



## HERITAGE CITATION REPORT

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<b>Name</b>	Moderne Apartments Blocks	
<b>Address</b>	37, 299-299A, 301 & 434C Lygon Street BRUNSWICK EAST	<b>Significance Level</b> Local
<b>Place Type</b>	Flat	
<b>Citation Date</b>	2012	



299-299A (left) and 301 (right) Lygon Street Brunswick East

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

### History and Historical Context

#### Locality history

*The following locality history is taken 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

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

THEME 6: *Building Moreland's houses*

6.4 Building houses in the twentieth century.

## Place history

Residential development was not common along Lygon Street until the mid twentieth century. Rather, Lygon street kept a fairly consistent commercial face, with residential development predominating in the streets behind. Apartment blocks were a relatively uncommon form of residential development in Australia until the late twentieth century, due to the social stigma associated with tenement housing and the desire by many authorities and municipalities to encourage 'dispersion from the centre and development of suburban areas'. A common belief was that 'the flat system tended to destroy family life, and was not conducive to morality' (Gould 2012:252).

Municipalities in Victoria gained the right to block the development of flats. Early to mid twentieth century apartments in Australia thus tended to be those built for wealthier citizens, such as the 'Mansion flats' of Collins Street, while suburban apartment blocks built during the apartment boom of the 1920s and 1930s 'was shaped by building regulations designed primarily for single family homes' (Gould 2012:252). In Melbourne, 'the blocks [were] seldom more than two storeys in height, and stretched horizontally rather than vertically' (*Building*, August 1938 cited in Gould 2012:252). Such apartments 'formed the cutting edge of Australian modernism from the 1930s' when Australian architects were influenced by European trends and fashions emphasising the potential of modernism and apartment living (Gould:2012:253). The Moderne style common to these apartment blocks emphasised 'greater amounts of ornament [such as Art Deco detailing], colour and curves and was more consciously aesthetic' than standard Modernist approaches (Gould 2012:462). The apartments at 299 and 301 Lygon Street are Moderne in style similar to the nearby Baby Health Centre (HO106). In Victoria and Moreland generally, higher density housing became a more prominent feature of residential development in the postwar period:

*"The introduction of strata title legislation in Victoria in the 1950s allowed for the development of larger blocks of flats and increased density in residential living. Flats proliferated in all of Melbourne's suburbs, and numerous blocks were built in the older, established parts of the Moreland municipality as well as in its developing northern suburbs. Motel accommodation came to Melbourne in early 1957, with the opening of the Oakleigh Motel at 1650 Dandenong Road, Oakleigh, and more motels followed, some closer to the Melbourne city fringe in southern parts of Brunswick and Parkville. Two were constructed in the 1960s in Park Street, Brunswick, close to Royal Parade - the Parkville Motel at 759 Park Street, and the Princes Park Motor Inn on the corner of Royal Parade and Park Street - and they continue to operate today, having changed little from their original built forms. While motels are not strictly defined as housing, they are mentioned here to illustrate a new form of accommodation that arose in the post-war years."* (City of Moreland Thematic History 2010:72)

Interestingly, apart from the row of late Victorian terrace residences established at the Brunswick Road end of Lygon Street, it was not until the early 1940s that further residential accommodation was built. 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. According to the *Thematic Environmental History* (2010:67), 'Some of the municipality's interwar houses were styled on modernist lines with smooth geometric shapes typical of the Functionalist style.' The construction of the interwar apartment blocks, in the late 1930s and very early 1940s follows the development of numerous small factories along

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Lygon Street (particularly in the northern sector, although examples also exist in the south, such as the 1930s Art Deco factory located at 11-13 Lygon Street, on the corner of Brunswick Road). The apartment blocks may reflect the rising land prices within the area, forcing residential accommodation for those working in the growing number of factories to become higher density, rather than the traditional single detached dwellings which were common in the area in the earlier part of the twentieth century. Further influence may have been exhibited by the growing number of European migrants who settled in the area, worked in the factories and were more comfortable with apartment living than those born in Australia. Further research is required to determine the exact chain of ownership and occupation and whether there is a specific connection with the factory development within the area.

