

people place heritage

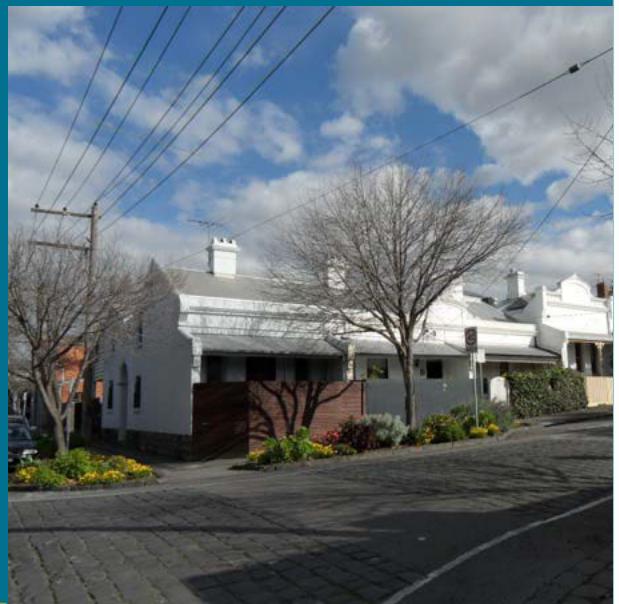
# CONTEXT

## HERITAGE GAP STUDY

Review of Central Richmond

Stage 2 Final Report  
12 November 2014

Prepared for  
City of Yarra



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### Report Register

This report register documents the development and issue of the report entitled *Heritage Gap Study: Review of Central Richmond Stage 2 Final Report* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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## EXECUTIVE SUMMARY

### Heritage precincts

#### Locally significant

There are eleven (11) new precincts of local significance to the City of Yarra, as listed in Table 1. Appendix A contains the citations and maps for new precincts. Figure 1 shows the location of these new precincts in the study area.

**Table 1 – Locally Significant precincts**

Precinct	HO recommendation
<i>Abinger Street Precinct</i> 11-27, 27A & 16-46 Abinger Street 10-50 & 19-53 Lyndhurst Street	Include in heritage overlay (HO) (see precinct map) and apply external paint controls to 22-28, 23 & 25 Abinger St, 40-50 & 37-45 Lyndhurst St only
<i>Bell Street Precinct</i> 1-29 & 2-22 Bell Street 1A, 1-11 Benson Street 170-210 Coppin Street 139-157 Mary Street	Include in HO (see precinct map) and apply external paint controls to 15-21 Bell St, 204-208 Coppin St only
<i>Bellevue Estate Precinct</i> 1-17 & 2-16 Bellevue Street 1-21 & 2-24, 24A Park Street	Include in HO (see precinct map) with no specific HO controls
<i>Burnley Street Precinct</i> 370-404 & 345-389 Burnley Street 395-419 Swan Street	Include in HO (see precinct map) and apply external paint controls to 377, 380 & 400-402 Burnley St, 413-415 Swan St only Delete 377 Burnley St from HO238 and add to new precinct HO
<i>Coppin Street Precinct</i> 52-154 & 71-107 Coppin Street	Include in HO (see precinct map) and apply external paint control to no. 79 only, and outbuilding control to no. 107 only Delete no. 79 from HO244 and add to new precinct HO
<i>Edinburgh Street Precinct</i> 44-58 Canterbury Street 42-74 & 45-69 Edinburgh Street 31-41 Glass Street 9-17 & 12-36 Newry Street	Include in HO (see precinct map) and apply external paint controls to 42 & 58-60 Edinburgh St, 12 Newry St only Delete 58-60 Edinburgh St from HO255 and add to new precinct HO
<i>Hosie Street Precinct</i> 5-15 & 8 Hosie Street 14-24 Mary Street	Include in HO (see precinct map) with no specific HO controls
<i>Mitchell Street Precinct</i> 1-11 & 2-10 Bliss Street 6-28 Cutter Street 1-11 & 2-12 Mitchell Street	Delete 1-11 & 2-12 Mitchell Street from HO277 and add to new precinct HO (see precinct map) with no specific HO controls
<i>Neptune Street Precinct</i> 21-31 Fraser Street 22-46 Neptune Street	Include in HO (see precinct map) with no specific HO controls
<i>Park Avenue Precinct</i> 12-26 Park Avenue 13-45 Westbank Terrace	Include in HO (see precinct map) with external paint controls applied to 18 & 22-26 Park Ave only
<i>Stawell Street Precinct</i> 6-28 Stawell Street	Include in HO (see precinct map) with no specific HO controls

### Not significant at the local level

There is one (1) precinct identified as potentially significant in Stage 1 that has been assessed in Stage 2 as not significant at the local level:

- Burnley Edwardian Group Precinct: 283A-305 Burnley Street

## Heritage places

### Individually Significant

There are nineteen (19) Individually Significant places. Eight (8) of them are also within precincts listed in Table 1 or existing HO precinct extensions. They have been assessed both individually and as part of the precinct or precinct extension. Appendix B provides the citations for Individually Significant places. As shown in Table 2, all of these places are recommended for inclusion in the HO, either individually or as part of a precinct.

Figure 1 shows the location of these new individually significant places.

**Table 2 – Individually Significant places**

Place	Precinct	HO recommendation
Terrace, 23 & 25 Abinger St	Abinger Street Precinct	Precinct HO, with external paint controls
W. James & Co. Sack Merchants (former) 84-86 Abinger Street	Not within precinct	Individual HO. No specific HO controls
Flour Mill & Grain Store (former), 518-524, 534 & 534A Bridge Road	HO310 Bridge Road Precinct extension, as proposed by Amendment C149 (includes 534 & 534A Bridge Road only)	Include in HO310 Precinct, as shown on the map in Appendix C. No specific HO controls
Terrace, 5-9 Brougham Street	HO319 Elm Grove Precinct extension	Precinct HO, with external paint controls
House, 254 Burnley Street	Not within precinct	Individual HO, with external paint controls
Greek Orthodox Church, 327-329 Burnley Street	Not within precinct	Individual HO. No specific HO controls
Shop, 380 Burnley Street	Burnley Street Precinct	Precinct HO, with external paint controls
House, 65 Charles Street	HO319 Elm Grove Precinct extension	Precinct (HO319) HO. No specific HO controls
Smith House and Dairy, 107 Coppin Street	Coppin Street Precinct	Precinct HO, with outbuilding controls
Opportunity Club for Girls (former), 8 Corsair Street	Not within precinct	Individual HO, with external paint controls
House, 30 Corsair Street	Not within precinct	Individual HO. No specific HO controls
House, 8 Dickens Street	Not within precinct	Individual HO. No specific HO controls
Terrace, 32-36 Farmer Street	Not within precinct	Individual HO, with external paint controls
Houses, 85-91 Lord Street	Not within precinct	Individual HO, with external paint controls
<i>Lyndhurst Terrace</i> , 40-50 Lyndhurst Street	Abinger Street Precinct	Precinct HO, with external paint controls
House ( <i>Jancourt</i> ),	Edinburgh Street Precinct	Precinct HO, with external paint

Place	Precinct	HO recommendation
12 Newry Street		controls
Houses, 72-80 Stawell Street	Not within precinct	Individual HO, with external paint controls
Floyd Green & Co. Glassworks (former), 69 & 89 Type Street	Not within precinct	Individual HO. No specific HO controls
Terrace, 33-39 Wall Street	Not within precinct	Individual HO, with external paint controls

### Not significant at the local level

There are eighteen (18) individual heritage places that have been assessed as not significant at the local level. Of these:

- Fourteen (14) places were assessed as such during Stage 1. Please refer to section 1.2 for a list.
- Four (4) places were assessed as such during Stage 2. Please refer to section 2.3.

### Review of existing HO places and precinct

The citations for eight (8) existing HO places and one (1) HO precinct have been reviewed, updated as required, and consequent HO schedule and map changes are recommended as shown in Table 3. Figure 1 shows the location of these places and precinct.

**Table 3 – Existing HO places and precinct reviewed by Stage 2**

Heritage place (existing)	Citation updates	HO schedule and map changes
HO225, House & stables, 19 Bendigo Street	Revised description and statement of significance (SoS)	Change HO schedule name to 'House and stables' and applied outbuilding controls
HO235, Burnley Presbyterian Church, 271-273 Burnley Street	Revised history, description and SoS	Already in HO. Revised address (to include 273), history and statement of significance
HO236, St Bartholomew's Anglican Church complex, 300 Burnley Street	Revised description and SoS	Extend HO236 to include the 1926 vicarage at 290 Burnley Street (see map in Appendix C) and change HO schedule address to '290-300 Burnley Street'
HO238, Bank of Australasia (former), 377 Burnley Street	Revised SoS	Delete HO238 and add no. 377 to new Burnley Street Precinct HO
HO244, Griffiths Boot Factory (former), 79 Coppin Street	Revised SoS	Delete HO244 and add no. 79 to new Coppin Street Precinct HO
HO255, Terrace, 58-60 Edinburgh Street	Revised SoS	Delete HO255 and add nos. 58-60 to new Edinburgh Street Precinct HO
HO298, Corroboree Tree, Burnley Parklands, Richmond	None	New address in HO schedule
HO299 The Boulevard Parklands, The Boulevard, Richmond	Revised history, description and SoS	Extend HO299 to include the northern section of Yarra Blvd and update the name and address in HO schedule
HO319 Elm Grove Precinct	Revised history, description and SoS	Extend HO319 to include: <ul style="list-style-type: none"> <li>– Area 1: 1-17 Brougham St</li> <li>– Area 2: 32-38 &amp; 61-75 Charles St and 21-35 &amp; 20-42 Charlotte St</li> <li>– Area 3: 2-16 &amp; 9-19 Wall St</li> </ul> Transfer 361, 371 & 377 Church St to

<b>Heritage place (existing)</b>	<b>Citation updates</b>	<b>HO schedule and map changes</b>
		HO315 Church Street Precinct



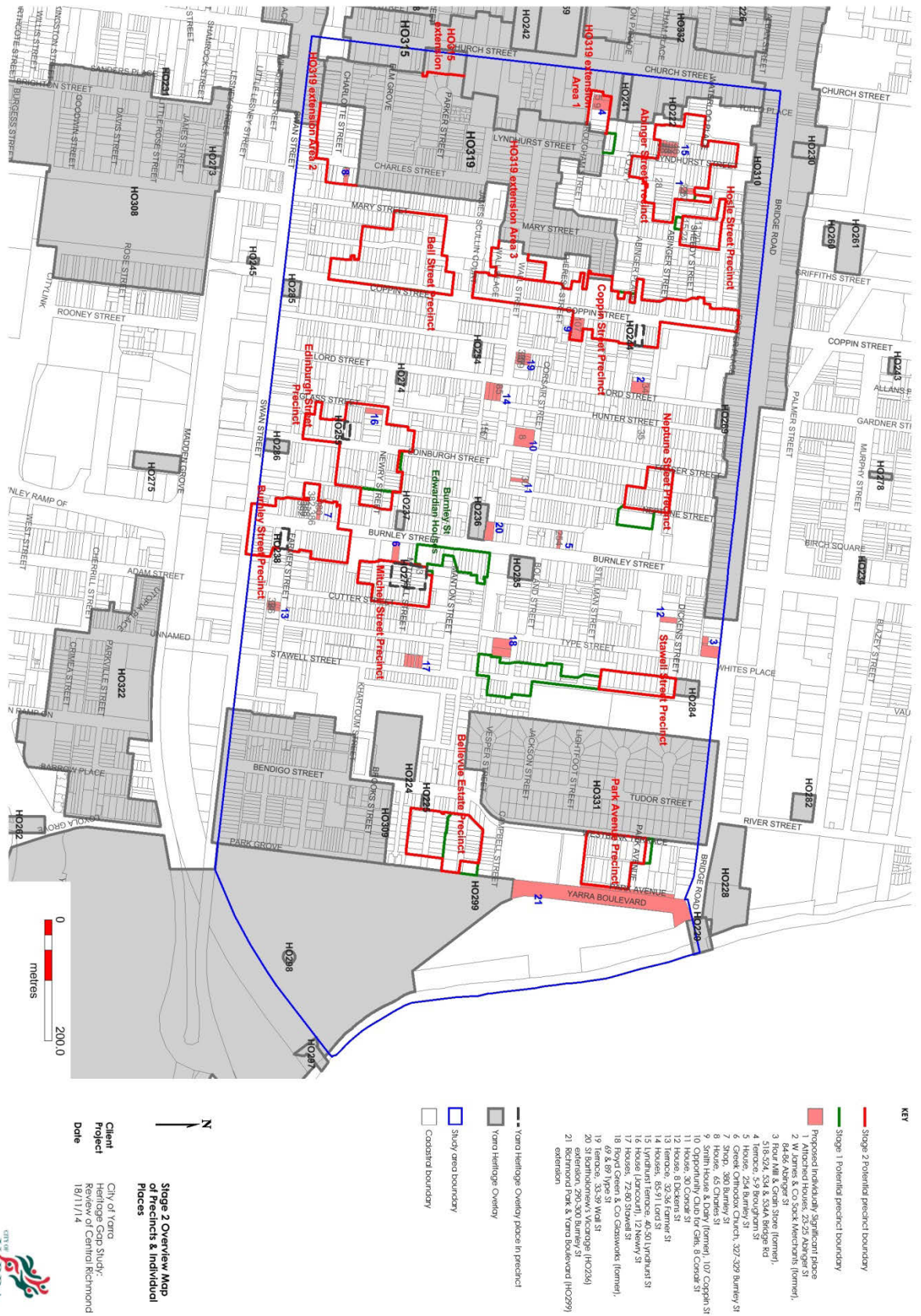


Figure 1. Location of existing and proposed new heritage places and precincts in the study area..

# 1 INTRODUCTION

## 1.1 Purpose

The purpose of the *City of Yarra Heritage Gap Study: Central Richmond* (the study) is to identify heritage places and precincts of heritage significance within ‘Central Richmond’ (as shown on Figure 1, this is area generally bounded by Bridge Road, Swan Street, Church Street and the Yarra River, hereafter referred to as the ‘study area’) and, more specifically, places that should be recommended for inclusion in the heritage overlay.



Figure 2. The study area, as defined in the project brief, shown with a dotted outline.

The study will be undertaken in three stages and this report provides the findings and recommendations of both stages of the project.

Stage 1, completed in August 2014, had the following objectives:

- To review the Central Richmond area outside of the existing heritage overlays (HO) to identify potential heritage ‘gaps’ including individual places and precincts, areas or ‘group listings’ that are of potential heritage significance.
- To prepare a Stage 1 report that identifies areas and places of potential heritage significance for assessment in Stage 2, and areas and places not of heritage significance. Justifications for each category are provided.
- To scope the work required for stages 2 and 3, to be approved by Council prior to proceeding further.

Section 1.2 provides a summary of the findings and recommendations of Stage 1.

Following the completion of Stage 1, Stage 2 involved the assessment of areas and places of potential significance. The outcomes of Stage 2 are:

- This final report containing the methodology, key findings, and citations (including maps) for precincts and Individually Significant places, lists of sites and their level of significance. This report is suitable for inclusion in the planning scheme as a reference document.
- A Heritage Overlay schedule identifying the specific controls (e.g., paint, internal alterations, etc.) that should apply.

- A list of places suitable for insertion (i.e., in the same format) into Council's 'Appendix 8' (the incorporated document that contains the levels of significance of all heritage places).

The final task undertaken during Stage 3 will be to update (or create) the Hermes records. This will be done after Council resolves to seek authorisation for a planning scheme amendment.

### **Planning scheme amendments**

The study area is affected by the following planning scheme amendments, which propose to make changes to the heritage overlay:

- Amendment C149 – within the study area this proposes to add the former Flour Mill at 534 & 534A Bridge Road as a Contributory place to the HO310 Bridge Road precinct.
- Amendment C157 – within the study area this proposes to apply the heritage overlay to 20 new places (out of a total of 35 places overall). Those affected by the current study area:
  - 22-28 Abinger Street & 37-35 Lyndhurst Street (former Malt House), within the Abinger Street Precinct.
  - 15-21 Bell Street (Houses), within the Bell Street Precinct.
  - 400-402 Burnley Street (Shops), within the Burnley Street Precinct.
  - 204-208 Coppin Street (Houses), within the Bell Street Precinct.
  - 42 Edinburgh Street (House), within the Edinburgh Street Precinct.
  - 18 & 22-26 Park Avenue (Houses), within the Park Avenue Precinct.
  - 413-415 Swan Street (Shops), within the Burnley Street Precinct.

As at October 2014, the above amendments are with the Minister for Planning, awaiting a final decision.

### **Acknowledgements**

We acknowledge the kind and generous assistance of David Langdon and the Richmond & Burnley Historical Society.

## **1.2 Summary of stage 1 findings**

### **Heritage precincts and precinct extensions**

Stage 1 identified twelve (12) potential new precincts<sup>1</sup> and three potential extensions to the HO319 Elm Grove Precinct, which were recommended for detailed assessment in Stage 2 as follows:

- Abinger St & Lyndhurst St Precinct: 11-27 & 16-46 Abinger St and 10-50 & 19-53 Lyndhurst St,
- Bell St, Benson St & Coppin St Street Precinct: 1-29 & 2-22 Bell St, 1-11 Benson St, 170-210 Coppin St and 139-57 Mary St,
- Bliss St, Cutter St & Mitchell St Precinct: 1-11 & 2-10 Bliss St, 6-28 Cutter St & 1-11 & 2-12 Mitchell St,
- Burnley Street Edwardian Group Precinct: 283A-305 Burnley St,
- Burnley St & Swan St Precinct: 370-404 & 345-389 Burnley St and 395-419 Swan St,
- Coppin St Precinct: 52-154 & 71-107 Coppin St,

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<sup>1</sup> Note: The names and boundaries of some precincts were changed as a result of detailed assessment in Stage 2.

- Edinburgh St & Newry St Precinct: 44-58 Canterbury St, 42-74 & 45-69 Edinburgh St, 31-41 Glass St, and 9-17 & 12-28 Newry St,
- Fraser St & Neptune St Precinct: 21-31 Fraser St, 22-46 Neptune St & (rear of) 198 Burnley St,
- Hosie St & Mary St Precinct: 5-17 & 8 Hosie St, 14-24 Mary St,
- Park Ave & Westbank Tce Precinct: 12-26 Park Ave and 11-45 Westbank Tce,
- Park St Precinct: 1-23 & 2-24, 24A Park St, and
- Stawell St Precinct: 6-64 & 71-95 Stawell St and 23 & 25, 26 & 28 Stillman St.

HO319 Elm Grove Precinct extensions:

- Area 1: 1-17 Brougham St and 74 & 76 Lyndhurst St,
- Area 2: 32-38 & 61-75 Charles St and 21-35 & 20-42 Charlotte St, and
- Area 3: 2-16 & 9-19 Wall St.

### **Individual heritage places**

A total of 35 individual heritage places were reviewed in Stage 1. Of these, Stage 1 recommended assessment of 21 potential Individually Significant places in Stage 2. This included 6 places within potential precincts or precinct extensions, as indicated by *italics*, to be assessed both individually and as part of the precinct or precinct extension, as follows:

- W. James & Co. Sack Merchants, 84-86 Abinger Street,
- *Grain Store & Flour Mill (former), 518-524, 534 & 534A Bridge Road (HO310 Precinct Extension),*
- *Terrace, 5-9 Brougham Street (HO319 Precinct Extension),*
- Terrace, 92-94 Bunting Street,
- House, 254 Burnley Street,
- Greek Orthodox Church, 327-9 Burnley Street,
- *Shop, 380 Burnley Street (Burnley Street Precinct),*
- *House, 65 Charles Street (HO319 Precinct Extension),*
- Jim Loughnan Memorial Hall, 67-69 Coppin Street,
- *House, 107 Coppin Street (Coppin Street Precinct),*
- Opportunity Club (former), 8 Corsair Street,
- House, 30 Corsair Street,
- House, 8 Dickens Street,
- Terrace, 32-36 Farmer Street,
- Houses, 85-91 Lord Street,
- Terrace, 4-10 Mary Street,
- House, 43 Mary Street,
- *House, 12 Newry Street (Edinburgh Street Precinct),*
- Houses, 72-80 Stawell Street,
- Floyd Green & Co. Glassworks (former), 69 & 89 Type Street, and
- Terrace, 33-39 Wall Street.

Stage 1 assessed a total of 14 houses as not significant at the local level, as follows (those with a 'D' have been demolished, while those with a 'P' are included in one of the new precincts):

- 264 (D), 286 Burnley Street,

- 112 (P), 203 Coppin Street,
- 32 Corsair Street,
- 8 Fraser Street,
- 12 (D) Manton Street,
- 20 (P), 21 (D), 145-57 (P) Mary Street,
- 22 (P) Newry Street,
- 4, 12 (P) Park Avenue, and
- 141 (D) Stawell Street.

### **Other findings**

Stage 1 identified two church residences, which form part of existing HO places, that required assessment in Stage 2:

- House (presumed Burnley Uniting [former Presbyterian] Church Manse), 273 Burnley Street, and
- St Bartholomew's Vicarage, 290 Burnley Street.

## **1.3 Methodology**

In accordance with Heritage Victoria guidelines, the study has been prepared using the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter, 2013) and its guidelines. All terminology is consistent with the Burra Charter. The methodology and approach to the Study and its recommendations were also guided by:

- The VPP Practice Note *Applying the Heritage Overlay* (2012) (hereafter referred to as the 'VPP Practice Note').
- Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes* (hereafter referred to as the 'Advisory Committee') in relation to establishing thresholds and defining precincts (see discussion in Appendix F).
- Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council (see discussion in Appendix F).

### **Stage 1 methodology**

The key tasks associated with Stage 1 of the study were:

- Inception and preliminary analysis,
- Fieldwork, and
- Detailed analysis.

#### ***Inception and preliminary analysis***

The purpose of the inception stage was to identify potential precincts and individual places that would be the focus of investigations during the fieldwork stage to ensure that it was efficient in execution and comprehensive in scope.

The key tasks associated with this stage were:

- A preliminary 'desktop' review of the available information from previous studies and other readily available secondary sources (e.g., Melbourne & Metropolitan Board of Works plans available online), the 'gradings' map included in the project brief (this is a map prepared by the City of Yarra that shows the A, B, C or D 'grading' of buildings from the *Richmond Conservation Study*, 1985), and Google aerial and 'streetview' photography.

- An initial meeting with the Richmond and Burnley Historical Society (RBHS) to find out whether they are aware of any areas or places of historic interest within the study area, and also to determine what historic information they hold for the study area.

Using this information, potential precincts and individual places were identified and mapped. Generally speaking, the precincts were based around areas that demonstrated concentrations of potentially Contributory places according to the ‘gradings’ map (generally these are D-grade places identified by the *Richmond Conservation Study*). This analysis also identified potential extensions to existing precincts; particularly the HO319 Elm Grove Precinct.

Potential Individually Significant places included all places graded ‘C’ by the *Richmond Conservation Study* (and not currently included in either the HO or in one of the forthcoming heritage amendments), along with any others identified through research or identified by the RBHS. For example, an examination of MMBW maps showed a former glassworks factory on the corner of Type and Glasshouse streets, which was found to be extant when looking at aerial and streetview imagery.

This stage included an inception meeting between Council and the consultants, to discuss the potential precincts and places identified by the desktop investigation and refine the methodology and timelines for the project.

### **Fieldwork**

The Stage 1 fieldwork included an inspection of every street within the study area. The focus, however, was on potential precincts and places identified by the ‘desktop’ analysis during the inception phase.

The purpose was to determine the spatial, visual and thematic coherence of the potential precincts identified through the ‘desktop’ analysis having regard to the intactness and integrity of the building stock, and to record the contributory properties having regard to the ‘gradings’ map provided in the brief. Preliminary boundaries identified during the inception stage were refined accordingly. In some cases it was found that a potential precinct based purely on a dense concentration of Contributory places lacked visual cohesion when inspected during fieldwork. One example of this is Boland Street where the visual cohesion has been disrupted by visually intrusive new development, as well as unsympathetic alterations and additions to Contributory buildings.

As the buildings within the study area have been documented photographically relatively recently (c.2008), and the photos uploaded to Hermes, the consultants did not photograph every building in the potential precincts, but took images of streetscape views, and any places that have clearly changed.

In other streets, a more general ‘windshield survey’ was undertaken to confirm (or deny) the initial impression that it did not appear to form a precinct. The reasons why other streets do not form precincts have been summarised in a table that forms part of the Stage 1 interim report (see also Table 1.2, below).

The second purpose of the fieldwork was to undertake a preliminary assessment of integrity of the potential Individually Significant places. All potential Individually Significant places identified by the ‘desktop’ analysis were inspected and additional places were identified. For example, the house rows and terraces at 85-91 Lord Street, 4-10 Mary Street, 72-80 Stawell Street and 33-39 Wall Street, and the houses at 107 Coppin Street and 12 Newry Street were identified during the fieldwork.

*Intactness* and *integrity* was used as a threshold indicator for both potential precincts and places (please refer to section F.1 in Appendix F). For precincts, ‘intactness’ was measured as percentage of Contributory places with ‘Low’ being less than 60%, ‘Moderate’ being 60-80% and ‘High’ being 80-100%. Generally speaking, a potential precinct would be expected to have at least ‘Moderate’ intactness and in some cases ‘High’ intactness.

For Contributory places within precincts the ‘integrity’ rather than ‘intactness’ was a primary consideration: that is, while the Contributory places may not be completely ‘intact’ (i.e.,

retaining all original fabric) any repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring that they are ‘whole’, i.e., have good integrity.

For potential Individually Significant places, on the other hand, the ‘intactness’ of the building was a primary consideration; however, comparative analysis can determine whether a building with lower ‘intactness’ but good ‘integrity’ could also be of local significance if, for example, it is rare.

### **Detailed analysis**

Once the fieldwork was completed, the consultants undertook further analysis, which included a ‘desktop’ comparison with heritage places and precincts either within (or proposed for) the HO in the Richmond. This drew upon experience and knowledge gained through the two recent heritage reviews the consultants carried out for the City of Yarra to ensure a consistency of approach. As noted above, the ‘gradings’ map was used to identify preliminary precinct boundaries on the basis of a concentration of potential Contributory places, which were then ‘ground truthed’ during fieldwork.

As noted above, the intactness of precincts and integrity of Contributory places within it was used as a threshold indicator and for comparative purposes. However, ‘High’ intactness was not the sole justification for a precinct: with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Committee considered (p.2-54) that:

*... the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*

On this basis, the detailed analysis considered:

- The historic themes associated with the place or precinct, as set out in the *City of Yarra Heritage Review Thematic History 1998* (see Table 1.1 for some of the relevant themes).
- Any historic associations with people, organisations or events, which are important in the context of Richmond.
- Whether the precinct or place is representative of a particular place type that is distinctive within Richmond, and how this is demonstrated in the physical fabric of the place. For example, industry is an important theme in Richmond and is demonstrated by particular place types such as mills and malt houses and other forms of secondary industry, as well as the housing built for the workforces associated with these industries.
- Whether distinctive aesthetic qualities are evident. For example, cohesive historic streetscapes comprising houses of similar style, materials and detailing, landmarks, etc.
- Whether there is potential for social values. For example, as a place used by the local community.

On this basis, the consultants prepared a Stage 1 interim report containing the final list of places and precincts of potential significance, which was presented to Council strategic planners. Following this, the detailed budget and timelines for Stages 2 and 3 were added.

**Table 1.1 – Historic themes**


<b>Theme</b>	<b>Sub-themes</b>
<b>2.0 The suburban extension of Melbourne</b>	<i>2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act; 2.5 Clement Hodgkinson’s 1857 (1855) Plan of Richmond</i>
<b>3.0 Mansions, Villas and Sustenance Housing: The division between rich and</b>	<i>3.1 A home to call one’s own; 3.2 Lodging people: hotels and boarding houses</i>

<i>poor</i>	
<b>4.0 Developing local economies</b>	4.2 Secondary industry; 4.3 Retail: warehouses and large scale purveyors; 4.4 Smaller retailers: strip shopping; Financing the suburbs
<b>5.0 Local Council and council services</b>	5.5 Private and public transportation
<b>7.0 Leisure and entertainment in the suburbs</b>	7.1 Licensed hotels and 'sly grog'


### **Streets that do not form precincts**

For streets/areas that are not considered to form part of a precinct a series of standard reasons was used to ensure consistency, as shown in Table 1.2, which provides some examples. On this basis, a table in the Stage 1 interim report provides a 'street by street' survey listing the findings for all streets within the study area.

**Table 1.2 – Reasons why a street is not (part of) a precinct**

<b>Reason</b>	<b>Comments</b>
1. There are no or a low percentage of contributory places.	Generally speaking, streets, or parts of streets, with less than 60% of places defined as 'Contributory' are unlikely to form a precinct. On the other hand, some parts of streets with 'Moderate' integrity may not always form a precinct (see Corsair Street example, below) and Reason 3.
	<i>LEFT: Although the south side of Corsair Street between Neptune and Fraser streets is very intact, comparatively speaking it is smaller than other precincts, and this type of housing is already better represented in existing HO precincts and potential precincts identified by this study (e.g. Neptune Street Precinct).</i>
2. The historic themes are not clearly represented by the fabric.	This reason is interrelated with reasons 1 and 3. It is relevant when alterations to buildings have stripped off most of the features that characterise that particular period. It also applies in precincts where intrusive later development means that the 'legibility' of distinct phases of development associated with particular themes is no longer clear.
3. The contributory buildings have low integrity and/or have been extended unsympathetically.	Some streets, or sections of streets, may have 'Moderate' or even 'High' integrity, but lack visual cohesion due to unsympathetic additions to Contributory places. Examples include the south ends of Bell Street (see below) and the adjoining Mary Street, which retain some groups of Victorian cottages.



Reason	Comments
	<p><i>LEFT: This group of cottages at the south end of Bell Street includes one relatively intact example (on right), while the others have all been altered to varying degrees. While most of the houses may be considered 'Contributory' within a precinct, the alterations have reduced the legibility and visual cohesion, particularly when compared to other existing and potential HO precincts.</i></p>
<p>4. New development is visually intrusive.</p>	<p>Again, some streets may have 'Moderate' integrity, but lack visual cohesion due to intrusive new development. This is demonstrated on the east side of Coppin Street (see below).</p>
	<p><i>LEFT: Example of visually intrusive development at 207 Coppin Street.</i></p>
<p>5. There are better comparative examples.</p>	<p>The existing HO precincts in the study area provide 'benchmarks' for comparative purposes. Potential precincts were therefore compared to first to existing HO precincts and then to one another having regard to intactness, visual cohesion, representation of historic themes, etc.</p>
<p>6. Already included in, or proposed for inclusion within HO.</p>	<p>Streets already included in the HO were not included in the scope of this study.</p>

### Stage 2 methodology

The key tasks associated with Stage 2 of the study were:

- Historic research,
- Fieldwork,
- Assessment,
- Statutory recommendations, and
- Review of existing HO places.

### Historic research

The historic research considered a range of primary and secondary sources including historic maps, plans and photographs held by the State Library of Victoria, City of Yarra and the Richmond & Burnley Historical Society, Richmond Council rate books, Sands & McDougall Directories, Land Victoria title and subdivision records, previous heritage studies including the

2012 *City of Yarra Heritage Gaps Study* by Lovell Chen, the 1985 *Richmond Conservation Study* and the 1998 *City of Yarra Heritage Review*, on-line databases and other sources (e.g., *Australian Architectural Index* and *Australian Dictionary of Biography*), typological heritage studies, and other relevant local histories such as *Copping it Sweet* and *Hard Yakka: 100 years of Richmond industry*.

Detailed research for Individually Significant places aimed to identify, wherever possible, the date of construction, original owners/occupiers and other people, companies or organisations with important associations with the place, architect/designer and builder, and any other information that demonstrates how the place is associated with a relevant theme in the thematic history.

For Precincts, more generalised research was carried out to identify creation dates (using historic plans, including land titles and lodged plans), and broad construction dates (usually at intervals of 5 years using Sands & McDougall Directories, in some cases supplemented by Rate Book information, and MMBW plans). As is typical, detailed research has not been carried out into the history of each Contributory building.

### **Fieldwork**

The precincts and individual places were viewed and documented in Stage 1. Follow-up detailed fieldwork and external inspections were carried out in Stage 2, as required, following research and assessment to confirm intactness and integrity of places, inspect comparative examples, and confirm (or refine) precinct boundaries and heritage status of places.

The fieldwork was based on an examination of fabric visible from the street, using aerial photography where required. For Individually Significant places, questions of intactness and integrity were (sometimes) resolved by comparisons with primary sources such as historic photographs (e.g., from the 1985 *Richmond Conservation Study*, or from the collection of the Richmond & Burnley Historical Society) or plans (e.g., Melbourne & Metropolitan Board of Works detail plans that show building footprints including verandahs) or secondary sources such as previous heritage study assessments.

No internal inspections were undertaken, except for one place: the Greek Orthodox Church in Burnley Street.

### ***Precinct boundaries and heritage status of places***

Precinct boundaries are defined having regard to the significance of the precinct based on the historic and physical evidence. Please refer to Appendix F for further discussion about how precincts are defined.

As part of the Stage 2 fieldwork, the Stage 1 precinct boundaries were carefully reviewed to ensure they included those buildings and streetscapes that best demonstrate the identified significance of the area. Where streetscapes, or portions of streetscapes, were found to have already lost this valued character in whole or in substantial part, they were removed from the proposed precinct. This occurred in one instance: the Stawell Street precinct (see section 2.1).

On the other hand, further research and comparative analysis led to the boundaries of one potential Stage 1 precinct – Park Street – being expanded to include the adjoining Bellevue Street to form the Bellevue Estate Precinct. See section 2.1 for an explanation why.

The heritage statuses of Individually Significant, Contributory or Not Contributory (as defined in Yarra Planning Scheme Local Policy Clause 22.02-3) were applied to each property having regard to the statement of significance, the date of construction and the intactness and integrity of the place based on assessment of fabric visible from the street (see also Appendix E for further discussion about ‘intactness’ and ‘integrity’ and how this affect the heritage status of buildings).

The heritage status of existing Individually Significant places within precincts (i.e., already individually listed in the HO or proposed for inclusion by Amendment C157) have been reviewed and new Individually Significant places identified, as appropriate. For example, in the Abinger Street Precinct further research and comparative analysis resulted in the identification

of two new Individually Significant places: 23 & 25 Abinger Street and 40-50 Lyndhurst Street (see section 2.3).

Wherever possible, Not Contributory (NC) places have been excluded. However, some NC places may be included in precincts where they form part of a streetscape in order to manage future development.

## **Assessment**

### ***Comparative analysis***

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality. For the purposes of this study, the former City of Richmond municipal area (that part of the City of Yarra to the south of Victoria Street) has been used as the basis for the comparative analysis. Places and precincts already included within the HO were used as 'benchmarks' to provide a basis for comparison. Where sufficient comparative examples did not exist within the former Richmond municipal area examples were sought from other parts of the City of Yarra.

The comparative analysis resulted in some Stage 1 precincts and places being found in Stage 2 to be not significant at the local level. Examples include the Burnley Street Edwardian House Group Precinct, and the terraces at 4-10 Mary Street and 92-94 Bunting Street (see sections 2.1 and 2.3).

### ***Assessment using Hercon criteria***

Each place and precinct was assessed against using the Hercon criteria. Threshold guidelines set out in Appendix F of this report were applied.

## **Statutory recommendations**

### ***Application of the heritage overlay***

The HO will be applied in accordance with the guidelines set out in the VPP Practice Note. In applying the HO to precincts the approach will be to include the whole of the precinct within a single HO, using the HO schedule to specify the properties that have additional (e.g. external paint, outbuilding) controls that are different to the precinct controls. As a consequence of this approach:

- Existing Individually Significant places within precincts and individually listed in the HO schedule will be deleted and added to the precinct HO with the same controls specified.
- Individually Significant places proposed for individual listing in the HO schedule by Amendment C157 will be treated in the same way. How this is done in the amendment to implement this study will depend on whether Amendment C157 is approved prior to exhibition.

Please refer to section 2.1 for a list of the affected Individually Significant places within each precinct.

For Individually Significant places outside of precincts, the HO will usually be applied to the whole of the property as defined by the title boundaries. However, in accordance with the VPP Practice Note exceptions include large sites where the HO is applied only to the part of that site. One example in this study is the former Flour Mill & Grain Store at 518-524, 534 & 534A Bridge Road; please refer to section 2.3.

### ***Heritage overlay schedule controls***

Specific HO controls (e.g., external paint, tree controls, etc.) have been applied in accordance with the VPP Practice Note.

### **Review of Individually Significant places**

The study area contains a number of Individually Significant places, which are already individually listed in the HO, or proposed for individual HO listing by Amendment C157. The approach to these places was as follows:

- Individually Significant places proposed for individual inclusion in the HO by Amendment C157 were fully assessed by Lovell Chen in 2012. They have a history, description, comparative analysis, assessment against criteria and a statement of significance in the current format recommended by the VPP Practice Note and have not been reviewed by this study.
- Individually Significant places already included in the HO assessed by the 1998 *City of Yarra Heritage Review* usually have a history, description and a statement of significance. The scope of this study allowed the statements of significance for these places within or adjacent to the new precincts assessed by Stage 2 to be updated into the current format recommended by the VPP Practice Note. This was undertaken as a 'desktop' exercise using the existing information in the Hermes database with minor updates to the history or description, if required. In addition, four places outside of the Stage 2 precincts were subject of a more extensive review, which included updates to the history and description, and associated changes to the HO controls (refer to section 2.4 for a list of these places).

The existing HO precincts in the study area including HO309 Bendigo Street, HO310 Bridge Road, HO315 Church Street, HO319 Elm Grove, and HO335 Swan Street also contain Individually Significant places, which are not individually listed in the HO schedule. Most of these were originally assessed by the 1985 *Richmond Conservation Study* and often have only a brief statement of significance, with a limited history and description. The creation of new format statements of significance for these places was outside the scope of this project and may be considered in the future.

## 2 STAGE 2 FINDINGS

### 2.1 New precincts

#### Summary

##### *Individually Significant*

Stage 2 has confirmed the significance of eleven (11) precincts at the local level, as listed below. Appendix A contains the citations for these precincts.

To be consistent with existing HO precincts in the City of Yarra, precinct names have been standardised to include only one key street or historic name. For example, ‘Abinger Street and Lyndhurst Street Precinct’ from Stage 1 is now simply ‘Abinger Street Precinct’, while ‘Park Street Precinct’ has become the ‘Bellevue Estate Precinct’.

- Abinger Street Precinct
- Bell Street Precinct
- Bellevue Estate Precinct
- Burnley Street Precinct
- Coppin Street Precinct
- Edinburgh Street Precinct
- Hosie Street Precinct
- Mitchell Street Precinct
- Neptune Street Precinct
- Park Avenue Precinct
- Stawell Street Precinct

##### *Not significant at the local level*

Table 2.1 lists the one (1) precinct identified in Stage 1 that has been assessed as not significant at the local level:

**Table 2.1 – Precinct that is not significant at the local level**

Precinct	Stage 1 recommendation	Stage 2 finding
Burnley Street Edwardian Houses	Assess potential significance of 283A-305 Burnley St, which includes the following places proposed for inclusion the HO by Amendment C157: HO427 – 289, 291 & 293 Burnley Street	This group was judged to be of a significantly lower level of building intactness than other Edwardian-era precincts assessed by Stage 2. Moreover, Amendment C157 already proposes to include the three Individually Significant houses in an individual HO. As much of the rest of the group was judged to be of low intactness, it is not recommended for heritage protection.

### **Abinger Street Precinct**

#### ***Existing and proposed HO listings***

There are no existing HO listings within the precinct.

Amendment C157 proposes to add the former Malt House complex, comprising 22-28 Abinger Street and 37-45 Lyndhurst Street to the HO with external paint controls.

#### ***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct at the local level for its historic, architectural and aesthetic values. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that approximately 92% of properties are either Individually Significant or Contributory.

#### ***Individually Significant places***

The Stage 2 assessment confirms the former Malt House complex is an Individually Significant place within the precinct.

Stage 2 assessed two additional Individually Significant places within the precinct:

- Terrace, 23 & 25 Abinger Street, and
- *Lyndhurst Terrace*, 40-50 Lyndhurst Street.

Separate heritage citations have been prepared for these places (refer to Appendix B).

#### ***Recommended precinct boundaries & HO controls***

The Stage 2 assessment confirms the Stage 1 precinct boundary, which includes:

- 11-27, 27A & 16-46 Abinger Street, and
- 10-50 & 19-53 Lyndhurst Street.

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix B.

No specific HO controls (e.g., external paint, tree controls) are required for the precinct; however, the HO schedule should specify that external paint controls apply to the following Individually Significant places:

- 22-28, 23 & 25 Abinger Street, and
- 37-45 & 40-50 Lyndhurst Street.

### **Bell Street Precinct**

#### ***Existing and proposed HO listings***

There are no existing HO listings within the precinct.

Amendment C157 proposes to add the following Individually Significant places within the precinct to the HO:

- 15-21 Bell Street, with external paint controls, and
- 204, 206 & 208 Coppin Street, with external paint controls.

#### ***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct at the local level for its historic, architectural and aesthetic values. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that 87% of properties are either Individually Significant or Contributory.

***Individually Significant places***

The Stage 2 assessment confirms the houses at 204, 206 & 208 Coppin Street, and at 15-21 Bell Street, are Individually Significant within the precinct.

***Recommended precinct boundaries & HO controls***

The Stage 2 assessment confirms the proposed Stage 1 precinct boundary, which includes:

- 1-29 & 2-22 Bell Street,
- 1A & 1-11 Benson Street,
- 170-210 Coppin Street, and
- 139-157 Mary Street.

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A.

No specific HO controls (e.g., external paint, tree controls) are required for the precinct; however, the HO schedule should specify that external paint controls apply to the following Individually Significant places:

- 15-21 Bell Street, and
- 204-208 Coppin Street.

***Bellevue Estate Precinct******Existing and proposed HO listings***

No existing or proposed HO listings.

***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct for its historic, architectural and aesthetic values at the local level. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that 94% of properties are Contributory.

***Individually Significant places***

There are no Individually Significant places within this precinct.

***Recommended precinct boundary & HO controls***

The Stage 2 assessment confirms the proposed Stage 1 precinct boundary, which has been extended to include most of Bellevue Street:

- 1-17 & 2-16 Bellevue Street, and
- 1-21 & 2-24, 24A Park Street.

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A.

No specific HO controls (e.g., external paint, tree controls) are required.

***Changes to the Stage 1 precinct boundaries***

Bellevue Street was added to the precinct after research found that Park Street and Bellevue Street were subdivided at the same time and sold as part of the 'Bellevue Estate'. The estate was created around the original 'Bellevue' homestead that was retained in the subdivision and, until its demolition in the early 1930s, occupied a lot extending between Park and Bellevue streets. The estate also included the south side of Campbell Street, and the properties at 89-101 Westbank Terrace and 1-25 Bendigo Street.

With this additional information, the fabric in the streets that formed the original Bellevue Estate was re-examined. The information about the 'Bellevue' homestead explained the presence of the 1930s houses on the south side of Park Street and the north side of Bellevue Street built on its site and confirmed the status of these places as Contributory, as they

represented the final stage of development once ‘Bellevue’ had been demolished. On this basis, Bellevue Street justified inclusion in the precinct as it remained relatively intact to the main stages of development from c.1890 to c.1935.

On the other hand, the re-inspection once again confirmed that the visual cohesion of the other parts of the estate in Bendigo and Campbell streets, and Westbank Terrace has been significantly compromised by later development, and by unsympathetic alterations to the potential Contributory places – a process that is continuing: for example, in the time between the original inspection in August 2014 and the re-inspection in October 2014, a highly visible second storey addition had been made to 1 Bendigo Street.

### **Burnley Street Precinct**

#### ***Existing and proposed HO listings***

HO238 – Former Bank of Australasia, 377 Burnley Street, with external paint controls.

Amendment C157 proposes to add the following places to the HO:

- 400-402 Burnley Street, with external paint controls, and
- 413-415 Swan Street, with external paint controls.

#### ***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct for its historic, architectural and aesthetic values at the local level. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that 93% of properties are either Individually Significant or Contributory.

#### ***Individually Significant places assessed by Stage 2***

The Stage 2 assessment confirms that nos. 377 & 400-402 Burnley Street and 413-415 Swan Street are Individually Significant within the precinct.

Stage 2 has also assessed 380 Burnley Street to be Individually Significant, and recommends applying external paint controls (see section 2.3). A separate heritage citation has been prepared for this place (refer to Appendix B).

#### ***Recommended precinct boundary & HO controls***

The Stage 2 assessment confirms the proposed Stage 1 precinct boundary, which includes:

- 370-404 & 345-389 Burnley Street, and
- 395-419 Swan Street.

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A.

No specific HO controls (e.g., external paint, tree controls) are required for the precinct; however, the HO schedule should specify that external paint controls apply to the following Individually Significant places:

- 377, 380 & 400-402 Burnley Street, and
- 413-415 Swan Street.

As a consequence, HO238 (Former Bank of Australasia, 377 Burnley Street) should be deleted from the HO schedule and maps.

### **Coppin Street Precinct**

#### ***Existing and proposed HO listings***

HO244 – Griffiths Boot Factory (former), 79 Coppin Street, with external paint controls.

There are no proposed HO listings.



***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct for its historic, architectural and aesthetic values at the local level. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that 83% of properties are either Individually Significant or Contributory.

***Individually Significant places assessed by Stage 2***

The Stage 2 assessment confirms that HO244 is Individually Significant within the precinct.

Stage 2 has also assessed the Smith House and Dairy, 107 Coppin Street, to be Individually Significant, and recommends applying the outbuilding control. A separate heritage citation has been prepared for this place (refer to Appendix B).

***Recommended precinct boundary & HO controls***

The Stage 2 assessment confirms the proposed Stage 1 precinct boundary, which includes:

- 52-154 & 71-107 Coppin Street

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A.

No specific HO controls (e.g., external paint, tree controls) are required for the precinct; however, the HO schedule should specify that additional controls apply to the Individually Significant places, as follows:

- External paint controls – 79 Coppin Street, and
- Outbuilding controls – 107 Coppin Street.

As a consequence, HO244 (Former Griffiths Boot Factory, 79 Coppin Street) should be deleted from the HO schedule and maps.

***Edinburgh Street Precinct******Existing and proposed HO listings***

HO255 – Terrace, 58-60 Edinburgh Street, with external paint controls

Amendment C157 proposes to add the following places to the HO:

- 42 Edinburgh Street, with external paint controls

***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct for its historic, architectural and aesthetic values at the local level. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that 84% of properties are either Individually Significant or Contributory.

***Individually Significant places***

The Stage 2 assessment confirms that nos. 58-60 and 42 Edinburgh Street are Individually Significant within the precinct.

Stage 2 has also assessed the House (*Jancourt*), 12 Newry Street, to be Individually Significant, and recommends applying external paint controls. A separate heritage citation has been prepared for this place (refer to Appendix B).

***Recommended precinct boundary & HO controls***

The Stage 2 assessment confirms the proposed Stage 1 precinct boundary, which includes:

- 44-58 Canterbury Street,
- 42-74 & 45-69 Edinburgh Street,
- 31-41 Glass Street, and

- 9-17 & 12-36 Newry Street.

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A.

No specific HO controls (e.g., external paint, tree controls) are required for the precinct; however, the HO schedule should specify that external paint controls apply to the following Individually Significant places:

- 42, 58 & 60 Edinburgh Street, and
- 12 Newry Street.

As a consequence, HO255 (Terrace, 58-60 Edinburgh Street) should be deleted from the HO schedule and maps.

### **Hosie Street Precinct**

#### ***Existing and proposed HO listings***

There are no existing or proposed HO listings.

#### ***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct for its historic, architectural and aesthetic values at the local level. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that 100% of properties are Contributory.

#### ***Individually Significant places***

There are no Individually Significant places within this precinct.

#### ***Recommended precinct boundary and HO controls***

The potential precinct includes:

- 5-15 & 8 Hosie Street, and
- 14-24 Mary Street.

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A.

No specific HO controls (e.g., external paint, tree controls) are required.

### **Mitchell Street**

#### ***Existing and proposed HO listings***

HO277 – Houses, 1-11 & 2-12 Mitchell Street, with external paint controls.

There are no proposed HO listings.

#### ***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct for its historic, architectural and aesthetic values at the local level.

The Stage 2 assessment also confirms that 100% of properties are Contributory.

#### ***Individually Significant places***

Currently, all properties within HO277 are graded as Individually Significant. This is believed to result because the twelve houses were treated as a single 'place' with a single overall grade as opposed to being treated as a small precinct (in which relative intactness and architectural quality would impact upon the grades of individual buildings).

The current consultants believe that it is more correct to treat this group of houses as Contributory to a precinct, considering the level of architectural sophistication (described in the HO277 citation as: *modest timber cottages*) and varying levels of intactness of the houses. For

example, while most of the (once) identical houses are externally intact, 1 Mitchell Street has had its original vertical sash window replaced with a new one in a horizontal format, and 9 Mitchell Street has lost its original decorative sashes.

For this reason, it is proposed that HO277 be deleted from the heritage overlay, and the houses at 1-11 & 2-12 Mitchell Street be incorporated into the new (and expanded) Mitchell Street Precinct as Contributory buildings.

#### ***Precinct boundaries & HO controls***

The Stage 2 assessment confirms the proposed Stage 1 precinct boundaries, which includes:

- 1-11 & 2-10 Bliss Street,
- 6-28 Cutter Street, and
- 1-11 & 2-12 Mitchell Street (HO277).

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A. No specific HO controls (e.g., external paint, tree controls) are required for the precinct.

As a consequence, HO277 (Houses, 1-11 & 2-12 Mitchell Street) should be deleted from the HO schedule and maps.

#### **Neptune Street Precinct**

##### ***Existing and proposed HO listings***

There are no existing HO places.

##### ***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct for its historic, architectural and aesthetic values at the local level. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that 95% of properties are Contributory.

##### ***Individually Significant places***

There are no Individually Significant places within this precinct.

##### ***Recommended precinct boundary & HO controls***

The potential precinct includes:

- 21-31 Fraser Street, and
- 22-46 Neptune Street.

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A.

No specific HO controls (e.g., external paint, tree controls) are required.

#### **Park Avenue Precinct**

##### ***Existing and proposed HO listings***

There are no existing HO places.

Amendment C157 proposes to add the following places to the HO:

- 18 Park Avenue, with external paint controls, and
- 22, 24 & 26 Park Avenue, with external paint controls.

##### ***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct for its historic, architectural and aesthetic values at the local level. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that 88% of properties are either Individually Significant or Contributory.

***Individually Significant places***

The Stage 2 assessment confirms that 18, 22, 24 & 26 Park Avenue are Individually Significant within the precinct.

Stage 2 did not identify any Individually Significant places, apart from those included in Amendment C157.

***Recommended precinct boundary and HO controls***

The Stage 2 assessment confirms the proposed Stage 1 precinct boundary, which includes:

- 12-26 Park Avenue, and
- 13-45 Westbank Terrace.

One place (11 Westbank Terrace) included in Stage 1 has been removed as further research found it is a post-war house and therefore unrelated to the significant development period from c.1890 to c.1925.

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A.

No specific HO controls (e.g., external paint, tree controls) are required for the precinct; however, the HO schedule should specify that external paint controls apply to the Individually Significant places at 18 and 22-26 Park Avenue.

The Canary Island Palm (*Phoenix canariensis*) at 12 Park Avenue should be included on Council's Significant Tree Register. It is an outstanding specimen because of its age, size and contribution to the local landscape.

***Stawell Street Precinct******Existing and proposed HO listings***

No existing or proposed HO listings.

***Precinct significance***

The Stage 2 assessment confirms the significance of this precinct for its historic, architectural and aesthetic values at the local level. Please refer to the precinct citation in Appendix A.

The Stage 2 assessment also confirms that 92% of properties are Contributory.

***Individually Significant places***

There are no Individually Significant places within this precinct.

***Recommended precinct boundary & HO controls***

Following Stage 2 assessment, the Stage 1 precinct boundary has been revised to exclude Stillman Street and the properties in Stawell Street south of Stillman Street. The Stage 2 precinct boundary now includes:

- 6-28 Stawell Street

The whole of the precinct should be included within a single HO as shown on the precinct map in Appendix A.

No specific HO controls (e.g., external paint, tree controls) are required.

***Changes to the Stage 1 precinct boundaries***

The properties in Stillwell Street and in Stawell Street south of Stillwell Street have been deleted from the precinct as further inspection of the precinct and comparative analysis during Stage 2 found that, overall, the larger precinct as identified by Stage 1 lacked visual cohesion when compared with similar precincts. The historic research identified two key phases of development in the late nineteenth and early twentieth century. In the Stage 1 precinct, the houses at nos. 58 & 60 and 85-95 Stawell Street represent the nineteenth century phase, while the balance of the precinct is mostly associated with the early twentieth century phase.

Upon comparisons with other precincts, the nineteenth century house group did not provide a strong representation of this development phase when compared to other precincts both within (e.g., Fraser Street and Neptune Street) and outside of (e.g., HO325 Kennedy Street Precinct) the study area. It was also too small to form a separate precinct.

Of the early twentieth century houses, the group of houses in alternating designs at nos. 6, 8 & 12-24, although somewhat altered, together with the related Edwardian houses at nos. 26 & 28, form a visually cohesive group that compares with similar precincts containing speculative houses built to standard designs (e.g., Hosie Street & Mary Street, and Bliss Street, Cutter Street & Mitchell Street). This group, however, is visually disconnected from the Edwardian houses in Stillman Street, and in Stawell Street to the south of Stillman. The visual cohesion of the houses in these other areas has also been reduced by alterations and additions.

## 2.2 Revised HO319 Elm Grove Precinct

### Existing HO319 Precinct extent

The existing HO319 Elm Grove precinct includes Brougham Street (part), Charles Street (part), Charlotte Street (part), Church Street (part), Elm Grove (all), George Street (all), Lyndhurst Street (part), Malleison Street (all), Mary Street (part), McGrath Court (all), Parker Street (all), and Wall Street (part).

### Precinct extensions

Following Stage 2 assessment, the recommended extensions to HO319 Elm Grove are:

- Area 1 – 1-17 Brougham Street,
- Area 2 – 32-38 & 61-75 Charles Street and 21-35 & 20-42 Charlotte Street, and
- Area 3 – 2-16 & 9-19 Wall Street.

Appendix A contains the revised HO319 Elm Grove Precinct citation, which includes an updated history, description and statement of significance.

### Area 1 – 1-17 Brougham Street



1-9 Brougham Street



17-19 Brougham Street: At left is currently outside HO319; at right is within HO319

Area 1 as identified by Stage 1 comprised a section of the north side of Brougham Street to the west of Lyndhurst Street, as well as two houses on the west side of Lyndhurst Street (nos. 74 & 76), north of Brougham Street. It includes a mix of Victorian and late Edwardian/interwar houses.

Stage 1 also assessed the section of Brougham Street to the east of Lyndhurst Street for potential inclusion, but it was rejected for the following reasons:

- Some of the potentially Contributory places have low integrity and/or have been extended unsympathetically (e.g., 6 and 10 Brougham), and

- New development is visually intrusive (e.g., flats at nos. 29 & 35 Brougham, house and carport at 16 Brougham and rear addition to 69 Lyndhurst).

Stage 2 has confirmed that Area 1 should be added to HO319 for the following reasons:

- The present precinct boundary on the north side of Brougham Street to the west of Lyndhurst Street is illogical as it cuts through the middle of an attached house pair (see above). The house at no.19 (seen at right) is within the precinct, while no. 17 (at left) is outside. Both are Contributory,
- It includes Contributory places that fit within the key periods of development and are demonstrative of the range of 19<sup>th</sup> and early 20<sup>th</sup> century housing that is characteristic of this precinct, and
- It includes a distinctive row of Edwardian two-storey terraces, not found elsewhere in the study area.

The Contributory places within Area 1 are:

- 1 Brougham Street – Victorian two storey brick house,
- 15 Brougham Street – Victorian timber cottage, and
- 17 Brougham Street – Late Edwardian/interwar semi-detached cottage (part of a pair with no. 19 which is already in HO319).

The terrace row at 5-9 Brougham Street is Individually Significant and there are two Not Contributory places: the flats at no.11 and the very altered Victorian house at no.13.

Almost all of the Area 1 properties identified by Stage 1 are recommended for inclusion in HO319. The exception is the pair of houses at 74-76 Lyndhurst Street as further research has found that the houses were built as late as 1930 and are not within the period of primary significance from c.1855 to c.1925 when the majority of the precinct was developed.

Other interwar buildings within the existing HO319 precinct are either Individually Significant (e.g., Gayton House, 32 Elm Grove, and O'Brien House, 47 Charles Street), or Contributory as they are associated with specific themes that are not otherwise represented within the precinct (e.g., the former factory at 47 Mary Street).

Given the relatively late construction date of 74 & 76 Lyndhurst Street and their location at the edge of the HO319 precinct they are considered to be of marginal value and therefore have been excluded from the recommended Area 1 extension.

### **Area 2 – 32-38 & 61-75 Charles Street and 21-35 & 20-42 Charlotte Street**



*32-36 Charles Street*



*32-42 Charlotte Street*

Area 2 as identified by Stage 1 comprises predominantly mid-late Victorian houses, with a smaller number of Federation/Edwardian houses. There is also one inter-war block of flats at 26-28 Charlotte Street.

Stage 2 confirms that Area 2 should be added to HO319 for the following reasons:

- The present precinct boundaries are illogical as the excluded sections of each street have the same or similar percentages of Contributory places as the included sections,
- It includes Contributory places that fit within the key periods of development and are demonstrative of the range of 19<sup>th</sup> and early 20<sup>th</sup> century housing that is characteristic of this precinct, and
- It includes the early house (built 1870) at 65 Charles Street.

