

HERITAGE CITATION REPORT

Name House; 86 Mitchell Street, Brunswick
Address 86 Mitchell Street Brunswick
Significance Level 2004 ;
Place Type House



86 Mitchell St. Brunswick

Recommended Heritage Protection VHR - HI - PS -

Integrity

Altered/Minor Modifications

History and Historical Context

The exact date of the house at 86 Mitchell Street, Brunswick is not known, however, it was possibly constructed c.1895. Title information shows that this property, which was part of the Mitchell Estate subdivision, was first owned in May 1885 by tJames A McHarg. This was at the height of the land boom and over the next five years there was a quick succession of owners including Modern Permanent & Investment Society, which became owner in August 1885 followed by David Morgan (August 1888), and AL Massina in March 1890. Massina held the property until his death in 1898. It is possible that the house was constructed for him or soon after.

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CONTEXTUAL HISTORY

In 1884-85, both sides of Mitchell Street were recorded as containing allotments of building land, owned largely by agents and auctioneers. [2] The street was shown on a subdivision map of Manchester Park Estate in 1887, as part of the Mitchell Estate, sold in 1885. The street first appeared in the Sands & McDougall Directory in 1888, at which time there were a total of 24 building lots of land on the south side of Mitchell Street as well as two timber houses owned by the same person, and five timber houses (1 unfinished) owned by another person. On the north side of Mitchell Street, 23 lots of building land were recorded, and three brick houses, one of which was unfinished. [3] By 1900, many houses had been erected along the north and south sides of Mitchell Street. [4]

Mitchell Street was named for David Mitchell, the owner of the land. [1] Mitchell was the prominent Melbourne builder (and, incidentally, the father of Dame Nellie Melba - born Helen Mitchell), responsible for the erection of such landmark buildings as the Exhibition Buildings, Scots Church and the Law Courts in Melbourne. He was a shrewd businessman with interests in gold mining and property development.

[1] Street names of Brunswick, compiled by Les Barnes, 1987.

[2] Brunswick Rate Book, Fiche 048, p. 158.

[3] Brunswick Rate Book, Fiche 063, pp. 227-29.

[4] Brunswick Rate Book, Fiche 154, p. 50.

Description

Physical Description

The house at 86 Mitchell Street, Brunswick is a large double-fronted Victorian timber villa. The symmetrical façade is clad in ashlar boards and features a centrally located doorway with sidelights and highlights flanked on either side by box bay windows with paired double hung sash windows. There is a main slate hip roof with two small front gables above the bay windows, and a separate verandah supported on turned timber posts. There are carved brackets to the eaves and two corbelled red brick chimneys. The cyclone wire front fence with metal posts appears to date from the post war period.

Physical Condition

Good

Statement of Significance

What is significant?

The house at 86 Mitchell Street, Brunswick.

How is it significant?

The house at 86 Mitchell Street, Brunswick is of local historic and aesthetic significance to the City of Moreland.

Why is it significant?

Of historic significance, as a representative example of an early dwelling in Mitchell Street, constructed c.1895, which illustrates the first phase of development in the street associated with the land boom. (AHC Criterion A.4)

Of aesthetic significance, as a good and reasonably intact Victorian timber villa. (AHC Criterion E.1)

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Recommendations 2004

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

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.