Rate book research has not been undertaken on each property, however, stylistically and based on municipal directory information, it can be confirmed that all of the flats within the series date from between the very late 1930s through to the mid 1940s. In the Municipal Directories, 37 Lygon Street first appears occupied in 1943 by 'Cave & Jones, physical cult.'; 301 Lygon Street first appears as 'flats' listed in 1941, and 299 Lygon Street as also 'flats' in 1946.

The construction date of 434 Lygon Street less clear than the other Moderne apartment blocks in the series, in that 434 Lygon Street appears to have been a residential allotment, where over time, the owner Thomas J. Wilcox (a grocer) has capitalised through developing a large parcel of land for apartment accommodation in the 1940s, and constructing a single storey shop on the land about the same time. Wilcox purchased 434 in 1915, which is inconsistent with the date of the Edwardian residence at 434A Lygon Street. At some time in the 1940s (possibly capitalising on the post-war growth in the area) the large block of land was subdivided to create Nos 434 (now a corner shop), 434A (the house), 434C (the flats), and 434D (a shop). In 1949, T.J. Wilcox, Thomas L. Wilcox, and Mrs E.A. Wilcox occupied 434 and 434a Lygon Street. Considering the strong similarities to the flats at No 301 of c1941, the two-storey flats at No 434C were built in the early to mid 1940s for the Wilcox family, together with the shop at No 434D (which has since been heavily altered by an extension to the front).

## Sources:

Barnes, Les, 1987, *The Street Names of Brunswick*, Brunswick Public Library.

Gould, Philip, & Willis, Julie, 2012, *Encyclopaedia of Australian Architecture*, Cambridge University Press, New York.

Sands & McDougal Municipal Directories.

Summerton, Michelle, 2010, *City of Moreland Thematic History*, Moreland City Council.

## Description

### Physical Description

#### *Location*

The individual places which make up the Moderne Apartments serial listing are located on Lygon Street, Brunswick East, between Brunswick Road and Bladen Avenue. All but two of the buildings are non-contiguous in location. They are believed to all date from the 1940s.

#### *Setback and gardens*

The four apartment buildings all have a moderate setback from the street, allowing for a small front garden. Side setbacks are minimal, though all of them are freestanding buildings.

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Three of the four buildings, Nos 299, 301 and 434C, retain early or original front fences. They are all quite low in height (about 600 mm), built of brick with piers at either end and geometric mild-steel pedestrian gates. The fences to Nos 299 and 434C are virtually identical, constructed of red bricks with a 'castellated' top created by alternating pairs of soldier-coursed bricks. The fence to No 301 has tapestry bricks along the top.

## ***Materials and design***

All four apartment buildings have masonry walls, with a variety of decorative combinations of render and brick types to create visual interest. Nos 37 and 434C have predominantly brick facades with tapestry brick and smooth render accents. Nos 299 and 301 are predominantly rendered, though No 301 has tapestry brick accents. Nos 301 and 434C have curved balconies that may be cast concrete.

All four buildings have hip roofs clad in terracotta Marseille tiles. No 299 has a very simple roof, but a fashionable vertical accent extends above the roof on the south side of the facade. No 37 is the most traditional, with a slightly projecting hip-roof bay on the south side of the facade under which a recessed balcony is situated. Nos 301 and 434C have symmetrical verandah roofs above two first-floor balconies which is an extension of the main roof. Set between the pair of balconies both buildings have a projecting stairwell whose face continues well above the roofline with a fashionable Art Deco fin at the centre.

Nos 37 and 434C have timber six-over-one double hung windows of the sort that had been popular since the 1920s. No 434C also has glazed apartment doors with decorative vertical panes; the same doors are seen on No 301. The windows of No 301, as well as No 299, are steel-framed casements with highlights which would have been quite modern when they were constructed.