The proposed extension would include the whole of Charlotte Street in HO319. In Charles Street the three houses at nos. 77 to 81 have been excluded, as they comprise two Not Contributory places (nos. 77 & 81), and a Contributory, but altered, house at no. 79.

The Contributory places within the precinct include houses constructed from c.1855 to c.1925 when the majority of the precinct was developed. Not Contributory places include:

- Very altered examples of houses constructed prior to c.1925, and
- Consistent with the approach set out above, houses and other buildings constructed after c.1925, including the interwar flats at 26-28 Charlotte Street, constructed c.1939.

### **Area 3 – 2-16 & 9-19 Wall Street**



*Jubilee Terrace, 9-19 Wall Street*



*10 & 12 Wall Street*

Area 3 comprises the section of Wall Street between Mary Street and Coppin Street. At present, only 1-7 and 2A Wall Street are included in HO319. The proposed extension includes a terrace row at nos. 9-19 (*Jubilee Terrace*), a Queen Anne villa at no. 10, a Victorian timber house at no. 12, and an attached pair (one with a bluestone side wall) at nos. 14-16.

Stage 2 confirms that Area 3 should be added to HO319 for the following reasons:

- The present precinct boundaries are illogical as the excluded section contains houses that are of similar era and integrity to houses within the precinct,
- It includes Contributory places that fit within the key periods of development and are demonstrative of the range of 19<sup>th</sup> and early 20<sup>th</sup> century housing that is characteristic of this precinct, and
- The Not Contributory places at nos. 4-8 are set back and are not visually intrusive.

During the Stage 1 fieldwork the late Victorian houses and shops on the west side of Coppin Street north and south of Wall Street were considered as a further extension. However, as the connection between the Wall Street and Coppin Street houses is visually disrupted by new development on both the north and south corners these buildings have instead been included within the proposed new Coppin Street Precinct (see section 2.1).

### **Transfer to HO315 Church Street precinct**

In 2013 Context carried out a review for the City of Yarra of the heritage places and precincts included in Amendment C149, which included the HO315 Church Street Precinct. The review (p.12) identified a mapping anomaly/inconsistency between the existing boundaries of HO315

Church Street and HO319 Elm Grove Precinct in relation to the properties at nos. 361, 371 and 377 Church Street. The Amendment C149 Review found that, as these properties face Church Street, they should be in HO315 rather than HO319. The Amendment C149 Review also found that the heritage status of no. 371 (currently designated as ‘Not Contributory’), which contains a significant cast iron front fence and an altered, but early, Victorian house, should also be reviewed.

The review of precinct boundaries has confirmed that the three properties facing Church Street more logically form part of the HO315 precinct as they are physically disconnected from the HO319 Elm Grove Precinct. Accordingly, the following places are recommended for transfer from HO319 to HO315 Church Street Precinct:

- 361, 371 & 377 Church Street

They should retain their existing heritage status. The scope of Stage 2 did not allow for review of the significance of no. 371.

### **Precinct citation updates**

The history, description and statement of significance for the HO319 Elm Grove Precinct have been updated to support the inclusion of the precinct extensions (see Appendix A).

The HO315 Church Street Precinct citation has not been updated. It will require minor changes to the history, description and statement of significance to reflect the inclusion of the three places at 361, 371 & 377 Church Street. This should be done at the time that all of the precinct citations included in Amendment C149 are updated (this is anticipated to be done after Amendment C149 is approved).

## **2.3 Individual places**

### **Individually Significant**

Table 2.2 lists the places assessed by Stage 2 to be Individually Significant and the specific HO controls that should apply. Appendix A contains citations for these places.

The places that are outside of a current or proposed HO precinct should be individually listed in the HO schedule. Others that are to be a part of an existing or extended HO precinct should share the precinct HO number, with indication of specific controls in the HO Schedule as appropriate.

**Table 2.2 – Individually Significant places**

<b>Heritage place</b>	<b>Comments</b>	<b>HO recommendation</b>
Terrace, 23 & 25 Abinger Street	Identified in Stage 2 by detailed research and comparative analysis undertaken as part of the assessment of the Abinger Street Precinct, of which it forms a part.	Include within Precinct HO with external paint controls to ensure an appropriate coordinated colour scheme.
W. James & Co. Sack Merchants (former), 84-86 Abinger Street	Identified in Stage 1. Not part of a precinct.	Individual HO. No specific HO controls.



<b>Heritage place</b>	<b>Comments</b>	<b>HO recommendation</b>
Flour Mill & Grain Store (former), 518-524, 534 & 534A Bridge Road	Identified in Stage 1. Proposed for inclusion as a Contributory place in HO310 Bridge Road Precinct by Amendment C149. The HO310 Bridge Road Precinct citation requires updating as the existing information about this place is incorrect, and the heritage status has changed from Contributory to Individually Significant. This may be done when Amendment C149 is approved.	Add to HO310 Bridge Road Precinct. No specific HO controls
Terrace, 5-9 Brougham Street	Identified in Stage 1. Part of HO319 Precinct extension, Area 1	Add to HO319 Precinct HO with external paint controls to ensure an appropriate coordinated colour scheme.
House, 254 Burnley Street	Identified in Stage 1. Not part of a precinct.	Individual HO with external paint controls to encourage an appropriate colour scheme for the parapet.
Greek Orthodox Church, 327-329 Burnley Street	Identified in Stage 1. Not part of a precinct.	Individual HO. No specific HO controls.
Shop, 380 Burnley Street	Identified in Stage 1. Part of the Burnley Street Precinct.	Include within Precinct HO with external paint controls to ensure an appropriate colour scheme.
House, 65 Charles Street	Identified in Stage 1. Part of HO319 Precinct extension, Area 2.	Add to HO319 Precinct. No specific HO controls.
Smith House, and Dairy 107 Coppin Street	Identified in Stage 1. Part of the Coppin Street Precinct.	Include within Precinct HO with outbuilding controls over former dairy.
Opportunity Club for Girls (former), 8 Corsair Street	Identified in Stage 1. Not part of a precinct.	Individual HO with external paint controls to conserve early paint scheme (limewash on render accents) and encourage paint removal from brickwork, as appropriate.
House, 30 Corsair Street	Identified in Stage 1. Not part of a precinct.	Individual HO. No specific HO controls.
House, 8 Dickens Street	Identified in Stage 1. Not part of a precinct.	Individual HO. No specific HO controls.
Terrace, 32-36 Farmer Street	Identified in Stage 1. Not part of a precinct.	Individual HO with external paint controls to ensure an appropriate coordinated colour scheme.

<b>Heritage place</b>	<b>Comments</b>	<b>HO recommendation</b>
Houses, 85-91 Lord Street	Identified in Stage 1. Not part of a precinct.	Individual HO with external paint controls to ensure an appropriate coordinated colour scheme.
<i>Lyndhurst Terrace</i> , 40-50 Lyndhurst Street	Identified in Stage 2 by detailed research and comparative analysis undertaken as part of the assessment of the Abinger Street Precinct, of which it forms a part.	Include in Precinct HO with external paint controls to encourage paint removal from brickwork and an appropriate coordinated paint scheme.
House ( <i>Jancourt</i> ), 12 Newry Street	Identified in Stage 1. Part of the Edinburgh Street Precinct.	Include in Precinct HO with external paint controls to encourage an appropriate colour scheme.
Houses, 72-80 Stawell Street	Identified in Stage 1. Not part of a precinct.	Individual HO with external paint controls to encourage paint removal from brickwork and an appropriate coordinated paint scheme.
Floyd Green & Co. Glassworks (former), 69 & 89 Type Street	Identified in Stage 1. Not part of a precinct.	Individual HO. No specific HO controls.
Terrace, 33-39 Wall Street	Identified in Stage 1. Not part of a precinct.	Individual HO with external paint controls to encourage paint removal from brickwork and an appropriate coordinated paint scheme.

### **Not significant at the local level**

There are four (4) places that have been assessed during Stage 2 as not significant at the local level:

- Terrace, 92-94 Bunting Street,
- Jim Loughnan Memorial Hall, 67-69 Coppin Street,
- Terrace, 4-10 Mary Street, and
- House, 43 Mary Street.

#### ***Terrace, 92-94 Bunting Street***

This is a pair of single fronted late Victorian terrace houses. They are graded 'C' by the *Richmond Conservation Study* 1985. The Hermes record includes the following notes:

*Peterson Statement of Significance A single-storey early Boom terrace pair with rear double-storey wings and unusual chimney. Of local architectural significance; distinctive details (chimneys also); part proposed Stawell St Heritage Overlay Area.*

*C-Grade Richmond Conservation study*

*Richmond Conservation Study (1984) notes on 92-94 Bunting Street "Pair of Victorian terraces with rear second storey sections. The buildings are notable for facade decoration and highly elaborate chimney style"*

Lovell Chen reviewed this pair as part of the 2012 Heritage Gaps study, concluding:

*The dwellings are generally intact although with new fences and rear additions. In comparison with 185 Burnley Street, that has a prominent early addition, these are not considered to be as architecturally significant.*

The detailed research and comparative analysis undertaken for Stage 2 found that:

- The double storey rear additions to these two houses are not shown on the 1901 MMBW plan, and therefore do appear to be a later (though early) addition as found by Lovell Chen.
- Alterations include the replacement of the front fences, including a very inappropriate high fence to no.94, and the replacement of the original cast iron frieze.
- The standard of the detailing to the parapet is also not as high as other Boom-style terraces assessed by Stage 2 such as 32-36 Farmer Street and 254 Burnley Street, as well as existing Boom style terraces in the heritage overlay.

Accordingly, this pair of houses is not considered to satisfy the threshold of local significance.

***Jim Loughnan Memorial Hall, 67-69 Coppin Street***

This is a simple brick hall built in 1958 as the Richmond Boys Club. Walls are of red brick, with piers framing the front entrance, which is sheltered by a flat concrete hood. The pitched roof has a clerestory window on the south side and is covered in Super-8 fibro-cement.

The hall was not graded by the *Richmond Conservation Study* 1985. It was not assessed by the Gaps Study undertaken by Lovell Chen (2012).

Stage 1 research identified the potential historic and social significance of the hall and recommended further investigation of its origins and role in Richmond.

The further research determined that Margaret Simpson Cowley of Kent Street, Richmond, purchased the land in 1953 and transferred it that same day to the Mayor, Councillors and Citizens of the City of Richmond, apparently as a donation (LV: Certificates of Title V.1386/F.170; V.11170/F.625). The Richmond Boys Club hall, also known as the Richmond Citizens Boys Club, was built there in 1958 (Sands & McDougall street directories).

A number of years later, the hall was renamed the 'Jim Loughnan Memorial Hall' in honour of James (Jim or Jimmy) Richard Loughnan (as opposed to James A. Loughnan, Richmond councillor and Mayor). Jim was the welfare officer of the City of Richmond, known as Council's 'Mr Fixit', and was actively involved with many local community groups and organisations as secretary, treasurer or president. Loughnan was known to have been the secretary of the Richmond Citizen's Boys and Girls Club housed in this building (*The Sun*, 1 & 3 March 1963). Upon Loughnan's death in 1963, his funeral was reportedly attended by 3,000 people including the Richmond Mayor and all 15 councillors (*The Sun* 1 & 3 March 1963).

While there are 20 individually significant 'community facilities' on the City of Yarra Heritage Overlay, only one of them is from the post-war period (discussed below), and another seven are from the interwar period.

As is typical of the contrast between the architecture of the two periods, the interwar halls (RSLs, masonic temple, scout hall and a kindergarten) are far more ornamented, most of them in a free classical style, apart from the kindergarten which, typically, is domestic in appearance.

The sole post-war example is the Salvation Army Young People's Hall and Youth Centre of 1952 (individually significant in HO321), 364-368 Wellington Street, Collingwood. It is simple in form, with a gabled roof terminating in a parapet. The parapet shows a continuing influence from the free classicism of the interwar period with a complex stepped form and three rendered pediments punctuating it. The name of the hall is shown in raised lettering on a

rendered panel above the central doorway. Its significance is described as ‘historical associations with local youth groups’, ‘socially important to local community groups’, and architecturally ‘a distinctive design type associated with the Salvation Army over a long period, and set on a corner site’.

In comparison, the Loughnan Hall has none of the unusual design flourishes seen in the Salvation Army example, but is utilitarian structure typical of its era with only a minimum of architectural expression (shallow piers around the doorway and brick corbels below the doorway hood). As such, it has no discernible architectural (or aesthetic) significance.

The hall may have social significance, but this needs to be tested. Grown-ups who used the club as children might hold strong associations with it, and/or those who remember Jim Loughnan might value it as a memorial to that community figure. A submission to Yarra Council indicates that at least one community member considers it important to retain the hall both as a community space and as a memorial to the man. To reach the threshold of local significance for social reasons, the strong associations held by a group must *still be held by the current generation*. Importance to past communities is not sufficient, hence the need to test the existence of such associations with community consultation.

Finally, the renaming of the hall after James Loughnan’s death was clearly meant to serve as a long-term memorial to a person who made a recognised contribution to post-war Richmond. The mild-steel lettering on the façade makes the association to Loughnan clearly evident in the physical fabric of the place, though the hall was not purpose-built as a memorial. The newspaper articles published around the time of his death attest to his local importance at the time, though he was not mentioned in any of the local histories which may attest to a lack of long-term significance attributed to him.

Following a detailed assessment, neither the historical nor the social values of the Jim Loughnan Memorial Hall were found to definitively meet the threshold of local significance, though - as noted - its social significance has not been tested in the community. For this reason, the application of the heritage overlay is *not* recommended for this place.

The intention by the former City of Richmond and the local community at the time to commemorate Jim Loughnan, however, should be respected into the future. Recommendations to this end are found in section 3.3 of this report.

#### ***Terrace, 4-10 Mary Street***

This is a terrace comprised of four, originally single storey, brick houses with relatively plain parapets and early verandah detail. Two have visible two-storey rear additions set well back from the front.

This terrace is Graded ‘D’ by the *Richmond Conservation Study* 1985. It was not assessed by Gaps Study undertaken by Lovell Chen (2012).

Stage 1 identified the potential historic and architectural significance of the terrace and recommended comparative analysis as well as research to determine their built date.

The research determined that the terrace was built by 1884 for Susannah Davis (Richmond Rate Books, Central Ward, 1884:4085-4090). The form and detailing (simple rendered parapet with moulded cornice, pediment and restrained decoration, timber-framed verandahs, originally with no separating wing walls) distinguishes it as a pre-Boom era terrace (Boom houses are characterised by more flamboyant stucco detailing). As such it compares to the following terrace rows in Richmond:

- Wilford Terrace (1884), 137-51 Cremorne Street, Cremorne. Individually Significant - recommended for individual listing in the HO (Context PL, 2013).
- Somerset Terrace (c.1887), 54-65 Baker Street, Richmond. Individually Significant – recommended for individual listing in the HO (Context PL, 2013).

- Devonshire Terrace (c.1880), 309-13 Punt Road, Richmond. Individually Significant within HO332 Richmond Hill Precinct.

Compared to these terrace rows, 4-10 Mary Street is less intact and has been marred by the two-storey additions to nos. 8 & 10. It also lacks the shared roofs that distinguish most pre-1886 terraces. Accordingly, it is not considered to satisfy the threshold of local significance.

### **House, 43 Mary Street**

This is a timber double-fronted Victorian house whose façade was extensively remodelled by the addition of a full-width California Bungalow gabled porch on tapered piers, with an open-work brick balustrade. It is graded 'C' by the *Richmond Conservation Study* 1985. The Hermes record includes the following notes:

*Peterson Statement of Significance - A characteristic Californian Bungalow frontispiece - of local architectural interest. Bungalow facade to Victorian-era or Edwardian-era house? part proposed extension of HO319*

*C-Grade Richmond Conservation Study*

*Richmond Conservation Study (1984) notes "Well detailed Californian Bungalow verandah addition with intact fence and hedge dating from the same period"*

*Victorian dwelling (1875 approx.) with 1920s addition.*

Lovell Chen reviewed it as part of the 2012 Heritage Gaps study, stating:

*1920s bungalow front in single shingled gable and tapered masonry supports, symmetrical in door placement and flanking windows, possibly front addition to an older hipped-roofed house at rear. Full bungalow materials in front section: shingles, exposed tympanum brackets, perforated clinker brick verandah balustrade, cement rendered front walls, overpainted.*

*Alterations and extension detract from the original form.*

Lovell Chen concluded that the house was *not* of Individual Significance.

The house was re-assessed as part of this study, as it was considered appropriate to assess it as what it presents itself as: an interwar California Bungalow. The Stage 2 research determined that the house was built c1881 for John and David Buchan (LV: V.971/F.198, V.1249/F.629), and was then sold to Henry Oglesby in 1887. It remained in the Oglesby family until 1930, when it was sold to James Currie (LV: V.1291/F.170). It appears that the remodelling of the façade took place around the time of this transfer. Treating it as an interwar bungalow, the house compares to the following houses in Richmond:

- McMullen House, 263 Punt Road (Individually Significant within HO332A Richmond Hill precinct), a 1931 Arts & Crafts brick and tile bungalow with a high main hipped roof and shingled twin gable ends.
- Sweetman House, 92 Richmond Terrace (Individually Significant within HO332A Richmond Hill precinct), a red brick and tiled Bungalow style design of 1927 with distinctive twin bowed window bays, skillion roof vent and struted porch.
- Capewell House, 69 Rowena Parade (Individually Significant within HO332A Richmond Hill precinct), a 1931 red brick, tiled and stuccoed Bungalow style inter-war house, with shingled gable, distinctive cement porch columns and detailing.
- Turnbull House, 103 Rowena Parade (Individually Significant within HO332E Richmond Hill precinct), a 1931 gabled and hipped roof inter-war villa, with distinctive corner window bay, pergola eaves motifs, and plaster detailing.
- Trowbridge House, 109 Rowena Parade (Individually Significant within HO332E Richmond Hill precinct), a 1927 Bungalow-style red brick and tiled, gabled and hipped roof inter-war villa, with half-timbered gables and bowed window bays.

All of these examples are highly intact and retain their original front fence. Compared to these houses, 43 Mary Street lacks architectural distinction and presents a very typical Bungalow form. While details such as the open-work balustrade of clinker bricks are very attractive, it does not elevate the overall architectural composition to the threshold of local significance.

## 2.4 Review of existing HO places

The review of existing HO places included:

- Four (4) heritage places already included in the HO (and outside of proposed precincts being assessed in Stage 2) to determine whether the heritage citation and/or heritage overlay extent should be amended.
- Updating the statements of significance for four (4) Individually Significant places assessed by the 1998 *City of Yarra Heritage Review* and situated within or immediately adjacent to the Stage 2 precincts to the format recommended by the VPP Practice Note.

### Review of existing HO places outside of precincts

Two of these places, the Burnley Presbyterian Church Manse (HO235) and St Bartholomew's Vicarage (adjacent to St Bartholomew's Church & Hall, HO236), were identified in Stage 1.

The third place, Richmond Park and The Boulevard Parklands (HO299), was identified in Stage 2 as part of the detailed assessment of the adjoining Park Avenue Precinct.

Consequently, the fourth place, HO298 Corroboree Tree, was identified during the review of HO299.

#### ***HO235 Burnley Presbyterian Church***

HO235 applies to the whole of the Burnley Presbyterian Church site, which includes:

- The church, designed by architect Harry Norris and constructed in 1925,
- A 1919 gable-fronted brick house at 273 Burnley Street, immediately to the south of the church, which appears to be used as a manse, and
- A modern building that wraps around the church on the north and east sides, and appears to have replaced the original church hall.

Allom Lovell assessed the Uniting Church in 1998 but the house/manse, however, is not mentioned in the description, history or statement of significance for the Uniting Church (Hermes record # 103269).

As part of Stage 2, research was undertaken to determine whether the house/manse contributes to the significance of the complex and should be included in history, description and statement of significance.

The history for the church is also quite brief and any additional information gathered during this review has been added, as required.

#### ***Summary of findings***

The research has determined that the house (current manse) was built as a private dwelling in 1919 for owner David Ewenson (LV: V.1590/F.881; SM). It was then owned by the Newport family from 1928 to 1971 (LV: V.1590/F.881; V.8203/F.636). The house only came into the ownership of the Uniting Church in 1980 (LV: V.1363/F.487; V.1466/F.036).

As the house at 273 Burnley Street was *not* purpose-built as a manse, and its connection with the Uniting (former Presbyterian) Church is only 35 years old, it is not considered to share the heritage significance of the church site as a whole. Therefore, there is no need to add it to the description or statement of significance of HO235. To dispel future queries about its status and significance, however, the origins of the house have been added to the expanded place history and the citation updated to note that it is Not Contributory.

Please see the revised history and statement of significance in Appendix C.

### **HO236 St Bartholomew's Church & Hall**

St Bartholomew's Church of England complex comprises the Church and Vicarage (situated at 290 Burnley Street) and the Church Hall (300 Burnley Street). The church and hall date from 1925, and the vicarage is a Victorian house, which was extensively remodelled in 1926.

Allom Lovell assessed the complex in 1998 and the significant elements are the church, hall and vicarage. However, HO236 only applies to the church and hall. The reason for the exclusion of the vicarage is not known.

The history, prepared by Allom Lovell in 1998, provides the following information about the vicarage:

*The present church was erected when a more central location was required. Land was purchased on the corner of Burnley and Boyd Streets in 1925 and eight of the cottages on it were demolished. The ninth was retained for use as a vicarage. The vicarage was originally a two-roomed timber house built in 1874, and enlarged and brick veneered at the time of the re-siting of the church in 1926. During 1991 and 1992 the vicarage was renovated and enlarged; it was blessed by the honorary assistant priest, father Douglas Bartholomeusz, in the presence of Bishop John Stewart, on 30 January 1993.*

The description of the vicarage, however, is very brief:

*The vicarage is a single-storey red brick building.*

Stage 2 assessed the significance of the vicarage to determine whether it justifies adding to HO236.

#### **Summary of findings**

It appears the 1926 addition to the vicarage comprises the front section of the house, which has a transverse gable roof, now clad in Colorbond, with a projecting gable. The projecting gable has a box-bay window with a separate flat roof and double hung timber sash windows with diamond-pattern leadlight to the upper panes. Beside the gable, and projecting slightly forward of it, is an almost flat-roofed verandah supported on wide brick piers with pointed arch cut-outs, and there is a 'blind' window with a pointed arch in the wall to the left of the verandah. The vicarage is clad in red brick with clinker-brick highlights used as single and double row bands on the walls and as patterning in the tops of the verandah piers and 'blind' window, and there is an original or early copper nameplate with 'St Bartholomew's Vicarage' beside the front door, which has a top-light. The Victorian origins of the house are demonstrated by what appears to be the original rendered chimneys with moulded cornices and terracotta pots and the large tripartite window beside the front door.

It is evident that was the intention the church architects to ensure that the Vicarage complemented the new church and hall, which adopt a Modern Gothic and modified Tudor style (both with Arts & Crafts details), respectively. This is demonstrated by the use of the same red bricks with clinker brick accents, and Gothic style references such as the pointed arch cut-outs to the verandah piers and the 'blind' window.

The 1990s alterations and additions to the Vicarage are not evident from Burnley Street, apart from the presumed replacement of the original roof material with the present Colorbond. Otherwise the vicarage appears to have a relatively high degree of intactness and integrity to the 1926 remodelling.

Accordingly, the vicarage is considered to contribute to the historic, architectural and aesthetic significance of the place and should be included in HO236. HO236 should be extended to include the whole of the vicarage at 290 Burnley Street, but excluding the modern buildings at the rear of the vicarage (Units 1-4, 2 Canterbury Street).

The revised description and statement of significance and the HO extent map are in Appendix C. There are no changes to the existing history, which is adequate.

**HO298 Corroboree Tree**

This applies to a dead River Red Gum within Richmond Park on the north side of the railway line, adjacent to Burnley Oval. The statement of significance is as follows:

*This tree is said to be the site of Aboriginal ceremonies. As such, it has considerable social significance as one of the very few identified non-archaeological sites of significance to Aborigines in the Melbourne Metropolitan area.*

This tree is already included on the City of Yarra Significant Tree Register.

**Summary of findings**

The *Richmond Conservation Study* (Volume 2, 1985:70) provides the following information about this tree:

*A river redgum alleged to be a marker tree associated with the Wurundjeri Aboriginal group remains in the park. This group is believed to have occupied the Richmond area for at least 35,000 years, the last full-blood member dying in 1903. Marker trees were used by Aborigines to indicate that events such as rituals, initiation ceremonies or corroborees happened in the vicinity. It is uncertain whether or not the existing tree is a marker tree. It may have just been a tree from which bark was broken for canoes, shields or shelters. Either way, the tree is seen as a memorial for those Aborigines who formerly lived in the area.*

The RCS cites an article by Jeannie White in the 4 December 1985 edition of *The Richmond Times*. The article quotes White who, at the time, was working on a book about the Aborigines of the Yarra Yarra and Tasmania as saying there is ‘no such thing as a Corroboree Tree’.

Accordingly, the description of this tree in the HO schedule as a ‘Corroboree Tree’ may be incorrect. To determine whether or not this description is correct would require consultation with representatives of the Wurundjeri community. This was outside the scope of this study and may be undertaken in the future.

The review also found that the address in the HO schedule is incorrect and given this place is a dead tree:

- External paint controls are probably not required, and
- Tree controls are required.

Accordingly, the HO schedule controls should be amended as follows:

- The Heritage Place address and description should be changed to:

YARRA BOULEVARD, BURNLEY  
Corroboree Tree

- Remove external paint controls. Change from ‘yes’ to ‘no’, and
- Add tree controls. Change from ‘no’ to ‘yes’.

As a future action, it would be desirable to undertake further investigation into the significance of this tree, which would include consultation with representatives of the Wurundjeri community. Amongst other things this should determine whether it is appropriate to refer to this place as a ‘Corroboree Tree’.

**HO299 The Boulevard Parklands**

HO299 applies to the whole of the area set aside as Richmond Park in the nineteenth century with the exception of:

- The area known as Burnley Gardens, which is included on the Victorian Heritage Register and separately listed as HO306, and
- The office park developed around Botannica Boulevard between Swan Street and the Glen Waverley railway line.
- The section to the east of Yarra Boulevard containing Melbourne Girls’ High School.



In addition to the parklands HO299 applies to almost the whole of Yarra Boulevard, with the exception of the northern section between the northern point of Richmond Park and Bridge Road.

Many trees within the Park are included on Council's Significant Tree Register. These include several River Red Gums (*E. camaldulensis*), Sugar Gums (*E. cladocalyx*), an Osage Orange (*Maclura pomifera*) as well as several exotic trees within Burnley Gardens.

### **Summary of findings**

According to a report commissioned by the National Trust of Australia (Victoria), construction of the Yarra Boulevard was undertaken as one of the unemployment relief (or 'sustenance') schemes carried out during the Great Depression. Work commenced in 1934 and by early 1937 the road, although unsurfaced, had been surveyed and completed all the way to Bridge Road. A report prepared by Richmond Council at the time noted that the roots of an 1859 Dutch Elm Avenue near Bridge Road had been severed by the roadworks and recommended that raised rockeries be built to protect tree roots. These raised rockeries and walls remain intact on the western side of Yarra Boulevard in the section adjacent to Park Avenue today ('Victorian Heritage Database Report, Richmond Park', Hermes 103863).

However, the northern section of Yarra Boulevard containing these rockeries and walls (as well as several mature trees including what may be one or two examples of the nineteenth century elms and twentieth century replacements, as well as a Canary Island Palm, two or three Cedars and other landscaping) is not included within HO299. As well as the walls along the western edge, there are rockeries along the northern part of the east side adjacent to the playing fields of Melbourne Girls' College, as well as two semi-circular crazy-paving walls that frame the entrance to Yarra Boulevard at Bridge Road.

Accordingly, it is recommended that HO299 be extended to include this section of Yarra Boulevard (please refer to Appendix C for a map showing the extension). The description of the place as 'The Boulevard Parklands' is also incorrect and the 'Heritage Place' description in the HO schedule should also be updated to:

*YARRA BOULEVARD & SWAN STREET, BURNLEY*  
*Richmond Park, Burnley Gardens & Yarra Boulevard*

No other changes to the HO schedule are required (the place already has tree controls). However, the mature Elms (*Ulmus sp.*) that are the surviving nineteenth or early twentieth century trees within the Elm Avenue in Richmond Park should be added to Council's Significant Tree Register. They are situated on either side of the northern end of Yarra Boulevard and within the northern section of the park

Appendix C includes a new statement of significance, as well as updates to the history and description for HO299 to support this extension, and the HO299 extension map.

### **Revised statements of significance**

Revised statements of significance (please refer to Appendix C) have been prepared for Individually Significant places assessed by the 1998 *City of Yarra Heritage Review* in the format recommended by the VPP Practice Note. The scope of the project allowed this to be done for four (4) Individually Significant places as listed below that are within or immediately adjacent to the Stage 2 precincts. As noted in the Methodology, this was undertaken as a 'desktop' exercise using the existing information in the Hermes database, and the other citation information (description, history, etc.) was not updated, except as noted below.

- HO225 – House & stables, 19 Bendigo Street (description amended to include reference to the stables),
- HO238 – Bank of Australasia (former), 377 Burnley Street,
- HO244 – Griffiths Boot Factory (former), 79 Coppin Street, and
- HO255 – Terrace, 58-60 Edinburgh Street.

## 2.5 City of Yarra Heritage Review Thematic History

### Potential new themes

The Stage 2 assessment has identified potential missing themes in the thematic history which relate to:

- Twentieth-century residential development, and
- Migration, particularly post-war migration.

### *Twentieth century residential development*

At present Chapter 2 of the thematic history focuses upon nineteenth-century residential subdivision and development. The detailed research carried out for Stage 2, however, has also identified important phases of development in Richmond in the early twentieth century as development recovered after the 1890s Depression, and again during the inter-war period, when the population of Richmond peaked.

Because of this, it is difficult to attach twentieth-century residential subdivisions such as Bell, Benson & Coppin Streets Precinct, Hosie Street & Mary Street Precinct and the like to a theme, apart from the very general theme of 3.1 *A home to call one's own*.

It is therefore considered desirable to investigate the addition of a new sub-theme (or theme) for the significant residential development that occurred in the period from 1900 to 1940, as follows:

- As development recommenced in the early twentieth century after the depression of the 1890s a number of major new factories were established in Richmond, which were encouraged by high tariff protection. These new industries required a workforce and as the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s Depression.
- Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses'. By the 1930s Richmond had become a centre of manufacturing and three industrial zones were designated. This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### *Migration*

Migration, particularly post-war migration, is an important theme in the City of Yarra, yet there is currently no theme or sub-theme that deals specifically with this topic.

At present, this issue is briefly mentioned in theme 3.1, and 3.2: *Lodging people: hotels and boarding houses* in the context of places where migrants first lived when they came to the City of Yarra. This text could form the basis of a new theme specifically about migration to the City of Yarra.

This theme of migration could perhaps stay within Chapter 3, which could be renamed 'Living in the City of Yarra' (Chapter 4.0 could also be renamed as 'Working in the City of Yarra').

### **Theme 5.0 Local Council and Council services**

This theme includes a number of sub-themes that are not actually connected to local government, but to State government such as 5.3 Local policing and defence, 5.4 Crime and punishment, 5.5 Private and public transportation, 5.6 Water and sewerage, 5.7 Gas and electricity, 5.8 Hospitals, and 5.9 Education. Perhaps this chapter could be renamed as 'Local and State Government services'.

Potentially, building of transport networks forms a separate theme.

### Theme 3.3: Slums and public housing

Section 3.3 of the thematic history about slums and the development of public housing is reasonably comprehensive, but could be updated to note that:

- From its inception in 1938 until about 1955 because of the housing shortage the Housing Commission of Victoria actually did little slum clearance and focused instead on building new houses for Victorians. The HO331 Racecourse Housing estate in Richmond was one of the first estates constructed by the Commission to provide housing for people in need (this is mentioned in passing at the end of section 3.1 and should be moved to section 3.3 or at least cross-referenced).
- The St Laurence Estate in Fitzroy is notable as only the second slum reclamation area in Melbourne and represented the return of the Commission to slum clearance, once the housing crisis had eased by the mid-1950s.

### Theme 4.2: Secondary Industry

Section 4.2 of the thematic history in relation to secondary industry is reasonably comprehensive, but could be updated to note that:

- Boot making was also an important industry in Richmond, which still contains several factories associated with the industry.
- The tannery industry in Richmond is briefly mentioned in connection with boot and shoe making, but could be expanded.
- A fundamental change occurred in the early twentieth century when, encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's iconic industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity. In the years from 1921 to 1924 alone, employment rose by 24 per cent.
- Increasing conflicts between housing and industry led Richmond Council to adopt industrial zoning regulations in 1922 and by the 1930s to designate three areas for industry: in the Yarraberg/Doonside area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street. However, permits could still be issued at the discretion of Council for factories outside of these areas (*The Argus*, 21 July 1939, p.7). For example, in 1937, after a 'stormy debate on the question of factories in residential areas in Richmond', Richmond Council decided by seven votes to six to grant permission for a factory in Westbank Terrace, adding a condition that the factory should have a 'garden frontage' (*The Argus*, 12 January 1937, p.10).
- As late as 1971 manufacturing – principally of clothing, food and fabricated metals – still provided more than half of all jobs in Richmond.
- The Yarraberg/Doonside precinct and the Richmond Hill industrial sub-precinct are deserving of specific mention as evidence of the importance of Richmond as a centre of manufacturing during the early to mid-twentieth century.

The updates to the industry theme could be informed by *Hard Yakka: 100 years of Richmond industry*, a publication prepared for the City of Yarra in 2001 to celebrate the importance of industry in the historic development of Richmond. Once the updates to the thematic history are completed it would be desirable to undertake a review of industrial buildings throughout Richmond (and elsewhere in the City of Yarra) to identify any remaining examples that are potentially Individually Significant.

## 2.6 Future work

Table 3.2 lists the Individually Significant places (Note: places listed are houses unless otherwise specified) within the HO319 Elm Grove Precinct, or that are individually listed in the HO within the study area, which require a statement of significance in the format recommended by the VPP Practice Note. (Note: this list does not include places that have been reviewed by this study or that are listed on the VHR).

The places with a citation from the 1985 *Richmond Conservation Study* usually require preparation of a new history, description and statement of significance, with those with a 1998 citation require the existing statement of significance to be translated into VPP Practice Note format.

The scope of Stage 2 did not allow a review of the Individually Significant places within the other existing HO precincts (partly or wholly) within the study area (i.e., HO309 Bendigo Street, HO310 Bridge Road Precinct, HO315 Church Street, or HO335 Swan Street Precinct) and so they are not included in the table.

**Table 3.2: Individually Significant places requiring a new format statement of significance**

Precinct	Places requiring new SoS
HO319 Elm Grove	Terrace, 14 & 16 Charles Street. (1985 citation, has description) O'Brien House, 47 Charles Street. (1998 citation) Fitzgerald House, 3 Elm Grove. (1985 citation). House, 7 Elm Grove. (1985 citation). House, 12 Elm Grove. (1985 citation). Bonham House, 17 Elm Grove. (1985 citation). Robertson House, 19 Elm Grove. (1985 citation). William Green House, 21 Elm Grove. (1985 citation, has history). House, 25 Elm Grove. (1985 citation) Gayton House, 32 Elm Grove. (1998 citation, has outline history and description). <i>Whitehaven</i> 5 George Street. (1985 citation). House, 88 Lyndhurst Street. (1985 citation). House, 2 Malleson Street. (1985 citation). Houses, 8 & 10 Malleson Street. (1985 citation). Terrace, 7, 9 & 13 Parker Street (1985 citation, has description)
Individually listed in HO	HO222 Richmond Creche & Day Nursery (1998 citation) HO237 House, 236 Burnley Street (1998 citation) HO244 Griffiths Boot Factory (1998 citation) HO254 Council stables (former) (1998 citation) HO269 Terrace, 4 & 6 Hunter Street (1998 citation) HO274 Richmond Fire Station (Former) (1998 citation) HO285 Central Club Hotel (1998 citation) HO284 Fincham Organ Factory (1998 citation) HO286 Burnley Theatre (former) (1998 citation) HO297 Hawthorn Railway Bridge (1998 citation) HO298 Corroboree Tree (undated citation, Aboriginal heritage place)

## 3 RECOMMENDATIONS

### 3.1 Introduction

This section provides the key recommendations arising from Stage 2. They are:

- Statutory recommendations to implement key findings of the study, and
- Other actions including additions to the Significant Tree Register, updates to HO precinct citations, assessment of Individually Significant HO places, and potential future updates to the thematic history.

### 3.2 Statutory recommendations

It is recommended that the City of Yarra prepare and exhibit an amendment to the Yarra Planning Scheme to implement the findings of the study.

This amendment should:

- Update the references in the LPPF of the Yarra Planning Scheme to include specific reference to the *Heritage Gap Study. Review of Central Richmond Stage 2 Final Report 2014*, as appropriate.
- Replace the existing schedule to the heritage overlay in the Yarra Planning Scheme with a new schedule. A revised HO Schedule showing the changes arising from the study forms Appendix D to this report.
- Update the ‘City of Yarra Review of Heritage Overlay Areas. Appendix 8’, in accordance with the recommendations of this report (see Appendix E).
- Amend the relevant Yarra Planning Scheme Heritage Overlay maps to add the new Individually Significant places and precincts listed in Tables 1 and 2 in the Executive Summary, to change the boundaries of existing heritage overlay places and precincts HO236, HO299, HO310, HO315 and HO319, and delete HO238, HO244 & HO255.

The recommended extent of the HO for the new precincts and the revised HO319 Elm Grove Precinct is shown on the precinct maps, which form part of the citations in Appendix A.

The extent of the HO for the new Individually Significant places is the whole property as defined by the title boundaries with the exception of the Grain Store & Flour Mill, 518-524, 534 & 534A Bridge Road (see Table 3.1).

The changes to the existing HO places and precincts are described in Table 3.1.

**Table 3.1 – Change to HO extent of existing HO places and precincts**

Heritage place	HO map amendment
HO236, St Bartholomew’s Anglican Church complex, 300 Burnley Street	Extend HO236 to include the vicarage at 290 Burnley St. Refer to map in Appendix C.
HO299 Richmond Park, Burnley Gardens & Yarra Boulevard	Extend HO299 to include the northern section of Yarra Blvd between Richmond Park and Bridge Rd. Refer to map in Appendix C.
HO310 Bridge Road Precinct	Extend HO310 to include part of the whole of 534 & 534A, and that part of 518-524 Bridge Rd containing the c.1950 silo. Refer to map in Appendix C.  (Note: if Amendment C149 is approved then 534 & 534A Bridge Rd will already form part of HO310).

Heritage place	HO map amendment
HO319 Elm Grove Precinct & HO315 Church Street Precinct	Extend HO319 to include: <ul style="list-style-type: none"> <li>– Area 1: 1-17 Brougham St</li> <li>– Area 2: 32-38 &amp; 61-75 Charles St and 21-35 &amp; 20-42 Charlotte St</li> <li>– Area 3: 2-16 &amp; 9-19 Wall St</li> </ul> Transfer the following places from HO319 to HO315 Church Street Precinct: <ul style="list-style-type: none"> <li>– 361, 371 &amp; 377 Church St</li> </ul> Refer to map in Appendix A.

### 3.3 Other actions

#### Significant Tree Register

Include the following trees on Council's Significant Tree Register:

- The mature Elms (*Ulmus sp.*) that are the surviving nineteenth or early twentieth century trees within the Dutch Elm Avenue in Richmond Park (HO299). They are situated on either side of the northern end of Yarra Boulevard and within the northern section of the park, and
- Canary Island Palm (*Phoenix canariensis*), 12 Park Avenue, Richmond.

#### Future work

It is recommended that Council give consideration to:

- As part of the updates to the Amendment C149 precinct citations (proposed to be carried out when Amendment C149 is approved) make additional changes, as follows:
  - Revise the HO310 Bridge Road Precinct to update the information for the Flour Mill & Grain Store, 518-524, 534 & 534A Bridge Road and change the heritage status from Contributory to Individually Significant, and
  - Revise the HO315 Church Street Precinct citation, as required, to reflect the proposed inclusion of 361, 371 & 377 Church Street.
- Undertaking the updates to the *City of Yarra Heritage Review Thematic History* (1998) set out in section 2.5.
- Preparing new statements of significance for the Individually Significant places listed in section 2.6. Note: as these places are already protected in the HO this is not a high priority.
- Continuing the memorialisation of Jim Loughnan's service to the Richmond community by:
  - Retaining the mild-steel signage in situ on the building, or
  - If the building is to be demolished in the future, this signage should be carefully removed and either re-installed on another Richmond public building or gifted to the Richmond and Burnley Historical Society and another, suitable public memorialisation to Loughnan chosen.
  - In either case, it would be valuable to provide interpretation so the current and future community know who Loughnan was and why it was important to honour his contribution as the Richmond welfare officer in the 1950s until his death in 1963.

### 3.4 Stage 3: creation/updating of Hermes records

The information contained in this report will be transferred to the Hermes database as part of Stage 3. For heritage precincts it is usual practice to create a 'parent' record, which contains the history, description, comparative analysis, recommendations, statement of significance for the precinct, and then a series of 'child' records (which are linked to the parent record) for the individual properties that are contained within the precinct.

As Hermes is a 'live' database, this ensures that the information about the precinct is stored only in one place rather than several – this avoids the information in one or more 'child' records being inadvertently changed, thereby creating different versions of the precinct citation. It also ensures that, if a change does need to be made, it only has to be made once in one record (the precinct/parent record), rather than many.

From our experience in the use and application of Hermes for other councils our recommended approach is therefore to:

- Create (or modify, if already existing) a single parent record for each precinct with the relevant information (history, description, comparative analysis, statement of significance).
- Insert a standard statement in all child records that directs users to the precinct record for information about the significance of the place. For example:

*This place is within the [insert name of precinct]. Please refer to the precinct Hermes record no. XX for the history, description and statement of significance for this precinct.*

- Avoid creating multiple Hermes records for the same place.
- Use the common name (House, shop etc.) for individual Hermes records rather than the address.

## REFERENCES

### City of Yarra Heritage Studies

- Allom Lovell & Associates, 1998, *City of Yarra Heritage Review*
- Context Pty Ltd, March 2013, *Amendment C149 Review of Heritage Places and Precincts*
- Context Pty Ltd, July 2014, *Heritage Gap Study: Review of 17 Heritage Precincts, Stage 2 report*
- Context Pty Ltd, 2014, *Heritage Gap Study: Review of Central Richmond, Stage 1 interim report*
- Graeme Butler & Associates, 2008, *City of Yarra Heritage Gap Study - Stage 1*
- Graeme Butler & Associates, 2009, *City of Yarra Heritage Gap Study - Stage 2*
- Lovell Chen, 2012, *City of Yarra Heritage Gaps Study*
- O'Connor, John & Thurley et al, 1985, *Richmond Conservation Study*

### Other

- Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines*, 6 December 2012  
<<http://www.dpcd.vic.gov.au/heritage/Forms-and-Guidelines/registration-forms-and-guidelines>> (accessed 17 September 2013)
- Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage*, August 2007
- Using the criteria: a methodology*, Queensland Heritage Council, 2006
- Victoria Planning Provisions Practice Note: *Applying the Heritage Overlay* (2012)
- Warrnambool Planning Scheme. Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair



## **APPENDIX A – NEW PRECINCTS & HO319 ELM GROVE**

This section contains new citations for eleven (11) new precincts and one (1) updated citation for an existing HO precinct (shown in **bold**), as follows:

- A.1 Abinger Street Precinct
- A.2 Bell Street Precinct
- A.3 Bellevue Estate Precinct
- A.4 Burnley Street Precinct
- A.5 Coppin Street Precinct
- A.6 Edinburgh Street Precinct
- A.7 Hosie Street Precinct
- A.8 Mitchell Street Precinct
- A.9 Neptune Street Precinct
- A.10 Park Avenue Precinct
- A.11 Stawell Street Precinct
- A.12 HO319 Elm Grove Precinct**

## A.1 Abinger Street Precinct



*Abinger Street, south side looking west toward former Malt House*



*Lyndhurst Street, east side, north of Abinger Street*



*Two storey bi-chrome brick houses at 23 & 25, and house 27 Abinger Street*

## History

### **Thematic context**

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

**4.0 Developing local economies:** 4.2 Secondary industry

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the *Yarra Pollution Prevention Act* of 1855 (which forbade fellmongeries where fur or wool was removed from hides, starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady'. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52

industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

### ***Housing and industry in Richmond***

The 52 industries established in Richmond by the early 1880s included six tanneries, five breweries, three malshouses, two boot factories, fellmongeries, coach builders and piano manufacturers. Richmond also had a leatherworks, glassworks, cordial works, eucalyptus distillery, pottery and an abattoir. Other factories produced clothing, hats, paper bags, glue, rope, organs, churns, mattresses, Windsor and invalid chairs and perambulators (Ward, 2002).

Most of the 'noxious' trades such as the fellmongeries, abattoirs and tanneries were located on the river flats to the south and east, while the more 'presentable' industries, such as small scale manufacturing scattered throughout the residential areas of the city, including some on the higher ground to the west. Boot and shoe factories were one such example: Mr Bedggoods factory opened in 1881 in Waltham Place, while Mr Griffiths Boot Factory was established in Coppin Street.

According to Watson (1988:79) workers and industry in Richmond had a "love-hate" relationship that was to bind them for more than a century'. Employers had a readily available workforce and residents did not have to travel far, an important benefit as long hours left workers with little spare time (Ward 2002:13). The blend of housing and industry created a close-knit community; however, the haphazard development of Richmond, however, meant that residents and industries have not always cohabited peacefully with Richmond Council being the arbiter in disputes (Ward 2002).

Council, however, was not always impartial and was 'proud of Richmond's reputation as an industrial centre, and its decisions reflected this pride' (Ward 2002:13, 42; Watson 1988:79). As manufacturing expanded during the early twentieth century industry, with the support of Richmond Council, made more and more inroads into what were previously exclusively residential areas. For example, in 1909 the Wertheim Piano Factory opened on a large site in Bendigo Street. Like many of the new complexes, it was architect-designed to a high standard, which included extensive employee amenities and landscaping.

However, despite the higher standard of new industrial complexes, and the promise of employment opportunities, disputes between residents and Council continued. According to Ward (2002:42) 'Tensions between the factory owners and nearby residents ... often flared up into intense letter writing campaigns to the Council'. Council, however, was not always on the resident's side. In 1934 a local newspaper reported a Richmond councillor who argued that 'Some people complained about anything. Factories were an ornament to the City and nothing could be said about anything offensive in a Richmond factory' (Ward 2002:42).

In an attempt to resolve this issue Richmond Council adopted industrial zoning regulations in 1922 (Ward 2002:43) and by the 1930s had designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street. However, permits could still be issued at the discretion of Council for factories outside of these areas (*The Argus*, 21 July 1939, p.7). For example, in 1937, after a 'stormy debate on the question of factories in residential areas in Richmond', Richmond Council decided by seven votes to six to grant permission for a factory in Westbank Terrace, adding a condition that the factory should have a 'garden frontage' (*The Argus*, 12 January 1937, p.10).

As late as 1971 manufacturing – principally of clothing, food and fabricated metals – still provided more than half of all jobs in Richmond. However, reductions in tariffs and other factors, such as cheaper industrial land in the suburbs and increasing ‘gentrification’, have resulted in a dramatic decline in the amount of manufacturing in the Richmond (Watson 1988:79). Ironically, many of the former industrial complexes have since been adapted for residential use.

### ***Building Societies***

Building societies are co-operative non-profit financial institutions that originated in eighteenth-century England and were subsequently established in Australia in the mid-nineteenth century. Their purpose was to provide finance for people of all classes to invest in residential property or to construct a dwelling. They were invaluable in providing funding for owner-occupants (RBHS, 1874 Auction notice; AAPBS 1973:2).

Until the 1880s, societies contained between 300-400 members and remained localised, with most retaining the name of the locality in which they were established (Davison). Victorian building societies included the Metropolitan Permanent Building and Investment Society (founded 1864), the Standard Mutual Building Society (founded 1880), the Modern Permanent Building Society (founded 1871; one of the largest Melbourne societies) the Premier Building Society, the Federal Building Society, the Extended Starr Bowkett Building Society and the Melbourne Permanent Building Society, amongst many others (Jackson 1984:passim; Cannon 1972: passim; *Argus* 29 Jan 1867:6).

Societies operated on a membership basis, with each member making a deposit with the society. When enough money was collected it was lent to members who made subsequent monthly repayments with modest interest rates (Jackson 1984:28; Cannon 1972:144). Sometimes members took turns to take a loan, casting lots until all members had received and repaid their loan (Davison). House purchases were sometimes also financed (Jackson 1984:32).

Societies commonly terminated once all members had taken out and repaid their loan, usually after five to seven years. However, in 1865, the Victorian Permanent Building Society was founded – which was the first to depart from the terminating model. It took deposits from non-borrowers which increased the amount of funds available for residential investment and enabled lending to both home-buyers and speculators (Davison). It is commonly believed that the societies were formed in Victoria to purely assist the working class become owner-occupiers, but this is found not to be the case, as many developers, speculators and landlords were also financed (Jackson 1984:28-9), presumably as a result of the emergence of the permanent building societies.

The societies’ funds were raised through two main sources: deposits from the general public and from issuing shares. Often a deposit with a building society was seen as a source of investment that paid higher rates of interest than bank deposits and that was more liquid than share capital (Jackson 1984:29, 38). By the mid-1880s, the deposits of the building societies were comparable to those of savings banks (Davison).

A change in legislation in 1876 allowed Victorian building societies to buy and sell, or mortgage, freehold and leasehold property. Leading institutions competed for the best real estate and in the process ‘converted many building societies into little more than speculative operations, using public money which had been subscribed for quite different purposes’ (Sandercock 1979:8; Cannon 1972:19). The 1876 legislation was based on English building society statutes, however, the colonial legislators added the above clause, which proved disastrous in the 1890s, as a result of excess speculation in the preceding decade (Cannon 1972:20).

Building societies were affected by the depression in the 1890s, with many closing their doors in 1891. The financed members struggled to make repayments and often simply walked away from their houses, as repayments often exceeded the worth of the house (Jackson 1984:28; Davison). During this period, ‘the proportion of repossessed houses whose purchase of

erection had apparently been financed by building societies was highest in working class suburbs' (Jackson 1984:36).

In the early twentieth century, building societies remained as an alternative source of funding, which continued into the 1950s and increased in the '60s and '70s, when building societies made more funds available to individuals than any other single financial sector in Australia. Government regulation ensured that most societies were no longer vulnerable to the speculative excesses of the 1880s land-boom era (Davison; AAPBS 1973:3).

### ***Precinct history***

Abinger and Lyndhurst streets are among the oldest streets in Richmond. Situated on Crown Portion 27, they are shown on the plan prepared in 1853 by William Green, while the plan prepared in 1855 by James Kearney shows buildings on both the north and south side of Abinger Street and some buildings on the east side of Lyndhurst Street.

However, little development occurred until 1875. At that time Abinger Street contained about six wooden and two brick houses, as well as the Southern Brewery (RB). The Brewery, which was operated by Findlay & Sons, was situated on the south side of Abinger Street, west of Lyndhurst Street. In 1879, alterations and additions were made to the Brewery to the design of architect, John Flannagan (Lovell Chen 2012:113) and by 1880 it was described as one of the 'largest in the suburbs' (*South Bourke & Mornington Journal*, 30 June 1880, p.4). In that same year the company constructed a substantial brick malt house for £3000 at the southeast corner of Abinger and Lyndhurst streets. John Flannagan was once again engaged as architect for this building (Lovell Chen 2012:112).

The malt works were initially leased to James Hood, but within a year were being managed by T. Daly and, by 1890, Michael J. Daly who continued until his retirement in 1913. Upon his retirement Daly arranged for Barrett Bros. and Burston and Co. to carry on the business. The complex was expanded, which included the erection in 1937 of concrete silos for storing malt, and use as a malt works continued into the 1970s. In the 1990s the complex was converted for residential use (Lovell Chen 2012:112).

Meanwhile, the Southern Brewery was run by Findlay & Sons until at least 1885 and by 1890 George Anthoness was the proprietor (LV, SM). Edward Latham succeeded Anthoness in the mid 1890s; however, by the early 1900s the brewery had ceased operation. The buildings were then used for a variety of purposes including a jam factory, and the manufacture of glucose, before in the 1920s becoming a cordial factory run by James Dickson (SM, Lovell Chen 2012:113). In about the 1990s the building was converted for residential use.

The houses in this precinct developed around these two complexes and provided accommodation for some of the workers, although it does not appear that any of the housing was purpose-built by Findlay & Sons or the other companies. For example, the row of six houses at 40-50 Lyndhurst Street (adjacent to the brewery) was constructed in 1874 for William Kilpatrick, and by 1890 was known as *Lyndhurst Terrace* (RB, Central Ward, 1874:101; SM). In 1888 George Anthoness purchased the houses when he was owner of the brewery and it appears that some of the tenants worked for the brewery or the malt house. For example, John Griffin, a 'maltster' was a tenant from about 1883 until at least the early 1890s (LV; RB, Central Ward, 1883-91). Also, in 1883 Thomas Findlay (of Findlay & Sons) purchased 31 Lyndhurst Street where a house was built soon after that Michael J. Daly occupied for a short period (LV, SM).

The precinct had begun to fill with houses by the early 1880s. In Abinger Street, the north side between Church and Mary streets was almost fully built-up by 1880 and the houses built by then may have included nos. 11, 13, 15, 19, while the houses at nos. 17 and 23-27 were built by 1885 (SM). The pair of two storey houses at nos. 23 & 25 was built in 1884-5 for Edwin Spencer, who lived in one and rented the other. It is likely that Mr Spencer, who was a bricklayer, constructed these houses. The adjoining brick house at no. 27 was constructed in 1882 for Laurence Brady who lived in it until 1891 when he built a timber house in the rear yard and rented the original house (RB, Central Ward, 1882:119, 1890-1:125).

Meanwhile, in Lyndhurst Street land on the east side north of Abinger Street that had been reserved as a school site (this included the present nos. 19-31) was sold in 1877 (LV). One of the first houses in this section was a three-room timber cottage built by 1879 for Bernard Mitchell (RB, Central Ward 1879:114), while the house at no. 19 and the brick terrace row at nos. 21-27 were built by 1884. Timothy Lane, a brewer, occupied one of the terrace houses (RB, Central Ward 1884:127; SM). As noted above, the house at 31 Lyndhurst Street was built c.1883.

Development of the precinct accelerated during the boom years of the late 1880s. Between 1885 and 1895 almost 20 new houses were built. These included the terrace row at 30-40 Abinger Street (listed as six vacant houses in 1888), and the terrace group at the northwest corner including 30-38 Lyndhurst and 21 Abinger, which were fully occupied in 1888 (SM). It appears that these houses were built for the Melbourne Permanent Building Society. The architect may have been J.F. Vincent as a 'Vincent, architect, South Melbourne' is recorded as the owner of several houses (LV; RB, Central Ward, 1888:161, 163). Also built during this time was the terrace of four houses at 10-16 Lyndhurst Street, which was first listed in the 1887 Directory when two houses were vacant and two occupied, and the houses at 49-53 Lyndhurst Street, built by 1895 (SM).

The onset of the 1890s Depression brought a halt to building for almost a decade. The Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.1060, dating from 1897 (see below), shows that the precinct was almost fully developed by that time.

The houses at 42 & 48 Abinger Street were demolished by 1905 and replaced with new houses (now nos. 42 & 46) by 1915 (SM). During the interwar period the malt works expanded, taking in the land to the south: The houses at nos. 41 and 47 Lyndhurst Street shown on the MMBW plan were demolished as a consequence (Lovell Chen 2012:113). Some time after World War II the nineteenth century houses at 10, 12 and 20 Lyndhurst Street shown on the MMBW plan were demolished and replaced by the present townhouses.

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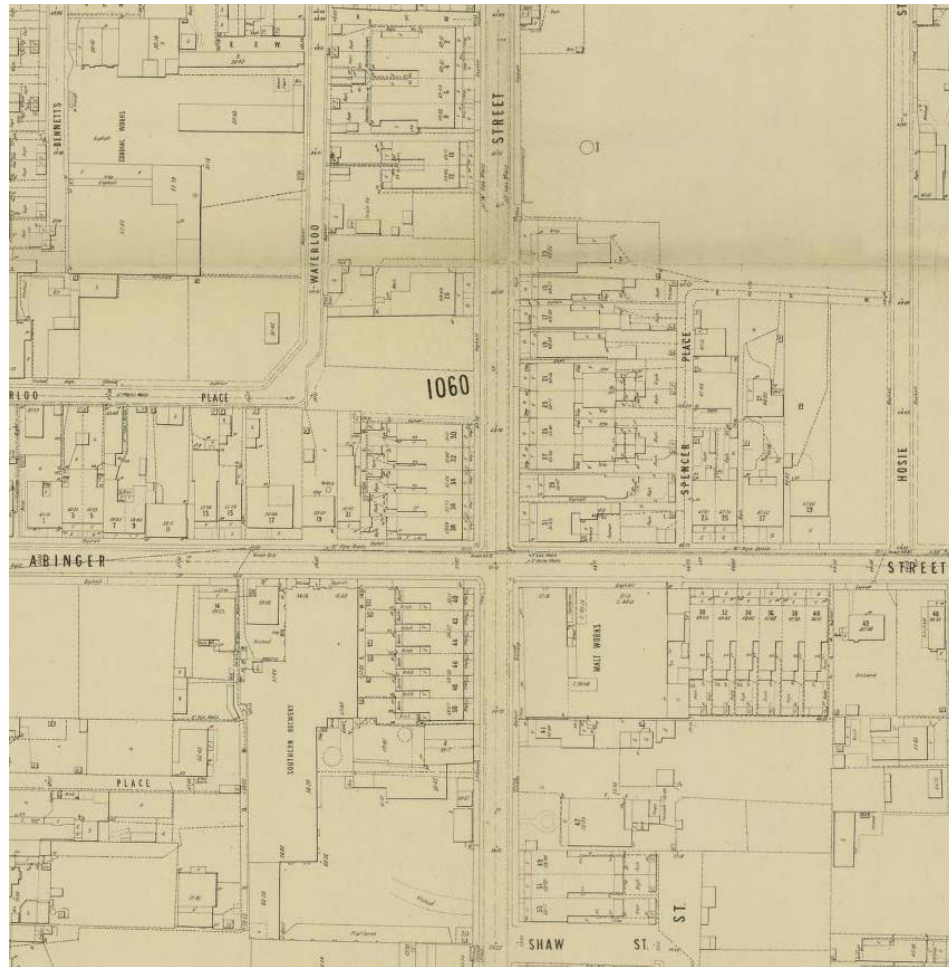
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MMBW Detail Plan No.1060 [detail] showing extent of development in 1897 (Source: SLV)

### Description

This is a mixed-use precinct comprising mostly single storey mid to late Victorian houses surrounding the landmark former Malt Works complex at the southeast corner of Abinger and Lyndhurst streets, and remnants of the former Southern Brewery (later Cordial Factory) at nos. 16-18 Lyndhurst Street.

