

# HERITAGE CITATION REPORT

**Name** Lygon Street Precinct C  
**Address** 313-321 Lygon Street BRUNSWICK EAST **Significance Level** Local  
**Place Type** Lane, Shop  
**Citation Date** 2012



Lygon Street Precinct C

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

## History and Historical Context

### Locality history:

*The following locality history is from the Lygon Street Heritage Study Stage 1.*

Lygon Street was originally known as Cameron Street and began as an extension of Weston Street up to Brunswick Road prior to the 1850s.<sup>1</sup> The construction of the street between Brunswick Road and Glenlyon Street paved the way for the emergence of an independent village of East Brunswick. By 1870 Cameron Street had been renamed Lygon Street by the Melbourne City Council, after Lord Lygon, a renowned British statesman of the nineteenth century (Barnes 1987:74).

Lygon Street had been extended from its modest beginnings in the 1850s to reach all the way to Moreland Road by 1900. Extension of the street, as well as its development in general, occurred incrementally, progressing northwards from Brunswick Road. The stages of development of the street are in some ways indicated by the three hotels that were established there; the Quarry Hotel built prior to 1857, the Lyndhurst Hotel and Coffee Palace on the corner of Albion

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Street, opened in 1890, and the East Brunswick Club Hotel, constructed circa 1894 (Sands & McDougal Municipal Directories).

Early development of Lygon Street predominantly occurred at its southern end. The Quarry Hotel was established prior to 1857 and named presumably for the numerous quarries in the vicinity that provided much of its clientele. By the 1880s, the southern end of Lygon Street was marked by the construction of numerous small shops and residences, as well as the Lyndhurst Hotel and Coffee Palace. The neighbourhood at the southern end of Lygon Street, just north of Brunswick Road, was increasingly consolidated by the turn of the century. Alongside small residences were a diverse array of small shops that serviced the needs of local residents, including greengrocers, dressmakers, bootmakers, pastrycooks and manufacturers. A bank, a post office and a register of births and deaths were also there by the early 1900s.

In the meantime, development of the remainder of Lygon Street had been localised and sporadic. Large tracts of land remained vacant at its northern end, between Victoria and Edward Streets, and development was less concentrated than the southern end of the street. Pockets of development, however, echoed the neighbourhood that had emerged at the Brunswick Road end, most notably towards the middle of Lygon Street, between Victoria and Albert streets. Lygon Street was extended north of Albion Street around 1900, though concentrated development in this portion of the street was slow.

Further expansion occurred in the early years of the twentieth century prior to the First World War, and saw the establishment of numerous small shopping precincts at various points along the street. Stages of development were apparent in the streetscape, with late nineteenth century building neighbouring early twentieth century and inter-war constructions. Small factories began to appear on Lygon Street by the early twentieth century, though much construction remained focussed on the provision of local shops for local needs. Retail and shopping premises were marked by the frequent turnover of occupants, though there tended to be substantial continuity of use.

Electric tram lines, replacing horse-drawn buses, were installed on Lygon Street in 1916. By the 1920s, the vacant blocks of land that remained on Lygon Street began to be taken over by small and large factories, shops and semi-industrial enterprises. Textile and manufacturing factories dominated the previously undeveloped northern end of the street, taking advantage of the large blocks of land that had remained vacant until that time. By the 1930s, Lygon Street was a hive of manufacturing activity, boasting amongst others the Perfection Knitting Mills, J. S. Grey paper bag manufacturing and the Austral Wire Fence and Gate Co. Interestingly, apart from the early residences established at the Brunswick Road end of Lygon Street, it was not until the 1930s that further residential accommodation was built. Several blocks of flats, notably at 299 and 434 Lygon Street were constructed. The continued lack of residential accommodation on the street emphasised its function in the local community as a shopping and manufacturing precinct, where residents of the back and side streets were able to service their needs and socialise with their neighbours. The Lygon Picture Theatre was established in 1922, which, along with the three hotels, numerous coffee palaces and the established local-shopping precincts, consolidated the social role of Lygon Street.

Further development of Lygon Street occurred after the Second World War, consolidating its manufacturing and industrial focus. Textile and manufacturing industries established factories on Lygon Street, occupying land where it was available, including the Spicer Factory on Brunswick Road.

More recently, Lygon Street has undergone some redevelopment, but retains much of its eclectic character. The 1970s saw an exodus of many of the larger textile manufacturers that had occupied large premises on Lygon Street, and some of the buildings have found alternative uses. The smaller shopping precincts on Lygon Street continue to be used by local residents, and numerous cafes and bars have emerged in recent years.

## **Thematic context:**

This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

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THEME 9: Shopping and retail in Moreland.

