

HERITAGE CITATION REPORT

Name	Stewart Street	File No	6682
Address	125-145 & 136-162 Stewart Street BRUNSWICK EAST	Significance Level	2004 Local
Place Type	Residential Precinct		



Stewart Street Precinct

Recommended Heritage Protection **VHR No HI - PS -**

History and Historical Context

The suburban development of Stewart Street east of Lygon Street appears to have begun c. 1880s when an auction notice for Manchester Park, Brunswick advertised '20 magnificent villa sites close to the Moreland tramway and railway station'. These included 15 allotments on the north side of Stewart Street, numbered 45 to 31 (corresponding to present-day numbers 123 to 155). The south side of Stewart Street is not shown as being available for sale on this auction notice. [Auction notice for Manchester Park, n.d. held by Context Pty Ltd]

Consequently, the 1888 Brunswick Rate Book [Fiche 063, pp. 10, 11] recorded the presence of a few houses and many lots of building land on both the north and south sides of Stewart Street in this location, but no house or lot numbers were recorded, making it difficult to establish where this development occurred. The 1891 Brunswick Rate Book [Fiche 085] showed a similar situation, but still with no identifying allotment or house numbers recorded.

A clearer picture emerges by 1893 [Brunswick Rate Book Fiche 099] when allotment numbers are included, which

HERITAGE CITATION REPORT

demonstrates that all of the houses on the south side at 136-62 Stewart Street (with the sole exception of No. 152, which remained as vacant land until the Interwar period) were developed for brick houses, which are extant today. On the north side of the street, the houses now at 125-27 were definitely extant by 1901 [Brunswick Rate Book Fiche 162] and may have been constructed earlier. The brick shop at 135 was listed by 1907, and may have been part of 2 brick houses listed in 1901. Similarly, the houses at 143-45 were extant by 1907. [Brunswick Rate Book Fiche 216 p.28-29]

Stewart Street was formed as early as 1859 [Council minutes, May 28 1859, in 'Street Names of Brunswick', compiled by Les Barnes, 1987], although it is not clear which part of the street this was. It went through many changes of name in its early years. By the 1860s it was known as Lobbs Lane, as it ran through the property of W.J. Lobb, and then in 1871 the name was changed to Couch's Lane in Sands and McDougall Directory, after Couch took over Lobb's farm. At this time it contained nine addresses. ['Street Names of Brunswick', compiled by Les Barnes, 1987] By 1872 when the Directory showed 16 addresses the street had extended to Nicholson Street and was renamed Stewart Street after Alexander Stewart, who had a farm on the Nicholson Street corner. A further temporary change came in 1883 when it was renamed Stewart Street East, as there was another street of the same name in the area (to the west of Sydney Road, now called Tinning Street). ['Street Names of Brunswick', compiled by Les Barnes, 1987]

This history has been written from research compiled by Lee Andrews, July 2004.

Description

Physical Description

Stewart Street is an late Victorian residential precinct. It comprises the following contributory properties:

- 136-162 Stewart Street
- 125-129, 133-145 Stewart Street

It comprises predominantly single and double fronted Victorian dwellings, which includes a brick terrace at 154-62. There is an interesting interwar timber cottage at 152 and a former Victorian shop at 135. A former church hall is at 127A.

This is one of the few late nineteenth century residential precincts in this part of Brunswick. Whilst other land in this area was subdivided in the nineteenth century, much of it was not developed until the interwar period.

Statement of Significance

What is significant?

The Stewart Street precinct, comprising 125-145 (excluding 131) and 136-162 Stewart Street, East Brunswick.

How is it significant?

The Stewart Street precinct is of local historic significance to the City of Moreland.

Why is it significant?

Of historic significance, as a largely intact collection of predominantly late nineteenth century houses that illustrate the speculative development in this area prior to the 1890s depression that was associated with the development of transport services. It is one of the few such nineteenth century residential precincts in this part of Brunswick, with most other areas not developing until the Edwardian or interwar periods. (AHC Criterion A.4)

HERITAGE CITATION REPORT

Recommendations 2004

External Paint Controls	-
Internal Alteration Controls	-
Tree Controls	-
Fences & Outbuildings	-
Prohibited Uses May Be Permitted	-
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

State 1 Ranking: Context (2004)
Stage 2 Priority: Add to HO - precinct
Final Recommendation: Add to HO - precinct

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.