The former malt works is a complex of buildings dating from the late nineteenth to the late twentieth century. The nineteenth century buildings include the two former malt houses fronting Abinger Street, which are constructed of brick in English bond and have gable ends with brick cornices, bluestone footings, and segmental arch windows. Other pre-1945 parts of the complex include the four linked reinforced concrete silos in the centre of the site and a three level brick building at 45 Lyndhurst Street. These original buildings have been altered and adapted to enable the conversion to residential use. The most striking additions have been to the former silos with windows punched into the walls, a penthouse level added and on the



north side an angled glass, pre-rusted steel and concrete block with porthole windows and 'ships prow' balconies (Lovell Chen 2012:114). The complex forms a significant landmark within the precinct.

Remnants of the former brewery, now also converted to residential use, dating from the nineteenth century include the bi-chromatic brick and bluestone walls, bluestone foundations, and several segmental arch small windows in the façade and side walls.

The housing, mostly built in the period from c.1875 to c.1905, includes freestanding single fronted cottages (e.g., 13, 15, 19 & 42 Abinger St and 19, 29 Lyndhurst St) and double-fronted houses (e.g., 11, 17, 27 & 46 Abinger St and 31 Lyndhurst St) in bi-chrome brick or timber, and attached pairs and terrace rows of three or more dwellings. Roofs are mostly hipped, were originally clad in iron or slate, and some are concealed by parapets. All houses have front verandahs, and most retain at least one chimney, either brick (often bi-chrome) or brick and render. The houses are all set close to the street and are often built on, or very close to the side boundaries. Front fences are uniformly low and, although none appear to be original, some are sympathetic (e.g. timber picket).

The terrace rows demonstrate the evolution in design from the mid to late Victorian period. While they have a common form with front verandahs separated by wings, they vary in regard to the level of ornamentation, and the roof form.

*Lyndhurst Terrace*, built by 1874, is notable as the only known pre-1875 residential building in the precinct. The terrace is comprised of two groups of three bi-chrome brick houses, each row of three with a shared, low-pitched hip roof with no visible party walls, typical of terrace rows built before the 1886 building regulations. The simple form, and relative lack of ornamentation also demonstrate the early construction of date of this terrace when compared to later examples. The major visible change is the addition of front verandahs with separating wing walls, which are not shown on the MMBW plan of 1897. Other changes include removal of chimneys (nos. 44 & 46), replacement of front doors (nos. 44-50), replacement of slate roofing (no. 50, and rear of roofs to other houses), replacement of front windows (nos. 44 & 50), and over-painting of face brick (no. 44). Nos. 40 & 42 retain what appear to be the original four panel front doors, while nos. 42 & 48 appear to have the original leadlight toplights above the door.

The brick terrace row at 21-27 Lyndhurst Street, built by 1884, is another example of a terrace built prior to the 1886 building regulations. The restrained detailing, which includes eaves brackets and moulded corbels and scrolled consoles to the wing walls and cast iron verandah frieze is also typical of pre-'Boom' terraces.

The change in housing construction brought about by the 1886 building regulations is demonstrated by the bi-chrome terrace rows built by 1888 at 30-40 Abinger Street, and 30-38 Lyndhurst Street & 21 Abinger Street. These have almost identical form and detailing, which suggest that they were built to a standard design (probably of the Melbourne Permanent Building Society – see history). This includes separate hipped roofs, brick wings with corbels, rosettes and scrolls, paired eaves brackets, and two double hung windows beside front doors with highlights.

The increased ornamentation that characterises Boom style architecture of the late 1880s is demonstrated by bi-chrome terrace of four houses at 10-16 Lyndhurst Street. Here, the parapet that conceals the separate roofs has a deep cornice and a central pediment incorporating a shell motif, while wing walls with moulded and vermiculated corbels and consoles frame the verandahs.

Almost all the nineteenth century housing is single storey. The exception is the double storey pair at 23 & 25 Abinger Street. These bi-chromatic brick houses share a simple rendered parapet (that may conceal an undivided roof, consistent with the pre-1886 build date) with a moulded cornice set between corbels. There are plinths on the top of the parapet that may have once supported urns or balloons. The elegant ogee profile verandahs with cast iron frieze are set between wing walls that have the same profile and are decorated with corbels and

consoles. Windows are double hung sash with bluestone cills. The bi-chrome brickwork is expressed as quoining around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows.

All houses, bar one, face either Abinger or Lyndhurst Street. The exception is 27A Abinger Street, which is situated at the rear of no. 27 and is accessed by the ROW. This appears to be T-shaped in plan with gabled roof and a verandah facing the west.

The intactness and integrity of the houses varies. Common alterations include removal or replacement of verandah details (most common is the removal/replacement of original cast iron frieze), over-painting of brickwork, replacement of roof materials, removal of some chimneys, and replacement of some windows.

Not Contributory buildings in the precinct include the house at 44 Abinger Street, the c.1930s house at 22 Lyndhurst Street, and the late twentieth century townhouses at 18-20, 26 & 28 Lyndhurst Street.

### **Comparative analysis**

This type of modest worker's housing is found throughout the study area. This precinct, however, is notable for the high degree of intactness to the nineteenth century and for the juxtaposition of the housing and the landmark Malt Works complex, together with the historically related remnants of the Southern Brewery complex, which demonstrates how industry and housing co-existed in Richmond.

The comparatively early development date of the precinct is also demonstrated by examples of terrace rows with undivided roofs (21-17 & 40-50 Lyndhurst Street, possibly 23 & 25 Abinger Street), which demonstrates the lack of fire separation in houses constructed in Richmond prior to the adoption of municipal building regulations in 1886.

Within the study area, this precinct compares with the Neptune Street precinct, which comprises a row of single fronted Victorian timber cottages and a brick terrace directly opposite an early twentieth century factory complex in Neptune, as well as similar Victorian timber cottages in Fraser Street.

Outside of the study area, this precinct compares with HO332, the Richmond Hill precinct, and, in particular the similarly scaled houses surrounding the former Pelaco factory at the northern end, and at the southern end adjacent to the factory area south of Tanner Street.

For a detailed comparative analysis of the Malt Works complex please refer to the citation prepared by Lovell Chen (2012). The former Southern Brewery complex is also of some interest as a nineteenth century brewery complex, including some fabric dating from the 1870s, however, the extensive alterations to the building has reduced its intactness to the extent that it does not meet the threshold for individual significance when compared to similar places.

### **Assessment against Criteria**

#### ***Criterion A:***

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct demonstrates how the development of this area close to Church Street was substantially complete by the end of the nineteenth century. It also demonstrates how housing and industry have traditionally co-existed in Richmond during the nineteenth and twentieth centuries. The proximity of the former Southern Brewery to the former Malt House also demonstrates the close relationship between these historically important industries in Richmond.

#### ***Criterion B:***

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

**Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

**Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The precinct is typical of the nineteenth century working class residential precincts in Richmond that comprise modestly scaled workers housing surrounding industrial complexes. The precinct includes examples of terrace rows with shared roofs, a building type that was commonly constructed in Richmond prior to the adoption of municipal building regulations in 1886.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The predominant late Victorian housing, ranging from small timber cottages and double-fronted houses, to bi-chrome and Boom-style terrace houses with decorated parapets creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways. The dramatic contrast in scale between the housing and the landmark malt house complex is a notable and distinguishing characteristic.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

The precinct does not meet Criterion H at the local level. However, some of the Individually Significant places within the precinct may meet this Criterion – please refer to the individual place records, as appropriate.

**Statement of significance*****What is significant?***

The Abinger Street Precinct comprising 11-27, 27A & 16-46 Abinger Street and 10-50 & 19-53 Lyndhurst Street is significant. The following buildings and features contribute to the significance of the precinct:

- The buildings constructed from c.1870 to c.1940, as shown on the precinct map.
- The overall consistency of housing form (pitched gabled or hipped roofs, one storey wall heights with a smaller amount of two storey dwellings), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The landmark qualities of the former malt house at the southeast corner of Abinger and Lyndhurst streets.
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.

- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

The following places are Individually Significant and have their own statement of significance:

- The former Malt Works complex at 22-28 Abinger Street and 37-45 Lyndhurst Street,
- The attached houses at 23 & 25 Abinger Street, and
- The terrace row at 40-50 Lyndhurst Street.

Non-original alterations and additions to the Contributory buildings shown on the precinct map, and the houses at 44 Abinger Street and 18, 18A, 20 & 22 Lyndhurst Street are Not Contributory.

***How is it significant?***

The Abinger Street Precinct is of local historic and aesthetic significance to the City of Yarra.

***Why is it significant?***

Historically, the precinct demonstrates how the development of this area close to Church Street was substantially complete by the end of the nineteenth century. It also demonstrates how housing and industry have traditionally co-existed in Richmond during the nineteenth and twentieth centuries. The proximity of the former Southern Brewery to the former Malt House also demonstrates the close relationship between these historically important industries in Richmond. (Criterion A)

The precinct is typical of the nineteenth century working class residential precincts in Richmond that comprise modestly scaled workers housing surrounding industrial complexes. The precinct includes examples of terrace rows with undivided roofs, which demonstrates the lack of fire separation in houses constructed prior to the mid-1880s. The predominant late Victorian housing, ranging from small timber cottages and double-fronted houses, to bi-chrome and Boom-style terrace houses with decorated parapets creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways. The dramatic contrast in scale between the housing and the landmark malt house complex is a notable and distinguishing characteristic. (Criteria D & E)

**Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

- External paint controls. Column to read: ‘Yes – 22-28, 23 & 25 Abinger St and 37-45 & 40-50 Lyndhurst St only’.



Legend

- Individually significant
- Individually significant in Amendment C157; added to precinct
- Contributory
- Not contributory
- Proposed precinct boundary
- Yarra Heritage Overlay
- Cadastral boundary

Proposed Abinger Street Precinct

29/10/2014



## A.2 Bell Street Precinct



*Attached houses, 149-55 Mary Street*



*Edwardian timber villas, Benson Street*



*Edwardian houses, Coppin Street*

## History

### **Thematic context**

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855 and by 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002). Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

In 1886 Richmond finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets such as Coppin Street and 100 feet from it), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1985:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

As population grew the shopping areas expanded to meet demand. In Swan Street the extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. Bridge Road continued to develop and by the 1920s there were almost continuous rows of shops extending from Hoddle Street to Burnley Street, while at the same time the southern end of Burnley Street consolidated itself as an important local centre serving the eastern half of Richmond.

### ***Building Societies***

Building societies are co-operative non-profit financial institutions that originated in eighteenth-century England and were subsequently established in Australia in the mid-nineteenth century. Their purpose was to provide finance for people of all classes to invest in residential property or to construct a dwelling. They were invaluable in providing funding for owner-occupants (RBHS, 1874 Auction notice; AAPBS 1973:2).

Until the 1880s, societies contained between 300-400 members and remained localised, with most retaining the name of the locality in which they were established (Davison). Victorian building societies included the Metropolitan Permanent Building and Investment Society (founded 1864), the Standard Mutual Building Society (founded 1880), the Modern Permanent Building Society (founded 1871; one of the largest Melbourne societies) the Premier Building Society, the Federal Building Society, the Extended Starr Bowkett Building Society and the Melbourne Permanent Building Society, amongst many others (Jackson 1984:passim; Cannon 1972: passim; *Argus* 29 Jan 1867:6).

Societies operated on a membership basis, with each member making a deposit with the society. When enough money was collected it was lent to members who made subsequent monthly repayments with modest interest rates (Jackson 1984:28; Cannon 1972:144). Sometimes members took turns to take a loan, casting lots until all members had received and repaid their loan (Davison). House purchases were sometimes also financed (Jackson 1984:32).

Societies commonly terminated once all members had taken out and repaid their loan, usually after five to seven years. However, in 1865, the Victorian Permanent Building Society was founded – which was the first to depart from the terminating model. It took deposits from non-borrowers which increased the amount of funds available for residential investment and enabled lending to both home-buyers and speculators (Davison). It is commonly believed that the societies were formed in Victoria to purely assist the working class become owner-occupiers, but this is found not to be the case, as many developers, speculators and landlords were also financed (Jackson 1984:28-9), presumably as a result of the emergence of the permanent building societies.

The societies' funds were raised through two main sources: deposits from the general public and from issuing shares. Often a deposit with a building society was seen as a source of investment that paid higher rates of interest than bank deposits and that was more liquid than share capital (Jackson 1984:29, 38). By the mid-1880s, the deposits of the building societies were comparable to those of savings banks (Davison).

A change in legislation in 1876 allowed Victorian building societies to buy and sell or mortgage freehold and leasehold property. Leading institutions competed for the best real estate and in the process 'converted many building societies into little more than speculative operations, using public money which had been subscribed for quite different purposes' (Sandercock 1979:8; Cannon 1972:19). The 1876 legislation was based on English building society statutes, however, the colonial legislators added the above clause, which proved disastrous in the 1890s, as a result of excess speculation in the preceding decade (Cannon 1972:20).

Building societies were affected by the depression in the 1890s, with many closing their doors in 1891. The financed members struggled to make repayments and often simply walked away from their houses, as repayments often exceeded the worth of the house (Jackson 1984:28; Davison). During this period, 'the proportion of repossessed houses whose purchase of



erection had apparently been financed by building societies was highest in working class suburbs' (Jackson 1984:36).

In the early twentieth century, building societies remained as an alternative source of funding, which continued into the 1950s and increased in the '60s and '70s, when building societies made more funds available to individuals than any other single financial sector in Australia. Government regulation ensured that most societies were no longer vulnerable to the speculative excesses of the 1880s land-boom era (Davison; AAPBS 1973:3).

### ***Precinct history***

The Bell Street Precinct was largely developed between 1910 and 1915 and consists of individual houses as well as a number of rows of houses with identical or similar designs by a single builder or, in some cases, architect.

#### *Early subdivision and development 1855-1900*

Coppin Street is shown on the 1855 Kearney map of 'Melbourne and its suburbs', then known as Elizabeth Street. There were only a few properties fronting Coppin (Elizabeth) Street between Bridge Road and Swan Street at this date. This north-south Elizabeth Street is not listed in the Sands & McDougall Directories in 1870 or 1875. However, Elizabeth Street is recorded in the Rate Books until 1870 and was renamed Coppin Street by 1874-5 (RB). Coppin Street also appears on an auction plan dated c1874 (RBHS collection). Coppin Street was named after the actor and entrepreneur George Selth Coppin (1819-1906), a prominent member of Victorian society who, after having purchased Cremorne Gardens in south Richmond in 1856, was elected to the Richmond Town Council and to the Victorian Legislative Council in 1858 (O'Neill 1969; Lovell Chen 2012). Coppin Street appears in the Sands & McDougall Directory for the first time in 1878 when ten residences are listed between Highett and Swan streets, with one residence to the south of Swan Street (S&Mc). Bell Street first appeared in the street directories in 1883, then known as Metropolitan Street (Lovell Chen 2012).

In 1873, John Davis Esq. and George Turner Esq., engineers, and Frederick Lloyd, surgeon, purchased land bound by Swan, Coppin and Mary streets (reaching approximately 188 Coppin Street at the north), which they subdivided and sold from 1894 into the early twentieth century. Their land formed the southern half of the precinct. Their first sales were four lots fronting Church Street, while the remainder were financed through the Metropolitan Permanent Building and Investment Society from c1880 (LV: V.631/F.016). This appears to be the origin of Bell Street's first name: Metropolitan Street.

Auction plans dating to c.1874 show the subdivided lots between Coppin and Mary streets, north of Swan Street, with some extending as far north as Bridge Road. The sixty lots that fronted Swan Street (nos. 199-287) and those bound by Mary and Coppin streets (to 188 Coppin Street at the northern extent) were advertised for sale by monthly instalments, according to the payment terms of the 'Metropolitan Permanent Building and Investment Society's Tables' (RBHS collection).

In 1896, the MMBW Detail Plan no. 1064 shows that a number of houses fronted Coppin Street outside of the precinct boundaries; both to the south and across the street from the precinct. The numbering system on Bell Street ran the opposite direction at this date.

#### *Precinct development 1900-20*

By 1905 little development had occurred within the precinct. Benson Street remained undeveloped, as did Bell and Mary streets within the precinct. On Coppin Street, one house had been built north of Benson Street, but may have been outside the precinct (SM).

No further development had occurred by 1910, with Mary, Bell and Bensons streets vacant within the precinct area. On Coppin Street, a wood yard had been established on the north-west corner of Coppin and Benson streets while south of Benson Street one house had been built (no.194). By this date, Bell Street had changed to the current numbering system (SM).

The main development phase of the precinct was between 1910 and 1915. This included the construction of 1-11 Benson Street (SM). The three double-fronted weatherboard houses at 1-5 Benson Street are identical in style and were clearly built by the same builder. They share distinctive flared window hoods with the houses at 196-202 Coppin Street. The design similarity suggests that the two rows of houses were by the same designer/builder.

Mary Street was also completely developed within the precinct during this period, from nos. 139 to 157 in the south (SM). The row of single and double-fronted houses at 145-157 Mary Street was built between 1910 and 1915. Nos. 145-9 were built in 1912 for owner, M.A. Bowley. As the row is stylistically identical, with some simplification to nos. 155-157, the remainder of the row appears to have been built for the same owner shortly after. The houses were designed by architects F. & K. Mackay of 11 Elizabeth Street (PSP).

Little is known about the F. & K. Mackay practice. Tenders advertised in *The Argus* and *Warrnambool Standard* in 1914 and 1915 indicate that they had offices in Melbourne and Warrnambool, with residential work in Warrnambool and Melbourne suburbs (*Warrnambool Standard* 8 January 1914:3; *The Argus* 20 March 1915:4). They are also known to have designed the Traralgon Presbyterian Church (Latrobe City, HO3) in 1914, which was opened in March 1915 (*Gippsland Farmers Journal* 12 July 1914:3; 13 June 1914:2).

Bell Street within the precinct was almost completely developed by 1915. On the west side of Bell Street, all lots had been built upon except for nos. 6 and 22 (SM). The lots at 12-22 Bell Street were subdivided by John Davis Esq. and George Turner Esq., engineers, and Frederick Lloyd, surgeon, and financed by the Metropolitan Permanent Building and Investment Society. These properties were sold to individuals in 1911-13 (LV: V.631/F.016; V.2655/F.909). The single-fronted houses at nos. 18-20 Bell Street have the same unusual external dado as houses within the Hosie and Mary streets precinct, developed in 1912 and may have the same designer.

On the east side the house at no. 1 was built by 1915, while the land comprising 15-29 Bell Street was sold as a parcel by Davis, Turner and Lloyd to Maria Luke in January 1911, after which eight houses were built by 1915 (LV: V.2655/F.909). Among them, the four-room brick houses at 15-21 Bell Street were built in 1911 for Eleazor Lesser. Lesser, also known as Elly Lesser, was a pawnbroker and later financier who had addresses in both Camberwell and South Melbourne in the early 1900s. In the 1910s he developed a large number of rental properties, particularly in the Richmond area, of high architectural quality. By the time of his death in 1930, Lesser had amassed an estate valued at 40,000 pounds (*The Argus*, 8 August 1930, p.8).

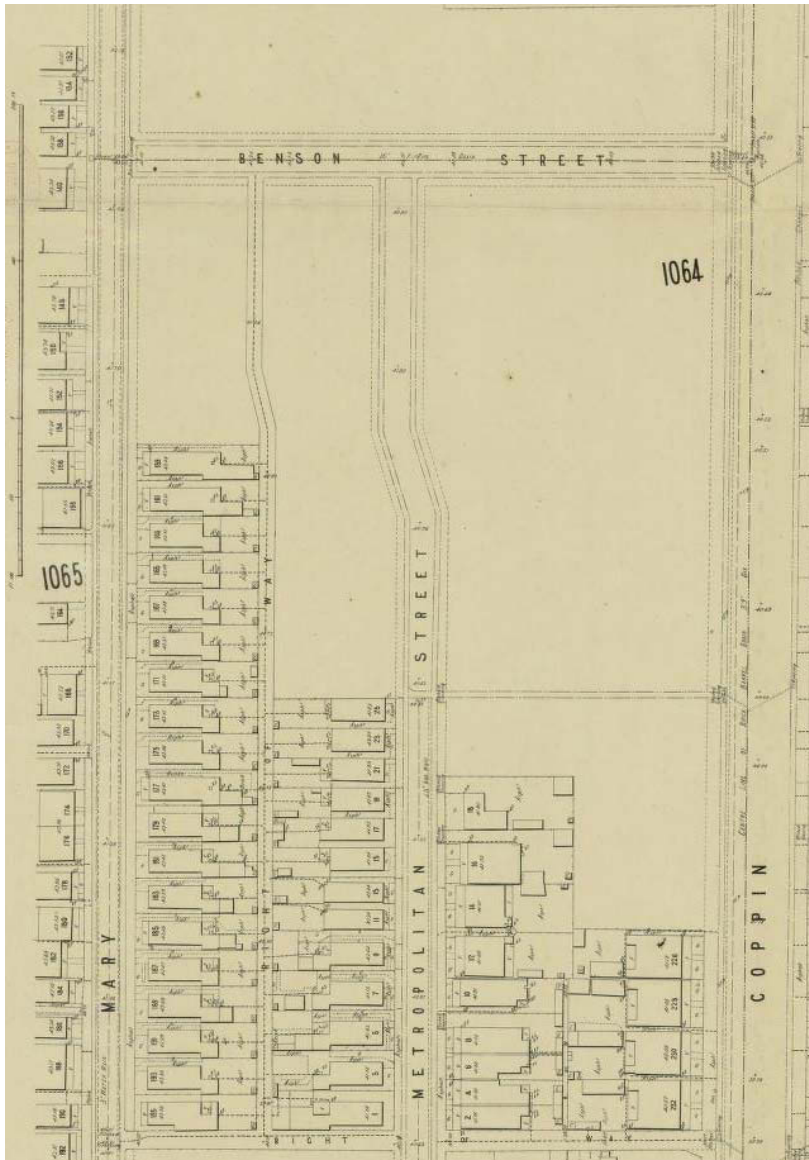
Development on Coppin Street between 1910 and 1915 included nos. 174-178 north of Benson Street, and nos. 180-194 and 198-210 to the south (SM). The house at no. 196, part of an identical row with nos. 196-202, would have been built shortly after.

At the south end, 210 Coppin Street was sold by the Metropolitan Permanent Building and Investment Society to Anne M. Mason in March 1907 (LV: V.2655/F.909). The Masons are listed as the occupants of no. 210 in the Street Directory of 1915 (SM).

The land comprising 188-202 Coppin Street was sold to Thomas M. Felstead, manufacturer, in July 1912 (LV: V.2655/F.909). He had row of single-fronted Edwardian houses built at 188-194 Coppin Street by 1915. They have unusually proportioned casement and highlight windows, which are very similar in design to those that appear on the houses at 204-208 Coppin Street of 1913, suggesting they were the work of the same designer/builder.

Felstead sold the land comprising 196-202 Coppin Street to Charles G. Cook in October 1913 (LV: V.3619/F.737). Cook had a row of single-fronted brick houses built there in 1914-15, before selling them off in pairs.

By 1920, all lots on Coppin and Benson streets within the precinct had been developed, and no. 22 constructed on Bell Street. Nos. 7-13 Bell Street were not listed in the Directories as they remained part of lots fronting Coppin Street during this period (SM), and have only recently been subdivided off for townhouse development.



MMBW Detail Plan no.1064 [detail] showing the extent of development in 1896. The precinct occupies all of the vacant land (Source: SLV)

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Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

This is a residential area comprising timber and red brick dwellings predominantly from the Federation/Edwardian era, some with Queen Anne styling and the later examples demonstrating a transition to Arts & Crafts and bungalow styling. The houses include gable-fronted cottages, asymmetrical villas, and attached pairs and rows. The majority of them were constructed as groups with identical facades or variations on a theme, particularly along Benson and Bell streets. These groups are interspersed with some individual designs and substantial villas, particularly along the prestigious Coppin Street. As a whole, the houses create a very regular streetscape of projecting front gables in a variety of materials and details.

Along Coppin Street are two groups of identical single-fronted Edwardian brick duplexes, all with prominent front gables. At nos. 188-194 are duplexes distinguished by a flared front window hood (also seen on Benson Street asymmetrical villas) and unusually proportioned tripartite casement window (with an unusually short casement below the highlights, also seen at 204-208 Coppin Street). To their south, at nos. 196-202, are duplexes with very prominent verandah fretwork, characteristic of Elly Lesser's developments. Here the front gable is jettied over an arched ladder frieze supported on pairs of turned timber posts. Also typical of his duplexes is the bay window with leadlight highlights above the casements and a pattern of diagonal and horizontal lining boards at the top.

There are a number of large, freestanding asymmetrical brick Federation villas on Coppin Street. Of particular note are nos. 170, 184, 186 and 210. No. 170 has an enormous front gable and very unusual basket-weave fretwork to the verandahs, which is cut to create complex stepped openings. Nos. 184 and 186 are distinguished by their generous front setback, substantial scale and intricate verandah fretwork and overall level of ornament. No. 210 has a particularly high level of ornamentation, including vermiculated render banding and other cast-cement ornament including a scrolled hood mould of the front window and cast flowers to the frieze, fine leadlights to the segmentally arched casements of the front window, and an arched pattern of half-timbering. It is missing its verandah roof and fretwork.

Another group of fine freestanding houses are at nos. 204-208 (Individually Significant, see separate citation). They are late Federation in style with an Arts & Crafts influence and are prominent in the streetscape thanks to their jerkin-head gables and attic-style form.

Bell Street contains another group of duplexes developed by Elly Lesser at nos. 15-21 (Individually Significant, see separate citation). Like his development on Coppin Street, they have prominent jettied gable fronts set over elaborate verandah fretwork and casement bay windows. These houses are distinguished by the incised timber detail to their gables and verandah brackets. Beside them is another row of simpler gable-fronted Edwardian cottages at nos. 23 to 29.

On the west side of Bell Street are freestanding single and double-fronted timber Edwardian houses, as well as two early bungalows in brick (nos. 6 and 22). The asymmetrical timber houses at nos. 16-20 share an unusual design feature – a dado of contrasting cladding below weatherboard walls – as the houses in the Hosie Street Precinct. They appear to be by the same designer/builder. At the north end of the street is a series of asymmetrical double-fronted timber houses with a variety of verandah fretwork details.

Benson Street has a row of three double-fronted Edwardian weatherboard villas at nos. 1-5, with distinctive flared hoods to the front bay windows. Further down is a pair of gable-fronted weatherboard cottages at nos. 7 and 9 (no. 7 is more intact). And a small hipped roof weatherboard cottage with a large rear extension.

Mary Street is dominated by the terrace of single and double-fronted brick Edwardian houses by architects F. & K. Mackay at nos. 145-157. They all have red face brick to the lower part of the walls, with roughcast render above the window transom level. The roof vent in the gable is left in face brick as a decorative accent. The pairs of casement windows sit below three coloured highlights and simple hoods supported on Arts & Crafts timber brackets. Verandah and porch fretwork shows variants of pointed and Tudor arches with a ladder frieze, except for nos. 155-157, where the curved bracket as the window hoods is used for the entry porches. These last two houses had face brick walls and roughcast render in the gable only (NB: the brick at no. 157 has since been rendered).

To the north of Benson Street, there is a single-fronted brick Edwardian house with a similar configuration of face brick walls (over-painted), roughcast render to the gable above a row of decorative moulded bricks, and a tripartite casement window below a timber hood. Beside it is a double-fronted, asymmetrical Edwardian villa with ashlar boards (no. 139). It is distinguished by the sinuous incised design to its arched verandah frieze, and the only example of decorative gable trusswork in the precinct (others have variants on faux half-timbering).

The level of intactness of the Contributory (and Significant) houses is high as a group. Within the rows of identical houses some have over-painted brick, removal of verandah details, and a few covered in fake brick and with unsympathetic replacement windows.

Not Contributory properties in the precinct include a two-storey apartment house (c.1960s) at 182 Coppin Street, a row of recent two-storey units at 7-13 Bell Street (constructed on the land subdivided off the back of 184 and 186 Coppin Street), a pair of two recent units at the corner of Mary and Benson streets (143 Mary Street and 1 Benson Street), and an extensively altered Edwardian house at 10 Bell Street (walls reclad in brick veneer, window openings enlarged, door and surround removed, chimneys removed, verandah posts and frieze removed, roof reclad in tiles).

### **Comparative analysis**

Most of the study area was subdivided and developed in the nineteenth century; however, pockets of undeveloped land remained and, after a pause in development during the 1890s recession, building recommenced in the early 1900s.

This precinct is associated with this final major phase of development in the first decades of the twentieth century when most of the remaining vacant land in the study area was built up with housing, shops and factories. The resulting increase in population by the interwar period also saw the building of new and enlarged churches and other community facilities.

Within the study area, this precinct compares with the following precincts:

- Mitchell Street Precinct, which comprises single-fronted timber and brick cottages in three basic designs, some for Elly Lesser, constructed c.1905-1915.
- Burnley Street Edwardian Houses group, 283A-305 Burnley Street. Single and double-fronted brick houses, including rows built for Eleazer Lesser. This group was judged to be of a significantly lower level of building intactness than other Edwardian-era precincts under assessment. Moreover, the intact houses in the Burnley Street grouping are already

recommended for individual HOs in Amendment C157. As the rest of the group was judged to be poor, it is not recommended for heritage protection.

- Hosie Street Precinct, which (with one exception) comprises double fronted timber houses constructed in 1912 in alternating designs by a single builder.
- Stawell Street Precinct, which (with two exceptions) comprises double fronted timber houses constructed c.1910 in alternating designs by a single builder.

As in this precinct, many of the houses in these precincts are of similar or identical design.

Other smaller groups of 'Federation/Edwardian infill' in the study area include:

- Malleson Street & Lyndhurst Street. Part of the HO319 Elm Grove precinct, Malleson Street and the southern end of Lyndhurst Street did not exist in 1896 when the land formed part of the rear of large houses facing Church Street (MMBW Detail Plan no.1065). This area appears to have been subdivided and developed in the period c.1905 to c.1915 and today contains many fine Edwardian Queen Anne timber villas and gable fronted cottages. Most are of a scale in keeping with the prestige of the Richmond Hill area. A few have unsympathetic alterations or intrusive additions, but most are intact.
- Moore Street. Part of the HO309 Bendigo Street precinct, Moore Street did not exist in 1902 when it was a vacant site at the end of Bendigo Place, a short lane connecting to Bendigo Street (MMBW Detail Plan no.1095). It appears to have been subdivided and developed in the period c.1905 to c.1915 and today contains identical gable-fronted cottages on both sides of the street. The cottages have rendered brick walls (overpainted) and gable fronts with faux half timbering. Their design and detailing are quite austere. Intactness of the cottages is high.

In comparison, the Bell Coppin Street Precinct compares well to the comparative examples in design and intactness of streetscapes. While the overall scale of the Edwardian houses in the precinct is not that of Malleson and Lyndhurst streets, the double-fronted brick villas on Coppin Street are certainly their equal in pretension, detail and intactness. The prevalence of brick houses and highly ornate detailing to the other houses in the precinct also reflects the higher quality of developments near major streets such as Coppin Street.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct demonstrates the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to population growth and a demand for housing. In particular the precinct illustrates the prevalence of speculatively built developments erected in response to the overwhelming demand for housing. It illustrates the better class of dwellings erected in this period, seen particularly in the villas along Coppin Street, but also in the rows of finely detailed identical brick cottages built for pawnbroker and financier Elly Lesser on Bell Street and the architect-designed row on Mary Street. The sole use of brick as a building material along Coppin Street demonstrates the effect of the council by-law of 1886 banning timber construction along a number of major streets in Richmond.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

**Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The precinct is representative of the speculative housing estates of the early twentieth century, mainly comprising terraces or rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. The houses within the precinct demonstrate the principal characteristics of Edwardian-era domestic architecture, particularly the predominance of gable fronts (either to single-fronted cottages or asymmetrical villas), the use of red face brick with render dressings or areas of roughcast render, casement windows often with highlights, the use of bold timber fretwork and shaped timber posts to verandahs, and faux half timbering to gables.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

A number of the houses display unusual or particularly high quality detail, including the jettied gables and bold arched verandah friezes of Elly Lesser's rows (196-202 Coppin Street, 15-21 Bell Street), the basket-weave fretwork to the villa at 170 Coppin Street, the render detail to 210 Coppin Street, the jerkin-head gables and attic-style form of 204-208 Coppin Street, the brickwork details, window hoods and Tudor-arched verandah friezes of 145-157 Mary Street, and the sinuous incised design of the timber verandah frieze of 139 Mary Street. The consistent rows of houses by a single builder add to the visual cohesion of the precinct.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance****What is significant?**

The Bell Coppin Street Precinct, comprising 1-29 & 2-22 Bell Street, 1A & 1-11 Benson Street, 170-210 Coppin Street, and 139-157 Mary Street, Richmond, is significant.

The precinct contains timber and red brick dwellings predominantly from the Federation/Edwardian era, some with Queen Anne styling and the later examples demonstrating a transition to Arts & Crafts and bungalow styles. The housing in the precinct was constructed between 1910 and 1920, some of it in rows or groups by a single designer.

Contributory buildings have typically:

- Gable-fronted roofs for single-fronted houses, or high hip roofs with a projecting front gable for double-fronted,
- One storey wall heights,
- Face brick, weatherboard, some ashlar timber boards and roughcast render accents, most with faux half-timbering to the gable,
- Corrugated iron roofing,

- Chimneys of red face brick with corbelled capping course or a cap of roughcast render,
- Post-supported verandah elements facing the street, many with elaborate timber friezes,
- Double or tripartite casement windows with highlights (often of coloured glass or leadlight), many beneath a decorative window hood, and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

The following buildings are Individually Significant and have their own statement of significance:

- 15-21 Bell Street, and
- 204-208 Coppin Street.

The following properties are Not Contributory: 7-13 & 10 Bell Street, 1A Benson Street, 182 Coppin Street, and 143 Mary Street.

***How it is significant?***

The Bell Street Precinct is of local historical, and architectural/aesthetic significance to the City of Yarra.

***Why it is significant?***

The precinct provides tangible evidence of the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to significant population growth and demand for housing. In particular the precinct illustrates the prevalence of speculatively built developments erected in response to the overwhelming housing need. It illustrates the better class of dwellings erected in this period, seen particularly in the villas along Coppin Street, but also in the rows of finely detailed identical brick cottages built for pawnbroker and financier Elly Lesser on Bell Street and the architect-designed row on Mary Street. The sole use of brick as a building material along Coppin Street demonstrates the effect of the council by-law of 1886 banning timber construction along a number of major streets in Richmond. (Criterion A)

Architecturally, the precinct is representative of the speculative housing estates of the early twentieth century, mainly comprising terraces or rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. The houses within the precinct demonstrate the principal characteristics of Edwardian-era domestic architecture, particularly the predominance of gable fronts (either to single-fronted cottages or asymmetrical villas), the use of red face brick with render dressings or areas of roughcast render, casement windows often with highlights, the use of bold timber fretwork and shaped timber posts to verandahs, and faux half timbering to gables. (Criterion D)

Aesthetically, a number of the houses display unusual or particularly high quality detail, including the jettied gables and bold arched verandah friezes of Elly Lesser's rows (196-202 Coppin Street, 15-21 Bell Street), the basket-weave fretwork to the villa at 170 Coppin Street, the render detail to 210 Coppin Street, the jerkin-head gables and attic-style form of 204-208 Coppin Street, the brickwork details, window hoods and Tudor-arched verandah friezes of 145-157 Mary Street, and the sinuous incised design of the timber verandah frieze of 139 Mary Street. The consistent rows of houses by a single builder add to the visual cohesion of the precinct.

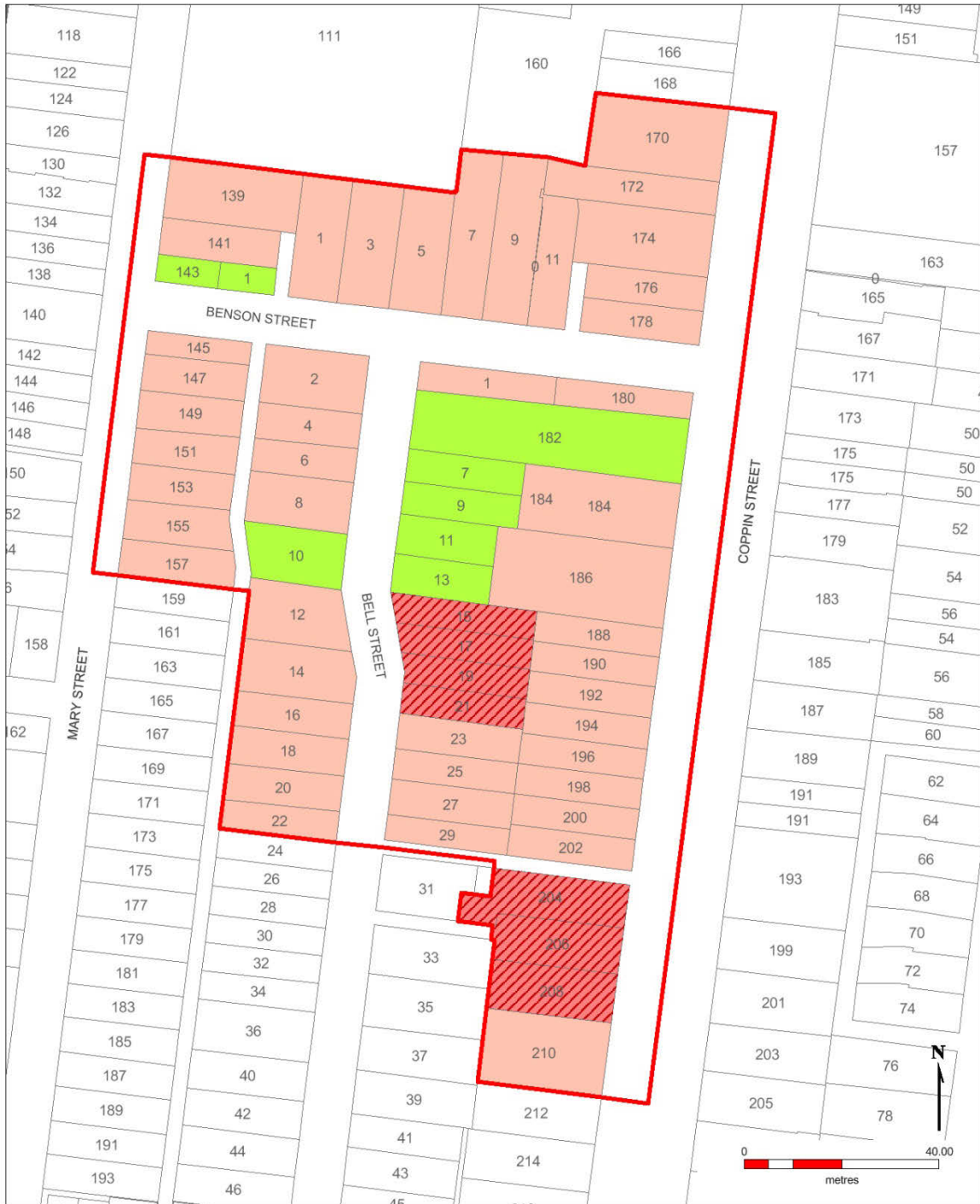
**Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

- External paint controls. Column to read: 'Yes – 15-21 Bell St & 204-208 Coppin St only'.





Legend

- Individually significant
- Individually significant in Amendment C157; added to precinct
- Contributory
- Not contributory
- Proposed precinct boundary
- Cadastral boundary

Proposed Bell Street Precinct

29/10/2014



### A.3 Bellevue Estate Precinct



*Park Street, south side looking west showing interwar, Edwardian and late Victorian houses*



*Bellevue Street, south side looking west showing late Victorian timber houses*



*North side of Park Street, looking east, showing the Edwardian house at no. 3 and the double storey late Victorian terrace pair at nos. 5 & 7*

## History

### **Thematic context**

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World

War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas.

### ***Precinct history***

Although most of the early development of Richmond was concentrated in the north and west, the gazettal of Richmond Park in 1862 and its eventual development encouraged the subdivision and development of land overlooking the park as a desirable location for residences. Suburban subdivision and development was encouraged by the opening of the cable tram along Bridge Road in 1885 and the Swan Street tram in 1916.

In the early 1900s and interwar period the construction of large industrial complexes in Bendigo Street and Westbank Terrace such as the Wertheim Factory (built in 1909) and Lamson Paragon (late 1930s) created a demand for housing and led to further development.

#### *Early development 1860-1880*

The Richmond Survey Paddock, situated in a bend in the Yarra River, was reserved in 1836 for the use of the Surveyor-General's stock and horses, before being gazetted as Richmond Park in 1862 when it was described as 'delightfully sequestered and the scenery exceedingly beautiful, the ground forming a succession of agreeable undulations profusely embellished with trees....' (Hermes 103863). The Horticultural Society of Victoria established experimental gardens in 1863, which later became the present Burnley Horticultural College. By 1888 the park featured lakes and lagoons, as well as tree lined walks (Andrews, 2008; Hermes 103863).

The 'Arcadian delight' of Richmond Park encouraged the subdivision and development of adjoining land as a desirable location for residences. Early development was also encouraged by the opening in 1860 of the Pic Nic Railway Station on the Hawthorn line to the east of the bridge over the Yarra River.

As a consequence, this eastern extremity of Richmond developed earlier than some of the areas further to the west. The plan prepared in 1855 by James Kearney show that what would become Westbank Terrace and Bendigo Street were already formed by that time and some houses are shown along the eastern or park side of both streets. These included a row of prefabricated iron houses in Westbank Terrace erected by early landowner Dr. (later Sir) James Palmer, which led to the nickname 'Tin Alley'. Another was Dr. Palmer's first residence, 'Westbank House', which in 1858 was described as containing ten rooms with stables, large garden, and orchard ('To let' notice in *The Argus*, 11 May 1858, p.8). The architect of Mr Palmer's house was Charles Vickers who lived at 'Westbank Cottage', at the corner of Westbank terrace and Bridge Road (*The Argus* 12 August 1854, p.1). Further to the south of Dr Palmer's house was 'Bellevue', the estate of James Desbrowe Annear.

Annear purchased land between Westbank Terrace and Richmond Park in 1869 (LV), but may have lived there before this date. In 1863 'Bellevue Cottage' was described as 'overlooking the Survey-paddock' and containing seven rooms with out out-offices, tank garden and grass paddock' (*The Argus*, 11 June 1863, p.1 & 31 October 1863 p.1).

#### *Precinct development 1887-1940*

This precinct has its origins during the major growth phase in the late nineteenth century Boom era, when development of the eastern sections of Richmond was encouraged by

improved transport links such as the opening in 1885 of the cable tram along Bridge Road as far as Hawthorn Bridge.

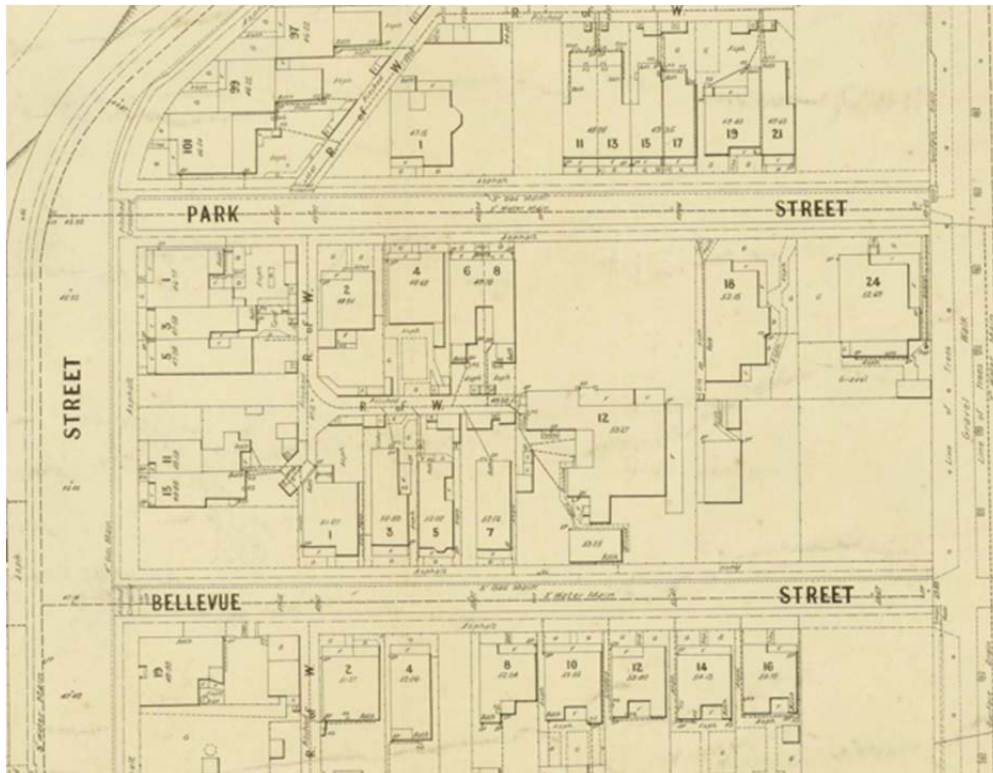
James Annear died in 1883 and in 1887 his estate was sold to John and David Buchan, estate agents, who subdivided the land as the 'Bellevue Estate'. The subdivision created Campbell, Park and Bellevue Streets, as well as lots facing Westbank Terrace/Bendigo Street. Annear's house 'Bellevue' was retained in the subdivision, occupying a lot between Park and Bellevue streets. The subdivision was laid out by Allan & Tuxen in conjunction with J.S. Jenkins, Surveyor (RBHS; LV).

There were a total of 71 lots in the subdivision, of varying sizes. Most of the lots had a narrow frontage. The exceptions were larger lots at the eastern end of each street on both sides, overlooking the Park, a triangular lot on the north side at the west end of Park Street, and the lot containing 'Bellevue' (RBHS, LV).

A promotional leaflet for the first land sales in the subdivision waxed lyrical about the subdivision, drawing attention to its position opposite Richmond Park and within walking distance of the tram and Burnley Railway Station:

*In most great cities and their suburbs the choicest, healthiest, and pleasantest residential sites are secured by the wealthy. The BELLEVUE ESTATE, which stands in the same relation to the Richmond Park as the aristocratic Piccadilly does to the Green Park, has been subdivided so as to bring it within reach of the industrious classes, so that, while within two minutes' walk of the tram car and five minutes of the Burnley Railway Station, they will enjoy the same rural surroundings as if they were living at Heidelberg...*

The first houses were built in Park and Bellevue streets by 1889. In Park Street there were 5 listings in that year, increasing to 10 houses the following year. Similar development occurred in Bellevue Street and by the early 1890s the first phase of development was complete with houses at 1, 1-21 & 2-8, 12 ('Bellevue'), 18 & 24 Park Street and 1-7 & 2, 4 & 8-16 Bellevue Street. These houses are shown on the 1902 MMBW plan, which also shows the pitched RoWs leading to the rear of the properties and the asphalt footpaths (SM, MMBW).



MMBW Detail Plan No.1089 [detail] showing the extent of development in 1902. (Source: SLV)

The 1890s Depression brought a halt to development for well over a decade. The next house to be built was at 23 Park Street, which was listed by 1915. This was followed in Park Street by no. 3 by 1920, and No. 10 by 1925.

The final phase of development in the 1930s followed the demolition of ‘Bellevue’ and the consequent subdivision, which created lots facing Park and Bellevue streets. David Kincaid, a builder, purchased one of the lots facing Park Street and constructed two houses, which he sold in 1937 (these are the houses at nos. 12 and 14). Houses were also built on the Bellevue Street lots. With the construction of the house at 3 Park Street (part of the former garden of the house at no.1) in the late 1930s development of the precinct was mostly complete.

In the post-war era a block of flats replaced the early twentieth century house at 23 Park Street, blocks of flats were also erected at the east end of Bellevue Street, and the houses at 2 & 4 Bellevue Street were demolished and replaced.

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) ‘Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green’ (referred to as the ‘Green Plan’)

John & Thurley O’Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificate of Title V. 308 F.441, V.1930 F.851

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1060 (dated 1897)

Richmond & Burnley Historical Society (RBHS) collection. Bellevue Estate Auction flyers 1887

Sands & McDougall Melbourne Directories (SM) – 1870-1940

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the ‘Kearney Plan’)

### **Description**

The Bellevue Estate Precinct contains three distinct phases of development: houses dating from the late 1880s, which are shown on the MMBW plan, and a few late Edwardian cottages and houses dating from c.1915-20, and the final phase of infill in the late 1930s following the demolition of the original ‘Bellevue’ homestead.

While the houses vary in style, there is an overall consistency of housing form (pitched gabled or hipped roofs, one storey wall heights with a smaller amount of two storey dwellings), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).

The late Victorian housing is typical of its era, ranging from single fronted timber or brick cottages (e.g., 15, 17, 21 Park Street) to double-fronted asymmetrical and block-fronted houses in timber (e.g., 1, 2, 4, 18, 19 Park St, 8, 10, 12, 14, 16 Bellevue St) or brick (24 Park St), and Boom-style terraces with decorated parapets (e.g., 5 & 7, 6 & 8 Park St). Notable examples in terms of their intactness or integrity include:

- The houses at 1 Park Street and 8 Bellevue Street. These are asymmetrical late Victorian Italianate timber villas. It has ashlar boards to the façade, tripartite windows, and eaves brackets and cricket-bat moulding set above a moulded string course. The verandah to the Park Street house has cast iron brackets, while the Bellevue Street house has a cast iron frieze. There are two brick chimneys.

- The terrace pairs at 5 & 7 and 6 & 8 Park Street. These have ornate Boom-style parapets with segmental pediments and a range of stucco detailing including vermiculated corbels, moulded cornices, panels, consoles, orbs and scrolls that exemplify the flamboyant architecture of the period. The two storey houses have double height verandahs with cast iron frieze and balustrades.
- The cottage at 5 Bellevue Street. This is of note for the canted bay window, which is unusual for a single fronted cottage.

The Edwardian era is represented by houses of red brick with pared-down ornament typical of that period at nos. 3 & 10 Park Street and 9 & 17 Bellevue Street. Of these, three are gable fronted with roughcast render and half timbering to the gable end, while 3 Park Street has a hip roof. Other common detailing includes the tall casement windows, and contrasting bands of render. The house at 10 Park Street is distinguished by porthole leadlight window.

Finally, there are a few interwar cottages which fit in well in terms of their scale, roof forms and massing. They have hip or gable roofs and are constructed of timber or rendered brick. The rendered houses constructed by David Kincaid at 12 & 14 Park Street are distinguished by the use of tapestry bricks as accents at wall corners, to frame the windows and as corbels under the eaves.

The intactness and integrity of the houses varies. Common alterations, particularly amongst timber houses, include replacement of windows (e.g., 1, 3 Bellevue St, 2, 4, 18 & 19 Park St), alterations to (or removal of) verandahs (1-7 & 10-16 Bellevue St, 24 Park St), removal of chimneys (e.g. 1, 3, 14, 16 Bellevue St, 2, 4, 8 & 15 Park St) and changes to roof form (e.g. 16 Bellevue St). There have been some second storey additions, but as they are at the rear of the houses they are not visually intrusive.

Not Contributory places date from the post-war period include 2 and 4 Bellevue Street. The 1960s/70s apartment buildings at the ends of Park and Bellevue streets have been excluded from the precinct.

### **Comparative analysis**

Most of the study area was subdivided and developed in the nineteenth century; however, pockets of undeveloped land remained and, after a pause in development during the 1890s recession, building recommenced in the early 1900s. This precinct is associated with both of the major phases of development in the nineteenth century and early twentieth centuries.

This is one of three precincts adjacent to Westbank Terrace and Bendigo Street that demonstrate the development of this eastern edge of Richmond during the late nineteenth century. Although they developed at around the same time, they are the result of distinct and separate subdivisions and, due to later development, are not contiguous. The other precincts are:

- The HO309 Bendigo Street precinct, which comprises that part of Bendigo Street generally to the south of the former Wertheim Factory as well as the area on the east side extending to Richmond Park and on the west side to Queen Street. This contains a mix of housing predominantly from the late Victorian and Federation/Edwardian periods, with some intrusive post-war development.
- Park Avenue Precinct. This is a small group of houses comprising late Victorian terrace houses and cottages, one Federation bungalow and three Edwardian houses.

As well as Victorian and Edwardian housing found in these precincts, the Bellevue Estate also contains a discreet group of interwar houses that demonstrate a final phase of development following the demolition in the early 1930s of the original house that gave the estate its name.

Other comparisons within in the study area include Coppin Street Precinct and the HO319 Elm Grove Precinct. The intactness and legibility of the Bellevue Street compares well with these precincts and others within Richmond.

**Assessment against Criteria****Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct demonstrates how Richmond Park encouraged the residential development of this area in the late nineteenth century. The Edwardian and interwar housing demonstrates the next phase of development, which was encouraged by the establishment of new industries such as the Wertheim Factory in Bendigo Street as well as improvements to transport links.

**Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

**Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

**Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The precinct is a representative example of the residential precincts in Richmond that were largely developed prior to World War II. It is notable for its relative intactness to the key development phases, characterised by predominantly late Victorian era housing, supplemented by Edwardian and interwar infill, set within a nineteenth century subdivision with a regular allotment pattern served by rear laneways.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The precinct comprises late Victorian, Federation/Edwardian and interwar housing with characteristic form, materials and detailing that are complemented by traditional public realm materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance****What is significant?**

The Bellevue Estate Precinct, comprising 1-17 & 2-16 Bellevue Street and 1-21 & 2-24A Park Street, Richmond is significant. The following buildings and features contribute to the significance of the precinct:

- The houses constructed from c.1870 to c.1940, as shown on the precinct map.



- The overall consistency of housing form (pitched gabled or hipped roofs, one storey wall heights with a smaller amount of two storey dwellings), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel, and bluestone laneways.

Non-original alterations and additions to the Contributory buildings shown on the precinct map, and the houses at 2 & 4 Bellevue Street are Not Contributory.

***How is it significant?***

The Bellevue Estate Precinct is of local historic and aesthetic significance to the City of Yarra.

***Why is it significant?***

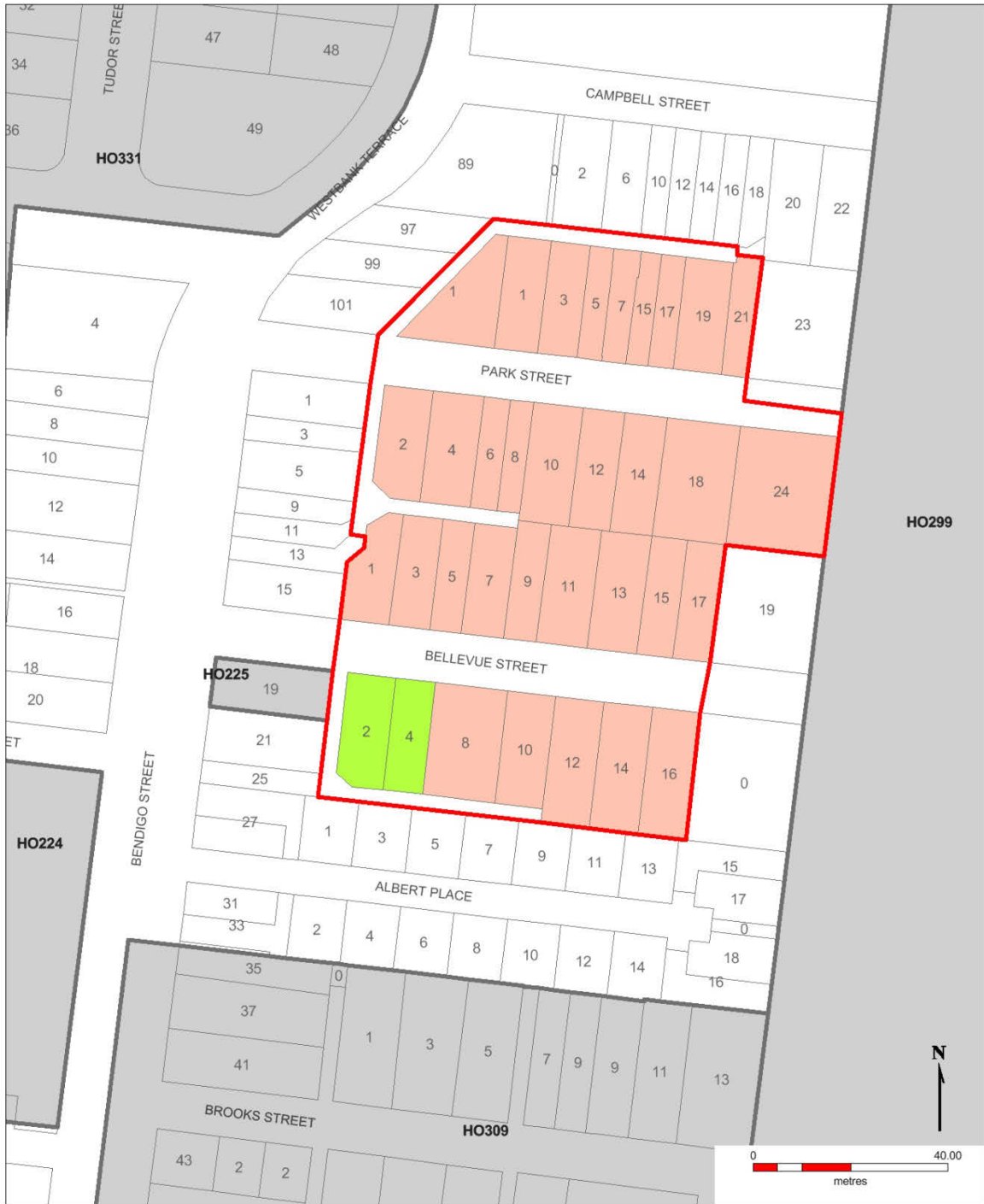
Historically, the precinct demonstrates how Richmond Park encouraged the residential development of this area in the late nineteenth century. The Edwardian and interwar housing demonstrates the next phase of development, which was encouraged by the establishment of new industries such as the Wertheim Factory in Bendigo Street as well as improvements to transport links. (Criterion A)

The precinct is significant for its intactness to the key phases of development prior to World War II, characterised by late Victorian era housing, supplemented by Edwardian and interwar infill, set within a nineteenth century subdivision with a regular allotment pattern served by rear laneways. The late Victorian, Federation/Edwardian and interwar houses are complemented by traditional public realm materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways. (Criteria D & E)

**Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.



Legend

- Proposed precinct boundary
- Contributory
- Not contributory
- Yarra Heritage Overlay
- Cadastral boundary

Proposed Bellevue Estate Precinct

11/11/2014



## A.4 Burnley Street Precinct



*Burnley Street, east side looking south (above) and west side looking south (below)*



*409-417 Swan Street*

## History

### **Thematic context**

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**4.0 Developing local economies:** 4.4 Smaller retailers: Strip shopping

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855 and by 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002). Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

As population grew the shopping areas expanded to meet demand. In Swan Street the extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. Bridge Road continued to develop and by the 1920s there were almost continuous rows of shops extending from Hoddle Street to Burnley Street, while

at the same time the southern end of Burnley Street consolidated itself as an important local centre serving the eastern half of Richmond.

