

A6 Gore Street Precinct (CONTD.)

Gore Street - west side (Cont.)

217-221 Intactness: facade (polychrome brickwork to 219,221), unpainted parapet, pediment and scrolls, cast iron balustrade, friezes, brackets and columns, cast iron fences and elaborate gateposts (same as 209-215)

Gore Street - east side

190 Intactness: facade, parapet, chimney, double storey verandah, cast iron balustrade.

192 Intactness: facade, verandah removed.

194-198 Intactness: facade, semi-intact verandah.

202 Intactness: facade, chimneys, semi-intact (?) upper floor verandah, arcaded ground floor verandah, semi-intact masonry fence.

A7 Brunswick Street Precinct

(i) Boundary Definition:

Area along Brunswick Street between 236-346 Brunswick Street (east side) and 235-347 (west side).

Area adjacent to corner Johnston Street and Brunswick Street, Johnston Street 106-122 (south side); and 91-109 (North side).

Victoria Street 101-105 (Moran & Cato Warehouse).

The following consistent streetscapes were noted:

236-252 Brunswick Street (east side)

264-274 Brunswick Street (east side)

300-322 Brunswick Street (east side)

326-346 Brunswick Street (east side)

277-285 Brunswick Street (west side) including 101-105 Victoria St;

Corner streetscape: 287 - corner Johnston Street (west side)

106-110 Johnston Street (south side)

305-319 Brunswick Street (west side)

337-347 Brunswick Street (west side)

(ii) Area Description:

The significance of the area derives from:

- (a) the large number of substantially intact commercial buildings, many of high architectural quality (see building schedule);
- (b) the intimate scale provided by the predominantly two and three storeyed Victorian and Edwardian commercial buildings.
- (c) the continuation of building components and elements eg. parapets, stringcourses, window motifs.
- (d) the important corner buildings which provide focal points to sub-areas within the precinct. These include: Nos. 251 (corner Greeves); 264-274 (corner Victoria); 277-285 (corner Victoria); AOF Building, Fitzroy Post Office, Provincial Hotel and ANZ Bank (all corner Johnston Street; and 341-347 (corner Kerr Street).

A7 Brunswick Street Precinct (CONTD.)

- (e) the vista to the south terminated by the imposing crossing tower and spire of St. Patricks Cathedral.

Note:- This commercial precinct is of considerable importance for the substantially intact 19th century building stock. It is strongly recommended that the remaining original verandahs be retained and that reconstruction of verandahs be encouraged (refer 2.2.3 General note on Restoration and Reconstruction of Verandahs).

(iii) Building Schedule:

The following buildings are considered to contribute to the character of the area: ¹

Brunswick Street - east side

- 236-252* Historical data: constructed in 1888 for the Australian Proprietors and Investors Company Ltd., designed by architect John Beswicke and built by contractor Ralph Besant.
Intactness: intact first and second floor facades with unpainted polychrome brickwork, unpainted cement trims and two towers; partially intact parapet (balustrading to 236-250 missing); substantially intact ground floor shop fronts (238, 240, 242, 246, 250, 252 are intact); ornate fanlight above entrance to 244. Building provides an extremely important streetscape component and corner element.
- 254 Historical data: constructed between 1890 and 1897.
Intactness: parapet.
- 256 Historical data: constructed between 1890 and 1897.
Intactness: first and second floor facade, (unpainted ornate cement render); ornate parapet and pedimental motif.
- 258 Historical data: constructed between 1920 and 1925.
Intactness: parapet.
- 260 Historical data: constructed pre 1890.
Intactness: parapet.
- 264 Historical data: constructed pre 1890.
Intactness: facade.
- 266-274 Historical data: constructed pre 1890.
Intactness: first and second floor facade, balustraded parapet and balls (except for 274) unpainted cement render to 268, 270; substantially intact shopfronts (except for 266).
- 296* Fitzroy Post Office - Historical data: Constructed in 1882 to a Public Works Department Design (architect John Thomas Kelleher), this building provides an excellent example of substantially intact palazzo style (with recessed colonnade) post office. It provides an extremely important corner building.
Intactness: intact facades, ground floor loggia infilled, cast iron fence.
- 300 ANZ Bank - Intactness: alterations to ground floor, upper floor facade and parapet.
- 304 "Sydenham" (1915) Intactness: semi-intact upper floor facade; leadlighting to door transome light.

1. Note: limited ratebook information for some of these buildings was provided by searches undertaken by History of Planning Students, University of Melbourne 1978. Searches were undertaken in 5 year intervals only, and therefore data is approximate.

A7 Brunswick Street Precinct

(CONTD.)

Brunswick Street - east side (Cont.)