## Place history:

This precinct forms a small portion of the important commercial and retail area located on the west side of Lygon Street between Victoria and Albert Streets, developed in the late nineteenth century. By 1905, the whole of the west side of Lygon Street, between Victoria and Albert Streets had been developed, and was highly consolidated. In contrast, the east side of the street had limited individual developments, with large areas of vacant land between. The residential development surrounding the precinct (but beyond its boundaries) reflects the period of the commercial buildings within this period, being primarily late Victorian. It is interspersed with some early interwar pockets, which reflects the second 'wave' of economic prosperity within the area after the end of the First World War and the consolidation of electric tramway services. While the area of Lygon Street between Victoria and Albert streets is now fully consolidated on both sides of the street, it was an important and busy local shopping strip in the 1880s-1890s, which serviced the residential areas immediate to it. There is a clear historical link between the precinct and the landmark East Brunswick Club Hotel (at 318-321 Lygon Street) which both provide tangible evidence of the sense of a 'local village' in the late nineteenth century. Driscoll's Buildings, which first appeared in the street directory in 1894, on the north west corner of Ann and Lygon Street (313-315 Lygon St) also served a variety of local shopping needs. The Driscoll's Buildings are the most prominent element of the precinct represented in the historical record. In 1894, their occupants included Chapman, R. - bootmaker; in 1905 Little & Olver, grocers, and Jewell, J. R. - butcher; in 1915 Olver & Sons - grocers, and Carroll, G. - butcher, as well as the residence of Annie and Frederick Phillips; butchers and grocers continued in trade there through to the 1960s (Municipal Directories). The other buildings are presumed to have served a similar function, providing goods and services to the local community.

## Sources:

Sands & McDougal Municipal Directory

Context, 2008, Lygon Street Heritage Study Stage 1, City of Moreland.

## Description

### Physical Description

This precinct is located on the west side of Lygon Street, Brunswick East, just north of Ann Street. It encompasses five two-storey rendered and parapeted Victorian shops, as well as a bluestone pitched laneway that runs behind them.

The shops were built in three groups. Nos 313-315 have the name 'Driscoll's Buildings' written on their parapet. The upper floors and parapets have finely executed classical details in render, including panelled piers, window labels and keystones, moulded stringcourses, cast roundels, and balustraded parapets with cast urns. No 313 has a chamfered corner and the fine moulded detail continues for one bay on the Ann Street elevation.

The next shop, No 317, was built singly. It is both shorter and narrower than Driscoll's Buildings, and much simpler in detail. It has a small arched motif at the centre of the parapet. Above the two first-floor windows are horizontal mouldings that appear to be remnants from former aedicules.

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The final pair, Nos 319-321, also draw on a classical vocabulary, but their render ornament is quite exuberant in comparison with the elegant Driscoll's Buildings. The facades are framed by fluted Corinthian pilasters, as are the first-floor windows that sit below triangular pediments. The windows also have unusual cast-iron railings at their base, in a Gothic Revival floral pattern. At the top of the two buildings are bracketed cornices below a frieze of cast swags. The triangular pediments have vermiculated panels inside, cast scrolls at either side and a cast anthemion at the apex. At the centre of the two parapets is a urn with swags.

All of the shopfronts have been replaced, with a particularly unsympathetic example at No 317. The original corner entrance to No 313 has been moved and replaced with a window. While the entire row would have originally had posted verandahs, these were replaced with cantilevered verandahs and one fabric awning (No 321).

**Condition:** The shops are in generally good condition.

**Integrity:** The precinct has a good degree of integrity, particularly to the upper stories, although all of the shopfronts have been altered.

## Recommended Management

### Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

## Statement of Significance

### *What is significant?*

The Lygon Street Precinct C is a small discrete portion (313-321 Lygon Street, Brunswick) of a Victorian shopping strip constructed in the same period as the nearby residential development of the area east of the precinct (c.1880). The precinct comprises a row of two pairs of two storey Victorian shops which flank a single Victorian shop. A bluestone service lane runs behind the row of shops from Anne Street. The shops date from prior to 1894, and provided common goods and services to the immediate community. These shops represent some of the few surviving Victorian shops from this important local shopping strip, the west side of Lygon Street between Albert and Victoria Streets was the most intensively developed part of Lygon Street in 1904. The upper storeys of the shops are all relatively intact. Number 317 has simple decorative detailing on the upper storey facade, including a small arched motif at the centre of the parapet and horizontal mouldings above the windows. The upper storey facades of 313-315 and 319-321 are decorated on classical lines, but the render ornament is more decorative. There are other examples of Victorian shops located both north and south of the precinct, including a row of six single storey shops located at 283-295 Lygon Street. However, the group at 313-321 Lygon Street represent the most intact examples of Victorian buildings remaining in this area. The buildings within this precinct are in good condition and generally retain a good degree of integrity on their upper storey facades. The lower ground floor shopfronts have been substantially altered.

Elements which contribute to the significance of the precinct include (but are not limited to):

- The generally good integrity of upper level facades and original detailing and finishes, typically comprising render and decorative moulding
- The attached form of retail, commercial and residential buildings with uniform front setbacks and similar facade widths forming repetitive modules.
- The two storey scale of buildings.
- Parapeted facades with concealed roofs.

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-Original unsealed bluestone access lane at the rear of the shops

## ***How is it significant?***

The Lygon Street Precinct C is of historical and aesthetic significance to the City of Moreland.