### **Precinct history**

Burnley and Swan streets each formed part of the original grid of roads set out when Richmond was first surveyed. On the plan prepared in 1853 by William Green Swan Street is named, while Burnley Street is shown as a 'Government Road' extending from Victoria Street (then Simpsons Road) in the north to the Yarra River. In the section between Bridge Road and Swan Street, Burnley Street formed the boundary between Crown Portions (CPs) 29 and 30 to the south of Bridge Road and CPs 18 and 17 to the north of Swan Street.

This precinct is contained within CPs 18 and 17 and the Kearney Plan shows this area to be undeveloped in 1855. The subdivisions of the CP into smaller suburban allotments began in the 1860s, no doubt encouraged by the opening in September 1860 of the railway to Hawthorn, and by 1888 most of the street layout was complete (O'Connor 1985:12). However, little development occurred before 1880, when a railway station was opened on the east side of Burnley Street, just to the south of Swan Street.

One of the first (if not the first) buildings in this precinct was the Rising Sun Hotel, which was established c.1875 for the proprietor, Charles Jago at the northwest corner of Burnley and Swan streets. The architect was J.F. Gibbins. The hotel was the most easterly building in Swan Street until the early 1880s (SM).

Burnley Street was only partially developed in 1880 when the Sands & McDougall Directory (the Directory) has nine listings on the east side between Bridge Road and Swan Street, while on the west side there were 17 listings, of which two were south of Newry Street (SM). Because of the lack of street numbers it is difficult to determine how many of these were within this precinct. In Swan Street east of Burnley Street there was one house, occupied by John Wood, a carpenter, who would later build shops on his land (see below) (SM).

Development of the precinct really began following the opening of the Burnley Railway Station in 1880. By 1885 there were 31 listings in the Directory on the east side of Burnley Street between Bridge Road and Swan Street. This included *Burnley Terrace*, the row of 12 houses at nos. 345-367, as well as the houses (now at the rear of shops built in the early twentieth century) at nos. 373 and 375. On the west side of Burnley Street there were about 29 listings, of which 8 were to the south of Newry Street. Most of these appear to have been houses; however, the beginnings of a commercial centre to serve the growing residential population were evident: a butcher was listed on the west side near the intersection of Newry Street, and there was a wood yard on the east side close to Swan Street. In Swan Street one more house had been constructed (SM).

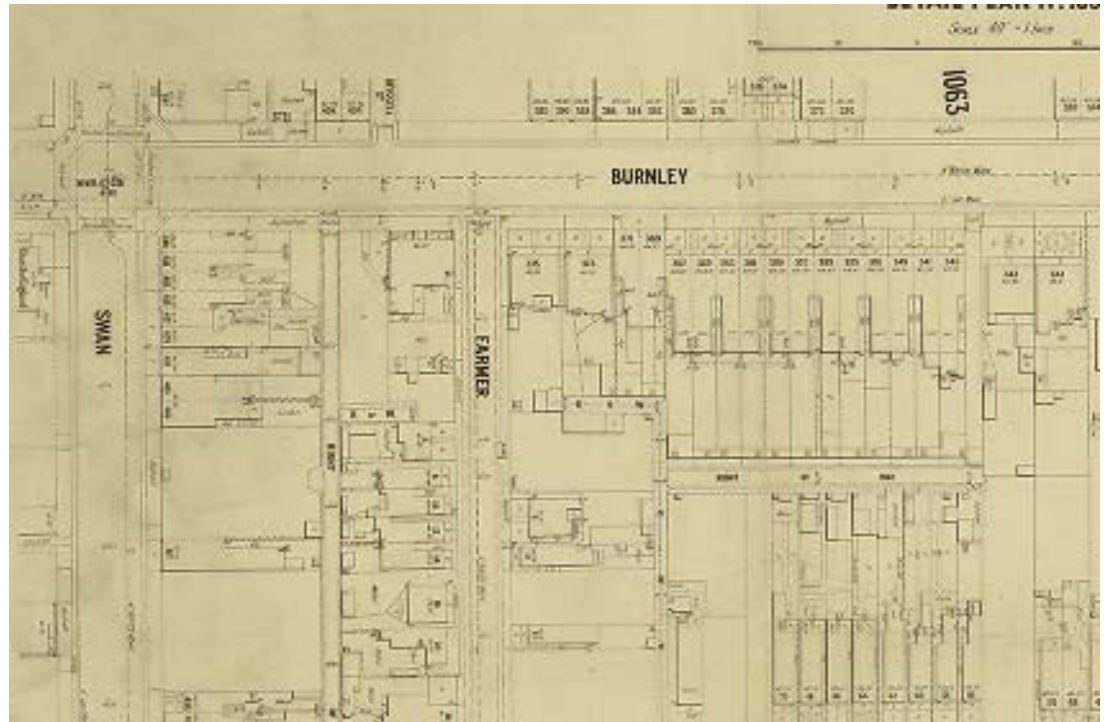
By 1890 the commercial development of this precinct was well underway and the centre included a range of businesses serving local needs. On the east side of Burnley Street the pair of two-storey buildings at nos. 369 and 371 had been built: one was used as the Post & Telegraph office, while a draper occupied the other. On the west side, there were shops and residences at nos. 370-72, 378-80, 382-86, 388-392 between Newry Street and what is now Beissel Street (then an unnamed right-of-way), with a further two shops between Beissel Street and the Rising Sun Hotel. The Burnley Street businesses included produce stores, a fishmonger, hairdresser, two stationers and a fruiterer (SM).

The growing importance of the centre was also demonstrated by the opening in 1889 of a branch of the Bank of Australasia at 377 Burnley Street. This imposing building, designed by the prominent bank architect Anketell Henderson, occupied the site between Farmer Street and the right-of-way to the rear of the Swan Street allotments (SM, Hermes 103272). The bank occupied the northern part of the allotment, while the south was used as a garden, which had a path leading to the residential entrance at the side (MMBW).

Swan Street, too, had begun to fill up and by 1890 there were seven businesses listed between Burnley Street and Cutter Street: these included a chemist, butcher, baker, hairdresser and branch of Moran & Cato, grocers. In 1892 the aforementioned John Wood erected a pair of

shops at 413-415 Swan Street (Hermes 172000). These were among the last to be built before the 1890s Depression brought a halt to development for almost a decade.

The extent of development within the precinct in 1901 is shown on the MMBW Detail Plan no.1096 (see below). With the exception of *Burnley Terrace*, the only other houses were at nos. 373, 374, 375 & 386 Burnley Street and there were vacant sites on the west side between no. 392 and Beissel Street, and in Swan Street east of Mr Wood's shops at nos. 413-15.



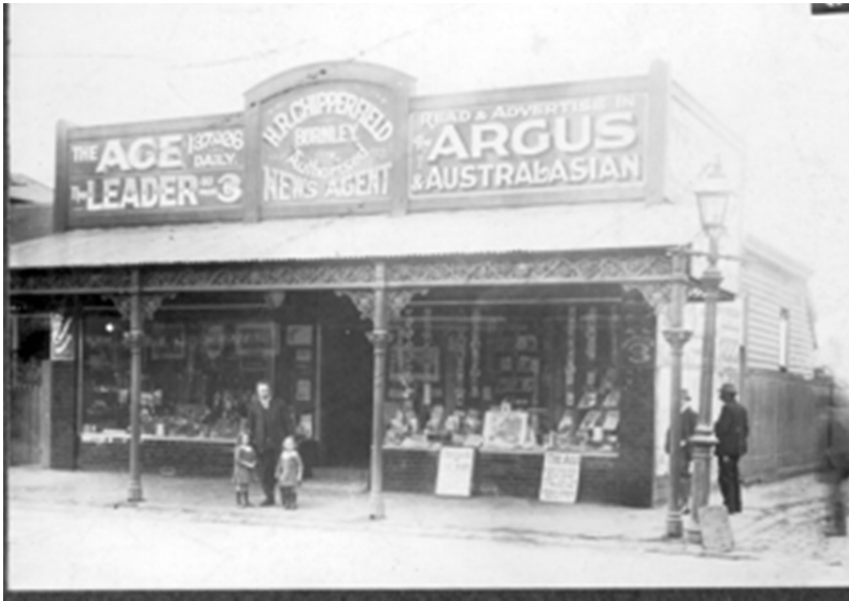
MMBW Detail Plan no.1096 [detail] showing the extent of development in 1901. (Source: SLV)

These remaining vacant and residential sites were developed for commercial purposes during the second phase of development in the years just prior to World War I. In 1912 a two storey brick building comprising two shops and residences was erected on the west side of Burnley Street at nos. 400-402: Harriet Rogers, a baker and pastrycook, occupied one while the other became the new premises of the Burnley Post Office (SM, Hermes 171914). Other remaining vacant or residential sites immediately to the north were built on by 1915: at no. 394 a new two storey building was occupied by H.B. Taylor, a chemist (the building is still used as a pharmacy today), a plumber and gasfitter occupied another building at no. 398, while shops were erected in front of the houses at nos. 374 & 376 (SM).

Meanwhile, by 1915, on the east side of Burnley Street the house at no. 375 had been extended at the front and was occupied by H.B. Chipperfield, a newsagent (it is still used as a newsagency today), while to the south there were three shops under construction between the ROW and the shop at the northeast corner of Swan Street: in 1920 a milliner, jeweller & watchmaker and a confectioner & fruiterer were the occupants of the three new shops.

Development of the precinct was mostly complete by 1925 when a shop was added to the front of the remaining residential property within the precinct, at 373 Burnley Street, and shops were built at nos. 417 & 419 Swan Street (SM). The growth of the precinct and surrounding residential areas before and after World War I also led to the opening in 1922 of a branch of the State Savings Bank of Victoria at the southwest corner of Burnley and Swan streets (SM). The Rising Sun Hotel avoided closure by the Liquor Licensing Reduction Board and was extensively remodelled in the late 1930s. As well as a new façade in the fashionable Moderne style, the building was extended along Burnley Street to incorporate a new dining room and kitchen on the ground level and three additional bedrooms and a men's bathroom

on the upper level, with a garage in the rear yard. W.P. Gillespie was the architect (*The Argus*, 14 July 1938, p.14; PROV).



*H.B. Chipperfield Newsagency. (Source: RBHS collection)*

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan no. 1096 (dated 1901)

Public Records Office of Victoria (PROV) VPRS 16189, P2, Unit 69 'Rising Sun Hotel Alterations and additions'

Richmond & Burnley Historical Society (RBHS) collection

Sands & McDougall Melbourne Directories (SM) – 1870-1940

State Library of Victoria (SLV) map and picture collection

*The Argus*

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Ward, Andrew et al, *Hard yakka. 100 years of Richmond industry*, Yarra City Council, 2002

Watson, Catherine, *Copping it sweet. Shared memories of Richmond*, City of Richmond Carringbush Regional Library, 1988

### **Description**

This is predominantly a commercial area, with one Victorian residential terrace row. The buildings in the precinct demonstrate two key phases during the late nineteenth and early twentieth centuries, including the transition from being a residential area to a commercial centre.

*Burnley Terrace*, the Victorian terrace row at 345-67 Burnley Street, is notable for its size (comprising 12 houses) and shared roof (which demonstrates its construction prior to the introduction of municipal building regulations in 1886). The houses are simply detailed. Each has a ruled render façade with a double hung sash window beside a front door beneath a verandah set between wing walls with paired scrolls. Some houses retain rendered chimneys with moulded cornices, whilst others have been removed. Other alterations include the replacement of front windows, replacement or removal of the cast iron verandah frieze, and replacement of the original roof material with tiles.

The commercial buildings are most typically in the form of single-fronted double-storey buildings comprising a shop on the ground floor with a residence above, or as single-fronted single-storey building with a residence behind. Some stand as individual shops, while others are in pairs, and there is one row of three.

The double storey Victorian shops are all of masonry construction, and at their upper levels, these buildings are typically enlivened by cement-rendered ornament such as parapets with moulded cornices, shaped pediments, scrolls, and corbels and double hung sash windows with moulded surrounds. Some retain rendered or brick chimneys. Of note is the unusual detailing to nos. 369 & 371 where the outer ends of the cornice below the parapet (which appears to have been modified) terminate in wide triangular pediments set above a cast woman's face (instead of the standard corbel bracket), adding to the allusion to Grecian classical architecture. The two intact first floor windows to no. 369 have moulded cement-render surrounds that rise up on either side of an oversized keystone. Cricket-bat mouldings are set below the windows between moulded cornices. The first floor façade detailing to nos. 370 & 372 is notable for its high degree of intactness.

There is one pair of single-storey Victorian shops, at 378-80 Burnley Street, which have similarly modeled parapets. No. 380 retains an original timber shopfront, while there are altered timber shopfronts at nos. 370-72 & 374-76 (please refer to the separate citation for the Individually Significant shop at no. 380 for a more detailed description).

The Edwardian period of development is represented by various single and double-storey shops throughout the precinct. Compared to the Victorian shops, the parapet detailing is more restrained and usually comprises stepped or half-circular parapets framed by expressed piers. Of note is the Burnley Pharmacy at 394 Burnley Street, which has a triangular pediment with expressed angled piers surmounted by finials.

Several of the Edwardian shops have original or early metal-framed shopfronts (some with 'Duff' company logos) with tiled stallboards and recessed entries (e.g., nos. 373, 375, 394, 398-400, 404 Burnley Street).

The single storey Edwardian shops at nos. 373 and 375 Burnley Street were built in front of the original double-fronted Victorian timber houses, and the house at no.375 with its distinctive hipped roof can still be clearly seen from Farmer Street.

The integrity and intactness of the commercial buildings varies. Apart from replacement of some of the shopfronts other alterations include replacement of first floor windows (e.g. 371, 388-92 Burnley Street), and first floor additions (e.g., no. 374 Burnley Street).

The Rising Sun Hotel is a typical corner pub, built in the 1870s, but extensively remodelled in the late 1930s in the Moderne style, which was popular for hotels built or altered during the late interwar period. The form of the hotel with its splayed corner entrance (below the word 'HOTEL' in raised letters set within an indented panel), and detailing such as the tiled dado is typical of interwar hotels.

Individually Significant buildings within the precinct, which have more detailed descriptions in their own citations, are:

- Former Bank of Australasia, 377 Burnley Street,
- Shop and residence, 380 Burnley Street,



- Shops and residences, 400-02 Burnley Street, and
- Shops and residences, 413-15 Swan Street.

### **Comparative analysis**

Early shopping centres developed along main roads. Often, some of the first businesses to be established were hotels and shops and other commercial buildings would cluster around this source of trade. The development of retail centres up until World War II was also strongly influenced by the development of public transport. For example, the opening of the cable tram along Bridge Road in the late nineteenth century encouraged development along its length. Swan Street benefitted from having two railway stations; one at the west end and the other near Church Street and the centre developed between these two entry points. The opening of the tram along Swan Street in 1916 encouraged further development.

This primarily commercial precinct compares with the larger commercial precincts of Swan Street (the north side between Church and Charles streets is within the study area) and Bridge Road (the south side between Church and Burnley streets is within the study area).

Although the Bridge Road commercial centre had extended almost the entire length of that street by the early twentieth century, Swan Street did not extend far beyond Church Street (although there were small groups of shops at sporadic intervals). These two centres (and to a lesser extent Victoria Street) were the main centres within Richmond and, by the early twentieth century, connected by the tram network, they served a regional as well as local market. The development in these centres is distinguished by long terrace rows of shops (up to 8 in a single row) and larger emporia such as Dimmey's Model Stores in Swan Street, as well as several banks, hotel and other commercial premises. Bridge Road also contains the civic precinct.

This centre, on the other hand, is characteristic of the smaller centres that emerged to serve the local needs of residents. In this case, this centre served those parts of Richmond and Burnley that were more isolated from the main shopping districts. Typically, it grew around a main intersection where a hotel was already located and the location close to the Burnley Railway Station would have encouraged initial development of the centre. The mix of single and double storey buildings, mostly in pairs or singles (contrasting with the almost continuous two-storey development in Bridge Road and Swan Street including long shop rows) is also characteristic of these smaller centres.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct is representative of the shopping centres serving local needs that developed in response to the significant population growth of Richmond in the late nineteenth and early twentieth centuries. This is demonstrated by the late Victorian, Edwardian and interwar shops and residences, while the terrace row at nos. 345-67 Burnley Street provides evidence of the first significant phase of residential development that created the need for the centre in the late nineteenth century.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

This precinct demonstrates how the first local shopping centres in Richmond developed around early hotels, usually at the intersection of main roads and close to a railway station. The mix of single and double storey shops and residences, the corner hotel and a former bank are all characteristic of the centres that developed prior to World War I. The mix of residential and commercial premises is also typical with places such as nos. 373 and 375 Burnley Street that combine a Victorian house with an Edwardian shopfront demonstrating the evolution of the precinct from residential to commercial.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The precinct contains late Victorian, Federation, and Inter-war shops and one hotel with consistent and characteristic parapeted form, siting and detailing, including some original shopfronts, which contrast with the Victorian residential terrace row. The former Bank of Australasia is notable as a landmark within the precinct.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

The precinct does not satisfy Criterion H at the local level. However, some of the Individually Significant places within the precinct may meet this Criterion – please refer to the individual place records, as appropriate.

**Statement of significance**

***What is significant?***

The Burnley Street Precinct, comprising 345-389 & 370-404 Burnley Street and 395-419 Swan Street, Richmond is significant. The following buildings and features contribute to the significance of the precinct:

- The buildings constructed from c.1880 to c.1940, as shown on the precinct map.
- The overall consistency of building form (buildings with roofs concealed by parapets, with residential quarters above if two storey and behind if single storey), materials and detailing (front walls of stucco with decorative parapets, some original timber or metal-framed shopfronts with timber or tiled stallboards and recessed entries), and siting (no front and side setbacks).
- The landmark qualities of the former Bank of Australasia.
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.

The following places are Individually Significant and have their own statement of significance:

- Former Bank of Australasia, 377 Burnley Street,
- Former shop and residence, 380 Burnley Street,
- Shops and residences, 400-402 Burnley Street, and

- Shops and residences, 413-15 Burnley Street.

Non-original alterations and additions to the Contributory buildings shown on the precinct map, and the buildings at 381 & 382 Burnley Street, and 411 Swan Street are Not Contributory.

***How is it significant?***

The Burnley Street Precinct is of local historic and architectural significance to the City of Yarra.

***Why is it significant?***

Historically, the precinct is a representative example of a shopping centre serving local needs that developed in response to the significant population growth of Richmond in the late nineteenth and early twentieth centuries. The terrace row at nos. 345-67 Burnley Street provides evidence of the first significant phase of residential development that created the need for the centre in the late nineteenth century. (Criterion A)

The location, close to a railway station, and around a major intersection and the mix of single and double storey commercial premises, some with original shopfronts, the corner hotel and former bank are all characteristic of these local centres. The mix of residential and commercial premises is also typical with places such as nos. 373 and 375 Burnley Street that combine a Victorian house with an Edwardian shopfront demonstrating the evolution of the precinct from residential to commercial. (Criterion D)

The precinct contains late Victorian, Federation, and Inter-war shops and one hotel with consistent and characteristic parapeted form, siting and detailing, including some original shopfronts, which contrast with the Victorian residential terrace row. The former Bank of Australasia is notable as a landmark within the precinct. (Criterion E)

**Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

Individual place HO238 (Former Bank of Australasia) at 377 Burnley Street to be dissolved and incorporated into the Burnley Street Precinct as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

- External paint controls. Column to read: 'Yes – 377, 380, 400-402 Burnley St and 413-415 Swan St only'.



Legend

- Individually significant
- Individually significant in Amendment C157; added to precinct
- Contributory
- Not contributory
- Individually significant in precinct (currently HO238)
- Proposed precinct boundary
- Cadastral boundary
- Study area boundary

Proposed Burnley Street Precinct

29/10/2014



## A.5 Coppin Street Precinct



*Terrace row, west side north of Wall Street*



*Former corner shop and Edwardian houses, west side south of Abinger Street*



*Edwardian and interwar houses, west side between Abinger and Sheedy streets*

## History

### **Thematic context**

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act; 2.5 Clement Hodgkinson's 1857 (1855) Plan of Richmond

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

**4.0 Developing local economies:** 4.2 Secondary industry; 4.3 Retail: warehouses and large scale purveyors; 4.4 Smaller retailers: strip shopping

**7.0 Leisure and Entertainment in the Suburbs:** Small Backyards But Parks Instead

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002). Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in

1921 and there were ‘more people than houses’ (O’Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole’s Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

As population grew the shopping areas expanded to meet demand. In Swan Street the extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey’s Model Store, which was built in stages from 1907 to 1918. Bridge Road continued to develop and by the 1920s there were almost continuous rows of shops extending from Hoddle Street to Burnley Street, while at the same time the southern end of Burnley Street consolidated itself as an important local centre serving the eastern half of Richmond.

### ***Precinct history***

This precinct contains both Victorian and Edwardian residential development, with a number of corner shops and an industrial building. Businesses of various types were located within the precinct through its history.

#### *Victorian development in the precinct*

Coppin Street is shown on the 1855 Kearney map of ‘Melbourne and its suburbs’, then known as Elizabeth Street. There were only a few properties fronting Coppin (Elizabeth) Street between Bridge Road and Swan Street at this date. This north-south Elizabeth Street is not listed in the Sands & McDougall Directories in 1870 or 1875. However, Elizabeth Street is recorded in the Rate Books until 1870 and was renamed Coppin Street by 1874-5 (RB). Coppin Street also appears on an auction plan dated c1874 (RBHS collection). Coppin Street was named after the actor and entrepreneur George Selth Coppin (1819-1906), a prominent member of Victorian society who, after having purchased Cremorne Gardens in south Richmond in 1856, was elected to the Richmond Town Council and to the Victorian Legislative Council in 1858 (O’Neill 1969; Lovell Chen 2012). Coppin Street appears in the Sands & McDougall Directory for the first time in 1878 when ten residences are listed between Highett and Swan streets, with one residence to the south of Swan Street (S&Mc).

In 1880 there were 14 residences on Coppin Street between Bridge Road and Swan Street. This rose to 43 listed residences by 1885 (SM). Of this number, about 17 of them were in the precinct (of them only two on the west side of the street). Many of the early houses in Coppin Street (as in most of Richmond) were constructed of timber. However, the introduction of municipal building regulations in 1886 prohibited timber buildings in Coppin Street (and 100 ft either side) and so all of the houses built after this date were of masonry construction.

By 1890, the number of houses (and shops) had jumped within the precinct to 13 on the west side of the street and 33 on the east side, indicating a small building boom of 27 houses and shops in the 1885-90 period. There is little growth in the subsequent five years to 1895, reflecting the impact of the depression: the number of buildings on the west side of the street increase by three to 16, while the number on the east side remained the same (SM).

The three shops at nos. 138-142 first appeared between 1885 and 1890, the shop at no. 74 either by 1890 or 1895, and the shop at no. 71 between 1890 and 1895 (SM).

The MMBW Detail Plans (nos. 1064 & 1061) dating to 1896 and 1897 show that a majority of Coppin Street was developed by the end of the nineteenth century. Most of the buildings built by 1896-7 were single and double-fronted houses with small front setbacks. The plans shows that within the precinct, rows of Victorian houses were located at nos. 52-58, duplexes at nos. 116-122 (originally 126-132) and a terrace at nos. 124-136 (originally 134-146) Coppin Street (136 Coppin Street has been demolished and is now a recent construction).

Two duplexes are located at nos. 87-93 Coppin Street. Nos. 87-91 are listed in the Directory by 1890, with no. 93 listed by 1895 (SM). The Cutter family (after whom a nearby street is presumably named) owned nos. 85-89 from 1884. In 1885, no. 85 was transferred to the

Modern Permanent Building and Investment Society who probably financed the construction of the house, while in 1906, nos. 87-89 were transferred to executor Benjamin S. Cutter, builder of Richmond (LV: V.1603/F.555).

Nos. 91-93 had another owner in 1890, though Benjamin Cutter may have also constructed the houses, as they share a number of unusual details (particularly the scalloped fascia). The house at 101 Coppin Street to the south has similar architectural details, although it appears to have also been under separate ownership (LV: V.1497/F.262).

The 1896-7 MMBW detail plans show that corner shops were located at 138-142 Coppin Street, and 71 & 74 Coppin Street on the southern corners of the Abinger and Coppin streets intersection. The shops at no. 71 and the three at nos. 138-142 were combined shop and residences. A photo dating to c.1985 shows the Victorian timber shop at 71 Coppin Street when it was still operating as a milk bar. The simple timber parapet to the gable end was above a cantilevered verandah. The verandah has since been removed and the parapet reduced in size (RBHS). In 1895, the corner shop at 138 Coppin Street was occupied by R.W. Kennedy & Co., grocers, while no. 142 was A.W. Shepherd, bootmakers (no.140 was vacant). To the north, the two shops on the southern corners of Abinger Street were occupied by grocers (SM).

Another business located within the precinct during this early period was Alexander Smith's dairy at 105 Coppin Street, which first appeared in the Directory between 1890 and 1895. Smith's dairy (probably Bulleen Dairy), moved to no. 107 in 1920 (SM, see the individual place citation). A notable industrial building is the former Griffiths Boot Factory at 79 Coppin Street (HO244), which was built in 1887 for Henry Griffiths, a bootmaker formerly of Collingwood. Griffiths retained ownership of the factory until 1891, when the Rate Books list the factory as vacant, which it remained for a number of years. Between 1900 and 1911, G. & R. Blackam, bootmaker, occupied the building, followed by Delmo Bros., macaroni manufacturers. In 1920, the building again reverted to use as boot factory, occupied by McPherson Shoe Factory (Allom Lovell 1998; SM).

#### *Edwardian and interwar development in the precinct*

The MMBW Detail Plans illustrate that there were some large vacant sites at the north end of the precinct in 1896-7 in the vicinity of Abinger Street (on both the east and west sides). This included, but is not limited to, 78-84 Coppin Street and large lots between Abinger and Francis streets; while other lots in this block were occupied by what may have been farming interests which are not listed in the Directory in 1895 (SM).

The vacant lots were developed during the Edwardian and interwar periods. By 1905, the Directory lists occupants at 60-62 Coppin Street, between Francis and Sheedy Street (originally Hodson Street), while nos. 64-66 were listed by 1910 (SM). A large villa at 72 Coppin Street, between Sheedy and Abinger streets, the terrace at 78-84 Coppin Street, as well as the pair of houses at nos. 90-92, all were built between 1910 and 1915.

In 1915 and 1920, the occupants on Coppin Street were listed with various occupations (when recorded), such as an engineer, cab proprietor, midwife, carrier, music teacher and carpenter, which suggests the area was occupied by a working class community, with some white-collar workers (SM). Small businesses were still located within the precinct at this date, for example, Willis Bros. Stables was located at 100 Coppin Street in 1920 (SM).

Nos. 68 and 68A Coppin Street is a pair of 1930s brick houses with the same tapestry brick details. David Kincaid was a builder who lived at 68 Coppin Street in 1936. Kincaid was known to have built the houses of at 12 and 14 Park Street, Richmond, with the same tapestry brick detailing, and was the likely builder of these as well (LV: V.6049/F.663).

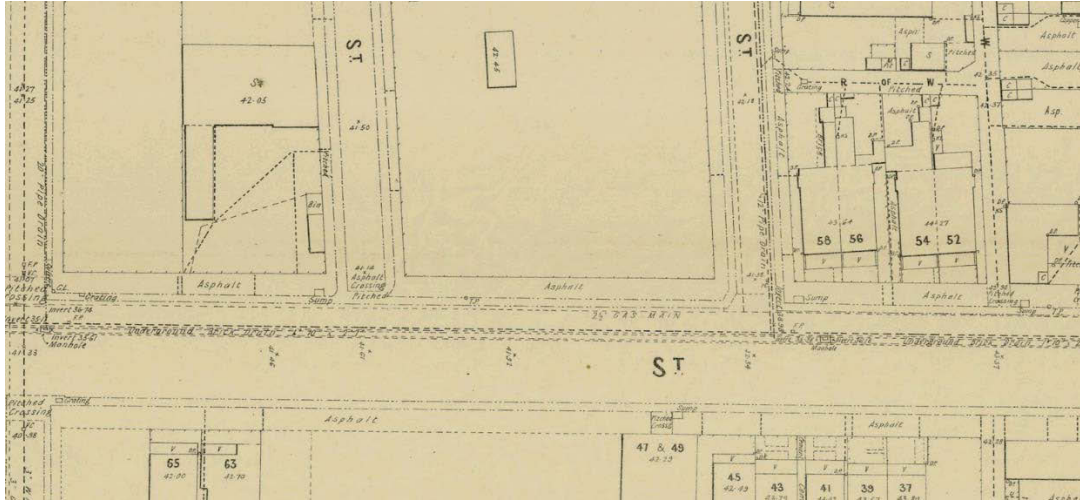
#### *Dame Nellie Melba Park*

Dame Nellie Melba Memorial Park is located at 98-104 Coppin Street, the former site of two Victorian houses. In 1981, the park was named in honour of Dame Nellie Melba (born Helen Porter Mitchell), the famous Melbourne opera singer who was born in Richmond in 1861. A plaque on site was unveiled by Mr. A.C. Holding MHR on 17 May 1981, 120 years after her birth (plaque, viewed at Monument Australia; Moody 1981:n.p.).

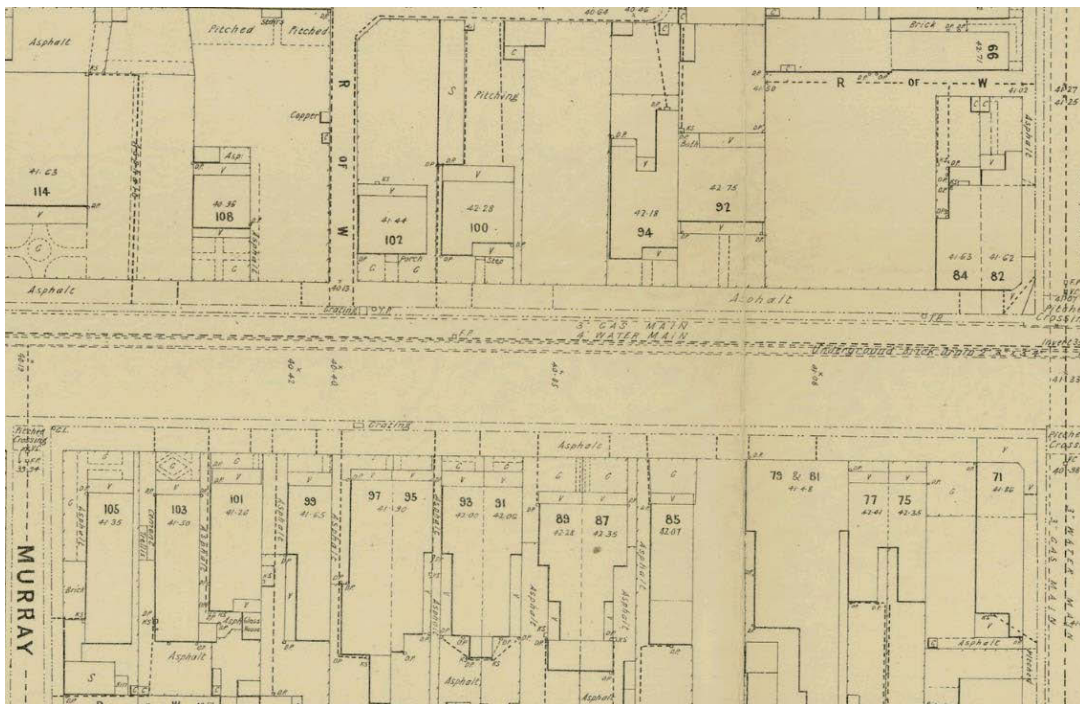


Mayor of Richmond, Geoff O’Connell J.P., had declared 1981 the ‘Year of Melba’, which not only coincided with her birth, but the 50<sup>th</sup> anniversary of her death (Moody 1981:n.p.).

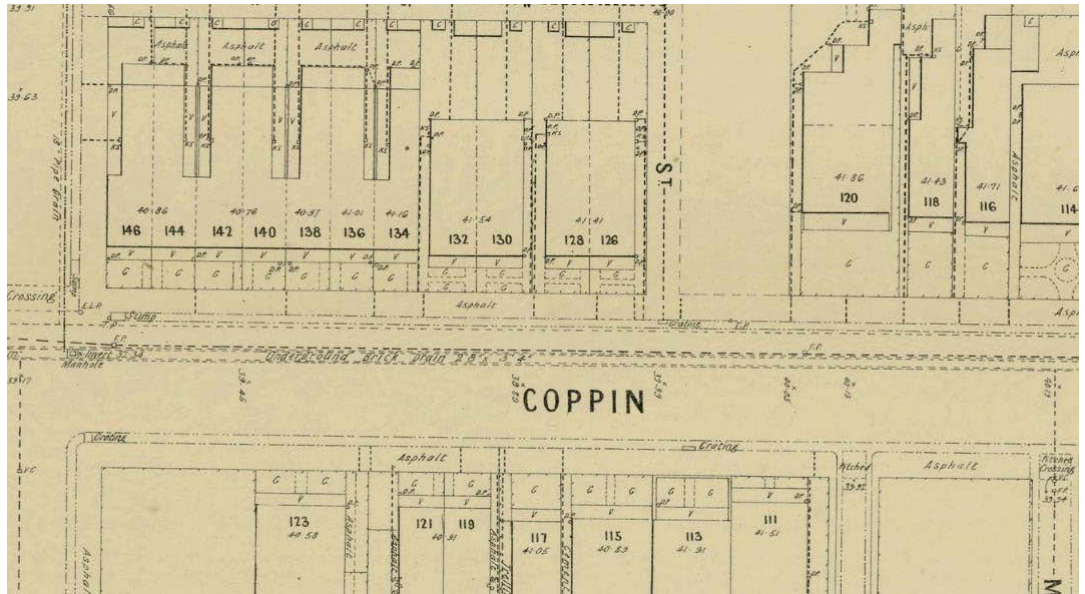
A photo dating to the ‘late twentieth century’ shows the park with the arched sign with musical motifs in wrought-iron surrounding the name ‘The Dame Nellie Melba Memorial Park’, which was erected in 1981 (Picture Victoria).



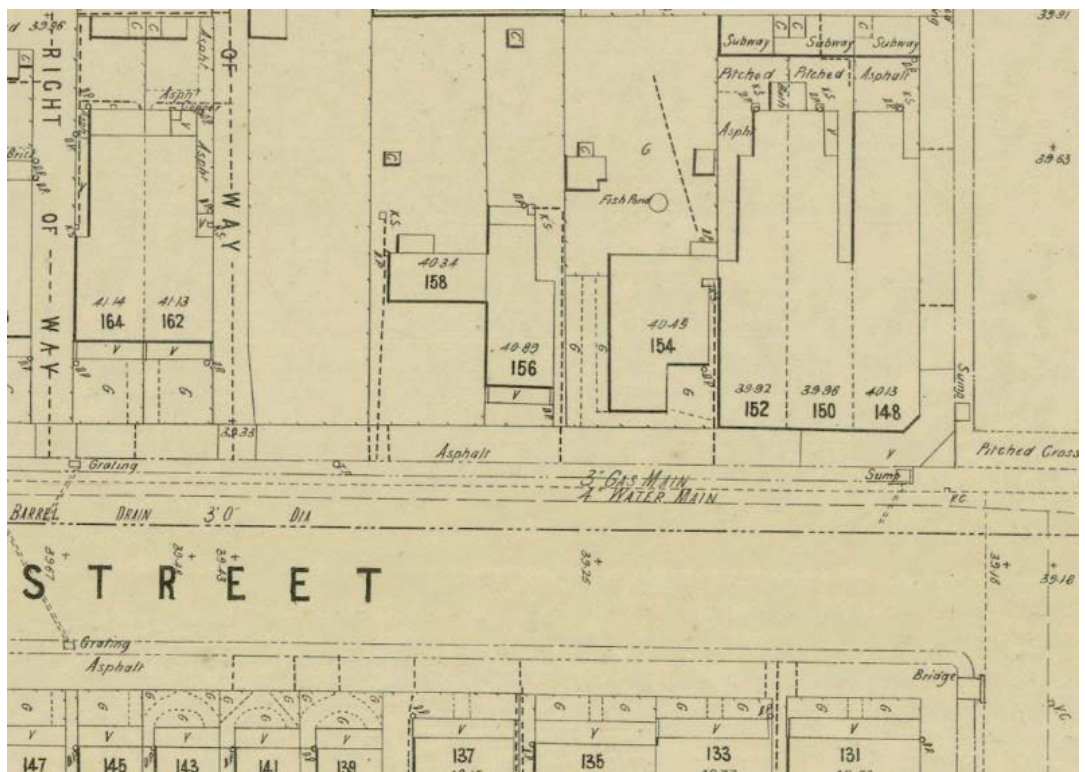
MMBW Detail Plan no.1061 [detail] showing the vacant land in 1897 in the section north of Abinger Street (at left) and Bridge Road. (Source: SLV)



MMBW Detail Plan no.1061 [detail] showing the extent of development in 1897 in the section between Murray (at left) and Abinger streets. (Source: SLV)



MMBW Detail Plan no.1061 [detail] showing the extent of development in 1897 in the section between Wall (at left) and Murray streets. (Source: SLV)



MMBW Detail Plan no.1064 [detail] showing the extent of development in 1896 in the section south of Wall Street (at right) (Source: SLV)



*Dame Nellie Melba Memorial Park in the 1980s (Source: Picture Victoria).*

### **Sources**

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Melbourne Metropolitan Board of Works (MMBW) Detail Plans, accessed online via State Library Victoria, <<http://www.slv.vic.gov.au/>>.

McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

Monument Australia, <<http://monumentaustralia.org.au>>, accessed October 2014: photo of plaque located at the Dame Nellie Melba Park.

Moody, John (1981), *Melba's Richmond, some recollections of an era, 1860 – 1930*, Richmond.

Picture Victoria, photo ID no. 9684 'Late Twentieth Century. The Dame Nellie Melba Memorial Park', <<http://www.picturevictoria.vic.gov.au>>, accessed 29 September 2014.

Richmond & Burnley Historical Society (RBHS) collection

Richmond rate books (RB)

Sands & McDougall Directories: 1895, 1900, 1905, 1910, 1915, 1920.

*The Argus*

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

This is a residential area that stretches along Coppin Street from a few streets north of Swan Street to Bridge Street, mainly on the west side. It contains a majority of Victorian houses, with notable pockets of Edwardian infill, particularly to the northern half. From its inception,

Coppin Street has been one of Richmond's finer residential addresses, and the built form is enhanced by its generous width and semi-mature Plane trees in the median strip.

The Victorian houses range from small brick terraces and duplexes (either bi-chrome face brick or brick beneath ruled cement render) to double-fronted houses, most of them brick but a few of timber.

Among the brick Victorian houses there is only one terrace, at nos. 124-134. It has a distinctive transverse roof form, ruled render walls, notable details such as original cast-iron friezes and cast faces on the party walls, and an overall high level of intactness. There are also many brick duplexes, often in groups to the same design. These include: two pairs at nos. 52-58 which have a simple rendered parapet above bi-chrome brick walls; three pairs at nos. 87-97 all of which have an unusual scalloped fringe detail to the front eaves, with ornate twisted colonnettes to the windows and an inset tile detail on the walls of nos. 91-97; and nos. 154-156 which retain unpainted bi-chrome brickwork with a plus-sign pattern below the eaves and rendered parapets with shell motifs at the centre.

There are also a number of detached Victorian brick houses. Only two of them are double-fronted houses, nos. 86 and 110, both of which have symmetrical facades and M-hip roofs. In this category there are also a few 'late Victorian' double fronted houses built after the 1897 MMBW map was published. Corresponding to their later date, they are more ornate than the earlier two. They include nos. 60-64 and no. 146. The first group were built together (judging by the chimneys) and have brick walls, an M-hip roof and bullnose verandah, while nos. 62 and 64 have a projecting hipped bay to the façade and ornate details to the eaves cornice. No.62 is also the only house in the precinct with a slate roof. No.146 is an unusual house with an asymmetrical façade and a very low-pitched hip roof. It retains its verandah floor tiles. There are only two Contributory single-fronted brick Victorian houses in the precinct, at nos. 85 and 101, both of which take the form of a terrace house (verandah between brick wing walls, decorative front parapet).

The Victorian timber houses are believed all to pre-date the 1886 Richmond by-law prohibiting timber construction within 100 feet of Coppin Street (and a number of other prestigious thoroughfares) and specifying the use of brick party walls. They include a weatherboard duplex at nos. 75 & 77, and a pair of duplexes at nos. 116-118 and 120-122 with elegant ashlar board to the façade and sidelights to the windows. Nos. 116-122 have no party walls, also indicative of a pre-1886 built date. The remaining two are modest single-fronted cottages, one clad in ashlar boards (no. 103) and the other in weatherboards (no. 108, which also has Arts & Crafts verandah supports of c.1920).

Joining the houses is a number of small, single-storey corner shops, all of them from the Victorian era. No. 71 was built as a bi-chrome brick house, but a gable-fronted timber shop with a splayed corner entrance was built on to the front of it by 1897 (as shown in the MMBW map). Nos. 74-76 comprises a single-storey brick corner shops with adjoining residence, both with a very simple rendered parapet hiding the hipped roof. The shop window of no. 74 has been infilled. Nos. 138-142 are also single-storey rendered brick shops with a semi-circular pediment over the splayed corner entrance of no. 138. No. 138 also retains partial timber shop windows. (Note that the facades of nos. 140-142 have been entirely rebuilt, no. 140 with faux Victorian elements, and they are both Not Contributory.) Standing above the houses and shops is the former Griffiths Boot Factory of 1887 at no. 79 (HO244), which is a three-storey local landmark in the same bi-chrome brickwork as many of the surrounding houses.

Similarly, the Edwardian-era houses range from a terrace of small gable-fronted houses (nos. 78-84), a duplex of similar design (nos. 90-92 with tiled roofs), to a number of medium to large asymmetrical red brick villas, all showing a Queen Anne stylistic influence particularly in the half-timbered front gables, casement windows and red face brick with render dressings. The house at no. 107 is of particular note. It is a sprawling late Edwardian villa, with rear outbuildings, illustrating the transition to the more horizontal bungalow style with a concurrent simplification of details. Other asymmetrical houses include no. 64, which unusually combines brown Hawthorn bricks with red brick dressings; no. 72, which has superior detailing such as a

deep canted bay window beneath a bell-cast rooflet, a box bay window, leadlights above the narrow casements, very tall corbelled brick chimneys, and a comb-like timber detail to the front gable creating an open pediment; no. 112, which has a large canted bay of casements in the front gable; and no. 148, which has a scalloped and pierced bargeboard more typical of the Gothic Revival.

The final block to develop in the precinct is bound by Abinger and Sheedy streets, where a large commercial stables was located on the 1897 MMBW plan. Apart from the Edwardian house at no. 72, which was to the south of the stables, there is a small brick house of the early 1920s at no. 70, and two Tudor Revival houses at nos. 68 and 68A which have textured render facades with tapestry brick detailing, tiled roofs, geometric leadlights and dwarf brick front fences. These two houses of the 1930s are interesting in the way they continue the typology established in the Edwardian era: no. 68 is gable fronted, while no. 68A is asymmetrical with a gable to one side of the façade.

The level of intactness of the Contributory and Individually Significant buildings is generally high, though many of the face brick houses have been over-painted as is typical in Richmond. Others have lost their original cast-iron verandah frieze and/or verandah posts. A few have upper-storey extensions (nos. 110, 138 and 154), remodelled parapets (nos. 85 and 95), new render (nos. 60, 86, 72), and altered window openings (nos. 66 and 86).

The precinct takes in Dame Nellie Melba Park (once the site of two Victorian houses), which honours one of Richmond's most famous former residents. While there are two two-storey Not Contributory dwellings just north of the park, most infill development is of a similar scale to the Contributory buildings, and the building at no. 136 is particularly sympathetic in its adoption of the roof form of the adjoining Victorian terrace.

### **Comparative analysis**

Most of the study area was subdivided and developed in the nineteenth century; however, pockets of undeveloped land remained and, after a pause in development during the 1890s recession, building recommenced in the early 1900s. This precinct is associated with both of the major phases of development in the nineteenth century and early twentieth centuries.

The resulting pattern of development comprising predominantly nineteenth century housing, with some corner shops and one factory, interspersed with pockets of Federation/Edwardian and a few interwar houses, compares with the following precincts:

- Park Avenue and Westbank Terrace. Includes a mix of late Victorian single fronted cottages and Federation/Edwardian houses.
- Bellevue Estate. A mix of attached and detached Victorian cottages and houses, including a double storey pair at nos. 5-7, with a smaller number of Edwardian and interwar houses.

It also compares with some parts of the adjacent HO319 Elm Grove Precinct, and the HO309 Bendigo Street Precinct.

Coppin Street Precinct compares well to the existing and proposed precincts particularly in the relative intactness of the streetscapes and the quality of the buildings. It is distinguished by the high proportion of brick houses, due both to the prestige attached to Coppin Street and the 1886 by-law banning timber buildings along it. Intactness of individual houses is on par with the Bendigo Street Precinct.

### **Assessment against Criteria**

#### ***Criterion A:***

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct demonstrates important phases in the residential development of Richmond, particularly the last quarter of the 19<sup>th</sup> century as well as the phase of recovery and infill development in the early 20<sup>th</sup> century. Among the 19<sup>th</sup>-century buildings, the 1880s Boom is represented particularly well both by houses and corner shops. The presence of former shops

and a dairy (originally at no. 105, later at no. 107) demonstrates how local neighbourhoods were self-contained with daily necessities located within walking distance.

A number of houses demonstrating features typical of early dwellings constructed before Richmond introduced building regulations in 1886. The early houses do not have fireproof party walls, so the roof forms are continuous over a duplex or terrace, and some are constructed of timber, which was banned from Coppin Street and 24 other major Richmond streets at that time.

**Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

**Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

**Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The precinct demonstrates the principal characteristics of residential precincts in Richmond that were largely developed prior to World War I and are comprised of predominantly Victorian era housing, supplemented by Edwardian infill, with commercial buildings on corner sites. Overall, the intactness of the building stock to the period prior to World War I is high and creates visually cohesive and consistent streetscapes that are enhanced by the generous width of the street.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

***What is significant?***

The Coppin Street Precinct, comprising 52-154 & 71-107 Coppin Street, Richmond, is significant.

It is a residential area that stretches along Coppin Street from a few streets north of Swan Street to Bridge Street, mainly on the west side. It contains a majority of Victorian houses, with notable pockets of Edwardian infill, particularly to the northern half. From its inception, Coppin Street has been one of Richmond's finer residential addresses, and the built form is enhanced by its generous width and semi-mature Plane trees in the median strip.

Contributory buildings have typically:

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One storey wall heights,
- Bi-chrome and red face brick walls, with some weatherboard or rendered walls,
- Corrugated iron, with a small amount of slate and terracotta tile roofing, some concealed behind parapets,
- Chimneys of either stucco finish (with moulded render cornice) or of matching face brickwork with corbelled capping courses or moulded render cornice,
- Posted or wing wall-supported verandah elements facing the street, and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

The following buildings are Individually Significant and have their own statement of significance:

- Former Griffiths Boot Factory, 79 Coppin Street (HO244), and
- House & dairy, 107 Coppin Street.

The following properties are Not Contributory: 88, 94, 94A, 96, 99, 105, 106, 136, 140, 142 & 144 Coppin Street.

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

The Coppin Street Precinct is of local historical and architectural significance to the City of Yarra.

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

Historically, the precinct demonstrates important phases in the residential development of Richmond, particularly the last quarter of the 19<sup>th</sup> century as well as the phase of recovery and infill development in the early 20<sup>th</sup> century. Among the 19<sup>th</sup>-century buildings, the 1880s Boom is represented particularly well both by houses and corner shops. The presence of former shops and a dairy (originally at no. 105, later at no. 107) demonstrates how local neighbourhoods were self-contained with daily necessities located within walking distance. (Criterion A)

In addition, a number of houses demonstrating features typical of early dwellings constructed before Richmond introduced building regulations in 1886. The early houses do not have fireproof party walls, so the roof forms are continuous over a duplex or terrace, and some are constructed of timber, which was banned from Coppin Street and 24 other major Richmond streets at that time. (Criterion A)

Architecturally, it demonstrates the principal characteristics of residential precincts in Richmond that were largely developed prior to World War I and are comprised of predominantly Victorian era housing, supplemented by Edwardian infill, with commercial buildings on corner sites. Overall, the intactness of the building stock to the period prior to World War I is high and creates visually cohesive and consistent streetscapes that are enhanced by the generous width of the street. (Criterion D)

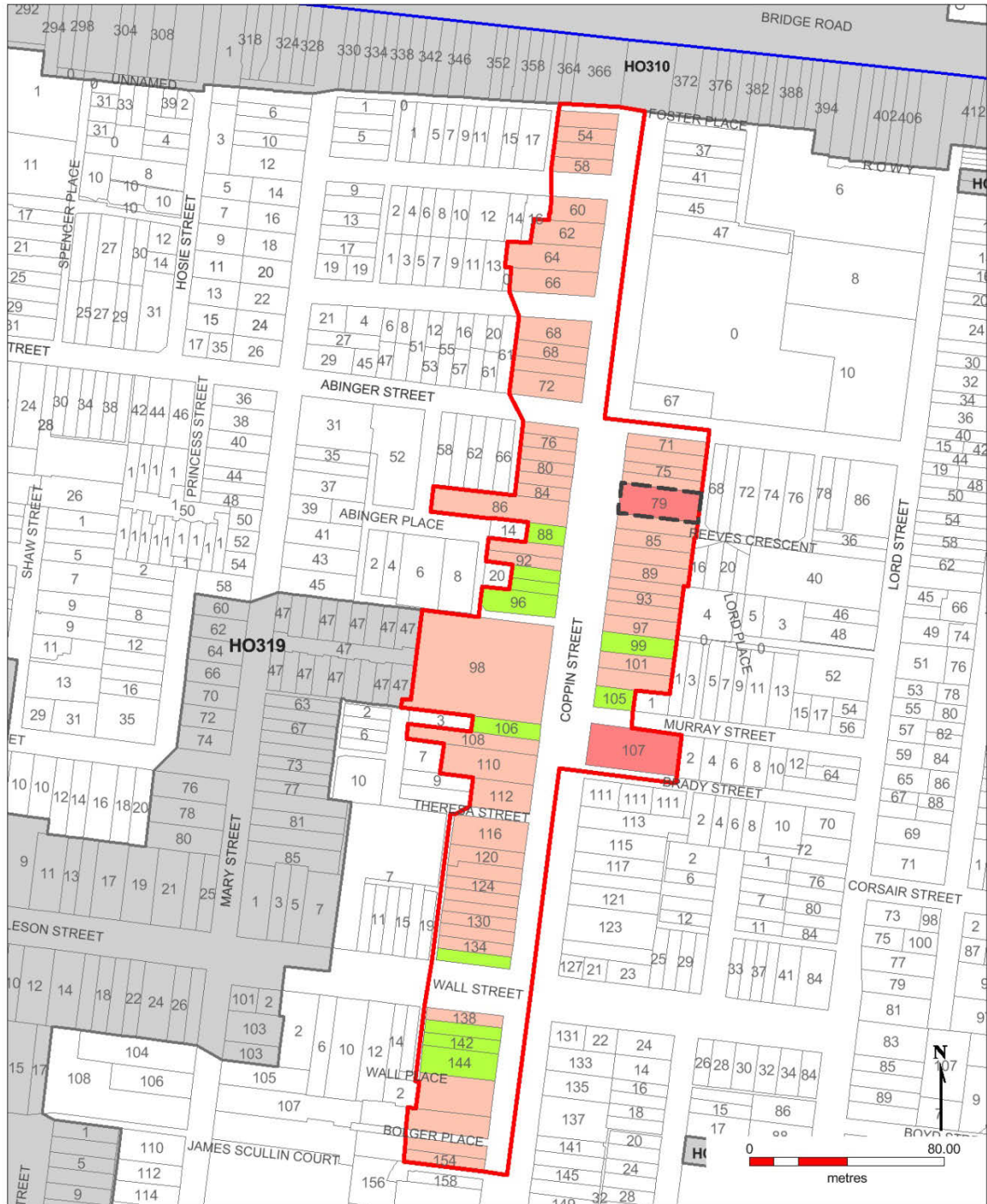
#### **Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

Individual place HO244 (Former Griffiths Boot Factory) at 79 Coppin Street to be dissolved and incorporated into the Coppin Street Precinct as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

- External paint controls. Column to read: 'Yes – 79 Coppin St only'.
- Outbuilding controls. Column to read: 'Yes – 107 Coppin St only'.



Legend

- Individually significant
- Contributory
- Not contributory
- Individually significant in precinct (currently HO244)
- Proposed precinct boundary
- Yarra Heritage Overlay
- Cadastral boundary
- Study area boundary

Proposed Coppin Street Precinct

29/10/2014





## A.6 Edinburgh Street Precinct



*Victorian villas, 42-50 Edinburgh Street*



*Attached cottages with shared roofs, 35-41 Glass Street*



*Attached cottages at 44-46 Canterbury Street*

## History

### **Thematic context**

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World

War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas.

### ***Precinct history***

This precinct, immediately to the east of Burnley Street and north of Swan Street, is situated within Crown Portion 18, which was sold in 1839 during the first land sales in Richmond. The land was further subdivided in the late 1860s and Edinburgh and Newry Street are both shown on the plan of Melbourne prepared in 1874 by E. Whitehead and Co. The smaller streets parallel to Edinburgh Street (then unnamed, now Canterbury and Glass streets) and Lord Street are also shown.

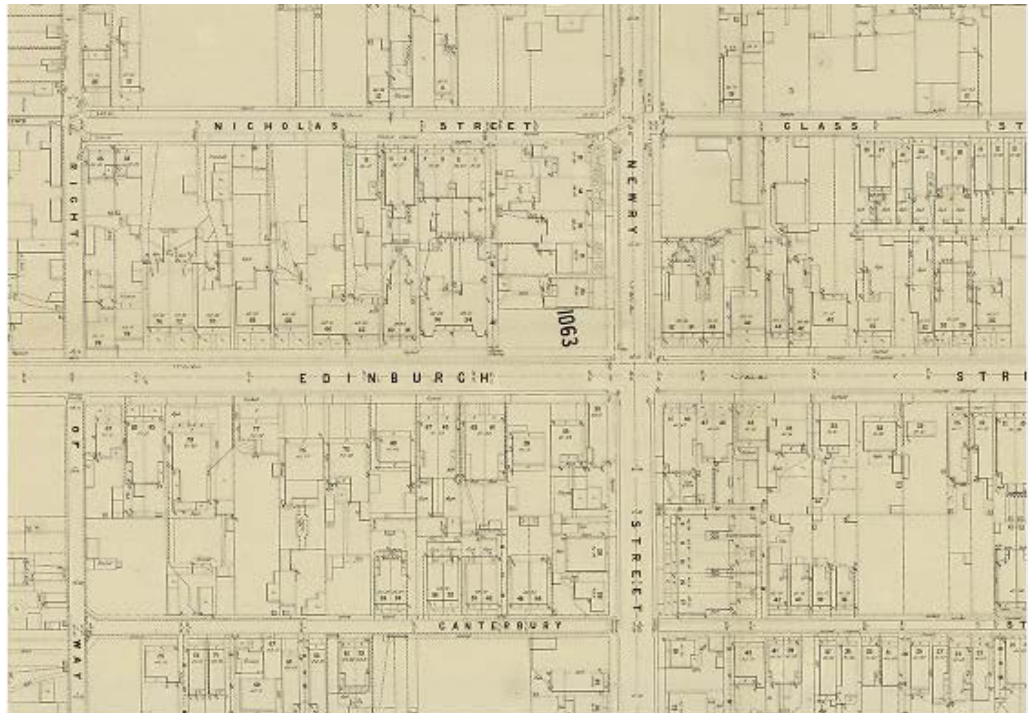
However, little development occurred before 1880. In 1875 the southern end of Edinburgh Street was partially developed: the Sands & McDougall Directory (the Directory) lists 14 residents between Swan and Newry streets. Canterbury, Glass (originally Nicholas) and Newry streets are not listed in either the Directory or the rate books at that time (RB, SM).