All four apartment buildings are two storeys in height. No 299 is single-fronted and has an external stair to the upper flat. The other three are double-fronted and have enclosed stairwells.

In terms of style, Nos 37 and 299 are typical of their period and No 37 has particularly nicely detailed brickwork, but neither would be called high-style. Nos 301 and 434C are very similar in overall form (projecting stairwell at the middle of the facade, parapet rising above the centre of the roof) and in many details. These include Moderne design elements such as the curved balconies, corbelled tapestry brick accents at the base of the centre parapet, and the fins to the parapet. The designer of No 301 took the style one step farther, echoing the curve of the front balconies to entirely curved and rendered front walls of the building which project above the roof, giving the building a bold, sculptural form.

## ***Integrity***

The series has a very high degree of integrity.

The front fence to No 37 is modern in date; the original would have been quite low, as seen in front of the other apartment buildings. Otherwise the group is highly intact.

## ***Condition***

All of the apartment buildings appear to be in good to very good condition.

## **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.

## Comparative Analysis

There are no comparable examples of freestanding Moderne Apartment Blocks within the municipality. Other apartment blocks of the same period (1940s) are associated with business use or organisational use (such as fire services).

## Statement of Significance

### *What is significant?*

The four Moderne Apartment Blocks in this series as described are located in Lygon Street, Brunswick. The apartments are on individual allotments, and are all freestanding, of two levels and are non contiguous in location. Stylistically, and based on primary research, all of the apartment blocks appear to date from between 1940-1946. The buildings all have a very high degree of integrity externally, as do the small front gardens, although 37 Lygon Street has lost its front fence. All are in good to very good condition. The significant elements of each place include the external fabric including the building and roof form and materials, original features including doors and windows detailing and decoration, the garden setting and layout, low walls set on the title boundary (constructed of brick or rendered brick) and modest side setbacks. The clear views to the Apartment buildings from the public realm (giving them a landmark quality) is also considered significant.

Included in this series is all of the land at the following addresses:

37 Lygon Street, 299 and 301 Lygon Street, 434c Lygon Street

### *How is it Significant?*

The Moderne Apartment Block series is of aesthetic (architectural) and historical significance to the City of Moreland.

### *Why is it Significant?*

Architecturally, the series reflects the evolution of housing types in the city of Moreland in the late interwar and early postwar periods, changing from the single-storey, freestanding houses that were erected during the 1920s and early 1930s, to two-storey, multi-family flats. 37 and 299-299A Lygon St both demonstrate the direct translation of common domestic forms and details - such as hipped roofs and six-over-one sash windows (at No 37) - into this new building type. No 37 is also distinguished by the well-detailed brickwork, with rusticated pillars and tapestry brick lintels. The apartment buildings at 301 and 434C Lygon St are distinguished by their translation of a requirement of this new building type - a shared staircase - into a dominant architectural feature. Both have a projecting stairwell at the centre of the facade, with balconies projecting from it at both levels. Both buildings are also distinguished by their use of Art Deco motifs on this stairwell, and fashionable curved balconies. At No 301, the curves are carried through to the corners of the building, creating a sculptural form. The buildings at 299-299A, 301 and 434C are enhanced by original front fences executed in similar brickwork. All four buildings are rare in the City of Moreland as the earliest autonomous (that is, not linked with shops or other business uses) apartment buildings identified. Historically, the series provides evidence of the immediate post-war phase of development along Lygon Street. (Criteria B D, E & F)

## Assessment Against Criteria

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This series 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 Moderne Apartment Blocks series is recommended for inclusion in the Heritage Overlay.

## HERITAGE CITATION REPORT

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**Name** Flats  
**Address** 299-299A Lygon Street BRUNSWICK EAST **Significance Level** Local  
**Place Type** Flat  
**Citation Date** 2012



299-299A Lygon Street Brunswick East

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

## History and Historical Context

### Place history:

299 Lygon Street is first listed as 'flats' in the Municipal Directory of 1946. Stylistically, it appears to date from the mid 1940s, although rate book research has not been conducted into its construction date.

