056 - Property No 97510

## Municipality

MERRI-BEK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO379

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on - September 23, 2004

What is Significant?

The Roberts' Buildings, 309 - 313 Victoria Street, Brunswick.

How is it Significant?

The Roberts' Buildings are of local historical and architectural significance to the City of Moreland.

Why is it Significant?

The Roberts' Buildings, erected in 1922, are of historical significance as they provide evidence of expanding commercial activity along Victoria Street in the early twentieth century. The building retains associations with its original owner, local contractor Edward Roberts, whose name remains visible on the parapet. (AHC Criterion A.4)

Aesthetically the buildings are significant as a fine and unusually intact example of an inter-War block of shops, somewhat remarkably retaining its original shopfronts and unpainted finish to the face brickwork. It remains as a prominent element in the commercial streetscape. (AHC Criterion E.1)

Heritage Study/Consultant	Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999; Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990;
Construction dates	1922,
Other Names	Shops and residences,
Hermes Number	58969
Property Number	

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## Physical Description 1

At first floor level, there are rectangular windows with timber-framed double-hung sashes. The ground floor level retains original shopfronts, with metal-framed shop windows and a row of multi-paned highlights above. There is a second row of highlights directly above, containing inward-opening hopper sash windows; the gap between the two rows indicates that there was once a cantilevered awning over the footpath. Each shop has a splayed recessed entrance, with pressed metal soffit and timber door. The shop at No. 309 retains a stone threshold.

### Key Architectural Elements:

Face red brick facade with stark rendered and painted piers and dressings  
Arched parapet with simple capping

### Conservation Guidelines:

Reconstruct shopfronts and repair ventilators  
Alter unsympathetic attachment of services  
Retain original shopfronts and unpainted finish to face brickwork

### Comparative Examples:

Former Lyric Theatre, 199-201 Sydney Road, Brunswick (1911)

*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/>*