By 1880 Edinburgh Street was filling up with houses: most were small timber cottages of three or four rooms (RB). By this time development had also commenced in Newry Street, which contained two timber houses. One of these, constructed for Mark Pincott, a blacksmith, still remains at the northeast corner of Canterbury Street (19 Newry). There was still no development in either Canterbury or Glass streets (RB, Central Ward, 1880:136).

Development of the precinct gathered pace during the boom years of the 1880s, and during this time more substantial homes as well as terrace rows were built, some replacing the earlier timber cottages. For example, in 1883 Clements Langford, a builder, purchased the vacant allotment at the southeast corner of Newry and Glass streets and by 1884 he had erected a brick house as his own residence on part of the land. In 1890 he constructed another house on the vacant corner site and the first tenant was Joseph Marshall, a plasterer. These houses still exist at 12 & 14 Newry Street. Meanwhile on the north side of Newry Street, the terrace at nos. 9-17 was constructed in 1884 for Charles Beissel (LV; RB, Central Ward, 1884:143).

Development in Canterbury and Glass streets commenced around 1885 and there was a flurry of building activity in the precinct over the next five years. Some of this may have been prompted by the introduction of the new building regulations in 1886 as several of the houses in (e.g. 56 & 58 Canterbury Street, 31-41 Glass Street) have undivided roofs that would have been prohibited after that date. By 1891 there were more than 30 houses along the length of Canterbury Street, eight of which were on the west side south of Newry Street: these are the attached cottages at nos. 44-58. In Glass Street there were nine houses by 1891, all on the east side. These are the attached pairs at nos. 31-41 (SM).

The MMBW Detail Plan no. 1063, dated 1896, shows that this precinct was almost fully developed at that time. About the only vacant site was the property at the south-west corner of Edinburgh & Newry Street (no. 22) where a house was built in the Edwardian era.



MMBW Detail Plan no.1063 [detail] showing the extent of development in 1896. (Source: SLV)

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificates of Title: V.308 F.550 (Edinburgh and Newry streets), V.1423 F.588 (12 & 14 Newry Street)

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1060 (dated 1897)

Sands & McDougall Melbourne Directories (SM) – 1870-1940

State Library of Victoria (SLV) map and picture collection

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Whitehead & Co. (1874) Melbourne and suburbs [cartographic material]: compiled and published from the latest authentic sources by E. Whitehead & Co (referred to as the 'Whitehead Plan')

### **Description**

This is a residential area comprising housing predominantly from the late nineteenth century, with one Edwardian era house and small amount of interwar and post-war buildings. The Victorian era housing ranges from simple single and double fronted timber cottages to more elaborately styled houses with Italianate influences such as symmetrical or asymmetrical massing with a faceted bay, stucco wall finish or polychromatic brickwork, as well as ornamentation such as cast iron verandahs, rendered chimneys and stucco decoration to parapets and end walls including scrolls, masks, consoles and urns that characterises housing of the late Victorian 'Boom' period.

The houses are either detached, semi-detached as pairs, or form part of terrace rows and typically have hip (single or M-hip) or transverse gable roofs clad in slate or iron, with street verandahs (usually post-supported or set within wing walls) with hip, convex, or concave profiles (usually with cast iron frieze or timber brackets, some with original floor tiles), typical detailing such as eaves brackets and mouldings, and prominent brick or rendered chimneys. Front and side setbacks are small (with some exceptions, e.g., 59 Edinburgh) and in some cases houses are built up to the front and side boundaries (This is particularly true of the pre-1886 houses). Almost all the houses are single storey: the exceptions are the houses at 58-60 and 42 Edinburgh Street.

Of note within the precinct are the numerous examples of terrace rows and attached pairs with shared roofs, which demonstrate the extent of development prior to the introduction of the 1886 building regulations. These include the attached pairs at 56 & 58 Canterbury Street, 45 & 47, 58 & 60, 61 & 63, 65 & 67 Edinburgh Street, 31 & 33, 35 & 37, 39 & 41 Glass Street, and the terraces of three houses at 48-52 Edinburgh Street and five houses at 9-17 Newry Street.

The single fronted cottages, either detached or attached pairs, are almost all (the exceptions being 44 & 72-74 Edinburgh Street) situated along the west side of Canterbury Street, the east side of Edinburgh Street and east side of Glass Street. These include several with shared roofs, as noted above. They are constructed of either timber or brick. Of these, the timber pair at nos. 44-46 Canterbury Street is notable for the high degree of intactness, retaining the original verandah decoration and posts (two of the Corinthian capitals survive), original timber windows, eaves decoration and rendered brick chimneys. Early verandah details also survive at nos. 45, 47, 61 and 67 Edinburgh Street. Also of note are the 'Boom' style pair at nos. 49-51, which retain intact façades with ornate parapets comprising moulded cornices set between vermiculated corbels and consoles with segmental pediments flanked by scrolls and surmounted by an acroterion. The verandahs (with what may be original cast iron frieze) are set between wing walls with floral modillions and consoles.

Most of the Victorian era detached double-fronted houses are symmetrical with a central door flanked by double hung timber sash or tripartite windows and are constructed of either timber or bi-chrome or rendered brick. They are contained within Newry Street and the west side of Edinburgh Street. Of note is 'Tapao' at 18 Newry Street, a timber example, which has a high degree of intactness and integrity. Asymmetrical examples include the Italianate style house at 56 Edinburgh Street (distinguished by the projecting canted bay with a separate roof) and the asymmetrical pair at 12 & 14 Newry Street (see below for a description of 12 Newry Street).

The terrace rows at 48-52 Edinburgh Street and 9-17 Newry Street each have a shared roof. Both are constructed of bi-chromatic brick, which has been over-painted. The Edinburgh Street houses each have a tripartite window beside a front door with a toplight and the verandahs are set within wing walls with floral modillions and consoles. The Newry Street terrace, on the other hand, is much simpler and lacks the wing walls between the verandahs. Although there have been some alterations (removal of chimneys except for no. 15, overpainting of the tuckpointed face brickwork), this row retains some early fabric including the verandah frame, which includes a beaded edge fascia board (replaced at no. 9), and two over two windows (except nos. 9 & 13).

Individually Significant houses within the precinct include:

- 42 Edinburgh Street. This is a free-standing two-storey brick Victorian house with a double height verandah. The house has a hipped roof clad in slate tiles with terracotta ridge capping, and a stuccoed and corniced chimney. The principal facade is stuccoed, and has four double-hung sash windows with stilted segmentally arched lintels with keystones and moulded stringcourses. The house has a north wing wall with moulded coffers and a modillion supporting one end of the first floor verandah.
- 58-60 Edinburgh Street. This comprises a pair of two-storey attached polychromatic brick houses. Italianate in style, they have brown brick walls with cream and red window dressings and quoining. There is a concave-profiled corrugated-iron clad single-storey

verandah between brick wing walls with rendered copings and vermiculated consoles. The verandahs have cast iron lacework friezes. The rendered parapet has a cornice and central segmental pediment flanked by scrolls and decorated with a shell motif. Windows are timber-framed double-hung sashes.

- 12 Newry Street. As noted in the history, this semi-detached house, one of ‘mirror-image’ pair with no. 14 (now altered) was built for, and presumably by, Clements Langford. It is an asymmetrically planned Italianate villa with a verandah to one side of the facade and a projecting bay with a tripartite window to the other. The verandah retains cast-iron columns and cast-iron integrated frieze and brackets and the floor retains cream and red tessellated tiles edged with bluestone. The facade is rendered, while the side elevations are of face brick. The house is distinguished by its highly ornate cement-render detailing, including paired cornice brackets with raised panels and floral modillions and raised panels, label moulds over the tripartite window with floral bosses, barley-twist colonettes framing the windows (which are also ledged with scroll brackets), and large incised floral patterns on the rendered walls. The four panel door is framed by sidelights and highlights. Apart from the roof tiles, the house has a high degree of intactness and integrity.

The house at 22 Newry Street is a Queen Anne style timber villa. Typically, it is asymmetrical in plan with a hipped roof that extends to form a return verandah with a gablet above a casement window set at the corner of the verandah to create a strong diagonal axis. The projecting bay has bracketed gable ends and a bay casement window with coloured toplights and half timbering above. Other windows are double hung sash and other original detailing includes the turned verandah posts with ornate brackets and a ladder frieze. The major visible change has been the removal of the chimneys.

While there have been some alterations (e.g. changes to verandah form and detailing, replacement of windows, over-painting of brickwork, and removal of chimneys) many houses have good integrity when viewed from the street. While double storey additions at the rear of houses in Newry Street (and one in Canterbury Street) are visible they are set back behind the main roof and are not overly intrusive. Fences are mostly low and although some are sympathetic, none are original. High front fences mar the appearance of some houses.

Also contributory to the historic character of the precinct are the bluestone laneways at the side and rear of 9-17 Newry Street, the rear of 12-22 Newry Street, and rear of 48-52 Edinburgh Street.

Not Contributory buildings in the precinct include the interwar and post-war houses at 54, 55, 57 & 68 Edinburgh Street, 20, 21 & 32 Newry Street, and the former shop and residence at 53 Edinburgh Street. Also Not Contributory are the houses at 69 Edinburgh Street, and 34 Newry Street: although probably nineteenth century in origin, they have been extensively altered and have low integrity and intactness.

### **Comparative analysis**

Most of the study area was subdivided and developed in the nineteenth century; however, pockets of undeveloped land remained and, after a pause in development during the 1890s recession, building recommenced in the early 1900s.

This precinct is associated with the nineteenth century phase of development in the study area and the resulting pattern of development comprising predominantly late Victorian houses including terraces, semi-detached single fronted cottages and double-fronted villas is typical. This precinct is, however, notable for the concentration of attached houses with shared roofs, which demonstrate the lack of building controls in Richmond prior to the introduction of municipal building regulations in 1886. Most examples of these houses currently within the heritage overlay are found within the HO332 Richmond Hill precinct, with one or two examples in other HO areas including HO308 Barkly Gardens, HO323 Green Street and HO338 West Richmond and HO342 Cremorne.

It compares with the following precincts in the study area:

- HO319 Elm Grove. Similar era of housing and variety of forms and styles. Includes one terrace with a shared roof at 63-67 Lyndhurst Street.
- Abinger Street and Lyndhurst Street. Similar era of housing, but mostly single fronted cottages and terraces with less variation. Includes terrace houses with shared roofs at 23 & 25 Abinger Street, and 21-27 & 40-50 Lyndhurst Street.

The Burnley Street Precinct also includes one long terrace row with a shared roof at 345-67 Burnley Street.

In the study area, the HO309 Bendigo Street Precinct, Bellevue Estate Precinct, Neptune Street Precinct, and Park Avenue Precinct all were developed in the late nineteenth century and have similar housing, but no examples of houses with shared roofs.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct is associated with the significant growth of Richmond during the late nineteenth century and demonstrates how development of this area close to Burnley Street was substantially complete by 1900.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The variety of housing, which ranges from simple cottages to more substantial brick villas demonstrates the mix of working and middle class housing often found in residential precincts in Richmond. The precinct is notable for the number of house pairs and terrace rows with undivided roofs, which demonstrates the lack of fire separation in houses constructed in Richmond prior to the adoption of municipal building regulations in 1886.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The precinct contains late Victorian housing, ranging from small timber cottages and double-fronted houses, to bi-chrome villas and Boom-style terrace houses, with characteristic form, siting and detailing which are complemented by traditional public realm materials such as bluestone laneways.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

#### **Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

The precinct does not meet Criterion H at the local level. However, some of the Individually Significant places within the precinct may meet this Criterion – please refer to the individual place records, as appropriate.

**Statement of significance*****What is significant?***

The Edinburgh Street Precinct comprising 44-58 Canterbury Street, 42-74 & 45-69 Edinburgh Street, 31-41 Glass Street, 9-23 & 12-36 Newry Street is significant. The following buildings and features contribute to the significance of the precinct:

- The buildings constructed from c.1870 to c.1920, as shown on the precinct map.
- The overall consistency of housing form (pitched gabled or hipped roofs, one storey wall heights with a smaller amount of two storey dwellings), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.

The following places are Individually Significant and have their own statement of significance:

- House, 42 Edinburgh Street,
- Houses, 58-60 Edinburgh Street, and
- House, 12 Newry Street.

Non-original alterations and additions to the Significant and Contributory buildings shown on the precinct map, and the houses at 54, 55, 57, 68 & 69 Edinburgh Street, 20, 21, 32 & 34 Newry Street, and the former shop and residence at 53 Edinburgh Street are Not Contributory.

***How is it significant?***

The Edinburgh Street Precinct is of local historic and aesthetic significance to the City of Yarra.

***Why is it significant?***

Historically, the precinct is associated with the significant growth of Richmond during the late nineteenth century and demonstrates how development of this area close to Burnley Street was substantially complete by 1900. The variety of housing, which ranges from simple cottages to more substantial brick villas demonstrates the mix of working and middle class housing often found in residential precincts in Richmond. The precinct is notable for the number of house pairs and terrace rows with undivided roofs, which demonstrates the lack of fire separation in houses constructed in Richmond prior to the adoption of municipal building regulations in 1886. (Criteria A & D)

The precinct is also significant as an area of late Victorian housing, ranging from small timber cottages and double-fronted houses, to bi-chrome villas and Boom-style terrace houses, with characteristic form, siting and detailing which are complemented by traditional public realm materials such as bluestone laneways. (Criterion E)

**Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

Individual place HO255 (Terrace) at 58-60 Edinburgh Street to be dissolved and incorporated into the Edinburgh Street Precinct as an Individually Significant place.



Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

- External paint controls. Column to read: 'Yes – 42 & 58-60 Edinburgh St and 12 Newry St only'.



Legend

- |  |  |
|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Individually significant  | <span style="display:inline-block; width:15px; border-bottom:2px solid red;"></span> Proposed precinct boundary                            |
| <span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border:1px solid black;"></span> Individually significant in Amendment C157; added to precinct | <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Yarra Heritage Overlay |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Contributory   | <span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> Cadastral boundary                            |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Not contributory   | <span style="display:inline-block; width:15px; height:15px; border:2px solid blue;"></span> Study area boundary                            |
| <span style="display:inline-block; width:15px; height:15px; border:2px dashed black;"></span> Individually significant in precinct (currently HO255)   |  |

Proposed Edinburgh Street Precinct

29/10/2014



## A.7 Hosie Street Precinct



*Mary Street (above), Hosie Street east side (middle) and 8 Hosie Street (below)*



## History

### ***Thematic context***

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855 and by 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002). Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

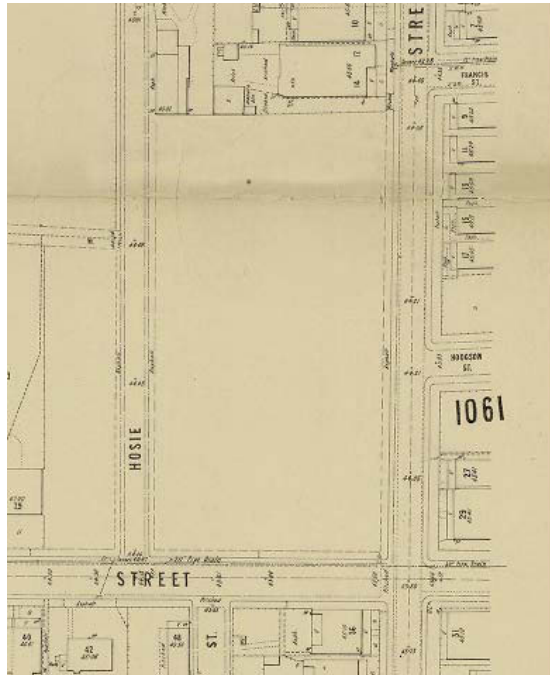
Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### ***Precinct history***

The Hosie Street Precinct consists of two adjacent rows of houses that were built by the same developer during the Edwardian period, as well as another Edwardian house on the west side of Hosie Street at no. 8, of a similar design.

Hosie and Mary streets are shown on the 1855 Kearney map, however, little development occurred before 1900 in Hosie Street and the adjoining part of Mary Street. In 1897, the MMBW Detail Plan no. 1060, the precinct was still vacant land.



*MMBW Detail Plan no.1060 [detail] showing the extent of development in 1897. The precinct occupies the vacant land between Hosie Street (at left) Mary Street (at right) and Abinger Street (bottom) (Source: SLV).*

The first house built in the precinct was at 8 Hosie Street, on the west side of the street. The lot was purchased by Elizabeth Kendrick in May 1910 (LV: V.3235/F.944). Elizabeth is first recorded in the 1910-11 rate book as the owner and occupant of a five-room wooden house on Hosie Street. This indicates that the house at 8 Hosie Street was built in 1910 for the Kendricks (RB, Central Ward, 1910-11:34).

In 1911-12, James McDonald purchased the land fronting Mary Street from W.H. Miller. The following year, McDonald is listed in the rate books as the owner of houses at 14-26 Mary Street, listed as five-room wooden houses, which were all tenanted (RB, Central Ward, 1911-12: 36; 1912-13:37).

James Madden was listed as the owner of the land on the east side of Hosie Street in 1911-12, described as lots 7-17. The following year, in 1912-13, the rate books record that James McDonald was now the owner of nos. 5-17 Hosie Street, which also had five-room wooden houses that were each tenanted (RB, Central Ward, 1911-12:36; 1912-13:37). This indicates that 5-17 Hosie Street and 14-26 Mary Street were all built for James McDonald in 1912, to lease to tenants.

These fourteen houses fronting Mary and Hosie streets (excluding 8 Hosie Street) were purchased in March 1914 by Mackay John Scobie Gair, a Melbourne solicitor (LV: V.3742/F.375). Gair subdivided the land into 14 lots to sell individually. Between May and September 1914, title to six lots was transferred to the Fourth Victoria Permanent Building Society, while two additional lots were transferred to the Third Extended Starr-Bowkett Building Society and the Union Building Society the following year (LV: V.3742/F.375). This transfer to a building society may indicate that finance was provided to individuals for the purchase of the houses.

Both rows of houses, at 14-26 Mary Street and 5-17 Hosie Street appeared in the Directories in 1915 (SM). Between October 1915 and March 1917, Gair sold the six lots that were not connected to the building societies (LV: V.3742/F.375). As all lots were listed with occupants in the Directory, it is apparent that Gair leased them out as rental properties (SM).

The rows of houses are similar in detail to the single-fronted houses at 18-20 Bell Street, which were built while being financed by the Metropolitan Permanent Building and Investment Society (LV: V.2655/F.909).

The 1912 houses built for James McDonald at 17 Hosie Street and 26 Mary Street have since been replaced with new dwellings (and are outside of the precinct boundaries).

### **Sources**

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McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

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Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

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### **Description**

This is a residential area comprising double-fronted Edwardian timber houses of two alternating basic types in Mary Street and the east side of Hosie Street, constructed by the same builder, as well as one other house of the same era on the west side of Hosie Street. Together they form distinctive streetscapes with a regular rhythm.

The houses in Mary Street and the east side of Hosie Street include an asymmetric type and a symmetric type. There are other details that are alternated between houses, including two distinct chimney types (corbelled red brick and red brick with a tapered roughcast render cap) and window types (pairs of narrow double-hung sashes or double and triple casements with highlights). All have the same Edwardian-type door: two panels below a segmentally arched light, with a sidelight and highlight. All facades are clad in an unusual combination of materials: an ashlar-board dado below square-edged weatherboards and an accent band of notched weatherboards. Finally, all houses had similar verandah details, including turned timber posts, ladder friezes and timber brackets.

There is five of the symmetrical houses type (18 & 22 Mary Street, 7, 11 & 15 Hosie Street). In their roof form and massing they are a continuation of the Victorian era, though their Edwardian built date is expressed in details such as the chimneys and timber verandah details. They all have simple hipped skillion verandah roofs. On Mary Street, these houses have paired double-hung sash windows on either side of the door. On Hosie Street, only one house follows this pattern (no. 11), while the other two have banks of triple casement windows.

The asymmetric type has a high hip roof with a gablet at the top. One exception is 14 Mary Street, which has a low-line M-hip roof paired with a projecting front gable. All front gables

have faux half-timbering in one of two designs, set above a timber window hood. The asymmetrical houses all have casement windows (double and triple) with highlights. The verandah roofs vary between a skillion and shallow bullnose profile, both of which appear to be original.

The house at 8 Hosie Street is also an asymmetrical timber Edwardian house. It has weatherboard walls with a band of notched boards to look like shingles, intact verandah fretwork and turned timber posts, corbelled brick chimneys, a complex pattern of faux half-timbering to the front gable, and two types of windows (a pair of double-hung sashes beneath the verandah and triple casements plus highlights below a decorative hood).

The houses have undergone a range of minor changes, though are still very recognisable as a cohesive group. The alterations range from the removal of chimneys (5 & 11-15 Hosie Street), a recessive upper-storey extension (20 Mary Street), loss of verandah posts and frieze (22 Mary, & 11, 7 & 15 Hosie Street), replacement of windows with aluminium units (11 Hosie Street), replacement of door and surround (11 Hosie Street), covering of the weatherboards with vinyl cladding (22 Mary Street), and replacement of corrugated metal roofing with tiles (8 Hosie Street).

### **Comparative analysis**

Most of the study area was subdivided and developed in the nineteenth century; however, pockets of undeveloped land remained and, after a pause in development during the 1890s recession, building recommenced in the early 1900s.

This precinct is associated with the final major phase of development in the first decades of the twentieth century when most of the remaining vacant land in the study area was built up with housing, shops and factories. The resulting increase in population by the interwar period also saw the building of new and enlarged churches and other community facilities.

Within the study area, this precinct compares with the following precincts:

- Mitchell Street Precinct, which comprises single-fronted timber and brick cottages in three basic designs, some for Elly Lesser, constructed c.1905-1915.
- Burnley Street Edwardian Houses group, 283A-305 Burnley Street. Single and double-fronted brick houses, including rows built for Eleazer Lesser. This group was judged to be of a significantly lower level of building intactness than other Edwardian-era precincts under assessment. Moreover, the intact houses in the Burnley Street grouping are already recommended for individual HOs in Amendment C157. As the rest of the group was judged to be poor, it is not recommended for heritage protection.
- Bell Street Precinct, which comprises Federation/Edwardian era houses constructed 1910-1915 including gable-fronted cottages, asymmetrical villas, and attached pairs and rows, some with Queen Anne or Arts & Crafts styling. The villas on Coppin Street are of particularly high quality.
- Stawell Precinct, which (with two exceptions) comprises double fronted timber houses constructed c.1910 in alternating designs by a single builder.

As in this precinct, many of the houses in these precincts are of similar or identical design. Other smaller groups of 'Federation/Edwardian infill' in the study area include:

- Malleson Street & Lyndhurst Street. Part of the HO319 Elm Grove precinct, Malleson Street and the southern end of Lyndhurst Street did not exist in 1896 when the land formed part of the rear of large houses facing Church Street (MMBW Detail Plan no.1065). This area appears to have been subdivided and developed in the period c.1905 to c.1915 and today contains many fine Edwardian Queen Anne timber villas and gable fronted cottages. Most are of a scale in keeping with the prestige of the Richmond Hill area. A few have unsympathetic alterations or intrusive additions, but most are intact.

- Moore Street. Part of the HO309 Bendigo Street precinct, Moore Street did not exist in 1902 when it was a vacant site at the end of Bendigo Place, a short lane connecting to Bendigo Street (MMBW Detail Plan no.1095). It appears to have been subdivided and developed in the period c.1905 to c.1915 and today contains identical gable-fronted cottages on both sides of the street. The cottages have rendered brick walls (overpainted) and gable fronts with faux half timbering. Their design and detailing are quite austere. Intactness of the cottages is high.

In comparison with the other precincts which comprise consistent developments by one or more developers, the Hosie Street Precinct is distinguished by the care put into created order variety and interest among the houses, which is not seen elsewhere.

In comparison with Malleson and Lyndhurst streets, the houses are of a lesser level of scale and architectural quality, though the 1910 house at 8 Hosie Street would not look out of place on those streets.

## **Assessment against Criteria**

### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct demonstrates the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to population growth and a demand for housing. In particular the precinct illustrates the prevalence of speculatively built developments erected in response to the overwhelming demand for housing, with all (but one) house constructed for a single developer.

### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The precinct is representative of the speculative housing estates of the early twentieth century, mainly comprising terraces or rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. The houses within the precinct demonstrate the principal characteristics of Edwardian-era domestic architecture, particularly the high hipped roofs and half-timbered front gables of the asymmetrical houses, the timber fretwork, brackets and turned posts of the verandahs, casement windows with highlights, panelled doors with a segmental light, and red brick chimneys.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Among such developments, it is one of good quality with double-fronted houses and care taken to design varied and interesting streetscapes. The care taken by the builder in varying roof types, symmetrical and asymmetrical facades, chimney and window types, as well as the combination of three types of timber cladding used on each house (ashlar-board dado, weatherboards and a band of notched boards) make this a distinctive development and streetscapes.

### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance*****What is significant?***

The Hosie Street Precinct, comprising 5-15 & 8 Hosie Street and 14-24 Mary Street, Richmond is significant. This is a residential area comprising double-fronted Edwardian timber houses of two alternating types in Mary Street and the east side of Hosie Street, constructed by the same builder in 1912, as well as one other house of the same era on the west side of Hosie Street. Together they form distinctive streetscapes with a regular rhythm.

Contributory buildings have typically:

- Hipped roofs, either a low M-hip form or high hip with gablet and projecting gabled bay to the front,
- One storey wall heights,
- Weatherboard walls with bands of notched boards and dados of ashlar boards,
- Corrugated iron roofing,
- Chimneys of face brickwork with corbelled capping courses or a tapered roughcast render cap,
- Post-supported verandah elements with timber fretwork facing the street, and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Public infrastructure, expressive of the Edwardian era such as bluestone kerbs and asphalt paved footpaths.

***How it is significant?***

The Hosie Street Precinct is of local historical and architectural/aesthetic significance to the City of Yarra.

***Why it is significant?***

Historically, the precinct provides tangible evidence of the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to population growth and a demand for housing. In particular the precinct illustrates the prevalence of speculatively built developments erected in response to the overwhelming demand for housing, with all (but one) house constructed for a single developer. (Criterion A)

Architecturally, the precinct is representative of the speculative housing estates of the early twentieth century, mainly comprising terraces or rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. The houses within the precinct demonstrate the principal characteristics of Edwardian-era domestic architecture, particularly the high hipped roofs and half-timbered front gables of the asymmetrical houses, the timber fretwork, brackets and turned posts of the verandahs, casement windows with highlights, panelled doors with a segmental light, and red brick chimneys. (Criterion D)



Aesthetically, these double-fronted houses are distinguished by the care taken by the builder in varying the roof types, symmetrical and asymmetrical facades, chimney and window types, as well as the combination of three types of timber cladding used on each house (ashlar-board dado, weatherboards and a band of notched boards) make this a distinctive development with varied and interesting streetscapes. (Criterion E)

**Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.



Legend

- Contributory
- Proposed precinct boundary
- Yarra Heritage Overlay
- Cadastral boundary

Proposed Hosie Street Precinct

29/10/2014



## A.8 Mitchell Street Precinct



*Edwardian houses, 16-20 Cutter Street*



*Timber cottages, south side of Bliss Street*

## **History**

### ***Thematic context***

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855 and by 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002). Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

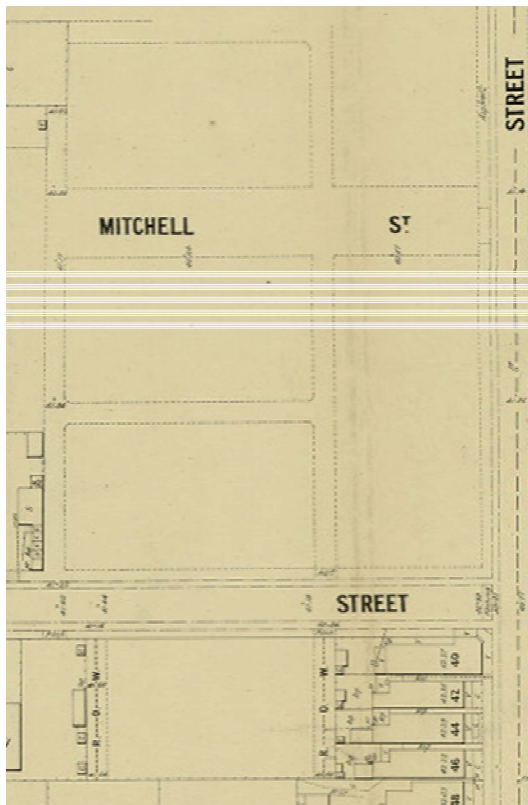
Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### ***Precinct history***

Within the Mitchell Street Precinct there are three groups of stylistically similar houses, which were constructed by three separate developers.

The Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1096, dating to 1901, shows that while this area in Richmond was under development, Mitchell Street, Bliss Street, and the west side of Cutter Street within the precinct were vacant.



MMBW Detail Plan no.1096 [detail] showing the extent of development in 1901. The precinct occupies all of the vacant land. Source: SLV

In 1905, no development had occurred within the precinct, with Bliss and Mitchell streets not yet listed in the Sands & McDougall Directory. Between 1905 and 1910, development was slow. In Cutter Street one house, at no.6, had been built by 1910 (SM). Meanwhile, William Davies<sup>2</sup>, builder of Gibdon Street Burnley, purchased the land on the south side of Bliss Street in October 1906 and subdivided to create three lots at the location of the current nos. 2-10 (LV: V.1910/F.814; V.3162/F.344). In 1910, nos. 2-12 [sic] are listed in the Directories (SM). This means that they were constructed by Davies between 1906 and 1910, and that at this date the row may have had an additional house (since demolished), as today only nos. 2-10 Bliss Street remain.

The main phase of construction for this precinct was between 1910 and 1915, with full development occurring within the precinct. All of the lots within the precinct on Cutter Street were developed, consisting of nos. 6-28. This portion of Cutter Street has two distinct rows of houses. These include two rows of single-fronted brick houses at nos. 8-14 and at nos. 16-26.

In 1915, Mitchell Street first appeared in the street directory and had been fully developed, with the construction of nos. 1-11 on the north side and nos. 2-12 on the south side of the street. The row of weatherboard houses at nos. 1-11 are first listed in the Rate Books in 1911-12 as six four-room timber houses, owned by William Davies, contractor. Davies also owned the land on the south side of the street and built the row of four-room timber houses at 2-12

<sup>2</sup> The citation for HO277 states that the houses on Mitchell Street were owned and constructed by 'Gibdon Davis', according to the Rate Books. However, title information corrects this to 'William Davies of Gibdon Street, Burnley' (LV: V.3459/F.689).

Mitchell Street by 1913-4 (Allom Lovell & Associates 1998; LV: V.3459/F.689). The Mitchell Street houses are virtually identical to the row at 2-10 Bliss Street.

Bliss Street had also been completely developed by 1915, with the construction of nos. 1-11 on the north side of the street between 1911 and 1915. Eleazer Lesser and James Aron, financiers, purchased land on Cutter and Bliss streets in July 1911, which they subdivided to create identical rows at 16-26 Cutter Street and 1-11 Bliss Street. In 1914, Lesser and Aron split the lots between them (LV: V.3532/F.381).

Lesser, also known as Elly Lesser, was a pawnbroker and later financier who had addresses in both Camberwell and South Melbourne in the early 1900s. In the 1910s he developed a large number of rental properties of a high architectural quality. By the time of his death in 1930, Lesser had amassed an estate valued at 40,000 pounds (*The Argus*, 8 August 1930, p.8).

Lesser retained 16-22 Cutter Street and 1-7 Bliss Street, while Aron became the sole owner of the remainder. Lesser retained ownership of these rental properties until his death in 1930 (LV: V.3777/F.306).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review Thematic History*, July 1998

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

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McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

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Sands & McDougall Directories (SM): 1905, 1910, 1915, 1920.

### **Description**

This is a residential area comprising single-fronted attached and detached Edwardian era cottages and houses. They comprise three groups of identical or near-identical single-fronted duplexes, as well as two asymmetrical double-fronted houses of related design. One group of duplexes are clad in weatherboards (as well as one double-fronted house), while the remainder are all of face brick (some over-painted).

Houses on Mitchell Street, nos. 1-11 and 2-12, as well as those on the south side of Bliss Street, nos. 2-10, are all of the same type, with minor variations in details between the three rows. They were built by William Davies. They are all single-fronted duplexes with gable fronts and small skillion-roofed porches with cast-iron lace between them. They have corbelled red-brick chimneys and are clad in square-edged weatherboards with a decorative band of notched boards at window lintel height. The duplexes on Mitchell Street have plain roughcast render to the gables with a curved bottom edge, while the Bliss Street ones have a range of faux half-timbering designs (vertical, diagonal, criss-cross) to the gables. Each row has windows that are a variation on a theme. Those on the north side of Mitchell Street are double-hung with nine-pane upper sashes of coloured glass. Those on the south side of that street have double-hung sash windows with vertical glazing bars and a band of four small coloured lights to the top sash. The Bliss Street duplexes have similar two-over-two double-hung sashes with an eight-light highlight of coloured glass. The Bliss Street houses are also distinguished by their more complex bargeboards with lobed ends.

The second group of duplexes, built for Elly Lesser and James Aron, stretches around the corner at 1-11 Bliss Street and 16-26 Cutter Street. At the corner, 28 Cutter Street is an asymmetrical house that was built along with them. The duplexes are of face brick with gable fronts. Chimneys are face brick with a band of roughcast render at the top. The gables are filled with roughcast render, screened by a decorative timber truss. The main feature of the duplexes, as was a trademark of Lesser's developments, are the verandahs. They have bullnose roofs terminating in an incised sunburst motif. They have pairs of simple timber posts and a

broad arch with a ladder frieze, interspersed with Arts & Crafts-inspired leaf cut-outs. Between the paired posts are timber brackets with a horseshoe arch motif. The verandahs of the Bliss Street duplexes have a straight ladder frieze with elaborately incised brackets creating an arch. The two double-hung front windows sit in a shallow projecting bay, and doors have four panels with a leadlight window at the top.

At the junction between the two rows is 28 Cutter Street, which shares design details with other houses by Lesser, such as the diagonal boarding above the bay window as seen in the Bell Street Precinct, but otherwise has a different design. The front bay window contains casement windows beneath leadlight highlights, a faux half-timbered gable, and a corner verandah resting on a tapered post with a scrolled bracket. The front door has Art Nouveau leadlights in and around the two-panel door.

At the north end of the precinct, there is a row of single-front brick duplexes at 8-14 Cutter Street by a third builder/developer which share many traits with the other two groups but are simpler in their detail. They have simple faux half-timbering to their gable fronts, bullnose verandahs, pairs of double-hung windows and simple corbelled brick chimneys. At the end of the row is no. 6: an early Edwardian asymmetrical house clad in notched weatherboards. The chimneys are Victorian in style – rendered with a moulded cornice – while other features are Edwardian such as the casement windows, arched ladder frieze and turned timber posts to the verandah, and decorative window hood.

The intactness of the two freestanding houses is high, while that of the individual cottages in the duplex rows varies. Common alterations are the over-painting of face brick and partial or full removal of verandah detail (entirely from 14 and 26 Cutter Street and 1 and 11 Bliss Street). A number have been covered in fake brick cladding (8 Bliss Street, 14 Cutter Street), and/or have unsympathetic replacement windows (1, 8, 9, 10 & 11 Bliss Street; 12, 14 & 26 Cutter Street, 1 & 9 Mitchell Street).

All properties within the precinct are Contributory (including those in HO277).

### **Comparative analysis**

Most of the study area was subdivided and developed in the nineteenth century; however, pockets of undeveloped land remained and, after a pause in development during the 1890s recession, building recommenced in the early 1900s.

This precinct is associated with the final major phase of development in the first decades of the twentieth century when most of the remaining vacant land in the study area was built up with housing, shops and factories. The resulting increase in population by the interwar period also saw the building of new and enlarged churches and other community facilities.

Within the study area, this precinct compares with the following precincts:

- Bell Street Precinct, which comprises Federation/Edwardian era houses constructed 1910-1915 including gable-fronted cottages, asymmetrical villas, and attached pairs and rows, some with Queen Anne or Arts & Crafts styling. The villas on Coppin Street are of particularly high quality.
- Burnley Street Edwardian Houses group, 283A-305 Burnley Street. Single and double-fronted brick houses, including rows built for Eleazer Lesser. This group was judged to be of a significantly lower level of building intactness than other Edwardian-era precincts under assessment. Moreover, the intact houses in the Burnley Street grouping are already recommended for individual HOs in Amendment C157. As the rest of the group was judged to be poor, it is not recommended for heritage protection.
- Hosie Street Precinct, which (with one exception) comprises double fronted timber houses constructed in 1912 in alternating designs by a single builder.
- Stawell Street Precinct, which (with two exceptions) comprises double fronted timber houses constructed c.1910 in alternating designs by a single builder.

As in this precinct, many of the houses in these precincts are of similar or identical design. Other smaller groups of ‘Federation/Edwardian infill’ in the study area include:

- Malleon Street & Lyndhurst Street. Part of the HO319 Elm Grove precinct, Malleon Street and the southern end of Lyndhurst Street did not exist in 1896 when the land formed part of the rear of large houses facing Church Street (MMBW Detail Plan no.1065). This area appears to have been subdivided and developed in the period c.1905 to c.1915 and today contains many fine Edwardian Queen Anne timber villas and gable fronted cottages. Most are of a scale in keeping with the prestige of the Richmond Hill area. A few have unsympathetic alterations or intrusive additions, but most are intact.
- Moore Street. Part of the HO309 Bendigo Street precinct, Moore Street did not exist in 1902 when it was a vacant site at the end of Bendigo Place, a short lane connecting to Bendigo Street (MMBW Detail Plan no.1095). It appears to have been subdivided and developed in the period c.1905 to c.1915 and today contains identical gable-fronted cottages on both sides of the street. The cottages have rendered brick walls (overpainted) and gable fronts with faux half timbering. Their design and detailing are quite austere. Intactness of the cottages is high.

In comparison, the Mitchell Street Precinct compares well to the comparative examples in the consistency of the streetscapes, containing a number of identical or co-ordinated rows of brick or timber cottages by a single builder. The cottages are of the more modest workers’ housing, common in Richmond, but have a high level of decorative detail for dwellings of this type.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct demonstrates the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to population growth and a demand for housing. In particular the precinct illustrates the prevalence of speculatively built developments erected in response to the overwhelming housing need.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The precinct is representative of the speculative housing estates of the early twentieth century, mainly comprising terraces or rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. The houses within the precinct demonstrate the principal characteristics of Edwardian-era domestic architecture, particularly the predominance of gable fronts, the use of red face brick or timber weatherboard cladding, the use of bold timber fretwork and shaped timber posts to verandahs, the use of small coloured panes of glass as influenced by the Queen Anne style, and faux half timbering or simple roughcast render to gables.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The consistent rows of houses by a single builder create a cohesive Federation/Edwardian residential area, comprising housing generally of similar scale, form and detailing.



**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance****What is significant?**

The Mitchell Street Precinct, comprising 1-11 & 2-10 Bliss Street, 6-28 Cutter Street and 1-11 & 2-12 Mitchell Street, Richmond, is significant.

The precinct contains single-fronted attached and detached Edwardian era cottages and houses. They comprise three groups of identical or near-identical single-fronted duplexes, as well as two asymmetrical double-fronted houses of related design.

Contributory buildings have typically:

- Gable-fronted roofs, paired with an M-hip roof or pyramidal roof for the two double-fronted houses,
- One storey wall heights,
- Weatherboard or face brick, most with roughcast render or faux half-timbering to the front gable,
- Corrugated iron roofing,
- Chimneys of face brickwork with corbelled capping courses or band of roughcast render, one rendered chimney with moulded render cornice,
- Post-supported verandah elements facing the street, and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Public infrastructure expressive of the Edwardian era such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths.

**How it is significant?**

The Mitchell Street Precinct is of local historical and architectural/aesthetic significance to the City of Yarra.

**Why it is significant?**

Historically, the precinct demonstrates the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to population growth and a demand for housing. In particular the precinct illustrates the prevalence of speculatively built developments erected in response to the overwhelming housing need. (Criterion A)

Architecturally, the precinct is representative of the speculative housing estates of the early twentieth century, mainly comprising terraces or rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. The

houses within the precinct demonstrate the principal characteristics of Edwardian-era domestic architecture, particularly the predominance of gable fronts, the use of red face brick or timber weatherboard cladding, the use of bold timber fretwork and shaped timber posts to verandahs, the use of small coloured panes of glass as influenced by the Queen Anne style, and faux half timbering or simple roughcast render to gables. (Criterion D)

Aesthetically, the consistent rows of houses by a single builder create a cohesive Federation/Edwardian residential area, comprising housing generally of similar scale, form and detailing. (Criterion E)

### **Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

The current individual place HO277 (comprising 1-11 & 2-12 Mitchell Street) to be dissolved and incorporated into the new Mitchell Street Precinct as ‘Contributory’ properties, and the current External Paint Controls removed.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.



Legend

- Contributory
- Proposed precinct boundary
- Current extent of HO277
- Cadastral boundary

Proposed Mitchell Street Precinct

29/10/2014



## A.9 Neptune Street Precinct



*Neptune Terrace, 36-46 Neptune Street*



*Timber cottages, 22-30 Neptune Street*



*Timber cottages and house, 27-31 Fraser Street*

## History

### ***Thematic context***

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act; 2.5 Clement Hodgkinson's 1857 (1855) Plan of Richmond

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

**Precinct history**

The Neptune Street Precinct was developed during the Victorian period and consists of three rows of houses, constructed by two separate developers in the 1880s.

The Kearney map of ‘Melbourne and its suburbs’ dating to 1855 shows that at this date Neptune Street and Fraser Street (originally known as Euphrasia Street) had been laid out. At that time there appear to be two residential buildings and a larger building in the block between Bridge Road, Neptune Street, Euphrasia Street and Corsair Street.

The brick terrace houses at 36-46 Neptune Street were the first to be built within the precinct. Between 1882 and 1885, Joseph Hollow, builder and contractor of Burnley Street, Richmond, purchased three lots on Neptune Street which became nos. 36-46 (LV: V.1733/F.572). In 1885, the terrace was first listed in the street directory. As it was not listed in 1880, this indicates that the single-fronted brick terrace houses were built between 1882 and 1885 by Hollow; probably in stages as he purchased the land, with the first houses built at the north end. In 1890, ‘Neptune Terrace’ is listed in the Directory, and in 1895, ‘Neptune Terrace’ is confirmed to be the name of the houses starting at no. 36, continuing south (SM).

In 1880, Hollow advertised for a horse and spring cart, locating himself on Burnley Street, Richmond (*The Argus* 11 September 1880:1). The 1885 and 1890 Directories note that Hollow occupied land at 208 (now 252) Burnley Street, which extended south through to Neptune Street. On Neptune Street, Joseph Hollow, builder and contractor is listed south of no. 41 (SM).

In Richmond Joseph Hollow probably built his own house at 252 Burnley Street (still extant, but very altered) as well as the adjoining house at 254 Burnley Street (constructed by 1885, refer to section A.5). He was also the builder of the Dorothy Kitchen Building at Trinity College, Parkville in 1884 (Hermes no. 3109), and he is known to have been the successful tenderer for small works for the Railway Department in 1883 and for the erection of a new grandstand on the Melbourne Cricket Ground to seat 2,300 people in 1885, which was ‘to be completely finished in six months’ (*Sydney Morning Herald* 28 February 1885:14; *Argus* 7 December 1883:10). However, in 1887, ‘Joseph Hollow, of Wilson Street, South Yarra, plasterer and contractor’ was declared insolvent due to ‘losses on contracts and depression in trade’ (*Australasian* 1 January 1887:16).

In 1888 Hollow sold ‘Neptune Terrace’ to John Basford Wooster, a gentleman of Brighton (LV: V.1733/F.572; V.1363/F.501). The terrace had a number of owners until the lots were subdivided and the houses sold off individually in the 1920s (LV: V.2260/F.985; V.3715/F.883).

In 1884 at the north end of the precinct, David Henderson, a builder of Richmond, purchased a block of land between Neptune and Fraser streets (which extended to 34 Neptune Street at the southern end) in 1884. Two years later, in 1886, Henderson sold the land to George H. Bennett, soda water manufacturer of Bridge Road, Richmond, who in turn sold the land to Nathaniel Kingston, timber merchant of Swan Street, Richmond, in 1888 (LV: V.1478/F.581). Kingston subdivided to create the lots at 22-34 Neptune Street and 21-31 Fraser Street, as well as the laneway between them with access off Fraser Street (LV: V.1478/F.581).

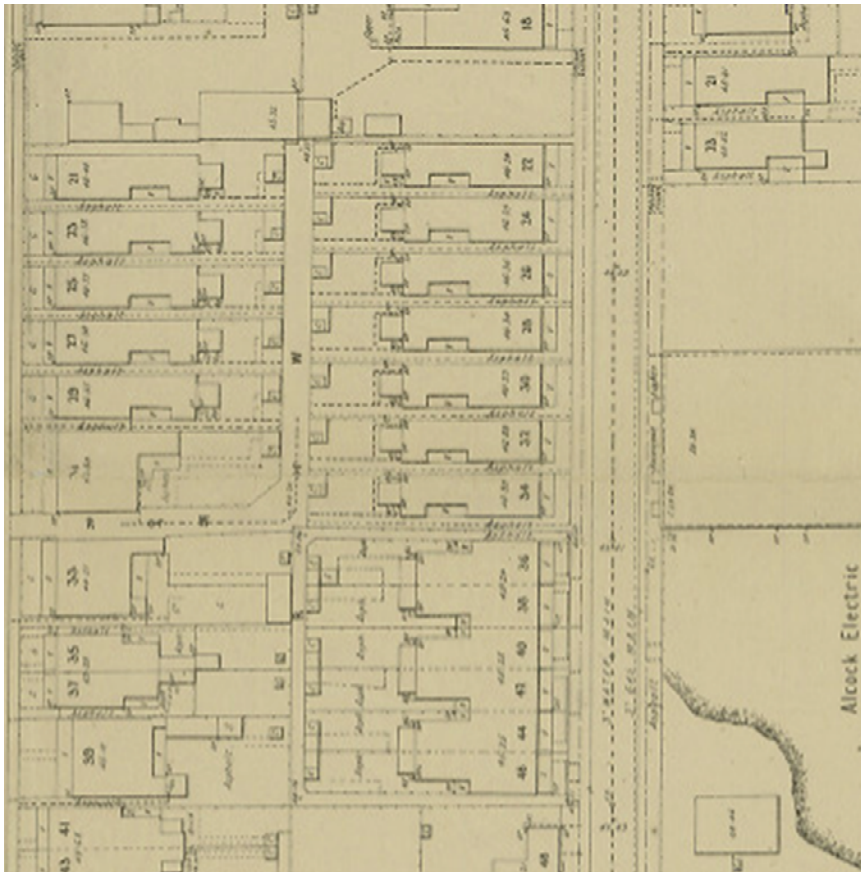
Nathaniel Kingston was a contractor in the early 1880s, carrying out work at buildings such as the Servants Training Institute in East Melbourne in 1883 and as the contractor for the excavations and foundations of the Federal Coffee Palace on Collins and King streets in 1888 (*Daily Telegraph* 30 September 1885:2; *Bendigo Advertiser* 2 June 1883:1; *Argus* 31 July 1888:5). Kingston was a director of the Koroit Lime Quarries Company Ltd, proposed for Mount Atkinson in 1888 (*Argus* 4 September 1888:14; 1 September 1888:19) and was also a Richmond Councillor and Mayor from 1899 to 1900 (*Argus* 4 September 1888:14; *Richmond Guardian* 13 January 1917:3). He owned Kingston’s Timberyard in South Preston, which he advertised for auction in 1888 and is known to have owned a timber yard on the ‘corner of Bridge Road and Burnley Street’, Richmond in the 1880s (*Richmond Guardian* 6 April 1918:21; *Argus* 23 November 1888:2). The 1897 MMBW Detail Plan shows that a ‘Timber stack’ was located on

the east side of Neptune Street, near Bridge Road, which was probably the location of Kingston's timberyard. In 1890, the Directory lists N. Kingston's timber store on the west side of Neptune Street, between no. 12 and 'Neptune Terrace' (SM).

Nos. 21-31 Fraser Street was listed in the Directory in 1890. As they were not listed in 1885, this indicates that Kingston built houses at nos. 21-31 between 1888 and 1890 (SM). All are similar single-fronted weatherboard cottages with distinctive ogee verandahs, except for 31 Fraser Street, which is a double-fronted house. No. 31 Fraser Street was officially transferred to the Extended Starr Bowkett Building Society in 1900, which may have been a form of mortgaging the property. In 1902, John Head purchased the row of houses at 21-29 Fraser Street, which he continued to lease out (LV: V.1478/F.581; SM).

Backing on to the Fraser Street houses is the row at 22-34 Neptune Street, which appeared in the Directory by 1895, but was not listed in 1890. This indicates the row of houses was built by Kingston between 1890 and 1895 (SM). Each house is listed with occupants, which means that they were leased out until Kingston sold off each of the houses individually in 1910 (LV: V.1478/F.581). Stylistically, this row is identical to the single-fronted weatherboard houses behind them on Fraser Street.

All of these houses are shown on the Melbourne & Metropolitan Board of Works Plan of 1897 (see below).



MMBW Detail Plan no.1062 [detail] showing the extent of development in 1897 (Source: SLV)

### Sources

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

Hermes records, as cited above.

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificates of Title, as cited above.

McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

Melbourne Metropolitan Board of Works (MMBW) Detail Plans, accessed online via State Library Victoria (SLV), <<http://www.slv.vic.gov.au/>>.

Sands & McDougall Directories: 1880, 1885, 1890, 1895, 1900.

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

This precinct comprises two groups of Victorian houses built by two different builders. The first group, Neptune Terrace, at 36-46 Neptune Street, is a single-storey terrace of brick houses. The second group are two rows of once identical Victorian single-fronted timber cottages on adjoining sites at 22-34 Neptune Street and 21-29 Fraser Street, as well as a double-fronted timber house at 31 Fraser Street constructed as part of the group.

The small-scale of the Neptune Street houses is in contrast to the multi-storey brick factory on the east side of the street: the former A.J. Alcock's Electric Light & Motive Power Co., constructed in 1891 and c1920 (recommended for HO by Amendment C157). The 1891 section of the building is built of red brick with cream brick and render dressings, corresponding to that of Neptune Terrace.

The brick terrace houses are single-fronted with transverse roofs divided by party walls. The walls are bi-chrome – tuckpointed red brick with cream brick accents – as are the chimneys which have cornices of moulded cream bricks. While relatively plain, the cream brick detail is unusual: in a cross-shaped pattern below the eaves, and banding to the front walls intersected by a diamond-shaped tile. A number of the houses retain their original cast-iron frieze (nos. 36, 38 and possibly 42). The facades have a single double-hung window with a decorative moulded sill. Doors are solid with four panels. No. 46 retains partial verandah floor tiles.

The timber cottages in both streets and the house at 31 Fraser Street were built with distinctive ogee-profile verandahs, which set them apart from comparable examples in the study area that typically have a skillion or bullnose profile. The verandah to 30 Neptune Street is the most intact, retaining both its ogee-profile roof and the original timber colonnettes (though they are missing their cast-iron Corinthian capitals). Above the verandahs are simple paired timber eaves brackets. Most front walls are of ashlar-type timber boards, with weatherboards to side walls. Two cottages on Fraser Street, nos. 25 and 27, have weatherboards to their facades, which may be an alteration. Each façade has a single double-hung window with narrow sidelights. Original doors are also typical of the Victorian period: four panelled with a highlight. The hip roofs are all clad in corrugated metal, and chimneys are of red face brick with a moulded cast-cement cornice.

In Neptune Terrace, only no. 36 has escaped over-painting (though all chimneys survive and in an unpainted condition, part from partial rendering at no. 46). The verandah roofs originally had a shallow concave profile, but have since been replaced with skillion-profile corrugated steel. The front door at no. 36 has been replaced by a glazed door, and the window of no. 40 has been reconstructed (without the moulded sill).

The timber cottages have undergone a range of minor changes, though are still very recognisable as a cohesive group. The most common alteration has been replacement of verandah posts and brackets. It is possible that only 30 Neptune Street retains its original supports (round timber colonnettes), though the verandah detail to 22 Neptune Street may also be original. The cottage at 34 Neptune Street was 'updated' around 1920 with a plain hip



roof to the verandah and new verandah posts and frieze, which is of value itself. In addition, 21 and 31 Fraser Street have also lost their ogee-profile roofs. Most other cottages have faux Federation verandah posts, apart from 24 Neptune Street, which only has metal pipes as posts and 27 Fraser Street whose verandah has been partially enclosed. The cottages at 22 and 26 Neptune Street each have an upper-storey extension, but set back at least two rooms from the front. The cottages at 22-26 Neptune Street have lost their chimneys. Finally, the cottage at 25 Fraser Street has been so altered – chimney demolished, timber eaves brackets gone, verandah roof replaced with simple hip form, all other verandah detail gone, walls rendered and the window and front door replaced – that it is graded Not Contributory to the precinct.

### **Comparative analysis**

This type of modest worker's housing is found throughout the study area. This precinct, however, is notable for the high degree of intactness and for the juxtaposition of the cottages and terrace in Neptune Street with the former Alcock Electrics complex, which provides a dramatic illustration of how industry and housing co-existed in Richmond.

Within the study area, this precinct compares with the Abinger Street and Lyndhurst Street precinct, which comprises similar single-fronted houses surrounding a former Malt Works and a former Brewery.

Outside of the study area, this precinct compares with HO332, the Richmond Hill precinct, and, in particular the similarly scaled houses surrounding the former Pelaco factory at the northern end, and at the southern end adjacent to the factory area south of Tanner Street.

The ogee verandah detail to the timber cottages is unusual in Richmond. Another example in the locality is 86 Lincoln Street (in the proposed Lincoln Street Precinct). A HERMES database search did not uncover any more examples.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct comprises a representative area of relatively intact working-class housing surrounding a nineteenth century factory complex, which demonstrates the close 'love-hate' relationship between industry and housing in Richmond. The small houses were speculatively built by two developers, illustrating a typical pattern in Richmond's 19<sup>th</sup> and early 20<sup>th</sup>-century development.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The terrace and timber cottages in the precinct demonstrate two principal types of modest Victorian residential development, the terrace with its bi-chrome brick walls with a transverse gable roof (with party walls dividing it, reflecting its post-1886 date), while the timber cottages have simple hip roofs, ashlar-look boards to the front walls, and double-hung windows with sidelights.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The timber cottages are of aesthetic significance for their distinctive ogee-profile verandahs, which make this group stand out from the many modest timber cottages in Richmond. The Neptune Street streetscape is also distinctive, created by the contrast between the factory buildings and the surrounding modestly-scaled housing.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

***What is significant?***

The Neptune Street Precinct, comprising 21-31 Fraser Street and 22-46 Neptune Street, is significant.

The houses are all single-fronted Victorian cottages, built as two distinct groups. The bi-chrome brick Neptune Terrace, at 36-46 Neptune Street, was constructed in 1882-85. This was followed by a group of identical single-fronted timber cottages (with one exception) constructed at 21-31 Fraser Street in 1888-90 and behind them at 22-34 Neptune Street in 1890-95 by a builder and timber merchant.

Contributory buildings have typically:

- Hipped and transverse roofs,
- One storey wall heights,
- Ashlar board, weatherboard and bi-chrome brick walls,
- Corrugated iron roofing,
- Chimneys of red face brickwork with a cornice of moulded cream bricks or cement render,
- Post-supported verandah elements facing the street, and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

No. 25 Fraser Street is Not Contributory to the precinct.

***How it is significant?***

The Neptune Street Precinct is of local historic, architectural and aesthetic significance to the City of Yarra.