## ***Why is it significant?***

Lygon Street Precinct C is historically significant as tangible evidence of the intensive commercial development in Lygon Street in the late nineteenth century. As part of the shopping strip associated with the late Victorian subdivision and development of the surrounding streets for residential development it is significant for its capacity to illustrate one of the major phases of development in the Municipality associated with the 1880s land boom. The significance of the precinct is enhanced by its rarity value as one of the few remaining groups of relatively intact Victorian shops in Lygon Street.

The Lygon Street Precinct C is aesthetically significant as a good representative examples of two storey Victorian shops which survive with a good degree of integrity. The upper stories of the building group exhibit two of the principal decorative styles of the period, classical restraint (313-315 and 317 Lygon Street) and 'boom' style exuberance (319-321 Lygon Street). The associated nearby East Brunswick Club Hotel and Sedgeman Street terraces are stylistically related to the Victorian shops on Lygon Street, as are some of the residences in Victoria and Albert Street. The small group of shops therefore makes an important contribution to the valued nineteenth century character of the area. (Criterion E)

## **Assessment Against Criteria**

This precinct was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

## **Recommendations 2012**

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

-

## **Other Recommendations**

This precinct is recommended for inclusion in the Heritage Overlay. The HO should apply to all properties as show on the precinct plan.

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<b>Name</b>	Pair of shops - Driscolls Buildings	<b>Significance Level</b>	Contributory
<b>Address</b>	313 & 315 Lygon Street BRUNSWICK EAST		
<b>Place Type</b>	Shop		
<b>Citation Date</b>	2012		



313 and 315 Lygon Street Brunswick East

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

### History and Historical Context

#### Place history:

Driscoll's Buildings (c.1905) served a variety of local shopping needs.

. 1894:

313 - Chapman, R. - bootmaker

315 - Vacant

. 1905:

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313 - Little & Olver, grocers

315 - Jewell, J. R. - butcher

. 1915:

313 - Olver & Sons - grocers

313 - Phillips, Mrs Annie

313 - Phillips, Frederick

315 - Carroll, G. - butcher

. 1930:

313 - Olver, R. & Sons Py Ltd - grocers

313 - Farquhar, James

315 - Morice, J. W. - butcher

. 1949:

313 - Olver, R. & Sons Py Ld - greengrocers

313 - Farquhar, Mrs Eliz. J.

315 - Westgarth, S. - butcher

. 1955:

313 - Caldwell, L. A. - grocer

313 - Rose, Alexander

315 - Madex, Mrs S. D.

315 - Wodsworth, W. - butcher

. 1960:

313 - Virgato, V. - grocer

315 - Blasco, G. - butcher

## **Source:**

Sands & McDougal Municipal Directory.

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## Description

### Physical Description

Driscoll's Buildings - Pair of 2-storey rendered Victorian shops, handsome render detail to upper floor, decorative parapet, exhibiting classical restraint, one of key decorative styles of the period.

### Recommended Management

#### Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

### Statement of Significance

This place is a contributory element of Lygon Street Precinct C. Please refer to the Hermes precinct citation for a statement of significance, description and history.

Contributory elements are defined as "those that contribute to the significance of the Heritage Place. These should be identified in the Statement of Significance or other heritage assessment document, such as a heritage study" (Heritage Council of Victoria, *The Heritage Overlay, Guidelines for Assessing Planning Permit Applications*, Public Draft 2007, page 16).

### Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

### Recommendations 2012

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	-

### Other Recommendations

This place is recommended for inclusion in the Heritage Overlay. The HO should apply to all properties as show on the precinct plan.



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<b>Name</b>	Shop	
<b>Address</b>	317 Lygon Street BRUNSWICK EAST	<b>Significance Level</b> Contributory
<b>Place Type</b>	Shop	
<b>Citation Date</b>	2012	



317 Lygon Street Brunswick East

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

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## Description

### Physical Description

2-storey rendered Victorian shop, diminutive in size, simple in detail (some has been removed)

### Recommended Management

#### Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

## Statement of Significance

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### Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

## Recommendations 2012

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	-
<b>Aboriginal Heritage Place</b>	-

### Other Recommendations

This place is recommended for inclusion in the Heritage Overlay. The HO should apply to all properties as show on the precinct plan.



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**Name** Pair of shops  
**Address** 319 & 321 Lygon Street BRUNSWICK EAST **Significance Level** Contributory  
**Place Type** Shop  
**Citation Date** 2012



319 and 321 Lygon Street Brunswick

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

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## Description

### Physical Description

Pair of 2-storey rendered Victorian shops with exuberant 'boom style' render ornamentation, in particular classical aedicules to upper windows (plus cast-iron railings), and swags to pediment, exhibiting one of the two key decorative styles of the period.

### Recommended Management

#### Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

### Statement of Significance

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### Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

### Recommendations 2012

**External Paint Controls**

No

**Internal Alteration Controls**

No

**Tree Controls**

No

**Fences & Outbuildings**

No

**Prohibited Uses May Be Permitted**

No

**Incorporated Plan**

-

**Aboriginal Heritage Place**

-

### Other Recommendations

This place is recommended for inclusion in the Heritage Overlay. The HO should apply to all properties as show on the

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precinct plan.