- 306,308 Intactness: upper floor facade, parapet.
312 (1884) upper floor facade, parapet, pedimental motif.
314 as for 312
316,318 Intactness: upper floor facade, unpainted red brick parapet, original window blind hoods.
322 Historical data: possibly built in 1902 to design of J.E. Burke, architect (*Building Engineering and Mining Journal* 4.1.1902 p.5)
Intactness: first and second floor facade, unpainted red brick, tiled pedimental motif, substantially intact ground floor shop fronts. An excellent example of a commercial building in the heavy red brick American Romanesque style.
326-336 Historical data: these shops were constructed in stages between 1879 and 1883 numbers 326-332 were constructed, and by 1886 numbers 334 and 336 were built.
Intactness: elaborate upper floor facade, ornate window trims, elaborate chimneys, parapets.
338-342 Intactness: upper floor facade, parapet, pedimental motifs, substantially intact ground floor shop fronts.
344,346 Intactness: upper floor facade, parapet, substantially intact shopfronts.

Brunswick Street - west side

- 235,237 Intactness: upper floor facade, parapet.
239 Intactness: parapet.
241-245 Intactness: upper floor facade, parapet.
251 Intactness: parapet reads '1893, established 1887'; upper floor facade, parapet, pedimental motifs, window dressings, pilasters
253 Intactness: parapet reads '1893'; parapet, pediment
257-259 Intactness: upper floor facade, balustraded parapet, pediment.
261 Intactness: parapet reads '1885'; upper floor facade, parapet, pedimental motif.
263-273 Originally a continuous sequence, now broken by intrusion of 269.
263 Intactness: first and second floor facade, balustraded parapet window dressings.
265,267 Intactness: upper floor facade, similar detailing to 263.
271 Intactness: upper facade, balustraded parapet.
273 Intactness: upper floor facade.
277-285 Moran and Cato Building. Historical Background: Established 1882 (written on parapet), building constructed 1897 to design of architect Robert Arthur Lawson (*Building and Engineering Mining Journal* 10.3.1897 p. 195, 10.7.1897 supp p.3, 19.3.1898 p.77); contract drawing signed and dated 5th July 1897 at offices of Godfrey and Spowers Pty. Ltd., 577 Little Collins Street, Melbourne.
Intactness: Three upper floor facades intact, alterations to ground floor.
287-293 Intactness: upper floor facade intact, unpainted brickwork, painted cement trim, excellent example of Federation style commercial building.
297 (corner Johnston Street) AOF House. Intactness: The same building as 287-293 but first floor facade has been painted. Provides an important corner building.

A7 Brunswick Street Precinct (CONTD.)

- "Provincial Hotel" (corner Johnston Street) - upper floor facade, parapet.
- 301 Intactness: elaborate parapet.
- 303 As for 301
- 305-307 Intactness: upper floor facade, parapet.
- 309-319 Intactness: upper floor facade, parapet.
- 325 "Cumberland House" (1878) Intactness: upper floor facade parapet, window hoods to eastern elevation.
- 329 Intactness: upper floor facade, parapet, early french doors to upper balcony, cast iron balustrade and frieze.
- 331-335 Intactness: upper floor facade, parapet, shop fronts to 333, 335.
- 337-339 (1908) Intactness: upper floor facade, unpainted red brick, tiling of window head arches. (An excellent example of Jacobean revival double storey shops.)
- 341-347 Intactness: Ornate upper floor facade, unpainted cement render to 337, 339, balustraded parapet, chimney, shop front to 337. This elaborate sequence of shops provides an important corner streetscape component.

Johnston Street - south side

- 106-110 Intactness: continuation of AOF House (297 Brunswick St.) with intact painted first floor facade.
- 120* Historical data: constructed in 1887 for Samuel Peacock a doctor. Building provides a significant mark to the area. Intactness: First, second and attic floor facade intact, semi-intact double storey verandah, scalloped slate mansard roof with widows walk, elaborate decorative moulding to parapet wall, cast iron frieze.
- 122 Intactness: upper floor facade, face red brickwork, cement render trim. (similar design to 287-293 Brunswick Street).

Johnston Street - north side

- 107,109 Intactness: first floor facade, unpainted brickwork, elaborate cement dressings, parapet, pedimental motifs, narrow carriageway.
- 95-105* Historical data: constructed in 1886-87 as an engine house for the Melbourne Tramways and Omnibus Company to the design of Twentymen and Askew architects. Intactness: 5 bayed warehouse, intact apart from alteration to western bay; elaborate cement rendered cornice and capitals.
- 91-93 (single storey terrace houses) facade, parapet, pediment and scrolls face brickwork, cast iron frieze and brackets.

Victoria Street - north side

- 101-105 (extension of Moran and Cato building, 277-285 Brunswick Street) Intactness: a five storey warehouse, substantially intact, more recent windows to fourth floor.