***Why it is significant?***

Historically, the precinct is a tangible representation of working-class housing surrounding a nineteenth century factory complex, which demonstrates the close 'love-hate' relationship between industry and housing in Richmond. The small houses were speculatively built by two developers, illustrating a typical pattern in Richmond's 19<sup>th</sup> and early 20<sup>th</sup>-century development. (Criterion A)

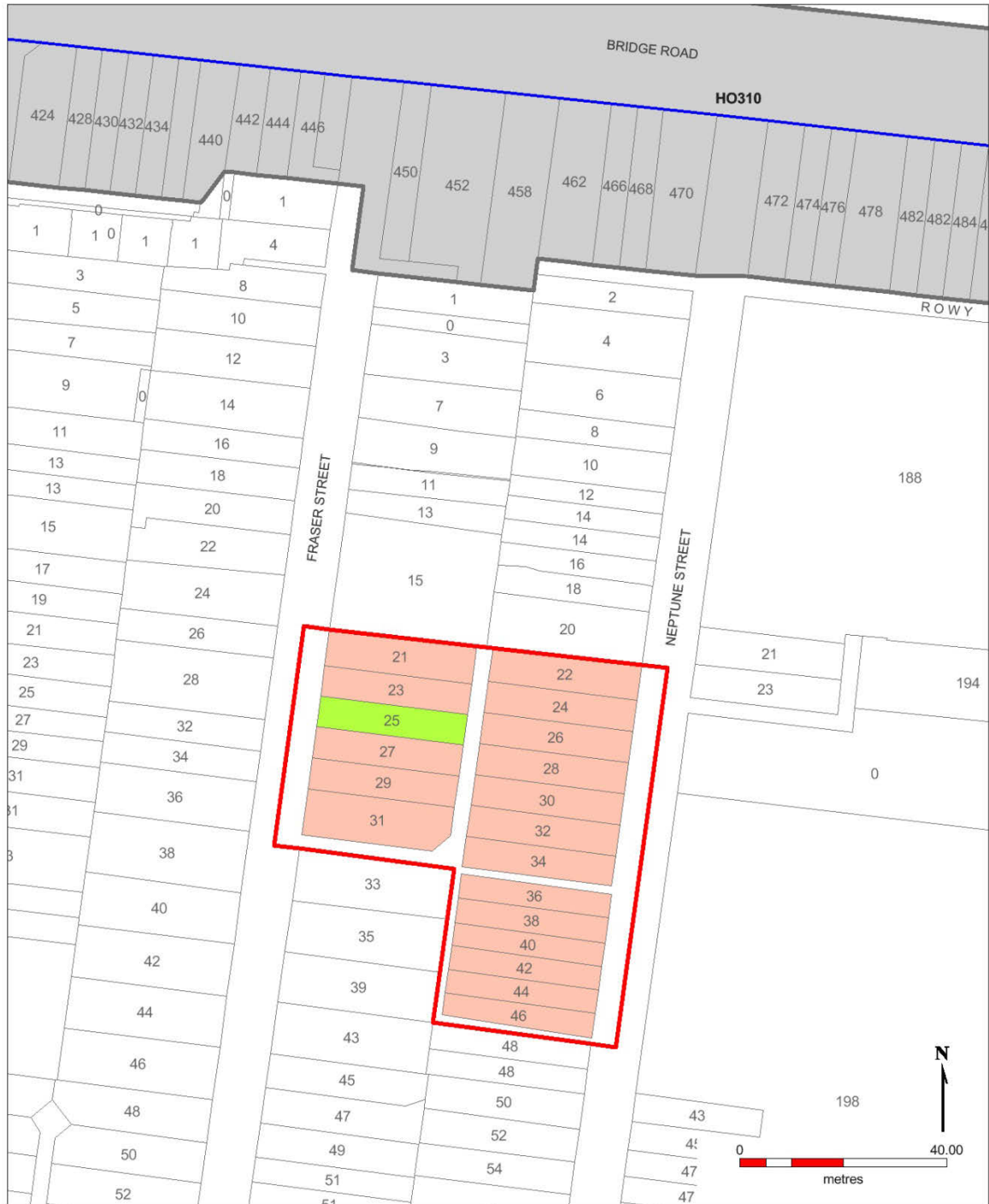
Architecturally, the terrace and timber cottages in the precinct demonstrate two principal types of modest Victorian residential development, the terrace with its bi-chrome brick walls with a transverse gable roof (with party walls dividing it, reflecting its post-1886 date), while the timber cottages have simple hip roofs, ashlar-look boards to the front walls, and double-hung windows with sidelights. (Criterion D)

Aesthetically, the timber cottages are distinctive for their ogee-profile verandahs, which stand out from those of the many modest timber cottages in Richmond. The Neptune Street streetscape is also distinctive, created by the contrast between the factory buildings and the surrounding modestly-scaled housing as well as the interplay between the bi-chromatic brickwork used both at the earliest part of Alcock's power station and Neptune Terrace. (Criterion E)

### **Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.



Legend

- Contributory
- Not contributory
- Proposed precinct boundary
- Yarra Heritage Overlay
- Cadastral boundary
- Study area boundary

Proposed Neptune Street Precinct

29/10/2014



## A.10 Park Avenue Precinct



*The freestanding houses at 33-37 (foreground) and terrace row at 39-45 Westbank Terrace*



*View of Park Avenue looking south showing 'Howrose' (foreground) and the terrace houses and fences at nos. 22-26*

## History

### **Thematic context**

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World

War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1985:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas.

### ***Precinct history***

Although most of the early development of Richmond was concentrated in the north and west, the gazettal of Richmond Park in 1862 and its eventual development encouraged the subdivision and development of land overlooking the park as a desirable location for residences. Suburban subdivision and development was encouraged by the opening of the cable tram along Bridge Road in 1885 and the Swan Street tram in 1916.

In the early 1900s and interwar period the construction of large industrial complexes in Bendigo Street and Westbank Terrace such as the Wertheim Factory (built in 1909) and Lamson Paragon (late 1930s) created a demand for housing and led to further development.

#### *Early development 1860-1880*

The Richmond Survey Paddock, situated in a bend in the Yarra River, was reserved in 1836 for the use of the Surveyor-General's stock and horses, before being gazetted as Richmond Park in 1862 when it was described as 'delightfully sequestered and the scenery exceedingly beautiful, the ground forming a succession of agreeable undulations profusely embellished with trees....' (Hermes 103863). The Horticultural Society of Victoria established experimental gardens in 1863, which later became the present Burnley Horticultural College. By 1888 the park featured lakes and lagoons, as well as tree lined walks (Andrews, 2008; Hermes 103863).

The 'Arcadian delight' of Richmond Park encouraged the subdivision and development of adjoining land as a desirable location for residences. Early development was also encouraged by the opening in 1860 of the Pic Nic Railway Station on the Hawthorn line to the east of the bridge over the Yarra River.

As a consequence, this eastern extremity of Richmond developed earlier than some of the areas further to the west. The plan prepared in 1855 by James Kearney show that what would become Westbank Terrace and Bendigo Street were already formed by that time and some houses are shown along the eastern or park side of both streets. These included a row of prefabricated iron houses in Westbank Terrace erected by early landowner Dr. (later Sir) James Palmer, which led to the nickname 'Tin Alley'. Another was Dr. Palmer's first residence, 'Westbank House', which in 1858 was described as containing ten rooms with stables, large garden, and orchard ('To let' notice in *The Argus*, 11 May 1858, p.8). The architect of Mr Palmer's house was Charles Vickers who lived at 'Westbank Cottage', at the corner of Westbank terrace and Bridge Road (*The Argus* 12 August 1854, p.1). Further to the south of Dr Palmer's house was 'Bellevue', the estate of James Desbrowe Annear.

It appears Dr Palmer only lived at 'Westbank House' for a short time before moving across the Yarra River to Hawthorn where he built an imposing mansion, 'Burwood' (later 'Invergowrie'), that faced west overlooking his former estate. At some time the prefabricated houses were removed and in 1869 Dr Palmer sold his land on the east side of Westbank Terrace (LV).

#### *Precinct development 1887-1910*

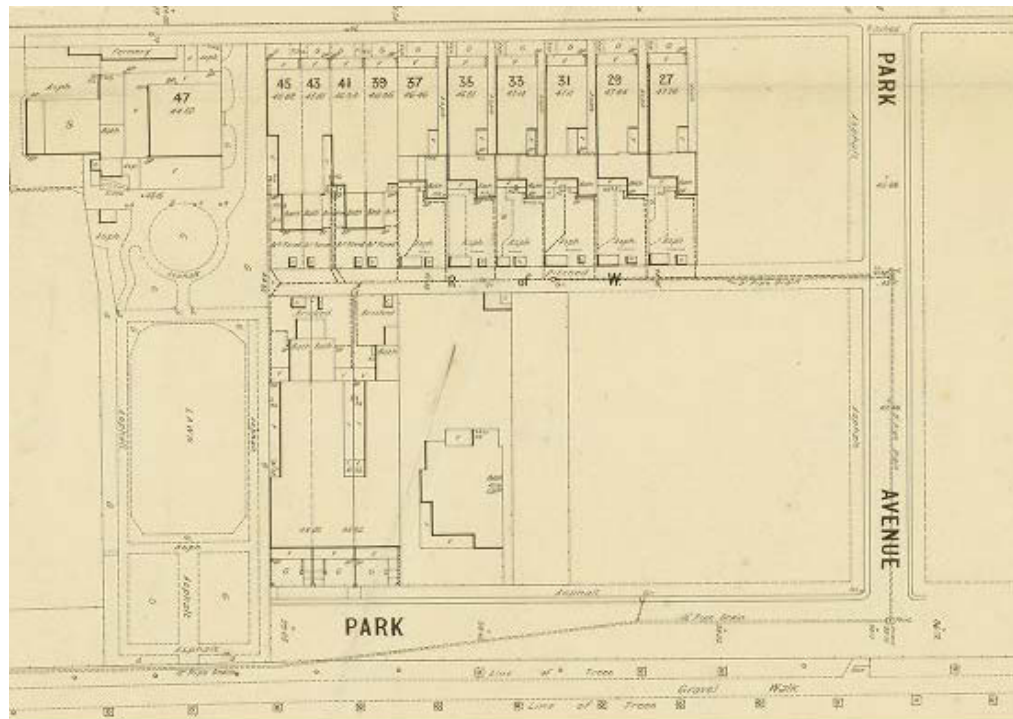
This precinct has its origin during the major growth phase in the late nineteenth century Boom era, when development of the eastern sections of Richmond was encouraged by improved

transport links such as the opening in 1885 of the cable tram along Bridge Road as far as Hawthorn Bridge.

In 1887 land that once formed part of Dr Palmer's estate was subdivided creating Park Avenue and allotments along the east side of Westbank Terrace (LV). Development soon followed. Lemuel McNair, a builder of Fitzroy, purchased lot 9 in the subdivision, which extended from Westbank Terrace through to Richmond Park. He sacrificed some of his land on the park side to enable the extension of Park Avenue and by 1889 had built three houses (now nos. 22-26) facing toward the park (Lovell Chen 2012:182). He was probably also the builder of the terrace of four houses immediately behind at 39-45 Westbank Terrace, which were occupied by 1889 (SM). Between these houses, further land was given up to enable the extension of the laneway leading off Park Avenue. The six freestanding single fronted houses at 27-37 Westbank Terrace were completed soon after: the first four were listed as 'vacant' in 1890 (SM).

All of these houses are shown on the Melbourne & Metropolitan Board of Works Detail Plan No. 1089 (see below) that dates from 1902. Houses were built on the vacant land shown on that plan in the following decades. These included 'Howrose', the house at no. 18, which was constructed in 1903 for Henry Harding (Lovell Chen 2012:188-89), the adjoining house at no. 16, constructed by c.1905, and the large timber bungalow at the south corner that was constructed c.1908 for Henry Ward (SM). The attached pair at nos. 14 and 14A was built by 1935 (SM).

Meanwhile, in Westbank Terrace, the house at the north corner of Park Avenue was constructed by 1915, and the attached pair on the opposite corner by c.1925 (SM).



MMBW Detail Plan No.1089 [detail] showing the extent of development in 1902. (Source: SLV)

### Sources

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Andrews, Lee, 'Survey Paddock to people's park: the story of Richmond Park', *Australian Garden History*, v.20, no.1, July-Sept 2008

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')



John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificates of Title V.308 F.440 (1869), V. 1946 F. 088 (1887)

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1060 (dated 1897)

Sands & McDougall Melbourne Directories (SM) – 1870-1940

State Library of Victoria (SLV) map collection

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

## Description

The precinct contains two distinct phases of development: late Victorian style terrace houses dating from the late 1880s and early 1900s, and Edwardian duplexes and villas dating from c.1915.

The terrace houses comprise two distinct types: those with visible hip roofs and those with parapets. Nos. 39-45 Westbank Terrace is a row of four bi-chrome houses (now over-painted) of the first type. The façade comprises a tripartite window and a door with toplight and there are eaves brackets. Nos. 41 & 43 retain brick and render chimneys. As noted in the history it is likely that the original owner, Lemuel Nair, built these houses along with the similar houses immediately to the east at 22-26 Park Avenue. The Park Avenue houses are more intact: the bi-chrome brick facades are unpainted and they are distinguished by their elevated siting and original front fences and steps.

The parapeted type includes the row of six, originally identical, freestanding bi-chrome brick houses (now all over-painted except for no. 33) at 25-37 Westbank Terrace. They have relatively plain, stepped parapets with cement mouldings (see no. 33) and verandahs with cast iron frieze framed by wing walls with vermiculated corbels, and consoles. There is a tripartite window and four panel front door with sidelights and highlights with quoining created by contrasting cream bricks (see no. 33). No. 33 is also distinguished by barley twist columns to the window. Most retain brick and render chimneys.

The other parapeted type is 'Howrose', at 18 Park Avenue, which incorporates a wide range of cast-cement embellishments (please refer to the individual citation for this place for a more detailed description). Adjacent to 'Howrose' is an altered early 1900s house at no.16, which retains uncommon incised patterns in the rendered façade walls either side of the double hung sash windows.

The house at 12 Park Street is a Federation timber bungalow with a high hipped roof extending to form a return verandah. It has a symmetrical façade with bay windows, somewhat unusual for the period, and a side entrance beside a projecting bay (originally single level, but now two levels). A very large Canary Island Palm is a notable planting within the front garden and a landmark within the local area.

The Edwardian houses include the duplex pair at 23-25 Westbank Terrace. Each is double-fronted and emulate the typical asymmetrical villas of the day with a hipped roof and projecting gable with half-timbering and a hood above the window. The roof extends to form a verandah at one side of the projecting bay, which is supported on timber posts with fretwork. The windows to the main façade are triple casements with toplights.

On the opposite corner of Park Avenue to the duplex pair is the asymmetrical timber house at 13 Westbank Terrace. This transitional house has a hipped roof with projecting gable and separate verandah beside the gable) with Victorian style elements such as the cast iron frieze and tripartite windows, mixed with Edwardian influences including the half timbering to the gable end and brick and roughcast render chimneys with terracotta pots.

Not Contributory buildings within the precinct include the interwar duplex at nos. 14 & 14A Park Avenue and the 1960s flats at 20 Park Avenue.

### **Comparative analysis**

Most of the study area was subdivided and developed in the nineteenth century; however, pockets of undeveloped land remained and, after a pause in development during the 1890s recession, building recommenced in the early 1900s. This precinct is associated with both of the major phases of development in the nineteenth century and early twentieth centuries and the resulting pattern of development comprising a mix of late nineteenth and early twentieth century housing is typical of several precincts in Richmond.

This is one of three precincts adjacent to Westbank Terrace and Bendigo Street that demonstrate the development of this eastern edge of Richmond during the late nineteenth century. Although they developed at around the same time, they are the result of distinct and separate subdivisions and, due to later development, are not contiguous.

The HO309 Bendigo Street precinct, which comprises that part of Bendigo Street generally to the south of the former Wertheim Factory as well as the area on the east side extending to Richmond Park and on the west side to Queen Street includes a similar mix of housing, with some intrusive post-war development. Between HO309 Bendigo Street and this precinct is the Bellevue Estate. As well as Victorian and Edwardian housing, the Bellevue Estate also contains a discreet group of interwar houses that demonstrate a final phase of development following the demolition in the early 1930s of the original house that gave the estate its name.

Other comparisons within in the study area include Coppin Street Precinct and the HO319 Elm Grove Precinct.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct demonstrates how Richmond Park encouraged the residential development of this area in the late nineteenth century ahead of areas further to the west. The Edwardian housing demonstrates the next phase of development, which was encouraged by the establishment of new industries such as the Wertheim Factory in Bendigo Street as well as improvements to transport links.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The precinct is a representative example of the residential precincts in Richmond that were largely developed prior to World War II. It is notable for its relative intactness to the key development phases, characterised by predominantly late Victorian era housing, supplemented by Edwardian and interwar infill set within a nineteenth century subdivision with a regular allotment pattern served by rear laneways.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The Victorian and Edwardian housing has characteristic form, scale and detailing, creating cohesive streetscapes and the precinct is notable for the houses in Park Avenue facing Richmond Park, which face toward the gardens and have generous garden setbacks that enhance the visual connection.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance****What is significant?**

The Park Avenue Precinct, comprising 12-26 Park Avenue and 13-45 Westbank Terrace, Richmond is significant. The following buildings and features contribute to the significance of the precinct:

- The houses constructed from c.1870 to c.1920, as shown on the precinct map.
- The overall consistency of housing form (pitched gabled or hipped visible roofs or concealed by parapets, one storey wall heights), single storey scale, materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs or set between wing walls facing the street), and siting (small or no front and side setbacks for Victorian houses and garden setbacks for Federation/Edwardian houses).
- The landmark qualities of the mature Canary Island Palm at 12 Park Avenue.
- Views to Richmond Park and the visual connection between the park and the houses in Park Avenue facing toward it.
- The nineteenth century subdivision pattern comprising regular allotments served by rear laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

The following places are Individually Significant and have their own statement of significance:

- 'Howrose', 18 Park Avenue, and
- Houses & front fences, 22-26 Park Avenue.

Non-original alterations and additions to the Contributory buildings shown on the precinct map, the interwar duplex at 14 & 14A Park Avenue and the flats at 20 Park Avenue are Not Contributory.

**How is it significant?**

The Park Avenue Precinct is of local historic and aesthetic significance to the City of Yarra.

**Why is it significant?**

Historically, the precinct demonstrates how Richmond Park encouraged the residential development of this area in the late nineteenth century. The Edwardian and interwar housing demonstrates the next phase of development, which was encouraged by the establishment of new industries such as the Wertheim Factory in Bendigo Street as well as improvements to transport links. (Criterion A)

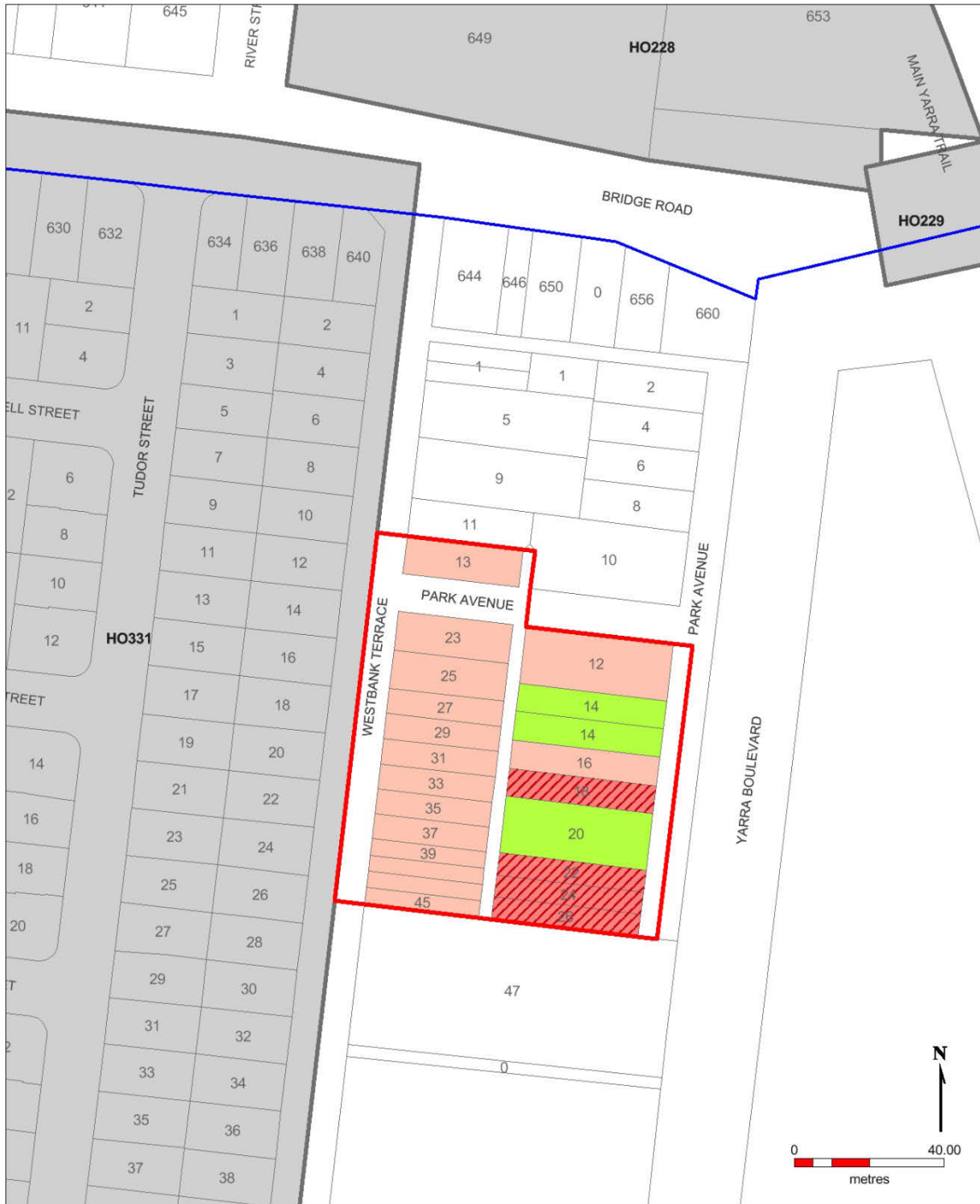
The precinct is significant as a representative example of the residential precincts in Richmond that were largely developed prior to World War II. It is notable for its relative intactness to the key development phases, characterised by predominantly late Victorian era housing, supplemented by Edwardian and interwar infill set within a nineteenth century subdivision with a regular allotment pattern served by rear laneways. The precinct is notable for the houses in Park Avenue opposite Richmond Park, which face toward the gardens and have generous garden setbacks that enhance the visual connection. (Criteria D & E)

**Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

- External paint controls. Column to read: ‘Yes – 18, 22, 24 & 26 Park Ave only’.



Legend

- Individually significant
- Individually significant in Amendment C157; added to precinct
- Contributory
- Not contributory
- Proposed precinct boundary
- Yarra Heritage Overlay
- Cadastral boundary
- Study area boundary

Proposed Park Avenue Precinct

29/10/2014



## A.11 Stawell Street Precinct



*Edwardian timber houses at 22-24 Stawell Street (part of the group of similar houses at nos. 6, 8 & 12-24).*



*Asymmetrical Edwardian timber houses at nos. 26 & 28 Stawell Street*



*Similarly styled Edwardian timber houses at 6, 8 & 12-20 Stawell Street*

## History

### **Thematic context**

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World

War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas.

### **Precinct history**

Land around Stawell Street was subdivided into suburban allotments in the 1870s and the street developed sporadically over the next five decades. The MMBW Detail Plan no. 1087 dated 1902 (see below) shows that the west side of Stawell Street north of Jane (now Stillman) Street was largely vacant. There were a scattering of houses on the east side of the street, as well as a number of industries, which would expand and replace much of the early housing along the east side by the mid-twentieth century.

As noted above, this expansion of industry, particularly manufacturing led to a boom in employment that created a strong demand for housing in the period immediately prior to World War I.

For example, by the early 1900s the industries along the east side of Stawell Street included an engine works, cabinet maker and a soap factory. The soap factory, established in 1909 by Jas. Henty & Co., expanded during the interwar period, occupying much of the land on the east side of Stawell Street at the northern end. In 1919 the name of the company was changed to Preservene, which became a household name in Australia during the interwar period and a major exporter of pure soap to the United Kingdom and Northern Europe (*The Richmond Times*, Special Supplement, 4 December 1984).

In the same year that Jas Henty's soap factory was established, a large portion of the vacant land on the west side of Stawell Street shown on the MMBW plan was sold to Isabel Millar of 'Moorakyne', Glenferrie Road, Malvern (LV), who was evidently a woman of means. Almost immediately she erected 10 timber houses, each of five rooms, in Stawell Street, which first appeared in the 1910-11 rate books. The tenants had a variety of occupations including a carrier, two carpenters, salesman, cordial maker, two laborers, a groom, and a stationer. The number of occupants per house ranged from three to six (RB, East Ward, 1910-11:28).

The adjoining house to the south at no.26 was erected soon afterward for Mr A.B. Buller. In 1913-14 it was described in the rate books as being 'in progress' and by the following year was completed and described as a wood house of five rooms (RB, East Ward, 1914-15:31). The adjoining house at no.28 was built soon after (SM).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificate of Title V. 3414 F. 624

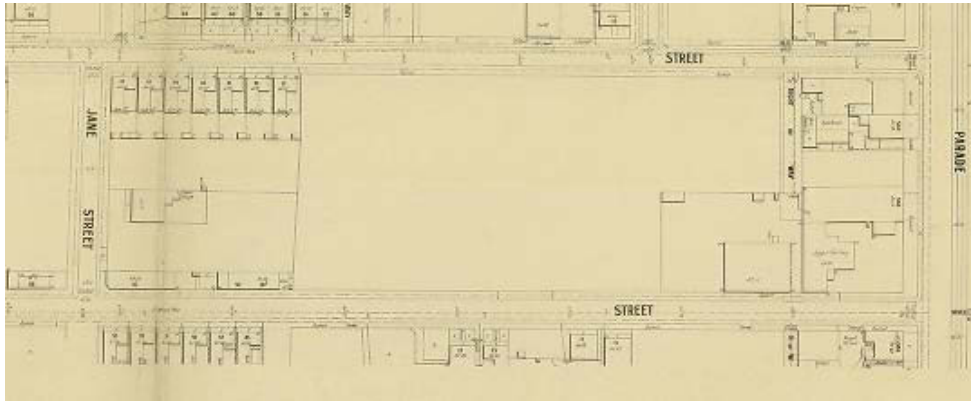
Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1087 (dated 1902)



Richmond Rate Books (RB)

Sands & McDougall Melbourne Directories (SM) – 1900-1925

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')



MMBW Detail Plan No.1087 [detail] showing the undeveloped land in the precinct in 1902. (Source: SLV)

## Description

This is a residential area comprising double-fronted Edwardian timber houses of two alternating basic types at 6, 8 & 12-24 Stawell Street, constructed by the same builder, as well as two other Edwardian timber houses in different designs at nos. 26 & 28. Together they form a distinctive streetscape with a regular rhythm.

The houses at nos. 6, 8 & 12-24 all have the same symmetrical form comprising a broad hipped roof with gablet and a separate front verandah and two chimneys. All originally had double-hung sash windows on either side of the front door, which has a toplight. They differ in relation to the design of the chimneys, façade and verandahs, as follows:

- The first type (nos. 6, 14, 18, 22) has corbelled red brick chimneys with hip profile verandahs (the verandah detailing for both types is similar and originally comprised turned timber posts, ladder friezes and timber brackets), The facades are clad in weatherboards, which are notched below the windows and separated from the upper wall by a timber ledge. There are also three rows of notched weatherboards at mid-window height.
- The second type (nos. 8, 12, 16, 20, 24) is distinguished from the first type by the smooth rendered chimneys with moulded caps, and the straight-sided skillion verandah. And, while it has the notched weatherboards at mid-window height, the lower section of the front wall features ashlar style cladding with unusual long profile boards.

No. 24 is the most intact example of the second type, and the most intact overall. It retains what appear to be the original verandah posts, frieze and brackets (although the floor has been replaced in concrete and the lower parts of the posts replaced by metal supports). No. 16 is another relatively intact example and has what appear to be the original verandah posts and frieze, while the brackets may be original or a good reproduction.

No. 22 is the most intact example of the first type. Although it has lost its front windows, like its neighbour it retains what appear to be the original verandah posts, frieze and brackets. It also has what might be one of the original four panel front doors (with non-original glass inserts). No. 6 also retains part of the original verandah detailing (posts and brackets), but has non-original windows and has lost one chimney.

The other houses have undergone a range of changes, although are still recognisable as a cohesive group. The alterations range from the removal of one chimney (6, 8, 12, 18, 20), loss

of original verandah posts and frieze or partial enclosure (12, 14, 20), reconstruction of the verandah (18), and replacement of front windows (6, 8, 12, 20, 22). Most of the verandah floors have been replaced in concrete.

The house at no. 26 is also an asymmetrical transitional Federation/Edwardian house with a hip roof with gablet and projecting gable. It has ashlar boards, eaves decoration including paired brackets separated by cricket bar mounds and diamonds, half timbering to the gable end, corbelled brick chimneys, and tall narrow double hung windows (those in the projecting bay below a decorative hood with a ladder frieze). The front door has leadlight surrounds. There are two brick chimneys with roughcast render tops and terracotta pots. The house has a high degree of integrity and intactness.

No. 28, by comparison, is relatively plain. Asymmetrical in plan it has a hip roof with a projecting gable with half timbering. The roof extends to form a verandah at one side of the projecting bay with a ladder frieze and turned posts and brackets. The windows to the façade are groups of three tall casements with toplights. There are two corbelled brick chimneys. The house has a high degree of integrity and intactness.

Fences throughout the precinct are most low and, although none are original, some are sympathetic (low timber pickets).

There is one Not Contributory house at no. 10. According to the rate books there were ten identical houses at nos. 6-24 and, given the position of no. 10 in the row and its detailing (notched boards below the window and at mid-window height) it appears that this may have once been one of the five original 'Type 1' houses (it appears to be extant in a c.1930s aerial photograph of Richmond Racecourse). However, if it was it has been significantly altered including removal of half of the façade, and now has a double storey addition.

### **Comparative analysis**

Most of the study area was subdivided and developed in the nineteenth century; however, pockets of undeveloped land remained and, after a pause in development during the 1890s recession, building recommenced in the early 1900s.

This precinct is associated with the development boom of the first decades of the twentieth century when most of the remaining vacant land in the study area was built up with housing, shops and factories. The resulting increase in population by the interwar period also saw the building of new and enlarged churches and other community facilities.

During this time it is evident that a number of builder/developers such as Elly Lesser and William Davies were active, building groups of houses throughout central Richmond. These areas are characterised by houses built with a short time frame in a small number of basic designs, resulting in high visual cohesion that sets them apart from surrounding areas that developed more sporadically.

This small group is typical of this type of Federation/Edwardian speculative housing and although the houses have undergone a range of minor changes, though are still very recognisable as a cohesive group. As a group, the houses demonstrate the transition from the double fronted timber cottages of the late Victorian/Federation period (with simple symmetrical facades) to the asymmetrical planning and timber detailing of the Edwardian period. They are also distinguished by the distinctive treatment of the facades.

The most direct comparison is the Hosie Street Precinct, which (with one exception) comprises double fronted timber houses constructed in 1912 in alternating designs by a single builder. It also compares with the following precincts:

- Mitchell Street Precinct, which comprises single-fronted timber and brick cottages in three basic designs, some for Elly Lesser, constructed c.1905-1915.
- Bell Street Precinct, which comprises Federation/Edwardian era houses constructed 1910-1915 including gable-fronted cottages, asymmetrical villas, and attached pairs and rows,

some with Queen Anne or Arts & Crafts styling. The villas on Coppin Street are of particularly high quality.

As in this precinct, many of the houses in these precincts are of similar or identical design. Other smaller groups of 'Federation/Edwardian infill' in the study area include:

- Malleson Street & Lyndhurst Street. Part of the HO319 Elm Grove precinct, Malleson Street and the southern end of Lyndhurst Street did not exist in 1896 when the land formed part of the rear of large houses facing Church Street (MMBW Detail Plan no.1065). This area appears to have been subdivided and developed in the period c.1905 to c.1915 and today contains many fine Edwardian Queen Anne timber villas and gable fronted cottages. Most are of a scale in keeping with the prestige of the Richmond Hill area. A few have unsympathetic alterations or intrusive additions, but most are intact.
- Moore Street. Part of the HO309 Bendigo Street precinct, Moore Street did not exist in 1902 when it was a vacant site at the end of Bendigo Place, a short lane connecting to Bendigo Street (MMBW Detail Plan no.1095). It appears to have been subdivided and developed in the period c.1905 to c.1915 and today contains identical gable-fronted cottages on both sides of the street. The cottages have rendered brick walls (over-painted) and gable fronts with faux half timbering. Their design and detailing are quite austere. Intactness of the cottages is high.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The precinct demonstrates the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to population growth and a demand for housing. In particular the precinct illustrates the prevalence of speculatively built developments erected in response to the overwhelming housing need.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The precinct is representative of the speculative housing estates of the early twentieth century, mainly comprising terraces or rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. Together with the houses at nos. 26 & 28 the houses in the precinct demonstrate the transition in residential architecture from the late Victorian era to the Edwardian period.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The precinct is of aesthetic significance as a distinctive streetscape of Edwardian houses.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

***What is significant?***

The Stawell Street Precinct comprising 6-28 Stawell Street, Richmond is significant. The following buildings and features contribute to the significance of the precinct:

- The houses constructed from 1909 to 1915, as shown on the precinct map.
- The consistency of housing form and scale (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard or ashlar, timber framed double hung or casement windows, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small front and side setbacks).
- The original two alternating designs of the houses at nos. 6, 8 & 12-24 is a key characteristic.

Non-original alterations and additions to the Contributory buildings shown on the precinct map, and the house at 10 Stawell Street are Not Contributory.

***How is it significant?***

The Stawell Street Precinct is of local historic and architectural significance to the City of Yarra.

***Why is it significant?***

The precinct demonstrates the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to population growth and a demand for housing. It is an example of the groups of houses that were built by speculators and land developers throughout Richmond in the early twentieth century. (Criterion A)

The precinct is representative of the speculative housing estates of the early twentieth century, which comprises houses built to similar designs with small design variation. Together with the houses at nos. 26 & 28 the houses in the precinct demonstrate the transition in residential architecture from the late Victorian era to the Edwardian period and form a distinctive streetscape. (Criteria D & E)

**Statutory recommendations**

Recommended for inclusion in the Heritage Overlay of the Yarra Planning Scheme as a precinct with the boundaries as shown on the precinct map.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.



Legend

- Contributory
- Not contributory
- Yarra Heritage Overlay
- Cadastral boundary
- Proposed precinct boundary
- Study area boundary

Proposed Stawell Street Precinct

29/10/2014



## A.12 H0319 Elm Grove Precinct



*Late Victorian and Federation houses at 32-36 Charles Street (Recommended for inclusion in HO319)*



*Jubilee Terrace, 9-19 Wall Street (Recommended for inclusion in HO319)*



*Houses at the east end of Charlotte Street, south side (Recommended for inclusion in HO319)*

## History

### ***Thematic context***

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the *Yarra Pollution Prevention Act* of 1855 (which forbade fellmongeries where fur or wool was removed from hides, starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady'. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas.

### ***Precinct history***

Elm Grove (originally known as Catherine Street) along with Charlotte Street and the southern end of Charles Street were created by a subdivision of auctioneer Charles William's Crown Allotment 20 in 1852 and are shown on the plan prepared in 1853 prepared by William Green and the 1855 plan by James Kearney. By 1855 Elm Grove contained about 20 houses and there were also some houses in Charlotte Street and Charles Street. The small timber cottage at 21 Elm Grove, which was constructed c.1858, for William Green, is the only known surviving example of the simple early cottages constructed prior to 1860 (Hermes 88171), while the brick house at 65 Charles Street, built by 1871, is thought to be the earliest surviving house in that street.

By the 1860s and 1870s, the early houses in Elm Grove were being replaced by more substantial residences, many of them designed and built by their owners. Examples include: 19 Elm Grove, built in 1863 as the residence of architect James M. Robertson; 3 Elm Grove, constructed c.1868 for Richmond builder and timber merchant, Richard Fitzgerald; and 17 Elm Grove, erected c.1872 by builder James Bonham as his own residence (Hermes 86666, 88702 & 88704). In the late 19th century the street had a semi-mature avenue of elm trees, bluestone street channels and extensive timber picket fencing and picket tree guards protecting the street trees (originally elms, which were replaced by plane trees in the 20th century).

Brougham Street and the section of Lyndhurst Street between Brougham Street and Bridge Road were also formed by 1855. The Kearney Plan shows a scattering of houses along the north side of Brougham Street and the southern end of Lyndhurst Street. Included amongst these may have been the houses at 80 Lyndhurst Street, the attached pair at 17 & 19 Brougham Street and the house at 21 Brougham Street. The timber house at 69 Lyndhurst Street, and the adjoining terrace of three timber houses at nos. 63-67 were constructed by 1884 for Alexander Miller, a 'master mariner' (RB, Central Ward, 1883:125, 1884:126).

Large lots extending from Church Street to Mary Street separated the two above-mentioned areas until 1887 when a subdivision extended Charles Street to the north and created Parker and George streets. Parker Street appeared in the Sands & McDougall Directory (the Directory) by 1888 when there were 8 listings including 5 vacant houses, while George Street had three houses by the same time (SM).



At the same time Mary Street was beginning to fill up with houses, and by 1895 the section between Abinger and Wall streets was almost fully developed, with the exception of one large site, which would be developed with a factory in the inter-war period (no. 47). Amongst the houses built by 1895 was 'Kingston's Terrace', the row of eight houses at nos. 63-67, which was built c.1889 (MMBW, SM).

The western section of Wall Street between Mary and Coppin streets also developed during the late nineteenth century. In 1885 it contained two wooden houses, which were replaced by 1890 with the present brick houses at nos. 10 & 12 (RB, Central Ward, 1885:166, 1888:173). The north side in this section remained vacant until 1888 when William Davidson, builder, constructed *Jubilee Terrace* (evidently named for Queen Victoria's Golden Jubilee in 1887, marking fifty years of her reign), the row of six, four-room brick houses at nos. 9-19 (RB, Central Ward, 1888:173). On the south side, the house at no. 10 was constructed by 1895 and no. 6 by 1910 (SM).

The MMBW Detail Plans covering this area shows that by the end of the nineteenth century the precinct was near fully developed with a mixture of masonry and timber, mainly detached houses with front verandahs. The street patterns are irregular, reflecting the many private subdivision that created them, and rear right-of-ways have been provided for service access.

The MMBW Detail Plan also shows that land generally bounded by Brougham and Mary streets and the north side of George Street remained vacant. This was subdivided in the early 1900s and all of the houses in what became Malleson Street and the southern end of Lyndhurst Street were built with the space of a few years from c.1912 to c.1915 (SM).

## Description

This is a residential area comprising housing built from the late nineteenth century until the late interwar period. Most of the houses (about 80%) in the precinct date from the Victorian-era or Edwardian-eras, with a little over one third of those being from the Edwardian-era. Malleson Street and the southern end of Lyndhurst Street are notable as an intact group of Federation/Edwardian cottages and villas. A smaller number of interwar houses and flats are scattered throughout the precinct and there is one inter-war factory in Mary Street.

The Contributory houses have typically:

- Detached or attached siting, with some examples of terrace pairs or rows of three or more dwellings.
- Pitched gabled or hipped roofs.
- For late Victorian houses, roofs concealed by facade parapets.
- Mainly one storey wall heights but with isolated two storey houses.
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls.
- Corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles, and some slate roofing.
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses.
- Post-supported verandah or porch elements facing the street, with cast-iron (Victorian-era) or timber (Edwardian-era) detailing.
- Less than 40% of the street wall face comprised openings such as windows and doors.
- Front gardens, originally bordered by timber picket front fences of around 1m height.

The interwar buildings include the Individually Significant Gayton House and O'Brien House (see below), and the factory at 47 Mary Street. The factory has been converted to residential townhouses and now only the façade, and parts of the side walls remain.

Other Contributory elements include bluestone kerb and channels in some streets, bluestone laneways, and the mature street trees (Planes) in Elm Grove.

Individually Significant buildings within the precinct include:

- Terrace, 5-9 Brougham Street. This is a row of Edwardian two storey terrace houses with Arts & Crafts detailing. The lack of verandahs and restrained decoration demonstrate the evolution from terrace houses of the Victorian era.
- Terrace houses, 14 & 16 Charles Street. This is an attached pair of single-fronted, single storey Boom-style houses with parapets. They have convex verandah roofs with cast-iron valence and brackets, between vermiculated corbels supported by scroll brackets. The houses are constructed of bi-chromatic brick with bluestone foundations and cills. There are blind round-headed arches in the wing walls and inset chevron-pattern brickwork beneath the tripartite window and in the parapet. This has frieze and cornice mould between vermiculated corbels, supporting urns. The centrepiece is a broken pediment on piers, supported by large elaborate scrolls. The unpainted rendered chimney has fan dividers.
- O'Brien House, 47 Charles Street. This is a gabled and hipped roof interwar house on a corner allotment, which is notable for the Moderne detailing, as expressed by the unusual brick window hood details and the curved entry porch. It has a high degree of intactness. The original front fence enhances the setting of the house.
- House, 65 Charles Street. This is an early Victorian bi-chrome brick cottage. The early date of construction (1871) is demonstrated by the siting right on the front boundary, the lack of ornamentation and lack of a verandah.
- Fitzgerald House, 3 Elm Grove. This house in the Victorian Gothic Revival style is notable for the early use of polychromatic brickwork.
- House, 7 Elm Grove. This is a two-storey Edwardian brick house, built to one side boundary with a transverse gable roof clad in terracotta tiles. The boundary wall projects above the roof and follows the roofline ending at a wing wall. The roof extends to form a verandah supported on timber posts with balustrade and curved brackets, which is supported by tall brick columns, square in profile. The house is constructed of red brick with a contrasting band of render above the windows and doors on both levels.
- House, 12 Elm Grove. This two storey Victorian house has a symmetrical façade with a side entry. It is constructed of brick with quoining detail to the corners and windows. The hipped roof has unusual projecting eaves.
- Bonham House, 17 Elm Grove. This is an austere Victorian bi-chrome brick residence, built to the front boundary. There are three arched head windows in the upper level and two windows in the ground floor to the left of the large recessed doorway, which is an unusual feature.
- Robertson House, 19 Elm Grove. This is a simply detailed two storey stuccoed late Victorian brick house distinguished by a Georgian portico.
- William Green House, 21 Elm Grove. This is an early (c.1850s) simple Victorian timber cottage with a low pitched gable roof and notable original details including windows, the door opening and a corbelled brick chimney. It is possibly pre-fabricated.
- House, 25 Elm Grove. This single fronted late Victorian cottage has a traverse gabled roof clad in slate with sidewalls that follow the pitch of the roof. Constructed of bi-chrome brick it is notable for its high degree of intactness, which includes the original concave verandah form, structure and details.
- Gayton House, 32 Elm Grove. The Gayton House is a fine example of the Streamlined Moderne style as applied to an earlier Victorian terrace house. Typical of the style, a strong horizontal emphasis is provided by the use of horizontal banding to the walls and parapet

and horizontally proportioned openings, which contrasts with, and is balanced by, the strong vertical emphasis of the projecting entry bay with a stepped up parapet.

- *Whitehaven* 5 George Street. This is a fine example of an Edwardian Queen Anne Villa. Asymmetrical in plan, it has a hipped roof clad in slate tiles with terracotta ridge capping that extends to form a return verandah set between the projecting gables to the front and side. Other notable features typical of this style include the ‘flying’ and bracketed gables with half-timbering set above the bow windows, the gablet set into the corner that provides a strong diagonal emphasis, and the tall brick and render chimneys with terracotta pots.
- House, 88 Lyndhurst Street. This is a well-articulated example of a Federation Queen Anne Villa. It is notable for the projecting central bay flanked by verandahs on either side, a form that is rare in Richmond. Other details that are typical of the style the half-timbering to the projecting gable, which has a box-bay window with hood, the arched timber valance to the verandahs, the terracotta tiled roof with ridge capping and the corbelled brick chimneys. The elevated siting of the house enhances its streetscape presence.
- House, 2 Malleson Street. This is a fine example of an Edwardian Queen Anne Villa. Asymmetrical in plan, it has a hipped roof with terracotta ridge capping that extends to form a return verandah set between the projecting gables to the front and side. Other notable features typical of this style include half-timbered and bracketed gables with half-timbering, the box bay window with hood to the front gable, the gablet set into the corner that provides a strong diagonal emphasis, the original verandah form and detailing, ‘porthole’ windows, and the tall brick and render chimneys with terracotta pots.
- Houses, 8 & 10 Malleson Street. This pair of single-fronted Edwardian timber cottages are notable for the detailing to the projecting gabled porches that comprises half-timbering to the gable ends, paired verandah posts with Art-nouveau cut-out post spandrels, and arched brackets.
- Terrace houses, 7, 9 & 13 Parker Street. These are double-fronted single-storey bi-chromatic late Victorian house, which are notable for their unusual porches set at one side in front of the entrance door, with a skillion verandah between this and the wing wall. The porch has round-head openings to the front and verandah; blind to the wing wall. The verandah has a reverse ogee profile, with a vermiculated corbel on scroll bracket. The entry doors have side and top lights and the windows are tripartite. Brickwork is tuck-pointed with cream dressings and bluestone cills. The heavy cornice and frieze of panels and rosettes continues as a parapet to the porch, terminating at a vermiculated corbel. The main parapet had end balloons and the centrepiece rises with a rondel (nos. 7 & 9) or semi-circle with vermiculated spandrels (13) between piers, with a large acroterion between bud finials and scroll brackets. Chimneys have been Classical moulds. The terrace houses form a striking streetscape as they step up the hillside.

The Not Contributory buildings include the flats at 26-28 Charlotte Street (which, unlike the other interwar houses or flats, are very different in scale and siting to the surrounding buildings), houses and other buildings built after c.1940, and very altered examples of pre-1940 houses.

### **Statement of significance (revised)**

#### ***What is significant?***

The Elm Grove Precinct comprising 1-75 & 6-38 Charles Street, Charlotte Street (all), 345 Church Street, Elm Grove (all), George Street (all), 63-69 & 78-92 Lyndhurst Street, Malleson Street, 47-103A & 60-80 Mary Street, Parker Street (all) and 1-7, 9-19 & 2-16 Wall Street is significant. The following buildings and features contribute to the significance of the precinct:

- The houses, flats and one factory constructed from c.1855 to c.1940, as shown on the precinct map.

- The historic housing form (pitched gabled or hipped roofs, one storey wall heights with a smaller amount of two storey dwellings), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The consistency and intactness of the Edwardian house group in Malleson Street, and Lyndhurst Street south of Brougham Street.
- The mature street trees in Elm Grove.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel and laneways.

Non-original alterations and additions to the Individually Significant and Contributory buildings shown on the precinct map, the houses at 11 & 13 Brougham Street, 63 & 69 Charles Street, 22, 23, 25 & 27 Charlotte Street, 2-6 Wall Street, the flats at 26-28 Charlotte Street, and buildings constructed after c.1940 are Not Contributory.

***How is it significant?***

The Elm Grove Precinct is of local historic, architectural and aesthetic significance to the City of Yarra.

***Why is it significant?***

The precinct demonstrates the residential growth of Richmond from the mid nineteenth to the mid twentieth centuries, particularly the two development booms during the late 1880s and early 1890s and from 1905-15. It is also of note for the houses dating from c.1870s or earlier that are now rare and demonstrate the early development of Richmond. It also demonstrates how the elevated siting of parts of the precinct on Richmond Hill, particularly Elm Grove, were desirable residential areas and associated with influential persons until well into the 20<sup>th</sup> century. These included architects James Miller Robertson and William Salway and the Richmond builder and timber merchant Richard Fitzgerald. (Criterion A)

The one factory in Mary Street is significant as a reminder of the mix of industrial and residential development that was so common in Richmond by World War Two. (Criterion A)

The precinct is significant for its range of 19<sup>th</sup> and early 20<sup>th</sup> century housing, which has a high degree of intactness to the historic development phases and stands out from the surrounding area as a visually cohesive group of residential buildings. Within this context Malleson Street and the part of Lyndhurst Street south of Brougham Street is especially notable as an almost completely intact group of Edwardian Queen Anne houses constructed within a short time. The period housing is complemented by historic public realm elements such as bluestone kerb & channelling, bluestone laneways and the mature street trees in Elm Grove. (Criteria D & E)

**Statutory recommendations**

Amend the HO319 Heritage Overlay map in the Yarra Planning Scheme as shown on the precinct map by:

- Adding 1-17 Brougham Street, 32-38 & 61-75 Charles Street, 21-35 & 20-42 Charlotte Street and 2-16 & 9-19 Wall Street to HO319, and
- Transferring 361-377 Church Street from HO319 to HO315 Church Street Precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

- External paint controls. Column to read: ‘Yes – 5-9 Brougham St only’.



Legend

- Individually significant
- Contributory
- Not contributory
- Remove from HO319 and add to HO315
- Proposed precinct boundary
- Yarra Heritage Overlay
- Cadastral boundary
- Study area boundary

Proposed HO319 Elm Grove  
Precinct extension

29/10/2014





Legend

- Remove from HO319 and add to HO315
- Yarra Heritage Overlay
- Proposed precinct boundary
- Cadastral boundary

Proposed change to HO319 Elm Grove Precinct & HO315 Church Street Precinct

29/10/2014



## APPENDIX B – INDIVIDUALLY SIGNIFICANT PLACES

This section contains new citations for nineteen (19) new Individually Significant places, as follows:

- B.1 Attached houses, 23 & 25 Abinger Street (in Abinger Street Precinct)
- B.2 W. James & Co. Sack Merchants, 84-86 Abinger Street
- B.3 Flour Mill & grain store Complex (former) 518-524, 534 & 534A Bridge Road (in HO310 Bridge Road Precinct extension)
- B.4 Terrace, 5-9 Brougham Street (in HO319 Elm Grove Precinct extension)
- B.5 House, 254 Burnley Street
- B.6 Greek Orthodox Church, 327-329 Burnley Street
- B.7 Shop, 380 Burnley Street (in Burnley Street Precinct)
- B.8 House, 65 Charles Street (in HO319 extension)
- B.9 Smith House and Dairy, 107 Coppin Street (in Coppin Street Precinct)
- B.10 Opportunity Club for Girls, 8 Corsair Street
- B.11 House, 30 Corsair Street
- B.12 House, 8 Dickens Street
- B.13 Terrace, 32-36 Farmer Street
- B.14 Houses, 85-91 Lord Street
- B.15 *Lyndhurst Terrace*, 40-50 Lyndhurst Street (in Abinger Street Precinct)
- B.16 House (*Jancourt*), 12 Newry Street (in Edinburgh Street Precinct)
- B.17 Houses, 72-80 Stawell Street
- B.18 Floyd Green & Co. Glassworks (former), 69 & 89 Type Street
- B.19 Terrace, 33-39 Wall Street

## B.1 Attached houses, 23 & 25 Abinger Street, Richmond



*23 & 25 Abinger Street*

### **History**

#### ***Thematic context***

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### **Place history**

Abinger Street is one of the oldest streets in Richmond. Situated within Crown Portion 27, it is shown on the plan prepared in 1853 by William Green, while the plan prepared in 1855 by James Kearney shows buildings on both the north and south side of Abinger Street in the vicinity of Lyndhurst Street.

However, little development occurred before 1875. At that time Abinger Street contained about six wooden and two brick houses, as well as the Southern Brewery (RB). The Brewery, which was operated by Findlay & Sons, was situated on the south side of Abinger Street, west of Lyndhurst Street. In 1880 the company constructed a substantial brick malt house for £3000 at the southeast corner of Abinger and Lyndhurst streets (Lovell Chen 2012:112). The Southern Brewery was run by Findlay & Sons until at least 1885 and by 1890 George Anthoness was the proprietor (LV, SM). By the early 1900s the brewery had ceased operation. The buildings were then used for a variety of purposes including a jam factory, and the manufacture of glucose, before in the 1920s becoming a cordial factory run by James Dickson (SM, Lovell Chen 2012:113). In about the 1990s the building was converted for residential use.

The brewery and the malthouse provided a source of employment and encouraged building of houses in Abinger and Lyndhurst streets to provide accommodation for workers, although it does not appear that any of the housing was purpose-built by Findlay & Sons or the other companies. After the opening of the new malt house in 1880 there was a sustained period of development in Abinger and Lyndhurst streets over the next decade. By 1895 the sections of the two streets surrounding the brewery and malt house were almost fully developed (MMBW).

Land at the northeast corner of Abinger and Lyndhurst streets had been reserved as a school site but this did not proceed and the land was subdivided and sold in 1877. Edwin Spencer purchased land facing Abinger Street (including the present nos. 23 & 25), which was adjacent to a newly created lane running parallel to Lyndhurst Street (LV).

Spencer held the land for a few years before commencing construction of the first of the two storey houses in 1883, which was described as a brick house of two rooms. Both houses were complete by 1885 with Spencer living in one and the other tenanted. It is likely that Mr Spencer, who was a bricklayer, was also involved in their construction. (RB, Central Ward, 1883:123, 1885:137).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificate of Title: V. 645 F. 984

Lovell Chen, *City of Yarra Heritage Gaps Study*, 2012

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan no. 1060 (dated 1897)

Richmond rate books (RB)

Sands & McDougall Melbourne Directories (SM) – 1870-1890

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

This double storey bi-chromatic pair at nos. 23-25 Abinger Street shares a simple rendered parapet (that may conceal an undivided roof, consistent with the pre-1886 build date) with a moulded cornice set between corbels. There are plinths on the top of the parapet that may have once supported urns or balloons. The elegant ogee profile verandahs with cast iron frieze are set between wing walls that have the same profile and are decorated with corbels and consoles. Windows are double hung sash with bluestone cills. The bi-chrome brickwork, is expressed as quoining around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows.

### **Comparative analysis**

Brickmaker John Glew, of Brunswick, developed production of cream bricks from the early 1860s, which were first used as dressings for bluestone buildings, and then in polychromatic brickwork. Glew supplied cream bricks for Reed and Barnes' St Michael's Uniting Church of 1866-67 (VHR H4), 122 Collins Street, Melbourne, which is considered to have popularized polychrome architecture in Victoria. By the 1880s, there was wider availability of Portland cement, and that began to dominate parapet design, particularly with cast ornament.

In Richmond, the house at 3 Elm Grove, constructed c.1868, is perhaps the oldest example of the use of bi-chrome brick in residential architecture. It is in the Gothic Revival style. One of the finest examples of the use of bi-chrome brick is the single storey Italianate villa at 15 Erin Street, constructed in 1872.

This is a fine example of the use of bi-chrome brick in the terrace house form. It is notable for bold patterning created by the quoining around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows, which expresses the skill of the owner/builder, Edwin Spencer. It also remains relatively intact. Comparative examples within the study area include:

58-60 Edinburgh Street (Individually Significant, HO255). This pair is distinguished by the parapet ornament, otherwise is comparable to 23-25 Abinger Street.

4 & 6 Hunter Street (Individually Significant, HO269). While of a similar level of intactness, the patterning of the brickwork to this pair is not as bold as at 23-25 Abinger Street.

Other comparisons in Richmond include the houses at 261 & 263 Highett Street.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

Not applicable.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

These attached houses demonstrate the popularity of bi-chrome brick in the 1880s and the simple form and detailing is characteristic of pre-Boom era houses. They are notable for their high degree of intactness.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

These attached houses are significant as fine and well-detailed terrace houses constructed of bi-chrome brick. They are notable for the high quality of the bi-chrome brickwork, particularly the bold patterning created by the quoining around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows, which expresses the skill of the owner/builder, Edwin Spencer.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

#### **Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

#### **Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

### **Statement of significance**

#### **What is significant?**

The attached brick houses at 23 & 25 Abinger Street, constructed by Edwin Spencer in 1884, are significant. The houses are constructed of bi-chrome brick and share a simple rendered parapet (that may conceal an undivided roof, consistent with the pre-1886 build date) with a moulded cornice set between corbels. There are plinths on the top of the parapet that may have once supported urns or balloons. The elegant ogee profile verandahs with cast iron frieze are set between wing walls that have the same profile and are decorated with corbels and

consoles. Windows are double hung sash with bluestone cills. The bi-chrome brickwork, is expressed as quoining around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows. Overall, the houses have a high degree of integrity and intactness.

Non-original alterations and additions to the houses are not significant.

***How is it significant?***

The attached houses at 23 & 25 Abinger Street, Richmond are of local architectural and aesthetic significance to the City of Yarra.

***Why is it significant?***

The houses are significant as fine and well-detailed terrace houses constructed of bi-chrome brick with simple form and detailing that is characteristic of pre-Boom architecture. The use of bi-chrome brick was popular in the 1880s and these houses are notable for the high quality of the brickwork, particularly the bold patterning created by the quoining around the windows, doors and wall corners, with contrasting bands above the verandah and diaper patterns around the windows, which expresses the skill of the owner/builder, Edwin Spencer. (Criteria D & E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place within the Abinger Street Precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

## B.2 W. James & Co. Sack Merchants, 84-86 Abinger Street, Richmond



*Former W. James & Co. Sack Merchants factory*

### History

#### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

#### **4.0 Developing local economies: 4.2 Secondary industry**

##### **Housing and industry in Richmond**

The 52 industries established in Richmond by the early 1880s included six tanneries, five breweries, three malthouses, two boot factories, fellmongeries, coach builders and piano manufacturers. Richmond also had a leatherworks, glassworks, cordial works, eucalyptus distillery, pottery and an abattoir. Other factories produced clothing, hats, paper bags, glue, rope, organs, churns, mattresses, Windsor and invalid chairs and perambulators (Ward, 2002).

Most of the ‘noxious’ trades such as the fellmongeries, abattoirs and tanneries were located on the river flats to the south and east, while the more ‘presentable’ industries, such as small scale manufacturing scattered throughout the residential areas of the city, including some on the higher ground to the west. Boot and shoe factories were one such example: Mr Bedggoods factory opened in 1881 in Waltham Place, while Mr Griffiths Boot Factory was established in Coppin Street.

According to Watson (1988:79) workers and industry in Richmond had a “love-hate” relationship that was to bind them for more than a century’. Employers had a readily available workforce and residents did not have to travel far, an important benefit as long hours left workers with little spare time (Ward 2002:13). The blend of housing and industry created a close-knit community; however, the haphazard development of Richmond meant that

residents and industries have not always cohabited peacefully with Richmond Council being the arbiter in disputes (Ward 2002).

Council was not always impartial and was 'proud of Richmond's reputation as an industrial centre, and its decisions reflected this pride' (Ward 2002:13, 42; Watson 1988:79). As manufacturing expanded during the early twentieth century industry, with the support of Richmond Council, made more and more inroads into what were previously exclusively residential areas. For example, in 1909 the Wertheim Piano Factory opened on a large site in Bendigo Street. Like many of the new complexes, it was architect-designed to a high standard, which included extensive employee amenities and landscaping.

Despite the higher standard of new industrial complexes, and the promise of employment opportunities, disputes between residents and Council continued. According to Ward (2002:42) 'Tensions between the factory owners and nearby residents ... often flared up into intense letter writing campaigns to the Council'. Council was not always on the resident's side. In 1934 a local newspaper reported a Richmond councillor who argued that 'Some people complained about anything. Factories were an ornament to the City and nothing could be said about anything offensive in a Richmond factory' (Ward 2002:42).