### Sources:

Sands & McDougal Municipal Directories.

## Description

### Physical Description

2-storey 1940s flats with steel windows and hipped tile roof, minimal details

Are steel windows a later alteration?

### 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 included in the Moderne Apartment Blocks Series. Please refer to the Series citation for a more detailed description, history and statement of significance. The Series citation is Hermes no.184691.

### 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.

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## 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 as part of the Moderne Apartment Blocks serial listing.

## HERITAGE CITATION REPORT

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**Name** Flats  
**Address** 301 Lygon Street BRUNSWICK EAST **Significance Level** Local  
**Place Type** Flat  
**Citation Date** 2012



301 Lygon Street Brunswick East

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

## History and Historical Context

301 Lygon Street first appears as 'flats' listed in the Municipal Directory of 1941. Stylistically, the fabric of the property supports a construction date of c.1940, although this has not been confirmed through rate book research.

### Source:

Sands & McDougal Municipal Directory.

## Description

### Physical Description

2-storey Streamlined Moderne flats with textured render and tapestry brick trim (1940s-50s?), curved balconies and corners, all original doors

Highly intact, great design

### 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 included in the Moderne Apartment Blocks Series. Please refer to the Series citation for a more detailed description, history and statement of significance. The Series citation is Hermes no.184691.

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## 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 as part of the Moderne Apartment Blocks serial listing.

## HERITAGE CITATION REPORT

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**Name** Flats  
**Address** 37 Lygon Street BRUNSWICK EAST **Significance Level** Local  
**Place Type** Flat  
**Citation Date** 2012



37 Lygon Street Brunswick East

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

## History and Historical Context

### Place history:

In the Municipal Directories, 37 Lygon Street first appears occupied in 1943 by 'Cave & Jones, physical cult.' Although rate book research has not been undertaken on this property, stylistically it appears to date from c. 1940.

### Sources:

Sands & McDougal Municipal Directory.

## Description

### Physical Description

2-storey brick and render c1930s flats with hipped tiled roof

### 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 included in the Moderne Apartment Blocks Series. Please refer to the Series citation for a more detailed description, history and statement of significance. The Series citation is Hermes no.184691.

### 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.

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## Recommendations 2012

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

## Other Recommendations

This place is recommended for inclusion in the Heritage Overlay as part of the Moderne Apartment Blocks serial listing.

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<b>Name</b>	Flats	
<b>Address</b>	434C Lygon Street BRUNSWICK EAST	<b>Significance Level</b> Local
<b>Place Type</b>	Flat	
<b>Citation Date</b>	2012	



434C Lygon Street Brunswick East

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

### History and Historical Context

#### Place history:

The address at 434 Lygon Street was occupied by Thomas J. Wilcox, a local grocer, throughout 1915 to 1949, and he thus appears to have been the owner and resident of the land upon which the flats were later subdivided and constructed at 434c. It is possible that they were built as an extended family residence.

Although a rate book research has not been conducted for the property, stylistically, it appears to date from c. 1940-1945.

Over the 1930s-40s, several members of the Wilcox family reside at the address 434 Lygon Street simultaneously. In 1949, T.J., Thomas L., and Mrs E.A. Wilcox occupy 434 and 434a Lygon Street. On 24 June 1946. the *Argus* reported the death of Sarah Robinson, late wife of Thomas Wilcox, at her residence at 434 Lygon Street.

#### Sources:

Gould, Philip, & Willis, Julie, 2012, *Encyclopaedia of Australian Architecture*, Cambridge University Press, New

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York.

Sands & McDougal Municipal Directories

Summerton, Michelle, 2010, *City of Moreland Thematic History*, Moreland City Council.

## Description

### Physical Description

2-storey Moderne block of flats, red brick with tapestry brick and smooth render accents

Very intact, 6/1 timber windows, glazed entry doors to G flr flats

### 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

## HERITAGE CITATION REPORT

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This place is recommended for inclusion in the Heritage Overlay as part of the Moderne Apartment Blocks serial listing.