In an attempt to resolve this issue Richmond Council adopted industrial zoning regulations in 1922 (Ward 2002:43) and by the 1930s had designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street. However, permits could still be issued at the discretion of Council for factories outside of these areas (*The Argus*, 21 July 1939, p.7). For example, in 1937, after a 'stormy debate on the question of factories in residential areas in Richmond', Richmond Council decided by seven votes to six to grant permission for a factory in Westbank Terrace, adding a condition that the factory should have a 'garden frontage' (*The Argus*, 12 January 1937, p.10).

As late as 1971 manufacturing – principally of clothing, food and fabricated metals – still provided more than half of all jobs in Richmond. However, reductions in tariffs and other factors, such as cheaper industrial land in the suburbs and increasing 'gentrification', have resulted in a dramatic decline in the amount of manufacturing in the Richmond (Watson 1988:79). Ironically, many of the former industrial complexes have since been adapted for residential use.

### **Place history**

In 1890, the south-west corner of Lord and Abinger streets was occupied by the Clarke Brothers steam blind factory. Prior to this in the 1885 Sands & MacDougall Directory (the Directory), Abinger Street was only listed as running from Church Street to Coppin Street, which suggests the first factory on this site was built between 1885 and 1890 (SM).

In 1892, the blind factory is listed at no. 84 Abinger Street, and later in 1900, the property served as the Clark Bros. perambulator and blind factory. Robert Clark and James Clark, both manufacturers of South Melbourne, became the owners of the property (which included 80 Abinger Street) in August 1901. Robert Clark remained the owner until 1932 (LV: V.2830/F.909).

In 1915-6 the Clark brothers' occupation changed from 'blind makers' to 'wicker workers' at 84-6 Abinger Street (RB, East Ward, 1915-6:18). The factory was vacant between 1924 and 1928, before William P. Denton, tinsmith, became the occupant in 1929-30. At this date the annual net value of the property (approximately 10% of the total value) increased from £32 to £90, suggesting a new factory was built or major additions were made in connection with the change in occupancy to Denton (RB, East Ward, 1927-8:18; 1929-30:18; 1930-31:18; 1931-2:18).

Upon the death of Robert Clark in 1932, his portion of the property was transferred to William R. and Robert B. Clark, both engineers, and Agnes Armour (LV: V.2830/F.909). In April 1933, William R. Clark, Engineer of Balwyn, became the sole owner, before transferring

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ownership back to Agnes Armour, married woman of Church Street, Richmond, two months later (LV: V.5846/F.070).

The occupant in 1933 was the Richmond Rubber Products. In 1934, W. James & Co Pty Ltd, bag manufacturer, moved into what was described in the rate books as an 'iron factory', owned by James Clark and Agnes Armour (RB, East Ward, 1933-4:19; 1935-6:19). This change was reflected in the 1936 Directory, which lists W. James & Co Pty Ltd, 'jute machinists', at 84 Abinger Street (SM). The company was owned by William Charles James (1895-1952) in partnership with Alan Henry Spicer. The curved parapet of the existing building retains the painted words: 'JB 2841, W. James and Co Pty Ltd, Sack Merchants, Bags bought & sold, est. 1934'.

W. James & Co Pty Ltd continued to occupy the building until at least 1960 (SM), having purchased the property from Armour in 1956 (LV: V.8103/F.787). The building now serves as apartments.

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Watson, Catherine, *Copping it sweet. Shared memories of Richmond*, City of Richmond Carringbush Regional Library, 1988

### **Description**

The former factory stands on the south-west corner of Abinger and Lord streets with a zero setback from both boundaries. For this reason, it has flush eaves. It is two-storeys tall and originally had a gable-fronted roof hidden behind a large flat parapet with a semi-circular pediment bearing the painted sign: *JB 2841 / W. James and Co. Ltd / Sack Merchants / Bags Bought & Sold / Est. 1934*. The walls (and roof) are clad in galvanised corrugated iron, comprising sheets of medium length, vertically laid. The sheets are secured by a combination of slot-headed screws and washers and umbrella-head nails.

The two street elevations retain both early corrugated iron sheets as well as timber windows. At the ground floor level are four-over-four windows (with the lower sash a hopper) and small fixed four-pane windows to the upper level, just below the eaves.

The building has been recently converted to residential use and rendered units have been constructed to the south and west of the former factory. The factory itself has been adapted in a mainly sympathetic fashion using contemporary metal cladding materials. This involved the creation of a large continuous dormer to the roof, reconstruction of most of the west wall with horizontal metal cladding, and an applied panel of metal mesh marking the entries on the two streets. Undoubtedly much the timber framing of the building has been replaced as well.

In regard to condition, the painted sign is peeling. The building itself appears to be in excellent condition, following its recent refurbishment.

### **Comparative analysis**

As Richmond and Cremorne, and Yarra more widely, have been an industrial powerhouse since the late nineteenth century, there are many industrial buildings protected in the HO.

The majority of the surviving twentieth century industrial buildings are simple utilitarian structures. Those that survive are usually constructed of brick with very little decoration or architectural adornment. The exceptions are the larger, usually architect-designed complexes, for major firms such as the former Bryant & May complex and parts of the former Rosella complex.

Because of the need to update the buildings to install new machinery or techniques of production the buildings rarely survive completely intact. Many have also been converted to a new use (e.g., office and/or residential), which has required changes to the fabric such as replacement and/or enlargement of windows and openings. Very few, if any, retain any original plant or machinery.

Far less common survivors are timber-framed industrial buildings clad in corrugated iron. These buildings are often overlooked, and have been demolished leaving only the brick 'head office' even when heritage controls are in place (see, for example, the former Harvester Factory site in Sunshine (VHR H667) where acres of corrugated iron clad factory buildings were demolished in the 1990s leaving only one small brick building and a clock tower).

The 'Northern Suburbs Factory Study' of 1992 by Vines and Churchward identified two such factories within Yarra suburbs of Abbotsford, Clifton Hill, Collingwood and Fitzroy. Hall Bros. wool scouring works of c1880, at 174 Alexandra Parade, Clifton Hill, was a two-storey, gable-fronted structure of very utilitarian design (demolished). The second is the former Box's Hair Curling Works of 1880 at 62 Alexandra Parade (Contributory to HO317; currently Provans Hardware), which was considered to be of state significance 'as one of only two nineteenth century timber framed factories remaining in Collingwood'.

A search of manufacturing buildings using the HERMES database yielded only one other (partially) corrugated iron clad building: Walker Joinery Factory, 55 Little Walker Street, Clifton Hill (Contributory, HO316) is a very utilitarian structure built over time with a brick section and a larger corrugated-iron clad section.

While built for a different use, the former Swan Street Drill Hall of 1906, 309 Swan Street, Richmond, is of similar construction (timber frame clad in corrugated iron) and also from the interwar era (Individually Significant, proposed for an individual HO by Amendment C157).

In summary, the former bag factory at 84-86 Abinger Street is one of only a handful of surviving corrugated iron clad manufacturing buildings to survive in the City of Yarra.

Its painted parapet sign adds to the interpretation of its former use.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

This former factory is a tangible illustration of the importance of industry in Richmond and the characteristic blend of housing and industry on the streets of the suburb. While Richmond Council zoned three areas for industry in 1922, permits could still be issued at the discretion of Council for factories outside of these areas. This site had been used for manufacturing since at least 1890, and this use carried on until after 1960.

Its painted parapet sign adds to the interpretation of its former use.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

This former factory is a very rare surviving example of corrugated iron clad manufacturing building in the City of Yarra. Due to their lightweight construction and more utilitarian nature, this type of manufacturing building has almost disappeared from the City of Yarra, leaving only brick (and a few bluestone) examples.



**Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

**Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

Not applicable.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance****What is significant?**

The former W. James & Co. Sack Merchants factory at 82-84 Abinger Street, Richmond is significant. The site was first occupied by the Clark Bros. blind factory from prior to 1890. In 1929 that building was replaced with the present one for lease to a tinsmith, who was followed by Richmond Rubber Products in the early 1930s. W. James & Co. took occupancy in 1934, and purchased the property outright in 1956.

The factory is two-storeys tall and is clad in vertical sheets of corrugated iron. The gabled roof terminates in a large flat parapet with a semi-circular pediment bearing the painted sign: *JB 2841 / W. James and Co. Ltd / Sack Merchants / Bags Bought & Sold / Est. 1934*. Windows are timber with four panes, with single fixed windows to the first floor and a fixed pane above a hopper at the ground floor.

The factory was recently adapted and extended for residential use with new insertions expressed in sympathetic aesthetic using horizontal steel cladding and steel mesh to mark the entries. The non-original alterations and new units situated beyond the original footprint of the factory are not of heritage significance.

**How it is significant?**

The former W. James & Co. Sack Merchants factory at 82-84 Abinger Street, Richmond is of local historic significance to the City of Yarra.

**Why it is significant?**

Historically, the former factory is a tangible illustration of the importance of industry in Richmond and the characteristic blend of housing and industry on the streets of the suburb. While Richmond Council zoned three areas for industry in 1922, permits could still be issued at the discretion of Council for factories outside of these areas. This site had been used for manufacturing since at least 1890, and this use carried on until after 1960. Its painted parapet

sign adds to the interpretation of its former use. (Criterion A) In addition, it is a very rare surviving example of corrugated iron clad manufacturing building. Due to their lightweight construction and more utilitarian nature, this type of manufacturing building has almost disappeared from the City of Yarra, leaving almost only brick (and a few bluestone) examples. (Criterion B)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.

**B.3 Flour mill & grain store complex (former), 518-24, 534 & 534A Bridge Road, Richmond**



*Bridge Road elevation*



*Type Street elevation*

## History

### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

#### **4.0 Developing local economies: 4.2 Secondary industry**

##### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

##### **Secondary industry and flour mills in the City of Yarra**

Initially, manufacturing in Melbourne remained concentrated in the city; however, by 1860 Abbotsford and Richmond began to attract more small-scale industries, particularly on the lowlands close to the Yarra River. According to Allom Lovell (1998:37):

*With the opportunity for an advantageous position on the banks of the Yarra River, the major of these were noxious trades ... which relied on the river for fresh water and as a dumping ground for unsavoury and unsanitary wastes. This practice was permitted by local politicians and businessmen who believed it would encourage local business.*

*The stand to attract more industries was supported by the views of the strong protectionist element, which dictated that manufacturing would be an important part of the urban development. The influence of manufacturers in local government far outweighed their numerical representation on Council, and was related to their status as employers, and providers of prosperity.*

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the *Yarra Pollution Prevention Act* of 1855 (which forbade fellmongeries where fur or wool was removed from hides, starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady' (O'Connor, 1985:12; Allom Lovell, 1998:37).

By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002).

Flour mills were another early industry in the City of Yarra. In Fitzroy, no fewer than three flour mills had been established in Brunswick Street by the 1860s, while in 1866 Joseph Cadle established what was probably the first mill in Richmond in Bridge Road at the corner of Type Street. Some of the Brunswick Street mills were later taken over by W.S. Kimpton. The firm of W.S. Kimpton, established in 1875, was by the 1930s the largest in Victoria (Allom Lovell 1998:39).

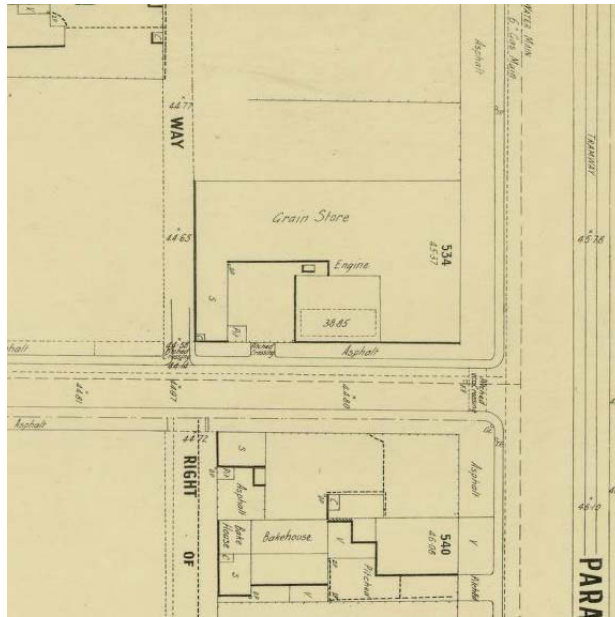
Later flour mills included D. Stratton & Co. in Abbotsford, George & John Blyth (Brunswick Street, Fitzroy), and Alex Gillespie who established his operation on Swan Street, Burnley in the late 1800s. Gillespie's Mill closed in 1969 (Allom Lovell 1998:40).

### **Place history**

This site, at the west corner of Bridge Road and Type Street, is where Joseph Cadle established his flour mill in 1866. Cadle, who was married to Adelaide Hurlstone, the daughter of Brighton miller Peter Hurlstone, sold the business in 1867 (Allom Lovell 1998:39). There were various owners until John A. Davies in about 1875 and he remained owner until about 1900, undertaking significant improvements to the mill. In 1885 the building was described as a wooden mill with a valuation of 76 pounds, and that year a fire destroyed sheds at the rear of the flour mill. The mill at the time was described as an 'old and dilapidated one', but the building and the contents was insured by Mr. Davies (*The Argus*, 8 January 1885, p.7). This may have prompted Mr. Davies to effect improvements as by 1890-91 the complex was described as brick and wood with an increased valuation of 100 pounds (RB, Central/East Ward, 1885, 1890-91:19; SM).

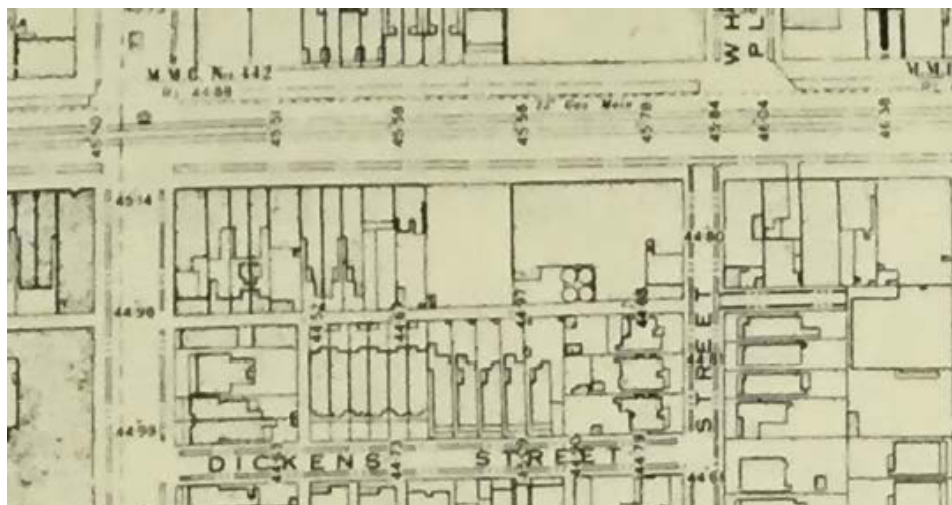
The extent of the mill complex is shown on the 1902 MMBW plan (see below). The complex at the time included a stables (marked by 'S' on the plan) and grain store, and was built up the front, side and rear boundaries around a courtyard opening off Type Street.

There were further changes of ownership in the twentieth century. In 1905 Bilton & Taylor were in charge and by the 1920s it was run by Tomlins, Simmie & Co.. Thos. Jackett & Son became owners in 1936, and the company (later Howard Jackett & Co.) still owned the site in the 1970s (*The Argus*, 15 September 1936, p.15; RB, East Ward, 1970-71:19).



*MMBW Detail Plan No.1087 (detail) showing the complex in 1902, Source: SLV*

The valuation of the property steadily increased during the twentieth century, indicating the on-going upgrading of building and plant. It appears that the reinforced concrete silos and other additions were constructed c.1941, which is indicated by a significant increase in valuation of the property between 1941 and 1942 (RB, East Ward, 1940-41:20, 1941-42:21). The mill and additions can be seen in a 1945 aerial photograph and a c.1945 MMBW plan, and are also shown as 'existing' on building plans prepared in 1946 (MU, PROV).



*Detail of MMBW plan no.41 showing outline of complex including silos c.1945. Source: RBHS collection*

After the conclusion of World War II Thos. Jackett & Co. began planning for alterations and additions to the mill and architect, Frederick Moresby, prepared several different schemes for the company between 1946 and 1948 (PROV). The plans for the final scheme, which were approved in 1948, included new staff amenities, a machinery room, a 'silk' room, and machinery and motor rooms in an extension at the rear (south) side of the nineteenth century Mill building, and a new building on the adjoining site to the west, which contained a 'bulk bagged flour store'. Also included were first floor additions containing flour and wheat bins (PROV). The completion of the alterations and additions was reflected in a major increase in the valuation of the original mill complex in 1951-52 to £1465, while the new store on the adjoining property was listed for the first time in the same year (RB, East Ward, 1951-52:20). This extended complex is shown in a c.1952 image (see below).



*Exterior, Howard Jackett & Co., Flour Millers, 534 Bridge Road, Richmond ca.1952. Source: Harold Paynting Collection, State Library of Victoria*

However, it appears that Howard Jackett & Co. only used the new complex for about three years. In 1954 Howard Jackett & Co. announced that it was prepared to move its flour milling plant from Richmond to Swan Hill (*Riverine Herald*, 26 June 1954, p.2) and in September 1955 the company applied for permission to convert the mill complex at 534 Bridge Road to a showroom and store to be occupied by Clark Rubber Matting Co., which was listed as the tenant by 1956. At the same time, Vealls Pty Ltd, an electrical retailer, acquired the adjoining bulk flour store and silo complex at 516-524 Bridge Road for use as an office, store and showroom. It appears that the silos were put to use as a support for high level signage (PROV, RB, East Ward, 1954-55:19-20, 1956-57:19).



*Newspaper cutting (undated, but c.1970s) showing Vealls. Source: RBHS collection*

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- Watson, Catherine, *Copping it sweet. Shared memories of Richmond*, City of Richmond Carringbush Regional Library, 1988

**Description**

The former flour mill and grain store in Bridge Road comprises a complex of brick and timber-framed iron clad buildings built in stages from the late nineteenth to the mid-twentieth centuries with an associated silo structure. The buildings are all built up to the frontages to Bridge Road, Type Street and the rear laneway, and vary in height from one to three stories. The three-storey building adjacent to Type Street, and immediately to the north of the vehicle crossing, dates from the late nineteenth century. It has a hip and gable roof, and double hung two pane sash windows with segmental arched heads and brick cills. Some of these windows (including a half-circular window at first floor level near the centre of the wall) have been closed up. This was described on a 1948 plan as the 'Mill building' and probably contained the milling equipment used to process the grain. At rear (south end) of this building is the 1948 skillion roof addition end, which originally contained staff amenities, motor and machinery rooms and a 'silk room' (PROV). To the west of this building and located toward the centre of the site is a building clad in corrugated iron with a skillion roof, with a tower element, which may have contained the flour and wheat bins as shown on the 1948 plans. Adjacent to the laneway is a mid-twentieth century parapeted brick building of one and two storeys that extends from Type Street to the silos. This was described on a 1948 plan as the 'Bag cleaning and store' (PROV). Adjacent to this the silo structure comprises four cylindrical reinforced concrete silos arranged in a square.

Alterations to the building post 1952 include the façade to Bridge Road and part of the Type Street elevation.

**Comparative analysis**

Industrial complexes dating from the nineteenth century typically have a range of buildings built at different times that demonstrate the on-going changes and improvement as the building expanded and processes of manufacturing or storing goods were updated. A good example of this is the Richmond Maltings complex in Gough Street, Richmond, which is listed on the Victorian Heritage Register (VHR H2050, HO350). This site was developed and used from the mid-nineteenth century and buildings and structures surviving today date from the 1880s to the 1970s.



This is the only known surviving flour mill complex in Richmond to survive. The Swan Street flour mill complex was closed in 1969 and the buildings including the silos have been demolished. Elsewhere in the City of Yarra it appears that none of the Fitzroy flour mills mentioned in the thematic environmental history have survived. The only other known flour mill is the Dights Mill complex in Abbotsford (VHR H1522, HO48). This was mostly destroyed by fire in the early twentieth century and comprises archaeological remains including the head race, turbine house foundations, tail race and basalt retaining walls, but no buildings (Hermes 102806).

As a building type, the design, form and scale of flour mills evolved during the nineteenth century as technology of milling was improved. The process of milling by which wheat is ground into flour involves separating the wheat into bran, wheat-germ, and endosperm. Endosperm is the material that is reduced to a uniform particle size to make flour. This process includes five key stages: storing, cleaning, conditioning, grinding or gristing and milling (Azudin).

The first methods of grinding involved the simple practice of crushing grain between stones; this process was improved by the Romans who invented the quern, an arrangement of two millstones with the upper one being turned by people or animals. This system was evolved over two thousand years to become more efficient, and the motive power changed to water and wind, and then to combustion engines. Then, during the 19<sup>th</sup> century, the development of metal roller grinding machinery in Hungary revolutionised the milling industry by improving the ability to reliably and efficiently produce high quality white flour (Laucke website).

The new technology of roller grinding was introduced to Victoria by the late nineteenth century. The first complete roller plant in Australia was installed in David Gibson's mill in Leicester Street Carlton, and in 1881 a roller plant was installed at Lawrence Kickham's mill in Nish Street, Echuca, which is five storeys in height and is still extant today. According to Heritage Victoria:

*The advent of roller mills using the progressive reduction system (or 'high milling') not only produced finer quality flour but also led to improved mechanisation and automation. The Echuca Mill demonstrates the changing technological requirements of roller plants by its size, shape and configuration. Its height of five stories reflects the need for roller mills to have more floors to efficiently organise all the processes and design of the structure demonstrates the need for greater numbers of machines in more flexible configurations over the entire floor area. (VHR H1072)*

The Bridge Road mill was rebuilt c.1890 and was powered by a coal-fired combustion engine (*Australian Miller*, May 1894:13). What appears to be the surviving three storey brick mill adjacent to Type Street (with an adjoining corrugated iron-clad tower that may have housed the flour and wheat bins) is also an example of the multi-level flour mill buildings of the late nineteenth century.

As a building type, flour mills are also similar to malt houses in that the storage of the raw materials used (wheat for grain mills, barley or malt for maltings) was an important requirement. In the era before bulk handling of grain was introduced in Australia, barley and wheat was delivered in bags or sacks, and was often stored on the upper levels of malt houses or in separate buildings. Bulk handling of wheat in Victoria began in the late 1930s following the establishment the Grain Elevators Board (GEB) and by the 1940s a network of reinforced concrete grain silos had been built throughout country Victoria along the main rail lines through the wheat growing areas (Lovell Chen 2005:63). However, some grain silos were built prior to this: the earliest known examples in Victoria are the concrete silos built in 1907-08 at Rupanyup by John Monash (later Sir John) for flour miller George Frayne (VHR, H1011).

Bulk handling of barley, on the other hand, was not widely introduced until a decade later. The Australian Barley Board was established in 1939 and began experimenting with bulk handling in the 1958; however, as late as 1962-63, the Victorian barley crop was being handled in bags (Lovell Chen 2005:63-64). Despite this, some individual companies were constructing large silos for on-site storage of barley as early as the 1920s. Barrett Bros & Burston Co. built silos

in Adelaide in 1920-21, in Perth in 1935, and at their maltings in Abinger and Lyndhurst streets in Richmond by 1937. The first concrete silos at the Richmond Maltings complex (mentioned above) were constructed in 1959 and the very large silos that are now a landmark (with the prominent 'Nylex' sign) were completed by 1962.

Accordingly, the surviving malt house complexes in Richmond (and elsewhere in the City of Yarra) are usually distinguished by concrete silos. The examples in Richmond include:

Malt house (former) Abinger & Lyndhurst streets, Richmond. Constructed by 1937. Now altered and extended as part of the c.1990s conversion to residential apartments. Proposed for inclusion in for the heritage overlay as an individual place as part of Amendment C157.

Richmond Maltings, Gough Street, Constructed in 1959 and 1962. Included on the VHR and heritage overlay.

Burnley Maltings, Constructed c.1960s Part of a complex that includes late nineteenth and early twentieth century buildings. Not included in the HO.

The silos at this site appear to be the second oldest in Richmond, constructed shortly after the ones in Abinger & Lyndhurst streets, and prior to those on the Richmond Maltings site. They are associated with the change to bulk handling of grain, which was being progressively introduced by the GEB in the late 1930s and early 1940s. Together with the other surviving buildings they demonstrate the use and development as a flour mill for over 100 years.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

This former Flour Mill & Grain Store complex is associated with the development of secondary industry in Richmond. It demonstrates the diverse range of manufacturing carried out including flour milling, which remained an important industry in Richmond until the 1950s.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

This former Flour Mill & Grain Store complex is a rare surviving example of a flour mill in the City of Yarra. Most of the other flour mills in the City of Yarra have been demolished, while archaeological remains are all that survive of Dights Mill in Abbotsford.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

This former Flour Mill & Grain Store complex is representative of the industrial complexes of the late nineteenth and early twentieth centuries, with a range of buildings that demonstrate the continuous use and development of the site as a flour mill over 100 years. The flour mill use is demonstrated by the form and scale of the three storey building adjacent to Type Street with the associated corrugated iron clad tower, and by the reinforced concrete silos, which demonstrate the change to bulk handling of grain by the early 1940s.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The reinforced concrete silo is a landmark within the local area.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

***What is significant?***

The former Flour Mill & Grain Store complex, to the extent of the fabric dating from c.1870 to c.1951 associated with the use as a flour mill (including the c.1951 alterations and additions designed by architect, Frederick Moresby), at 534 & 534A Bridge Road, and the silo structure constructed c.1941 situated on part of 518-24 Bridge Road in Richmond is significant. It comprises a complex of brick and timber-framed iron clad buildings built in stages from the late nineteenth to the mid-twentieth centuries with an associated silo structure. The buildings are all built up to the frontages to Bridge Road, Type Street and the rear laneway, and vary in height from one to three stories. The three-storey building adjacent to Type Street, and immediately to the north of the vehicle crossing, dates from the late nineteenth century. It has a hip and gable roof, and double hung two pane sash windows with segmental arched heads and brick cills. Some of these windows (including a half-circular window at first floor level near the centre of the wall) have been closed up. This was described on a 1948 plan as the 'Mill building' and probably contained the milling equipment used to process the grain. At rear (south end) of this building is the 1948 skillion roof addition end, which originally contained staff amenities, motor and machinery rooms and a 'silk room'. To the west of this building and located toward the centre of the site is a building clad in corrugated iron with a skillion roof, with a tower element, which may have contained the flour and wheat bins as shown on the 1948 plans. Adjacent to the laneway is a mid-twentieth century parapeted brick building of one and two storeys that extends from Type Street to the silos. This was described on a 1948 plan as the 'Bag cleaning and store'. Adjacent to this the silo structure comprises four cylindrical reinforced concrete silos arranged in a square.

Alterations and additions made, and new buildings constructed after the use by the building as a flour mill ceased (1955 onwards) are not significant.

***How is it significant?***

The former Flour Mill & Grain Store complex at 518-24, 534 & 534A Bridge Road, Richmond is of local historic, architectural and aesthetic significance to the City of Yarra.

***Why is it significant?***

The former Flour Mill & Grain Store complex is associated with the development of secondary industry in Richmond. It demonstrates the diverse range of manufacturing carried out including flour milling, which remained an important industry in Richmond until the 1950s. (Criterion A)

The former Flour Mill & Grain Store complex is representative of the industrial complexes of the late nineteenth and early twentieth centuries, with a range of buildings that demonstrate the continuous use and development of the site as a flour mill over 100 years. The flour mill use is demonstrated by the form and scale of the three storey building adjacent to Type Street with the associated corrugated iron clad tower, and by the reinforced concrete silos, which demonstrate the change to bulk handling of grain by the early 1940s. The significance of the complex is enhanced by its rarity values, as surviving example of a nineteenth century flour mill in the City of Yarra. Most of the other flour mills in the City of Yarra have been

demolished, while archaeological remains are all that survive of Dights Mill in Abbotsford. (Criteria B & D)

The reinforced concrete silo is significant as a landmark within the local area. (Criterion E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place within an extension to the HO310 Bridge Road Precinct, as shown on HO extent plan below.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.



Legend

- Individually significant
- Yarra Heritage Overlay
- Cadastral boundary
- Study area boundary

Proposed HO extent for Flour Mill & Grain Store (former) 518-24, 534 & 534A Bridge Road

29/10/2014



**B.4 Terrace, 5-9 Brougham Street, Richmond**



*5-9 Brougham Street (above)*

*Detail of 5 Brougham Street showing entrance and bay window (below)*



## **History**

### ***Thematic context***

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855 and by 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002). Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### ***Place history***

Brougham Street is one of the oldest streets in Richmond. It is appears (unnamed) on the plan prepared in 1853 by William Green, while the James Kearney Plan of 1855 shows several houses along both sides between Church and Mary streets. In 1897, this property (now 5-9) contained a single dwelling, then numbered 7 (MMBW). It was then occupied by Michael

Martin and owned jointly by Alice Warry, who lived next door at no. 9, and William Ford, a solicitor (LV, SM).

In December 1911 part ownership of the land was transferred from William Ford to Eustace Flannagan (who was married to Alice's daughter, Linda), with Alice Warry retaining the other share (LV). In June 1912 the new joint owners took out a mortgage (LV), which may have been used to finance the construction of the new houses that were completed by 1913 when they were each described as containing 6 rooms with a valuation of 45 pounds (RB, Central Ward, 1912-13:9475-76). In 1913 a Cath Collinson occupied no. 5 and the other two were vacant. By the following year all three houses were occupied (SM).

Eustace Flannagan was the brother of the prominent architect, Leonard J. Flannagan, so it is likely that Leonard designed these houses (BDM). Leonard Flannagan (1864-1945) took over the practice of his father, the architect John Flannagan, in 1881 (*The Argus*, 10 November 1945, p.19). His designs included many dwellings, several churches and convents, as well as works for the Prahran and Malvern Tramways Trust for whom he was chief architect. He was also, for many years, one of three architects for the Melbourne & Metropolitan Board of Works. At the time of his retirement he was the oldest practicing architect in Melbourne (*The Argus*, 10 November 1945, p.19). Several of his designs are included on the Victorian Heritage Register including 'Darnlee', a grand Queen Anne house of 1899 (H1024), the former Hawthorn Tramways Trust Depot (H876), Malvern Tram Depot (H910), and tram shelters in Caulfield North (H230, H174), Kew (H173) and Armadale (H175).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Births, Deaths & Marriages Victoria (BDM) Marriage certificate for Eustace Flannagan, 30 November 1892

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificate of Title V.634 F.635

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans no. 1060 (dated 1897)

Sands & McDougall Melbourne Directories (SM) – 1890-1920

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

This is an Edwardian terrace row of three houses. It has a transverse gable tiled roof and each house is gable-fronted and has parapeted walls that follow the pitch of the roof. The upper façade is rendered and each house has a pair of boxed multi-pane windows set below the shingled gable end, which projects slightly on small brackets and are set between corbels. At the ground floor level each house has a projecting brick window bay beside a tiled skillion verandah set between tall square-profile brick wing walls with upper sections that project slightly forward. The window bays have three tall casement windows with highlights beneath a concrete lintel. There are two rendered chimneys.

The terrace is in good condition and appears to be intact.

### **Comparative analysis**

The terrace house was a popular housing form in the late nineteenth and early twentieth centuries as it was an efficient and economical method of maximising the number of dwellings

that could be accommodated on a site. The popularity of terrace houses peaked in the late nineteenth century; however, increasing concerns about inner city overcrowding and the growing popularity of detached houses saw less and less being built by the early twentieth century. Eventually, some councils such as Richmond moved to outlaw them altogether. In 1918 Richmond Council adopted new building regulations that, amongst other things, required a minimum frontage of 16 feet and each dwelling to have not less and than three rooms, and prohibited terraces of more than two houses joined together (*Richmond Guardian*, 4 August 1917, p.3; 30 November 1918, p.2).

Most of the terraces in Richmond date from the nineteenth century with a smaller number dating from the Edwardian period, generally from c.1905 until c.1918 when the new building regulations were adopted. The majority of the surviving Federation/Edwardian terraces in Richmond are single-storey and have transverse gable roofs clad in terracotta tiles (at the front), separated by parapet walls following the pitch of the roof, that extend to form front verandahs set between wing walls, some with floating gables. Walls are face brick, sometimes with contrasting roughcast render and projecting gables are either shingled or half-timbered with roughcast. Verandahs have timber decoration and posts and windows are casement style. Chimneys are brick and render, often with terracotta pots. Examples of this type include 1-11 Dickens Street, 19-23 Rotherwood Street, and 523-33 & 539-43 Swan Street. The other type comprises gable-fronted houses with separate roofs. Examples of this type include 23-31 Union Street and 8-14 Docker Street. The Union Street terrace has decorative bargeboards while both have roughcast gable ends with timber strapping.

The only other known example of a double-storey Federation/Edwardian terrace is the pair at 8 and 10 Bowen Street. The Bowen Street pair is transitional in style and has a traditional Victorian-era terrace house form (No frontage setback, shallow two storey verandah with cast iron balustrade) with Federation materials and detailing (e.g., red back brick with contrasting bands of render). The detached two storey Edwardian houses at 7 Elm Grove and 203 Lennox Street, which each have one boundary wall, also demonstrate some of the terrace house form. These houses, which are of similar form and detailing, each have a double height verandah that returns on one side with timber fretwork and balustrading.

The design of the terrace at 5-9 Brougham Street, on the other hand, is distinguished from the examples cited above for its absence of verandahs. At the ground floor, the verandah is reduced to essentially a porch to shelter the front door, while at the upper level the verandah has gone altogether. Presumably, these changes were intended not only to increase the internal floorspace, but also to admit more light into these front rooms that were often very dark in terrace houses that faced south such as this. The terrace is also notable for simplicity of the detailing, which gives a somewhat ‘modern’ appearance more redolent of 1920s, with Arts & Crafts detailing such as the shingling to the prominent gable ends, and the contrast of face brick and roughcast render. The terrace is notable for its high degree of integrity and intactness.

As such, there are no direct comparisons in Richmond. In many ways, this terrace, constructed as it was just a few years before terraces were prohibited, may be viewed as a transition from the nineteenth century terrace houses to the flats that were being built in other parts of Melbourne and would arrive in Richmond by the late 1920s.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

Not applicable.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.



**Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

**Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

This is a late example of a terrace row, a type of housing that was popular from the late nineteenth until the early twentieth century in Melbourne. It is of note as a late example of this type that demonstrates the evolution in terrace house design by the early 1900s at a time when flats were beginning to replace the terrace house as the most popular form of medium density housing. Of note is the front elevation without the traditional double height verandah, presumably a response to the criticism about the lack of light in traditional terrace houses.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

This is an Edwardian era terrace with Arts & Crafts detailing. It is distinguished by the simplicity of the detailing, which imparts a modern appearance when compared to other housing of this era. The high degree of intactness contributes to its significance.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

This terrace is of some interest as a building designed by the prominent architect, Leonard J. Flannagan, but does not satisfy the threshold for local significance.

**Statement of significance****What is significant?**

The terrace, designed by Leonard J. Flannagan and constructed by 1913, at 5-9 Brougham Street, Richmond is significant. This is an Edwardian terrace row of three houses. It has a transverse gable tiled roof and each house is gable-fronted and has parapeted walls that follow the pitch of the roof. The upper façade is rendered and each house has a pair of boxed multi-pane windows set below the shingled gable end, which projects slightly on small brackets and are set between corbels. At the ground floor level each house has a projecting brick window bay beside a tiled skillion verandah set between tall square-profile brick wing walls with upper sections that project slightly forward. The window bays have three tall casement windows with highlights beneath a concrete lintel. There are two rendered chimneys.

Non-original alterations and additions to the houses are not significant.

**How is it significant?**

The terrace at 5-9 Brougham Street, Richmond is of local architectural and aesthetic significance to the City of Yarra.

**Why is it significant?**

It is significant as an intact example of a terrace row, which is a type of housing that was popular from the late nineteenth until the early twentieth century in Melbourne. It is of note as

a late example of this type that demonstrates the evolution in terrace house design by the early 1900s at a time when flats were beginning to replace the terrace house as the most popular form of medium density housing. Of note is the front elevation without the traditional double height verandah, presumably a response to the criticism about the lack of light in traditional terrace houses. (Criterion D)

It is also significant as an Edwardian era terrace with Arts & Crafts detailing. It is distinguished by the simplicity of the detailing, which imparts a modern appearance when compared to other housing of this era. The high degree of intactness contributes to its significance. (Criterion E)

### **Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place within the HO319 Elm Grove Precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

## B.5 House, 254 Burnley Street, Richmond



254 Burnley Street

### History

#### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

#### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between

them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

### **Place history**

Burnley Street formed part of the original grid of roads set out when Richmond was first surveyed. On the plan prepared in 1853 by William Green it is shown as a 'Government Road' extending from Victoria Street (then Simpsons Road) in the north to the Yarra River. In the section between Bridge Road and Swan Street, Burnley Street formed the boundary between Crown Portions (CPs) 29 and 30 to the south of Bridge Road and CPs 18 and 17 to the north of Swan Street.

Subdivision of the land on either side of Burnley Street between Bridge Road and Swan Street into smaller suburban allotments began in the 1860s and by 1888 most of the street layout was complete (O'Connor 1985:12). However, little development occurred before 1880, when a railway station was opened on the east side of Burnley Street, just to the south of Swan Street. The opening of the cable tram along the length of Bridge Road to Hawthorn Bridge also encouraged development and by 1885 there were about 60 listings in the Sands & McDougall Directory for Burnley Street between Bridge Road and Swan Street (SM).

This property, on the west side of Burnley Street, is part of land that was subdivided into suburban allotments in the 1870s. This house at 254 Burnley Street was constructed by 1885, probably by Joseph Hollow who was a builder and listed in the 1884 rate books as the owner of this property, which was then vacant land. Hollow lived in the adjoining house to the north. In 1885 Cole Bentley, a 'Stamper and Piercer', was the owner and occupier of what was described as a brick house of five rooms (LV; RB, Central Ward, 1884:4596, 1885:4916).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificate of Title V. 1730 F. 991

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan no. 1096 (dated 1897)

Richmond rate books (RB)

Sands & McDougall Melbourne Directories (SM) – 1880-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

This is a single-fronted late Victorian brick terrace house with an ornate Boom style parapet. The parapet is tall and complex, exemplifying the Boom-era fashion for show. At its centre is a semicircular pediment set between piers and consoles. On either side is a blind balustrade with classical turned balusters, which terminates in lower piers at the outer edges. Atop each of the four parapet piers is an unusual version of an orb (or balloon). The orbs are not spherical in shape, but more of a cube with rounded corners. On each face is a rosette and on the top is a tapered finial. Beneath the parapet is a moulded cornice with modillions set within corbels and there is a string course above the verandah. The verandah has a slight concave profile with what appears to be the original cast iron frieze set within a timber frame with cast iron brackets. Beneath the verandah is a tripartite window, and a four panel door with a toplight. There is a brick chimney with rendered cap and a smaller chimney toward the rear.

The façade of the house has a high degree of intactness and integrity.

The house is partly concealed behind a high fence.

### **Comparative analysis**

The house at 254 Burnley Street is an example of the late Victorian 'Boom' style that incorporates earlier Victorian forms but has a grander, more ornate appearance, which includes elements of the Italianate style such as rendered walls, tall parapets, arches and moulded ornaments. There is also use of multi-coloured and tuck-pointed brickwork, and rich ornamentation including intricate iron lacework, fences and complex tiled patterns on verandah floors and entry pathways. There is also increased use of triple (tripartite) windows and blue and red coloured glass beside entry doors (Heritage Victoria).

Individually Significant late Victorian Boom style houses in Richmond are usually distinguished by unusual or rare design details and/or their high degree of intactness when compared to other places. Many of the best examples are found within precincts on and immediately surrounding Richmond Hill including HO338 West Richmond, H332 Richmond Hill and HO319 Elm Grove precincts, which was the traditional enclave of wealthier residents during the nineteenth century. They include 2, 4 & 6 Moorhouse Street (c.1888), which is Individually Significant within HO338 Precinct. This is a distinctive terrace of three houses (with original masonry and cast iron front fences) built c.1888, which are notable for their intactness, elaborate detailing, and flamboyant parapets with Mannerist pediments (Hermes 91930). Other notable examples include Shakespeare Terrace at 329-43 Punt Road (Individually Significant within HO332), 7, 9 & 11 Parker Street (Individually Significant within HO319 Elm Grove Precinct) and 6, 8 & 10 The Crofts (Contributory within HO332A Precinct).

Comparatively speaking, Boom style houses are less common within the study area and most examples are located in the west generally between Church and Coppin streets (including the HO319 Elm Grove Precinct, as noted above), with a smaller number within the HO309 Bendigo Street to the east, which was a desirable residential area due to its location adjacent to Richmond Park. The nineteenth century housing in the areas between these two precincts predominantly comprises simple single or double fronted timber cottages.

This house at 254 Burnley therefore stands out within this immediate area. The tall and complex parapet illustrates the Boom-era fashion for show and it is notable for its relative

intactness, which includes other details such as the verandah details, tripartite windows and chimneys. It may be compared to the houses at nos. 241-43. The parapets to those houses, which have segmental pediments, are less complex in design and the houses overall have a lower level of integrity.

Examples of Boom style houses or house pairs, in Richmond that are directly comparable in terms of their style, detailing and level of intactness are (those shown in *italics* are within the study area):

*185 Burnley Street* (1885). Proposed for individual HO listing as part of Amendment C157, *14 & 16 Charles Street*. Individually significant within HO319 Elm Grove Precinct, 58 & 60 Cubitt Street, Cremorne (c.1890). Recommended for individual HO listing, *32-36 Farmer Street* (1893) (see section B.14). Recommended for individual HO listing, and *18 Park Avenue* (1903). Individually significant and proposed for individual HO listing as part of Amendment C157. Also forms part of the Park Avenue Precinct (see Appendix A).

An Individually Significant terrace pair in the study area that is not directly comparable in terms of style is 100 & 102 Bendigo Street (c.1890, HO309 Bendigo Street precinct). It is notable for the very unusual and distinctive English Queen Anne Revival (Jacobean-influenced) parapet form that follows an ogee curve extending to a pediment with diamond row decoration.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

This house does not satisfy Criterion A at the local level. It is a typical example of nineteenth century speculative housing, of which there are numerous examples in the study area and Richmond more generally, which include many already included in the heritage overlay either individually or as part of precinct areas.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

While Victorian era houses are common within this part of Richmond, Boom-style houses are comparatively rare.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

This house is a representative example of the late Victorian Boom style, which was popular during the late nineteenth century. It is notable as a relatively intact example of this style as applied to a terrace house.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

This house is notable for the tall and complex parapet, which characterises the flamboyance of Boom style and exemplifies the fashion for show, while the tripartite window and cast iron verandah frieze set within a timber frame with cast iron brackets are also redolent of late Victorian architecture. It is notable for its high degree of intactness.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

***What is significant?***

The house, constructed by Joseph Hollow in 1884-5, at 254 Burnley Street, Richmond is significant. It is a single-fronted late Victorian Boom style terrace house. The parapet is tall and complex: at its centre is a semicircular pediment set between piers and consoles, and on either side is a blind balustrade with classical turned balusters, which terminates in lower piers at the outer edges. Atop each of the four parapet piers is an unusual version of an orb (or balloon). The orbs are not spherical in shape, but more of a cube with rounded corners. On each face is a rosette and on the top is a tapered finial. Beneath the parapet is a moulded cornice with modillions that is set within corbels and there is a stringcourse above the verandah. The verandah has a slight concave profile with what appears to be the original cast iron frieze set within a timber frame with cast iron brackets. Beneath the verandah are a tripartite window and a four panel door with a toplight. There is a brick chimney with rendered cap and a smaller chimney toward the rear.

The fence and gates and other non-original alterations and additions to the house are not significant.

***How is it significant?***

The house at 254 Burnley Street, Richmond is of local architectural and aesthetic significance to the City of Yarra.

***Why is it significant?***

The house at 254 Burnley Street is a fine and well detailed example of the late Victorian Boom style, which is notable for the tall and complex parapet that characterises the flamboyant architecture of the Boom era and exemplifies the fashion for show, while the tripartite window and cast iron verandah frieze set within a timber frame with cast iron brackets are also redolent of late Victorian architecture. While Victorian era houses are common within this part of Richmond, Boom style houses are rare and this is notable for its high degree of intactness. (Criteria B, D & E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

## B.6 Greek Orthodox Church, 327-29 Burnley Street, Richmond



*Greek Orthodox Church*

### History

#### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

#### **3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor: 3.1**

A home to call one's own, 3.2 Lodging people: hotels and boarding houses

#### **6.0 Developing urban institutions: 6.1 The establishment of a religious and spiritual network**

#### ***Greek migration to Australia and Richmond***

Greek migration to Australia began in the nineteenth century when an estimated 200 Greeks settled in Victoria and began sponsoring family and friends. Between 1900 and 1940 this led to a further 2,600 Greeks settling in Victoria (out of an estimated 12,000 Greek migrants Australia-wide) (Vlahogiannis).

The main phase of Greek migration to Australia, however, began in the post-war era when 250,000 Greek-born migrants came to Australia. Of these, approximately 49% settled in Victoria and by 1987 when the bulk of Greek immigration had ended, 96% of the over 170,000 Greek immigrants (including Greek-speaking Cypriots and Egyptians), and their Australian-born children in Victoria lived in Melbourne. By 2004 Melbourne's Greek community was considered the largest outside Greece and third only to Athens and Thessaloniki (Vlahogiannis).

Many Greek immigrants passed through the Bonegilla Migration Centre before moving to the inner suburbs of Melbourne, notably Northcote, Richmond, Prahran, Brunswick and Fitzroy. According to Vlahogiannis:

*That they chose Melbourne can be explained by different factors, including the influence of chain migration, increasing provisions of religious and educational institutions within the Greek community, and government channelling into manufacturing. In inner Melbourne they found low rental and house prices, employment, and Greek-speaking neighbours. Once settled, they sponsored relatives, friends and compatriots.*



Richmond in the post war era had all of these attributes and this led to the development of a strong and vibrant Greek community. As Allom Lovell (1998:30) notes:

*From the earliest years of the 20<sup>th</sup> century, low-cost housing in the inner suburbs was attractive to migrants and others who needed to be close to the industrial areas of Richmond and Collingwood, as well as Melbourne's inner western suburbs. Much of it was large terrace houses which had been converted to boarding houses in the 1880s and 1890s. These large houses and boarding houses were attractive to young single male immigrants from Italy, Greece, Macedonia and Eastern Europe, particularly in the early post-World War II period. Some lived in boarding houses, while others clubbed together to buy a shared house. Small concentrations of immigrants of various ethnic origins thus developed, and were increased by the effects of chain migration, whereby families from the same places followed each other in migrating to Australia, where they then settled in the same city. Many of the trappings of cultural life were quickly established by these different groups ... and while they included things as diverse as religious congregations or coffee houses, they always constituted a bridge between the old world back home and the new world in Australia.*

In 2011 the area around Burnley Street, generally between the Greek Orthodox Church at no.327-29 and Bridge Road, still had the highest percentage (13-14%) of people speaking Greek at home in Richmond (atlas.id social atlas).

### **Greek Orthodox Church in Australia**

Greek identity has always been intricately tied to religious life, language and cultural tradition (Vlahogiannis). The first priest to serve the needs of the Greek Orthodox in Sydney and Melbourne was Archimandrite Dorotheos Bakaliaros around 1896 AD. He inspired the Greek people celebrating the Liturgy, marriages and baptisms. The first Greek Orthodox Church in Australia was opened in May 1898 at Surry Hills, New South Wales (GODA website).

In Victoria the Greek Orthodox Community in Victoria was formally established in 1897 and in 1898 the Patriarch of Jerusalem sent the Reverend Athanasios Kantopoulos to Melbourne and the community held services in Chalmers Church School Hall in Parliament Place (Hermes 407).

The Church of the Holy Annunciation, Melbourne's first Greek Orthodox Church, was built in 1901 to a design by Inskip & Butler, the builder was N. Longstaff. The site at the corner of Victoria Parade and Lansdowne Road in East Melbourne was purchased in 1899 for 600 pounds and the foundation stone was laid on 6 December 1900. The church was officially opened on 31 August 1902 at a cost of 8000 pounds. The building continues to be used by the Greek Orthodox community.

In 1902 the Greek Orthodox Church in Melbourne came under the authority of the Orthodox Synod of Athens but since 1924, when the Greek Orthodox Archdiocese of Australia was established, it has been under the spiritual jurisdiction of the Ecumenical Patriarch. Christoforos (Knitis) of Serres was the Metropolitan of this new province of the Ecumenical Throne (GODA website; Hermes 407).

By 1927 there were more than 10,000 Greeks living in Australia and Greek Orthodox Communities developed in Brisbane, Perth, Port Pirie and Darwin.

The boom in postwar migration saw the number of Greeks increase dramatically and the communities extend into regional areas of Australia. The Greek Orthodox Church website concludes that:

*Beyond any doubt, in all of these Communities the church was the centre of stability and unity for the new life of the migrant in Australia. ... This was a period in history when the steep increase in Greek migration from war-torn Europe created new religious and social needs in Australia. This increase was satisfied by the creation of new communities, churches, schools, and other social facilities to care for the young and old.*

The postwar growth saw the Metropolis of Australia and New Zealand elevated to Archdiocese and Metropolitan Ezekiel to Archbishop on 1st September 1959. Today the Archdiocese has over 100 priests, 105 churches and 120 community organizations (GODA website).

In Melbourne, the Church of the Holy Annunciation remained Melbourne's only Orthodox Church until the 1950s. As the numbers of Greek people increased by the end of the 1950s new churches were built throughout Melbourne and Victoria. By 1972 the number of churches had grown to 25 and increased to 30 by 2004 (Vlahogiannis).

### **Place history**

Subdivision of the land on either side of Burnley Street, between Bridge Road and Swan Street, began in the 1860s and by 1888 most of the street layout was complete. Community formation was marked by the establishment of churches: a Presbyterian Mission began in about 1883, and in 1885 the first St Bartholomew's Church of England was built at the southeast corner of Burnley and Swan streets. St Bartholomew's was replaced in 1910 and by the 1920s when a more central location was required the church acquired the present site at the corner of Boyd Street where the foundation stone of the new church was laid in December 1925. In the same year a new Presbyterian Church at the corner of Burnley and Boland streets was opened and dedicated.

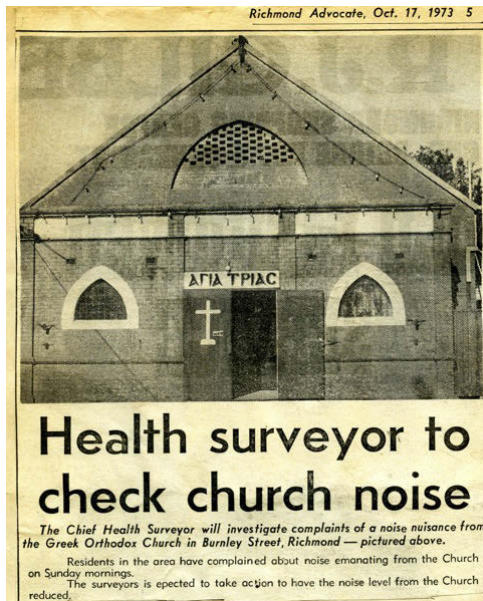
A church has occupied this site since the early 1900s. The Church of Christ established a Mission Hall here in about 1910 and in 1911 permission was sought for use of the hall for 'Picture Shows'. The brick church hall was completed by August 1911 (PROV). In about 1945 alterations and additions were made to the church. By that time, it comprised the church, a Sunday school and kindergarten. The architect for the 1945 alterations was C.N. Illingworth of Ivanhoe (PROV).



*Church of Christ Mission Hall c.1920s. Source: RBHS collection*

At some time in the 1950s the Church of Christ ceased to use the building and by 1962 the Greek Orthodox Community of Richmond had acquired the building. The church became the 'Holy Trinity Church' and was also known as the 'Greek Community Church of Richmond' (PROV).

In July 1963 the Church advised the Public Health Department that 'an extensive reconstruction of the church' was planned and by 1965 an addition had been at the rear for a Sunday school. The 'extensive reconstruction' did not, however, proceed immediately and in 1975 plans were submitted for a new front door (PROV).



*Greek Orthodox Church in 1973. Source: RBHS collection*

Finally, 20 years after originally proposed, major rebuilding of the church ‘from the base up’ was undertaken. John Petrakis, architect of 238 Palmerston Street, Carlton prepared plans for the re-building in May 1984, however, it is not clear whether this was the design that was ultimately carried out (PROV).

The foundation beside the entrance to the church records that it was established in the year 1962 and was renovated ‘from the base up’ in 1985 when it was re-opened in the presence of the Honorable Archbishop of Australia, K.K. Styllianou. The foundation stone was a gift of A. Sklyrou (Foundation stone, as translated by Helen Levis, 2014).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

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Greek Orthodox Diocese of Australia (GODA) website [<http://www.greekorthodox.org.au/general/aboutus/history>] view 10 October 2014

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Vlahogiannis, Nicholas ‘Greeks’ in eMelbourne ‘Ethnicity & Demography’ [<http://www.emelbourne.net.au/biogs/EM00672b.htm>] viewed 10 October 2014

Yiannis, John ‘Orthodox art and architecture’ [<http://www.goarch.org/ourfaith/ourfaith8025>] viewed 14 October 2014

### **Description**

The Greek Orthodox Church of the Holy Trinity is oriented east-west and the plan and form of the building, long and rectangular with the nave walls raised higher than the side aisles broadly resembles the basilica form of early Orthodox churches in Europe. The present church incorporates some of the original structure of the original Church of Christ: this is demonstrated in the side walls, which retain half windows with pointed arches with leadlight glass. The symmetrical façade comprises a recessed central entry with a half-circular parapet

with a Trefoil cross (representing the Holy Trinity) above, which is set between flanking two storey side wings with square parapets. Behind this, the front of the nave is defined by a high wall with a half-circular parapet, which creates the illusion of a barrel-vaulted roof (the nave roof is gable fronted). All of these façade elements are constructed of bi-chrome brick, which has been expressed as quoining around the sides of the windows, to frame the doors and tops of windows, and as a stringcourse following the shape of the main central parapet, which also features diaper patterns. The triple-arched entry comprises paired central doors with flanking single doors with wrought iron decoration including the traditional two-headed eagle holding an orb and sword (this symbolises the historic unity between the Byzantine Orthodox church and State and the dual sovereignty of the Byzantine Emperor with the left head representing Rome [the West] and right head representing Constantinople [the East]), and directly above is a half-circle window inset with a another Trefoil cross and Orthodox icons and symbols (including Partridges, which are understood to be a sign of the coming of the Holy Spirit). There are round-arched windows in the flanking wings and main parapet with leadlight featuring a cross with sunray pattern, and small, pointed arch, clerestory windows in the side walls of the Nave.

Internally, the church has a traditional Orthodox interior with painted frescos on the upper walls of the nave depicting religious icons. It is divided into a narthex, nave and sanctuary. The nave and the sanctuary are separated by an iconostasis, a wall of icons and religious paintings and doors.

### **Comparative analysis**

As noted in the history, the Church of the Holy Annunciation in East Melbourne remained Melbourne's only Orthodox Church until the 1950s. As the numbers of Greek people increased by the end of the 1950s new congregations were formed, which resulted in the need for additional places of worship. In most cases, a congregation would take over an existing church before building a church of their own. In some cases, the old church would be altered and extended to become a permanent home for the congregation. When new churches were built, the architectural style often reference traditional church architecture of Orthodox churches in Europe through the use of distinctive elements such as unusual towers, curved parapets, onion domes and round-arched loggias.

As noted in the history, the Greek Orthodox Community of Richmond followed this typical course, acquiring the former Church of Christ Mission Hall. This would have been considered suitable as it was oriented east-west with the opening to the west with the Sanctuary situated at the east end that is traditional in Orthodox churches (GODA website). The congregation then updated and extended the church to meet their needs, finally undertaking a major renovation that essentially re-built the church 'from the base up' to create the present distinctive building.

The form of the church with its arched circular parapets (giving the impression of a barrel-vaulted roof), triple-arched entry at the west end, Orthodox symbols such as the two-headed eagle and partridge, round-arched windows, and the use of clerestory windows in the side walls to admit light makes stylistic reference to traditional Greek Orthodox churches. The axial plan of the church, divided internally into narthex, nave and sanctuary (with the nave and sanctuary separated by an iconostasis) is based on one of the traditional Orthodox church plans (the others being cruciform, 'cross-in-square, and circular), which is sometimes said to represent a ship (Yiannis).

In the City of Yarra, this church compares with St John the Baptist's Greek Orthodox Church at 998 Lygon Street, Carlton North (Individually Significant, HO326 North Carlton Precinct). Constructed in c.1968 it is considered to be 'architecturally significant as a fine example of 'Late Twentieth Century Immigrants' Nostalgic' style (Hermes 91577). The basic form and layout of St Joseph's is similar to the Holy Trinity, but St Joseph's is distinguished by the exuberant decoration to the façade achieved through the use of different coloured concrete bricks and tiles, the corner bell tower and the cupola at the east end.

Other comparisons in Melbourne include the Greek Orthodox churches of St Arargyroi at Oakleigh (1971), St Palteleimen at Dandenong (1989), St Heralambos at Templestowe (1990), the Transfiguration of Our Lord at Thomastown (1993) and Panagia Soumela at Keilor East (1993).

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The Greek Orthodox Church of the Holy Trinity is associated with the migration of Greek people to Richmond in the postwar era. It demonstrates the rich religious and cultural traditions that Greek migrants brought to Australia, and the continuation of those traditions in this country. Although the present church dates to 1985, the Greek Orthodox Church Holy Trinity has been associated with this site since 1962 and it was one of the first Greek Orthodox churches established in Melbourne in the post-war period. The church also demonstrates the re-use of existing churches by new congregations and is significant for its former use by the Church of Christ since 1911.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The Greek Orthodox Church is a representative example of a church built by the Greek migrant community, which has a traditional east-west orientation and axial layout that makes stylistic references to traditional Orthodox architecture in Europe. This includes the arched circular parapets (giving the impression of a barrel-vaulted roof), triple-arched entry at the west end, the use of traditional Orthodox symbols and iconography, the round-arched windows, and the use of clerestory windows in the side walls to admit light.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

#### **Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

The Greek Orthodox Church would have social value for the Greek community of Richmond, however, the scope of this study did not allow social value to be assessed.

#### **Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

## **Statement of significance**

### ***What is significant?***

The Greek Orthodox Church of the Holy Trinity at 327-39 Burnley Street, Richmond is significant. The present church, constructed c.1985, incorporates some of the original structure of the 1911 Church of Christ: this is demonstrated in the side walls, which retain half windows with pointed arches with leadlight glass. The symmetrical façade comprises a recessed central entry with a half-circular parapet with a Trefoil cross (representing the Holy Trinity) above, which is set between flanking two storey side wings with square parapets. Behind this, the front of the nave is defined by a high wall with a half-circular parapet, which creates the illusion of a barrel-vaulted roof (the nave roof is gable fronted). All of these façade elements are constructed of bi-chrome brick, which has been expressed as quoining around the sides of the windows, to frame the doors and tops of windows, and as a stringcourse following the shape of the main central parapet, which also features diaper patterns. The triple-arched entry comprises paired central doors with flanking single doors with wrought iron decoration including the traditional two-headed eagle holding an orb and sword, and directly above is a half-circle window inset with a another Trefoil cross and Orthodox icons and symbols (including Partridges, which are understood to be a sign of the coming of the Holy Spirit). There are round-arched windows in the flanking wings and main parapet with leadlight featuring a cross with sunray pattern, and small, pointed arch, clerestory windows in the side walls of the Nave.

Internally, the church has a traditional Orthodox interior with painted frescos on the upper walls of the nave depicting religious icons. It is divided into a narthex, nave and sanctuary. The nave and the sanctuary are separated by an iconostasis, a wall of icons and religious paintings and doors.

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

The Greek Orthodox Church of the Holy Trinity at 327-29 Burnley Street, Richmond is of local historic and architectural significance to the City of Yarra.

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

The Greek Orthodox Church of the Holy Trinity is associated with the migration of Greek people to Richmond in the post-war era. It demonstrates the rich religious and cultural traditions that Greek migrants brought to Australia, and the continuation of those traditions in this country. Although the present church dates to 1985, the Greek Orthodox Church Holy Trinity has been associated with this site since 1962 and it was one of the first Greek Orthodox churches established in Melbourne in the post-war period. The church also demonstrates the re-use of existing churches by new congregations and is significant for its former use by the Church of Christ from 1911 to the 1950s. (Criterion A)

It is significant as a representative example of a church built by the Greek migrant community, with a traditional east-west axial layout and design that makes stylistic references to traditional Orthodox architecture in Europe. This includes the arched circular parapets (giving the impression of a barrel-vaulted roof), triple-arched entry at the west end, the use of traditional Orthodox symbols and iconography, round-arched windows, and the use of clerestory windows in the side walls to admit light. (Criterion D)

## **Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.

## B.7 Shop, 380 Burnley Street, Richmond



380 Burnley Street

### History

#### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**4.0 Developing local economies:** 4.4 Smaller retailers: strip shopping

#### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

As population grew the shopping areas expanded to meet demand. In Swan Street the extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. Bridge Road continued to develop and by the 1920s there were almost continuous rows of shops extending from Hoddle Street to Burnley Street, while at the same time the southern end of Burnley Street consolidated itself as an important local centre serving the eastern half of Richmond.

### **Place history**

Burnley Street formed part of the original grid of roads set out when Richmond was first surveyed. On the plan prepared in 1853 by William Green Burnley Street is shown as a 'Government Road' extending from Victoria Street (then Simpsons Road) in the north to the Yarra River. In the section between Bridge Road and Swan Street, Burnley Street formed the boundary between Crown Portions (CPs) 29 and 30 to the south of Bridge Road and CPs 18 and 17 to the north of Swan Street.



Subdivision of the land on either side of Burnley Street between Bridge Road and Swan Street into smaller suburban allotments began in the 1860s and by 1888 most of the street layout was complete (O'Connor 1985:12). However, little development occurred before 1880, when a railway station was opened on the east side of Burnley Street, just to the south of Swan Street. The opening in 1885 of the cable tram along the length of Bridge Road to Hawthorn Bridge also encouraged development.

By 1885 there were about 60 listings in the Sands & McDougall Directory for Burnley Street between Bridge Road and Swan Street. Most of these were houses, but the beginnings of the shopping centre that would form in Burnley Street extending north from the Rising Sun Hotel at the corner of Swan Street to serve the growing residential population were evident: a butcher was listed on the west side near the intersection of Newry Street, and there was a wood yard on the east side close to Swan Street (SM).

John Holding, a printer, purchased this property (now 380 Burnley Street) in 1885 and in that year he was the owner and occupier of a six-room timber house, which was one of several on the west side of Burnley Street between Newry Street and Swan Street, which included the three properties immediately to the north of this site (RB, Central Ward, 1885:4883). In 1887 this property was owned and occupied by James Healey, while William R. Lee, commission agent, resided next door. By the following year, James Healey was the owner of both properties, which had doubled in value and were described as 'Brick and wood'. Jordan & Cook, plumbers occupied what is now no.380, while James Hooper, a carpenter, was the tenant in no.378 (RB, Central Ward, 1885:4883; 1887:5666-7; 1888:6062-3).

The building of these shops marked the beginning of the transformation of this area into a commercial centre with a range of businesses serving local needs. By 1890 this centre included, on the east side, the pair of two-storey buildings at nos. 369-71 (one was the Post & Telegraph office, while a draper occupied the other) and on the west side, in addition to nos. 378-80, there were shops and residences at nos. 370-72, 382-86, 388-392 between Newry Street and what is now Beissel Street (then an unnamed right-of-way), with a further two shops between Beissel Street and the Rising Sun Hotel. The Burnley Street businesses included produce stores, a fishmonger, hairdresser, two stationers and a fruiterer (SM).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificate of Title V.1341 F.116

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan no. 1096 (dated 1901)

Richmond rate books (RB)

Sands & McDougall Melbourne Directories (SM) – 1880-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Ward, Andrew et al, *Hard yakka. 100 years of Richmond industry*, Yarra City Council, 2002

### **Description**

This is a single storey late Victorian shop, one of a pair with no.378. The parapet has a moulded cornice above a stringcourse, each framed by vermiculated corbels inset with lions-heads. The semi-circular pediment has a small acroterion and is flanked by small scrolls, with small scrolls adjacent to the low piers at either end of the parapet that appear to have once

supported orbs or urns. The shopfront has timber-framed windows with fixed display windows below highlights, and panelled timber stallboards over a bluestone plinth. The window frames are slender, which is typical of the period, and the recessed central entry enhances the symmetry of the building. Apart from the signage, door, and the air conditioning unit above, the shopfront appears to be original.

The adjoining shop to the north at no.378 has an identical parapet, but a non-original shopfront.

### **Comparative analysis**

While there are many Individually Significant shops included in the heritage overlay in Richmond few retain the original shopfronts, which have in most cases been replaced at least once. Of the pre-World War II shopfronts that survive, most date from the Edwardian or Inter-war period. Shopfronts of that era are characterised by metal-framed windows with tiled stallboards and recessed entrances (or ‘ingos). Victorian era shopfronts, on the other hand, are characterised by timber framed shopfronts with timber stallboards.

The neighbouring shops in Burnley Street to the north of this site contain some timber shopfronts, which may date from the nineteenth century; however, they are less intact than this example. For example, the display windows in the shop front at no.370 appear to have been enlarged, reducing the height of the stallboards and some of the window frames have been removed or altered. The frame of the shop front at no.372 has also been altered. The shopfronts of nos. 374 and 376 are somewhat more intact, but the buildings of which they are part are very altered.

The 1985 *Richmond Conservation Study* identified a small number of surviving shopfronts, but a review of these places has found that few have survived. For example, a shopfront at 418 Bridge Road, intact in 1985, is no longer extant. The only known examples of original timber shopfronts in Richmond appear to be those at the two storey shops and residences at 381 & 383 Bridge Road (it appears that nos. 385 & 387 may have had, until recently, early shopfronts as well). One other known surviving example is the shopfront at 69 Balmain Street, Cremorne, which dates from c.1870. This example has a cornice a frieze mould between corbels, with rosettes. The windows and corner double-door are divided six Tuscan pilasters. There is a panelled soffit, over a bluestone plinth. While less elaborate, the shopfront at 380 Burnley Street has a similar level of intactness.

The shop at 380 Burnley Street is therefore notable as a rare surviving example of a late Victorian shop, which retains its original shopfront.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

380 Burnley Street is significant as one of the oldest surviving shops in Burnley Street. It demonstrates the beginnings of the transformation of the southern Burnley Street into a local shopping centre during the late nineteenth century.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

380 Burnley Street retains a now rare example of a timber-framed Victorian shopfront. While many late Victorian shops survive in Richmond very few retain their original shopfront.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

380 Burnley Street is a representative example of a late Victorian shop. It is notable for its high degree of intactness, which includes the original shopfront.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

380 Burnley Street exhibits typical late Victorian form and detailing including the parapet ornamentation and a timber-framed shopfront with stallboards, and a recessed central entry below the pediment that emphasises the symmetry of the building.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

**What is significant?**

The shop and residence, constructed by 1888, at 380 Burnley Street, Richmond is significant. This is a single storey late Victorian shop, one of a pair with no.378. The parapet has a moulded cornice above a stringcourse, each framed by vermiculated corbels inset with lions-heads. The semi-circular pediment has a small acroterion and is flanked by small scrolls, with small scrolls adjacent to the low piers at either end of the parapet that appear to have once supported orbs or urns. The shopfront has timber-framed windows with fixed display windows below highlights, and panelled timber stallboards over a bluestone plinth. The window frames are slender, which is typical of the period, and the recessed central entry enhances the symmetry of the building.

Non-original alterations and additions to the building and signage are not significant.

**How is it significant?**

The shop and residence at 380 Burnley Street, Richmond is of local historic, architectural and aesthetic significance to the City of Yarra.

**Why is it significant?**

Historically, it is significant as one of the oldest surviving shops in Burnley Street and is associated with the beginnings of the transformation of the southern Burnley Street into a local shopping centre during the late nineteenth century. (Criterion A)

It is also significant as a representative example of a shop with typical late Victorian form and detailing including the parapet ornamentation and a timber-framed shopfront with stallboards and a recessed central entry below the pediment that emphasises the symmetry of the building. It is notable for its high degree of intactness, which includes the original shopfront. While many late Victorian shops survive in Richmond very few retain their original shopfront. (Criteria B, D & E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place within the Burnley Street Precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

## B.8 House, 65 Charles Street, Richmond



65 Charles Street

### History

#### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

#### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

### **Place history**

Elm Grove (originally known as Catherine Street) along with Charlotte Street and the southern end of Charles Street were created by a subdivision of auctioneer Charles William's Crown Allotment 20 in 1852 and are shown on the plan prepared in 1853 prepared by William Green and the 1855 plan by James Kearney.

By 1855 Elm Grove contained about 20 houses and there were also some houses in Charlotte Street and Charles Street. Due to the lack of building regulations most of the early housing constructed in this area were three or four room cottages built of timber. The small timber cottage at 21 Elm Grove, which was constructed c.1858, for William Green, is the only known surviving example of the simple early cottages constructed in this area prior to 1860 (Hermes 88171).

By the 1860s and 1870s, some of the early houses in Elm Grove were being replaced by more substantial residences, many of them designed and built by their owners and most in brick. Examples include: 19 Elm Grove, built in 1863 as the residence of architect James M. Robertson; 3 Elm Grove, constructed c.1868 for Richmond builder and timber merchant, Richard Fitzgerald; and 17 Elm Grove, erected c.1872 by builder James Bonham as his own residence (Hermes 86666, 88702 & 88704).

In the other streets, however, the houses were still predominantly of wood. For example, in 1870 of the 15 houses in Charles Street, only three were of brick or stone, while 8 out of 27 houses in Charlotte Street were brick (RB, Central Ward, 1870:80-81).

This house was built in 1871 for Robert Gillard. It was described as a brick dwelling of four rooms with a valuation of 16 pounds (RB, Central Ward, 1871:87). It remained empty for a couple of years (according to the rate books). In 1873 the property was sold to Sarah Ann Tinney and by 1874 it was occupied by Mrs Flora Tinney who remained in residence for more than 20 years (LV, RB, Central Ward, 1874:103; SM).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificate of Title V. 503 Fol. 455

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan no. 1060 (dated 1897)

Richmond rate books (RB)

Sands & McDougall Melbourne Directories (SM) – 1870-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

This is a simple mid Victorian cottage. Typical of early cottages it is built right on the street frontage and has a simple, symmetrical façade with a central door flanked by double hung timber sash windows and a parapet concealing the roof. The façade is very plain apart from the parapet, which comprises a cornice supported by cream modillions above a stringcourse. The walls are constructed of brick in Flemish bond and there are segmental arches above the windows and door. Alterations include the insertion of a concrete lintel above the door and cills below the windows (which may not be original) and installation of modern awnings over the window.

### **Comparative analysis**

Surviving pre-1880s houses in Richmond may be broadly defined as small cottages, larger houses and villas and terrace rows. This house falls into the category of small cottages and the majority of this type are of timber, with a smaller number in bluestone. This is the only known brick example and is unique within Richmond in terms of its form, siting, materials and siting.

65 Charles Street has Flemish Bond brickwork. That type can be considered typical for front facades of Early Victorian houses (c1850-80). The very simple parapet also indicates an early date, as does the use of cream brick modillions - cream bricks were mainly manufactured by John Glew in Brunswick from the early 1860s (see below). By the 1880s, there was wider availability of Portland cement, and that began to dominate parapet design, particularly with cast ornament. Finally, the position right up against the front boundary and lack of a front verandah is very much like the earliest little houses in areas such as Fitzroy.

It is also an early example of the use of bi-chrome brick in Richmond. Brickmaker John Glew, of Brunswick, developed production of cream bricks from the early 1860s, which were first used as dressings for bluestone buildings, and then in polychromatic brickwork. Glew supplied cream bricks for Reed and Barnes' St Michael's Uniting Church of 1866-67 (VHR H4), 122 Collins Street, Melbourne, which is considered to have popularized polychrome architecture in Victoria. Other early examples of bi-chrome brick in Richmond include the house at 3 Elm Grove, constructed c.1868 (Individually Significant within HO319 Elm Grove Precinct), the single storey Italianate villa at 15 Erin Street, constructed in 1872 (Individually Significant in HO338 West Richmond Precinct), and the terrace row at 40-50 Lyndhurst Street (see section B.15) of 1874.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The house at 65 Charles Street is associated with the residential development of Richmond in the 1870s. Built by 1871, it is one of the oldest houses in Richmond.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

The house at 65 Charles Street is notable as a mid-Victorian cottage dating from the early 1870s. The majority of the surviving nineteenth century houses in Richmond date from 1880-1899 and surviving houses from the 1870s or earlier are comparatively rare.

**Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

**Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The house at 65 Charles Street is a representative example of a simple mid Victorian cottage. The 1871 construction date is demonstrated by the Flemish Bond brickwork, the very plain façade with simple parapet with cream brick modillions, and the position right up against the front boundary and lack of a front verandah.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The house at 65 Charles Street stands out from the surrounding houses due to its atypical siting, form and detailing. It contributes to the varied examples of mid and late Victorian housing found within the HO319 Elm Grove Precinct.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

***What is significant?***

The house, constructed by 1871, at 65 Charles Street, Richmond is significant. This is a simple mid Victorian cottage built right on the street frontage and has a simple, symmetrical façade with a central door flanked by double hung timber sash windows and a parapet concealing the roof. The façade is very plain apart from the parapet, which comprises a cornice supported by cream modillions above a stringcourse. The walls are constructed of brick in Flemish bond and there are segmental arches above the windows and door. Alterations include the insertion of a concrete lintel above the door and cills below the windows (which may not be original) and installation of modern awnings over the window.

Non-original alterations and additions to the house are not significant.

***How is it significant?***

The house at 65 Charles Street, Richmond is of local architectural and aesthetic significance to the City of Yarra.

***Why is it significant?***

The house at 65 Charles Street is associated with the residential development of Richmond in the 1870s. Built by 1871, it is one of the oldest houses in Richmond. (Criterion A)



The house at 65 Charles Street is a representative example of a simple mid Victorian cottage that stands out from the surrounding housing due to its atypical siting, form and verandah, which demonstrates its early construction date. This includes the Flemish Bond brickwork, the very plain façade with simple parapet with cream brick modillions, and the position right up against the front boundary and lack of a front verandah. It contributes to the historic variety of mid and late Victorian housing found within the HO319 Elm Grove Precinct. The significance of the place is enhanced by its rarity values as one of the relatively few early 1870s houses in Richmond. (Criteria B, D & E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place within the HO319 Elm Grove Precinct.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.

## **B.9 Smith house and dairy, 107 Coppin Street, Richmond**



*House*



*Former Dairy*

## History

### ***Thematic context***

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**3.0 Mansions, villas and sustenance housing:** the division between rich and poor: 3.1 A home to call one's own

**4.0 Developing local economies:** 4.4 Smaller retailers: strip shopping

### ***Historical background***

#### *Development of Richmond*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855 and by 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002). Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44; Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

As population grew the shopping areas expanded to meet demand. In Swan Street the extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. Bridge Road continued to develop and by the 1920s there

were almost continuous rows of shops extending from Hoddle Street to Burnley Street, while at the same time the southern end of Burnley Street consolidated itself as an important local centre serving the eastern half of Richmond.

#### *Suburban dairies*

The following is an extract from the *City of Yarra Heritage Review Thematic History* (Allom Lovell & Associates 1998:35):

*There were very few primary industries within Yarra, the area becoming established early as a manufacturing centre. Farming was uncommon after the establishment of a permanent township, a reminder being the small number of dairies around Collingwood and Richmond, such as Carson's Dairy in Blanche Street, Mr Hampson's round in Jessie Street and McConchie's dairy in Kelso Street.*

*Ted Venn, who grew up in Richmond, recalled: 'Richmond was like dairy country when I was a boy ... Now, how could you have cows feeding and being milked within a mile of Cremorne Street school?'. Cows were grazed on public land – Carson's cows grazed in Richmond Park at the corner of Blanche Street and Punt Road – and so it was declared in 1859 in the Port Phillip Gazette that:*

*The land is to be grazed by milk cows only, and the stock so depasturing are to be tailed, and prevented from trespassing on the footpaths and drains, and kept off the streets except when being driven to the houses of their owners.*

*These dairies had to cease operating when the number of cows which could lawfully be held privately was reduced to one.*

*In 1901, there were 107 dairies and milk stores in Richmond, with the demand for milk in the locality apparently much higher than other surrounding suburbs (McCalman 1988:48-9).*

#### **Place history**

Alexander Smith, dairyman of Bridge Road, Richmond, purchased the land at 107 Coppin Street in August 1892 (LV: V.2447/F.257). In 1890, Smith is not listed in the Directory as an occupant of Coppin Street. However, by 1895, Alexander Smith, dairy, is listed at 105 Coppin Street, while immediately to the south, the land between Murray Street and Little Murray Street (including 107 Coppin Street) remained vacant (SM).

The Smith family appear to have been prominent residents of interwar Richmond and active members of the Burnley Presbyterian Church. 'Alexander Smith Esquire' laid the foundation stone of the Burnley Presbyterian (now Uniting) Church at 273 Burnley Street, Richmond on 29 August 1925 (*The Argus* 4 Dec 1925:6). The new church featured a three panel Gothic window as the main feature of the front elevation, with a central panel containing a life-size reproduction of Holman Hunt's 'famous picture' 'The Light of the World', which was donated by Mrs. A. Smith of Coppin Street, as a memorial to her late parents (*The Age*, 14 December 1925, p.13). Upon Smith's death in 1941, a notice in *The Argus* reported that Mr Alexander Smith, then of Doncaster, 'lived for 50 years in Richmond, where he conducted a dairy business.' It also notes that he was an elder and session clerk of Burnley Presbyterian Church (*The Argus* 7 July 1941:3).

In 1897, the MMBW Detail Plan no. 1061 shows that the house at 105 Coppin had a large shed on the rear boundary, supporting the Directory information that the property served as a dairy during this period (SM). To the south, 107 Coppin Street remained land, but had two large outbuildings, suggesting it was used as part of Smith's dairy at 105 Coppin Street (MMBW Detail Plan no. 1061).

An article in the *Australasian* in 1897 (26 June 1897:11) discussed 'A Templestowe Milk Farm, The Bulleen Dairy', which was located on the road between Kew and Heidelberg in the Templestowe District, owned by George Smith. The article stated that 'Bulleen Farm, Templestowe, is the largest producer in this neighbourhood' with 209 acres along the Yarra and an additional 277 adjoining acres rented, supplying Melbourne with milk twice a day. In the late 1930s, advertisements in the 'Suburban Dairies' column of *The Argus* stated that the

Bulleen Dairy was located at 107 Coppin Street (*The Argus* 4 March 1936:17; 15 August 1938:6; 22 May 1936:5). The ads proclaimed ‘Only milk from our own cows supplied’.

There were only two suburban dairies in Richmond at this date (*The Argus* 15 August 1938:6). These two articles indicate that nos. 105 and 107 Coppin Street were part of Bulleen Dairy, owned and run by the Smith family. The properties on Coppin Street were used as distribution hubs for the surrounding areas.

In the 1914-15 and 1915-16 rate books, Alexander Smith, dairyman, was recorded as the owner of ‘land 50’ (possibly indicating a frontage of 50 feet) with stables, and a four-room timber building at 105 Coppin Street (RB, Central Ward, 1914-15 & 1915-16:41). A plan dating to February 1915 shows that at this time 107 Coppin Street had a large stable, cart washing area, dairy (all of which were noted as paved) and manure bin, all set back from Coppin Street. At this date, A. Smith still lived at 105 Coppin Street (PSP 97267; SM).

In 1916 and 1917, the Directories list ‘Alexander Smith, dairy’ at both 105 Coppin Street and between Murray and Brady streets (the current no. 107). The following year, Smith is listed solely at 107 Coppin Street. The 1917-8 rate books confirm that at this date, Alexander Smith was the owner and occupier of land and store and a six-room brick building at 107 Coppin Street, occupied by four people, as well as the timber four-room house at 105 Coppin Street (RB, East Ward, 1917-18:41). This indicates that the existing house at no. 107 was built as the Smiths’ residence, in 1916, with the dairy operating at the rear.

Examination of the house suggests that it was architect designed, however, the architect has not been identified.

Alexander and Elizabeth Smith occupied the house until Elizabeth’s death in 1939, after which the house was passed to their only son, Gordon W. Smith, dairyman ‘of 107 Coppin Street’, in July 1940 (*The Argus* 27 June 1939:8; LV: V.2447/F.257; *Table Talk* 19 Jan 1922:13). The house remained in the Smith family until 1946, when it was sold to the Hill family (LV: V.2447/F.257).

A plan dating to 1972 shows that the outbuildings that existed as part of the dairy in 1915 remained. The house had an external bathroom and toilet, which was being replaced at this date (PSP 97287).

In 2014, two outbuildings remain to the rear of the house, on the south boundary. The gabled brick building (the roof of which has been re-clad) appears to be one of the original dairy buildings built by 1915 (as it appears on PSP97267, with a plan dating to 1915). The skillion-roof building attached to the east end of the gabled-building was probably also built by 1915, as the southern brick wall is continuous.

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review Thematic History*, July 1998

Green, William (1853) ‘Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green’ (referred to as the ‘Green Plan’)

John & Thurley O’Connor Architects et al, *Richmond Conservation Study*, 1985

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McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

Melbourne Metropolitan Board of Works (MMBW) Detail Plan no. 1061 (dated 1897)

Sands & McDougall Directories (SM): 1890, 1895, 1900, 1905, 1910, 1915, 1916, 1917, 1918, 1920

Richmond rate books (RB)

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the ‘Kearney Plan’)

Ward, Andrew et al, *Hard yakka. 100 years of Richmond industry*, Yarra City Council, 2002

Watson, Catherine, *Copping it sweet. Shared memories of Richmond*, City of Richmond Carringbush Regional Library, 1988

### **Description**

This is a sprawling late Edwardian villa, set on a wide ‘island’ site between Murray and Brady streets, with an enormous rear yard that holds brick outbuildings along the southern side boundary. The front yard sits behind a sympathetic woven wire fence.

The walls are of red brick with black-ribbon tuckpointing. The complex hip and gable roof is covered in Marseille terracotta tiles with decorative cresting and finials (NB: a dragon finial is likely of recent date). The façade is triple-fronted, comprising a pyramidal roof with a projecting front gable (a classic Federation villa combination), with the addition of a lower wing to the south side of the entry. The pitch of the roof, particularly of the pyramidal section, is lower than commonly seen on Federation villas, illustrating a transition to the more horizontal rooflines popular during the interwar period.

The return verandah sits beneath the sheltering eaves – another hallmark of the Federation domestic style. The verandah posts are quite simple with subtle stop chamfering and curved solid timber brackets, indicating a late Edwardian built date. This sort of simple verandah detail is more commonly seen on early 1920s bungalows. The verandah floor retains patterned tiles.

The front gable is half-timbered at the top, jettied on timber brackets over a bay window with bullnose bricks to its sill. Windows here and to a second bay window on the south side of the entrance are double-hung sashes with pressed-glass highlights. The front door is recessed behind a round-arched opening, and the door is not visible from the street.

The house is intact apart from a glass-block window along the north side elevation, the apparent removal of its chimneys, and a small addition to the rear.

Just behind the house, along the southern boundary, is the gabled red-brick dairy building with a chimney near the west end. It has two small timber windows overlooking the street. Abutting its rear wall is a section whose roof is hidden behind a parapet. Both buildings, of c1915, have an unusual bond pattern indicating a simple form of cavity wall intended to insulate the dairy cool rooms. It comprises five courses of stretchers for every header course (as compared to Colonial Bond which is three stretcher courses to one of headers).

### **Comparative analysis**

The majority of Richmond’s residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole’s Paddock in the northeast of the suburb.

Substantial Edwardian villas are scattered around Richmond in small numbers, most of them in prestigious areas such as Richmond Hill or along major residential thoroughfares such as Coppin Street. The triple-fronted, late Edwardian brick villa at 107 Coppin Street can be compared to:

259 Church Street (Individually Significant in HO315 Church Street Precinct) – a two-storey brick villa with a slate roof, asymmetrical façade and two-level return verandah set beneath the roofline. The verandah retains a simple ladderback frieze and long blade-like brackets (both of timber).

7 Elm Grove (Individually Significant in HO319 Elm Grove Precinct) – a two-storey brick house with a tiled roof and two-level verandah to the façade. At ground level it is supported on brick piers, while above it has plain timber posts with simple curved brackets very similar in shape to those at 107 Coppin Street. Apart from the verandah details, the house is quite restrained in detail.

7 Stanley Street (Individually Significant in HO332D Richmond Hill Precinct) – a brick villa with a slate roof and an asymmetrical façade. It is distinguished by bold, curvilinear fretwork (showing an Art Nouveau influence).

The house at 107 Coppin Street shares the decorative restraint of the late Edwardian period seen at 259 Church Street and 7 Elm Grove, while being one of the largest and most substantial among single-storey Edwardian villas in Richmond (a similar width to the very imposing 259 Church Street).

In relation to the dairy function of the site, particularly the brick outbuildings, there are five places identified in the City of Yarra Heritage Overlay as former dairies, located in Carlton North, Collingwood, and Fitzroy North, from the Victorian era and 1930s. None of them are documented as retaining actual dairying infrastructure, but are rather retail dairies.

## **Assessment against Criteria**

### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The outbuildings at 107 Coppin Street are tangible evidence of how dairying operations were run in inner suburban locations in the early 20<sup>th</sup> century. While herds of cows could not be grazed in Richmond after 1901, Alexander Smith ran his herds in (then) rural Templestowe and transported the milk in daily for processing and then distribution via horse-cart around Richmond. The size and quality of the 1916 house also indicate how prosperous the dairying business was at the time.

### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

While a number of dairies survive in the City of Yarra, there are no documented dairy outbuildings surviving with them to demonstrate more than just the retail side of the business.

### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

Not applicable.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The house of 1916 is a distinguished and intact example of a late Edwardian villa, of unusual triple-fronted size, that demonstrates the transition from the Federation to the bungalow style in its roof form and verandah detail.

### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance*****What is significant?***

The house and dairy buildings at 107 Coppin Street, Richmond, are significant. They are set on a large 'island' site, between Murray and Brady streets with an enormous rear yard that holds brick dairy outbuildings along the southern side boundary.

The house, of 1916, is a sprawling Edwardian villa with tuckpointed brick walls and Marseille tiled roof with decorative cresting. Much wider than standard, it comprises the classic Federation juxtaposition of a pyramidal hip roof with a projecting front gable, added to which is a lower hipped wing on the south side. The return verandah rests on simple stop-chamfered timber posts with solid curved timber brackets.

Just behind the house, along the Brady Street frontage, is a former brick dairy building. It has a variation of a cavity wall to provide insulation to the cool room. The section nearest the house has a gable roof and chimney, while the rear section has a parapet concealing the roof.

The front fence, while sympathetic, and other non-original alterations and additions to the house, such as the small rear addition, are not significant.

***How it is significant?***

The house and dairy at 107 Coppin Street is of local historic and architectural/aesthetic significance to the City of Yarra.

***Why it is significant?***

Historically, the brick outbuildings at 107 Coppin Street are rare tangible evidence of how dairying operations were run in inner suburban locations in the early 20<sup>th</sup> century. While herds of cows could not be grazed in Richmond after 1901, Alexander Smith ran his herds in (then) rural Templestowe and transported the milk in daily for processing and then distribution via horse-cart around Richmond. The size and quality of the 1916 house also indicate how lucrative the dairying business was at the time and his prominent status in Richmond. (Criteria A & B)

Architecturally/aesthetically, the house is a fine and substantial example of a late Edwardian villa, which demonstrates the transition from the Federation to the bungalow style in its roof form and verandah detail. In particular, the classic Federation roof form is given a more horizontal emphasis, and the verandah posts and fretwork show the transition from the elaborate fretwork of the Federation era to the simplified Arts & Crafts forms preferred in the early interwar period. (Criterion E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place within the Coppin Street Precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

Outbuilding controls.



**B.10 Opportunity Club for Girls, 8 Corsair Street, Richmond**



*Corner entry of the Opportunity Club*



*Opportunity Club as viewed from the south. The modern kindergarten is in the foreground.*

## History

### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**7.0 Leisure and Entertainment in the Suburbs: 7.3 Sports and Leisure**

### **Historical background**

#### *Development of Richmond*

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

As population grew the shopping areas expanded to meet demand. In Swan Street the extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. Bridge Road continued to develop and by the 1920s there were almost continuous rows of shops extending from Hoddle Street to Burnley Street, while at the same time the southern end of Burnley Street consolidated itself as an important local centre serving the eastern half of Richmond.

#### *Socio-economic character of Richmond*

The following are extracts from the *City of Yarra Thematic History* (Allom Lovell 1998:23-29):

*Richmond was initially imagined as an ideal, 'where the well-to-do Melbourne merchants and professionals could retire after the worry and the wear, the profit and the loss, of a busy day, and smoke the calmut of peace in the bosoms of their families.' The population of the then urban-rural fringe of Melbourne ballooned after the early 1850s, as a direct result of the gold rush. Many new inhabitants began life on lease hold land in 'jerry-built' houses, or tent communities. These types of houses could still be found at the end of the 19th century.*

*By 1861, there were more than 2,700 permanent houses in Richmond; predominantly homes for the business and upper class. Blocks in Richmond sold well, boosted by poetic advertising which emphasised the area's sufficiencies of natural resources, such as water and timber, and it soon became a prosperous township.*

*The number of houses in Richmond had increased to 4,800 by the early 1880s and doubled again by the end of the decade. As many as six terrace houses were built on blocks of land intended for one building during the Land Boom; many of these remained empty as the Depression hit and deteriorated accordingly.*

*The Land Boom also resulted in the development of Melbourne's public transport system and the subsequently, wealthier citizens typically chose to escape the increasingly squalid conditions in the city's inner urban areas and built large villas or mansions in the outlying southern and eastern suburbs. Apart from the movement of many middle-class and respectable working class residents out of the area, the by then sub-standard nature of some of the housing stock in the early to mid-20th century rendered it less salubrious than it had once been. Cheap housing was attractive to poorer people, both workers and migrants. As the district became more industrial in the early twentieth century, and the housing stock deteriorated, it became a logical stepping-stone for Australia's new immigrant population.*

*A population boom followed World War One, and there were more people than houses. Rent was increased, frequently doubled, and tenants evicted as landlords took advantage of their position. Once the 1930s Depression hit, the situation worsened; houses remained empty as people were too poor to afford the rent.*

### *Opportunity & Youth Clubs*

The Opportunity Club movement began in Melbourne in approximately 1939, after a meeting in a church hall in Hawthorn, where the problem of providing proper nourishment and recreation for children in crowded areas of the neighbouring suburbs was discussed. The founding members decided to volunteer their time and a small sum of money as a seeding fund. Clubs of a similar type already existed within Melbourne and the members investigated their positive work and influence. Soon after, they leased the upper floor of a large factory in Collingwood. Partitions were put in to create a gymnasium, reading room and games, and bathrooms were installed with baths and showers. The club was intended 'to provide physical and mental nourishment for children in a locality where opportunity for the full development of their minds and bodies was lacking. So the club was called the Opportunity Club'. Soon, a number of generous benefactors donated money for the running of the club, as well as the salary of a trained social worker to direct the welfare work, supervise the 'Oslo lunches' and instruct mothers in the preparation of nutritious food (*The Argus* 5 September 1942:3S). The clubs were soon credited with keeping children off the streets and keeping down child delinquency figures (*News* 17 August 1942:5).

The clubs had developed the Oslo lunch for children at the clubs and at neighbouring state schools, in order to eliminate malnutrition, with parents making part payment (*Sunshine Advocate* 12 May 1944:1; *News* 17 August 1942:5). The Oslo lunches, which originated in Norway after World War I, brought the clubs into prominence in Victoria (*The Argus* 5 September 1942:3S).

Many articles were written in Victorian newspapers, further describing the Opportunity Clubs' purpose, to offer opportunities for physical, social and mental development and to provide 'a variety of leisure hour recreations for young boys and girls in an industrial area', aimed at encouraging 'children in the industrial suburbs to use their leisure time to the best advantage, and to learn to stand on their own feet at an early age' (*The Argus* 31 January 1941:7). The clubs' focus was character building, as they made every effort to see every young boy or girl grow up to be a good citizen (*Sunshine Advocate* 12 May 1944:1).

The clubs were supported entirely by voluntary contributions and were open five nights each week for girls and boys aged 8 to 18 years old. Honorary leaders took charge each evening to make sure that there was proper supervision each night. There were no membership fees and no rules or requirement for attendance. Each night a different entertainment was organised, such as gymnasium nights, craft evenings, dramatic evenings, cooking evenings and dressmaking classes and choir practises, each with instructors and children attending groups they were interested in (*The Argus* 23 April 1940:8; 31 January 1941:7).

In April 1940, an Opportunity Club opened for Boys and Girls in a disused furniture factory on Lord Street, Richmond. At this date, it was one of three clubs in Melbourne, with the other two clubs located in Collingwood – a girls' and a boys' club (*The Argus* 23 April 1940:8; 14 May

1940; 31 January 1941:7). Two years later, the Opportunity Club at 8 Corsair Street opened (*The Argus* 30 October 1942). By 1944, Opportunity Clubs were operating in Richmond, Preston, Collingwood, Northcote and Burnley (*Sunshine Advocate* 12 May 1944:1).

In 1973, the clubs were administered by the ‘Opportunity Youth Clubs’, based in South Melbourne, which had an organisational structure consisting of a President, secretary, treasurer, auditors and patrons. The organisation was affiliated with The Victorian Association of Youth Clubs. The associated kindergartens were operated by the Free Kindergarten Union of Victoria (PROV).

By the 1970s, ‘Youth Clubs’ were located at Ascot Vale, Collingwood, Kingsbury, Knox, Richmond and Thornbury, while kindergartens were located at Ascot Vale, Richmond, Kingsbury and Thornbury (PROV).

### **Place history**

In July 1941, Frederick William Blight, gentleman (and owner of a wholesale grocery, wine and spirit merchant located at 234 King Street) purchased this property on the corner of Corsair and Fraser streets for the purpose of erecting an Opportunity Club for girls who, at the time, were sharing the recently opened Opportunity Club for Boys in nearby Lord Street.

The building was erected at a cost of £4000 by John Thomas Short, a builder, of 79 Kangaroo Road, Oakleigh. It appears that no architect was involved: Mr Short’s name appears on the building plans, which were prepared by the ‘Builders Plan Service of 101 Queen Street’ (PROV; *The Argus* 17 January 1951:28; *Westralian Worker* 16 January 1942:5).

Mr. Blight provided the funds for construction of the club, while money for its annual upkeep was provided by ‘numerous donors, among them the proprietors and employees of a large factory in Richmond’ (*The Argus*, 2 September 1942:3S). It appears that Mr. Blight and his company was frequently philanthropic in nature, with donations documented in *The Argus* in the 1950s for the Lord Mayor’s Hospital Appeal and Lord Mayor’s fund for flood victims in New South Wales (*The Argus*, 26 October 1953:9; 4 March 1955:8).

The Opportunity Club for Girls opened in September 1942 and was visited by the Governor and Lady Dugan in October. Newspaper articles announced that the club boasted a spacious gymnasium, a large room for quieter games, reading and craft work and a kitchen and claimed that it would be the ‘finest girls’ club in Australia’. At this date, it was envisioned that the club would soon become a community centre with a kindergarten and nursery school attached. A trained social service worker was to be appointed and voluntary workers were needed, with 55 girls in attendance two months after opening (*The Argus* 2 September 1942:3S, 30 October 1942).



*The Opportunity Club on Corsair Street, Richmond, in September 1942, one month after it opened (The Argus 5 September 1942:3S).*



Enthusiastic young members of an Opportunity Club appreciate their Oslo lunch.

*Members of an Opportunity Club enjoy their Oslo lunch (The Argus 5 September 1942:3S).*

Two years after opening, in 1944, an annexe was added to the building, to house a kindergarten, washroom, toilets and storage, with funds provided by the Woollies Appeal Committee. The gymnasium was to be used during the day as a kindergarten playroom. The kindergarten was affiliated with the Free Kindergarten Union, with the official opening planned for June 1944 (*The Argus* 14 April 1944:6). It appears that Leslie M. Perrott & Partners, architects, prepared the plans for these additions (PROV).

In July 1952, a two-storey addition was made at the rear of the building on the west side containing craft rooms. Leslie M. Perrott and Partners also designed these additions (PROV). In December of that year, Opportunity Clubs, of Market Street, Melbourne, officially purchased the building (LV: V.3301/F.139). The club manager in the 1950s was B.G. Bastrup of East Ivanhoe.

By 1965, the place was known as the Opportunity Club Pre-School Centre or Kindergarten (PROV). A plan dating to 1973 shows that the footprint of the building matches that of the present building; excluding the recent one-storey addition on the east boundary. The 1973 plan shows that the ground floor consisted of a foyer, reception and office, large gymnasium, toilets, a kindergarten annexe and a pottery room, while the first floor had a library, games room, craft rooms, woodwork room, kitchen and toilets (PROV).

Both the kindergarten and youth club closed at the end of 1974. The club was then used for occasional functions organised by the local Greek community. In January 1975, Opportunity Youth Clubs advised the Commission of Public Health of its intention to convert the club into a full day care facility, and requested assistance with a feasibility assessment. The letter noted that the outcome of a recent public meeting was that the club's function was 'not meeting the greatest need of the area'. Following this, the Minister directed the Commission of Public Health to undertake a 'detailed investigation into all aspects of the organisation and operations of Opportunity Youth Clubs Inc.' as a result of the experienced financial difficulties. The letter outlined that one option was to purchase the building and to hand it over to the Australia Greek Welfare Association to operate as a day care centre and/or kindergarten and for afterschool care. An inspection was to take place to investigate the possibility (PROV).

As a result, in November 1975, the Australian Greek Welfare Society Ltd of Lonsdale Street, Melbourne, became the owners of the property (LV: V.3301/F.139). Land to the south was

consolidated with the lot in August 1976, extending the property to the south (CP 106590). An earlier single-storey building (1902) had existed on this site, fronting Fraser Street (PSP28341).

By 1979, the building was managed by the Australian Greek Welfare Society, which moved their offices into the building from 168 Lonsdale Street. In January 1979, the Society wrote to the Department of Health to apply for the renovation and conversion of the first floor, which was being used at that time by an elderly group and a Youth Club meeting. The intention was to create a drop-in centre with leisure facilities for unemployed youths. However, in June of the same year, these development plans were cancelled (PROV).

In 1979, the ground floor was a Registered Child Minding Centre (PROV). In 2014, the building serves as a yoga centre for the Australian Association of Yoga, with a children's day care centre at the rear.

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificates of Title, as cited above and Consolidation Plan CP106590

McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

Property Sewerage Plan (PSP) no. PSP28341, '86 Fraser Street, Richmond'.

Public Records Office Victoria (PROV) VPRS 7882/P1, Unit 1052 'Opportunity Club', VPRS 16189 P2 Unit 25 'Building plans for proposed brick Yarra Yarra Girls Club at Richmond for Frederick Blight Esq.', VPRS 16189 P2 Unit 388 'Alterations and additions to Opportunity Club 1952'.

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Ward, Andrew et al, *Hard yakka. 100 years of Richmond industry*, Yarra City Council, 2002

Watson, Catherine, *Copping it sweet. Shared memories of Richmond*, City of Richmond Carringbush Regional Library, 1988

### **Description**

The Opportunity Club for Girls, of 1941, stands at the south-west corner of Corsair and Fraser streets, built on the street boundaries. It is a two-storey red brick building with an L-shaped plan. The hip roof is clad in corrugated metal and has a gablet at the east end. The two frontages are articulated differently, joined at the splayed corner by stepped piers in a zigurat form above the entrance. The longer Corsair Street elevation is articulated in a more domestic manner, with overhanging eaves and views of the roof. The rest of the façade is parapeted. The parapet to Fraser Street has a very shallow gabled form.

The brick walls are set in Colonial Bond (three course of stretchers to a course of headers), suggesting solid brick walls. The walls are given a horizontal emphasis by the use of cream-coloured render and clinker brick bands above and below the windows and render along the top of the parapets. This is juxtaposed against the vertical brick piers on the corner element, which are separated by vertical bands of the same render. The render appears to retain its original colour (and possibly its original limewash finish).

The corner entry sits below a flat concrete hood supported on tapered supports. It is surrounded by clinker brick.

Alterations include the replacement of all visible windows with aluminium units, and the partial over-painting of the brick along Corsair Street and around the entry. There is a recent single-storey wing to the south on Fraser Street, which is sympathetic in its design.

## Comparative analysis

Interwar community buildings on the City of Yarra Heritage Overlay are almost all classical in inspiration, either following strict classical design principles or a free use of elements as was popular in the 1920s. None of them exhibit a Moderne/Art Deco influence. The same is true among education buildings as well, where again the 1920s is mainly represented.

There are, however, Moderne buildings comparable to the Opportunity Club among the City of Yarra's industrial buildings. Examples that exhibit the same vertical emphasis as was common of the Jazz Moderne variant of the style are:

RepcO factory, 81-91 Burnley Street, Richmond (Recommended for HO by Amendment C149) – the middle section, of 1938, is single-storey with a distinctive ziggurat motif above the entrance.

8-12 Trennery Crescent, Abbotsford (Individually Significant in HO314 Yarra Falls Precinct) – Towering Moderne-style two-level red brick factory, with vertical tripartite element and flagpole at façade corner, brick banding. Converted to flats with an upper level added.

2-20 Kerr Street, Fitzroy (Individually Significant in HO334 South Fitzroy Precinct) – The factory of 1939 has distinctive Moderne styling with unusual brick detailing around the entry (two ziggurat motifs), brick banding and steel framed windows. The brick has been overpainted.

26-58 Queens Parade, Fitzroy North (Individually Significant in HO327 Fitzroy North Precinct) – A very long factory of 1937 with a distinctive stepped parapet adorned with small pylons. The brick has been overpainted.

In comparison with these examples, the Opportunity Club lacks the playfulness and high decorativeness of the Queens Parade factory, but compares well to the others, with its classic Moderne combination of a strong vertical emphasis to the entry balanced by the horizontal rendered bands.

## Assessment against Criteria

### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The former Opportunity Club for Girls is a tangible illustration of this charitable movement for the welfare of children in working-class suburbs that was founded in Victoria in 1939. The clubs were established to provide nutritious meals ('Oslo lunches') and a place for recreation and learning new skills after school hours. The first club for boys was opened in Collingwood in a converted factory, followed by a club for girls in Collingwood, and one in Richmond established in a former furniture factory on Lord Street in 1940. The building at Corsair Street may have been the first purpose-built Opportunity Club.

### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The former Opportunity Club for Girls is a successful Moderne composition with the classic interplay seen in this style of the vertical and horizontal. The splayed corner entrance sits below a ziggurat motif of red brick piers against a cream render background. The elevations on either side have horizontal bands of cream render in clinker brick borders.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance*****What is significant?***

The former Opportunity Club for Girls at 8 Corsair Street, Richmond, is significant. This two-storey red brick building, on the corner of Corsair and Fraser streets, was built in 1941 by John Thomas Short of Oakleigh, at a cost of £4000 provided by the philanthropic merchant Frederick Blight. The Club opened its doors in August 1942 to provide local girls with facilities for sport, quiet leisure activities and learning practical skills. The gymnasium was used during the daytime as a kindergarten. The Opportunity Club closed in late 1974 and was sold to the Australian Greek Welfare Society.

The post-1944 alterations and additions to the building, including the single-storey kindergarten wing, are not significant.

***How it is significant?***

The former Opportunity Club for Girls is of local historic and architectural significance to the City of Yarra.

***Why it is significant?***

Historically, the former Opportunity Club for Girls is a tangible illustration of this charitable movement for the welfare of children in working-class suburbs, was founded in Victoria in 1939. The clubs were established to provide nutritious meals (“Oslo lunches”) and a place for recreation and learning new skills after school hours. The first club for boys was opened in Collingwood in a converted factory, followed by a club for girls in Collingwood, and one in Richmond established in a former furniture factory on Lord Street in 1940. The building at Corsair Street may have been the first purpose-built Opportunity Club. (Criterion A)

Architecturally, the former Opportunity Club for Girls is a successful Moderne composition with the classic interplay seen in this style of the vertical and horizontal. The splayed corner entrance sits below a ziggurat motif of red brick piers against a cream render background which retains early or original limewash. The elevations on either side have horizontal bands of cream render in clinker brick borders. (Criterion D)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:



External paint controls.

## B.11 House, 30 Corsair Street, Richmond



*30 Corsair Street*

### **History**

#### ***Thematic context***

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

### ***Place history***

Corsair Street, is situated within Crown Portion 29, which was sold in 1839 during the first land sales in Richmond. The land was further subdivided in the late 1860s and the land in Corsair Street was offered sale as early as 1863 and again in 1872 as part of a subdivision that also included the northern end of Hunter Street, as well as Fraser (originally Euphrasia), Neptune and Little Neptune streets (RBHS collection).

However, little development occurred before 1880. In 1875 there was only one cottage in Corsair Street and by 1881 this had increased to eight remaining at this level until 1885 (RB, Central Ward 1875:118, 1881:135, 1885:325). The opening of the cable tram in 1885 appears to have encouraged development: in the twelve months to 1886 over twenty new houses were built, all wooden cottages of three or four rooms. (RB, Central Ward, 1886:325-6)

This property was part of block of land sold in 1887 to Charles Whitmore, builder, of Burnley Street, Richmond. It appears that he used part of the site as his building yard, while building a house on the other part. This, house, now 30 Corsair Street, was built c.1889 by Whitmore. In the 1889 rate book it is described as a three room wooden house, valued at 18 pounds (LV; RB, Central Ward, 1889:86). Alexander Moodie was the next owner and occupier until 1898 when Frederick Rayner, a carpenter, became the owner and occupier. During these years the description of the house remains consistent, while the valuation reduced slightly (as would be expected as a house increases in age) (RB, East Ward, 1897-99:48, 49).

Then, in 1904-05, when Frederick Rayner was still owner/occupier, there was a slight increase in valuation from 9 to 12 pounds, which may indicate improvements at that time (RB, East Ward, 1904-05:9567).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificate of Title V.1786 F.145

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan no. 1060 (dated 1897)

Richmond rate books (RB)

Richmond & Burnley Historical Society (RBHS) map collection

Sands & McDougall Melbourne Directories (SM) – 1880-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

This a single fronted late Victorian timber cottage, which is designed and detailed to imitate a parapeted masonry cottage. This is achieved through the use of ashlar boards to the façade and the detailing to the timber parapet, which includes a cornice with paired modillions set between corbels, moulded panels above the cornice and a triangular pediment. There is a rendered chimney.

Alterations include the replacement of the verandah and front window.

### **Comparative analysis**

In the Victorian and Federation eras it was common for timber houses to be designed and detailed to imitate masonry (i.e., rendered brick) houses through the use of ashlar-style boards, and detailing such as eaves brackets, which often gave an impression of the Italianate style.

This type of faux-masonry timber detailing, however, was usually limited to walls (and more, specifically, facades) and it is less common for houses to have timber parapets (although some timber shops had timber parapets).

This house is one of only two known examples of a house with a timber parapet in Richmond. The others are a pair of altered houses at 65 and 67 Type Street in Richmond. The Type Street houses, may have once been identical (to each other), but now apart from their overall form are quite different. The more intact no.65 has ashlar boards and the form of the parapet is similar to 30 Corsair Street. However, the detailing has been removed or altered. It retains an altered cornice, but has lost its presumed corbels, still evident at no.67. No.67 is now coated in

a render, which has been applied over the whole of the façade. The window has also been replaced.

Alterations to the house at 30 Corsair Street include the replacement of the verandah, and the front window. While these changes have reduced the intactness of the house, it appears that the parapet detailing remains intact and given the apparent rarity of this detail it is considered to meet threshold of local significance.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The house at 30 Corsair Street does not satisfy Criterion A at the local level. It is a typical example of nineteenth century speculative housing, of which there are numerous examples in the study area and Richmond more generally, which include many already included in the heritage overlay either individually or as part of precinct areas.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

While Victorian era houses are common within this part of Richmond, timber house with a timber parapet are very rare.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The house at 30 Corsair Street is an example of the timber houses of the late Victorian and Federation eras that were detailed to imitate masonry dwellings, which in this case includes a timber parapet with typical Italianate style details such as the cornice, modillions, corbels, mouldings and triangular pediment.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

#### **Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

#### **Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

### **Statement of significance**

#### **What is significant?**

The house, constructed c.1889, at 30 Corsair Street, Richmond is significant. This a single fronted late Victorian timber cottage, which is designed and detailed to imitate a parapeted

masonry cottage. This is achieved through the use of ashlar boards to the façade and the detailing to the timber parapet, which includes a cornice with paired modillions set between corbels, moulded panels above the cornice and a triangular pediment. There is a rendered chimney.

Non-original alterations and additions to the house including the verandah and front window are not significant.

***How is it significant?***

The house at 30 Corsair Street, Richmond is of local architectural significance to the City of Yarra.

***Why is it significant?***

It is significant as a representative example of the timber houses of the late Victorian and Federation eras that were detailed to imitate masonry dwellings, which in this case includes a timber parapet with typical Italianate style details such as the cornice, eaves brackets, corbels, mouldings and triangular pediment. While Victorian era houses are common within Richmond, surviving examples of a timber house with a timber parapet are very rare. (Criteria B & D)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.

## B.12 House, 8 Dickens Street, Richmond



### History

#### ***Thematic context***

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

#### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality

finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

### ***Building Societies***

Building societies are co-operative non-profit financial institutions that originated in eighteenth-century England and were subsequently established in Australia in the mid-nineteenth century. Their purpose was to provide finance for people of all classes to invest in residential property or to construct a dwelling. They were invaluable in providing funding for owner-occupants (RBHS, 1874 Auction notice; AAPBS 1973:2).

Until the 1880s, societies contained between 300-400 members and remained localised, with most retaining the name of the locality in which they were established (Davison). Victorian building societies included the Metropolitan Permanent Building and Investment Society (founded 1864), the Standard Mutual Building Society (founded 1880), the Modern Permanent Building Society (founded 1871; one of the largest Melbourne societies) the Premier Building Society, the Federal Building Society, the Extended Starr Bowkett Building Society and the Melbourne Permanent Building Society, amongst many others (Jackson 1984:passim; Cannon 1972: passim; *Argus* 29 Jan 1867:6).

Societies operated on a membership basis, with each member making a deposit with the society. When enough money was collected it was lent to members who made subsequent monthly repayments with modest interest rates (Jackson 1984:28; Cannon 1972:144). Sometimes members took turns to take a loan, casting lots until all members had received and repaid their loan (Davison). House purchases were sometimes also financed (Jackson 1984:32).

Societies commonly terminated once all members had taken out and repaid their loan, usually after five to seven years. However, in 1865, the Victorian Permanent Building Society was founded – which was the first to depart from the terminating model. It took deposits from non-borrowers which increased the amount of funds available for residential investment and enabled lending to both home-buyers and speculators (Davison). It is commonly believed that the societies were formed in Victoria to purely assist the working class become owner-occupiers, but this has been found not to be the case, as many developers, speculators and landlords were also financed (Jackson 1984:28-9), presumably as a result of the emergence of the permanent building societies.



The societies' funds were raised through two main sources: deposits from the general public and from issuing shares. Often a deposit with a building society was seen as a source of investment that paid higher rates of interest than bank deposits and that was more liquid than share capital (Jackson 1984:29, 38). By the mid-1880s, the deposits of the building societies were comparable to those of savings banks (Davison).

A change in legislation in 1876 allowed Victorian building societies to buy and sell or mortgage freehold and leasehold property. Leading institutions competed for the best real estate and in the process 'converted many building societies into little more than speculative operations, using public money which had been subscribed for quite different purposes' (Sandercock 1979:8; Cannon 1972:19). The 1876 legislation was based on English building society statutes, however, the colonial legislators added the above clause, which proved disastrous in the 1890s, as a result of excess speculation in the preceding decade (Cannon 1972:20).

Building societies were affected by the depression in the 1890s, with many closing their doors in 1891. The financed members struggled to make repayments and often simply walked away from their houses, as repayments often exceeded the worth of the house (Jackson 1984:28; Davison). During this period, 'the proportion of repossessed houses whose purchase or erection had apparently been financed by building societies was highest in working class suburbs' (Jackson 1984:36).

In the early twentieth century, building societies remained as an alternative source of funding, which continued into the 1950s and increased in the '60s and '70s, when building societies made more funds available to individuals than any other single financial sector in Australia. Government regulation ensured that most societies were no longer vulnerable to the speculative excesses of the 1880s land-boom era (Davison; AAPBS 1973:3).

### **Place history**

William Deacon, a painter of Richmond, purchased land (that included no. 8 and a portion of no. 10 Dickens St) in March 1884. On the same day, the property was transferred to the City of Melbourne Building Society, which suggests that they financed the construction of the house for Deacon (LV: V.1514/F.686; LV: V.1541/F.169).

Dickens Street is first listed in the rate books in 1887. In that year, William Deacon, a painter, is listed as the owner and occupier of a four-room timber house with the notation 'unfinished' (RB, Central Ward, 1887:202). The Directories confirm that in 1887, William Deacon is listed on the south side of Dickens Street for the first time, with the address specified as no. 8 by 1889 (SM). His address on the title in 1889 confirms that he occupied the house (LV: V.1514/F.686; LV: V.1541/F.169). This indicates that the house at 8 Dickens Street was built in 1886-87 for owner Deacon (though the title was temporarily held by the building society).

In 1892, the house was sold to William J Power 'of 8 Dickens Street, Richmond stairbuilder' (LV: V.1541/F.169).

The MMBW Detail Plan (no. 1087), dating to 1902, shows a house with the same footprint as exists today; except for a later hipped-roof addition to the rear. The plan shows a circular landscape design at the front of the house and also that a house existed at no. 10 – possibly within the same title boundary.

Power retained ownership of the house for almost 30 years (LV: V.1541/F.169). Occupants listed in the Directory suggest that the house was leased out under his ownership, except in 1920, when William Joseph Power was listed as the occupant just before he sold the house (SM).

Richard J. Neal, cartage contractor of Abbotsford, bought the house in 1920 and subdivided the land. 8 Dickens Street was sold to Leo Neal in January 1936 and the land to the east sold prior, in 1921. The house has had a number of owners since this date (LV: V.1541/F.169).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Davison, Graeme, 'Building Societies' online at eMelbourne, <<http://www.emelbourne.net.au/biogs/>>, accessed October 2014.

Jackson, RV, 'Building Societies and the Workers in Melbourne in the 1880s' in *Labour History*, No. 47 (Nov. 1984), pp. 28-38.

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificates of Title, as cited above.

McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

Richmond rate books (RB)

Richmond & Burnley Historical Society (RBHS) collection: 1874 Auction notice for '60 building allotments in the centre of Richmond'.

Sandercock, Leonie, *The Land Racket, The real costs of property speculation*, Sydney 1979.

Sands & McDougall Directories (SM): 1885, 1886, 1887, 1889, 1890, 1895, 1900, 1905, 1910, 1915

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

The house at 8 Dickens Street is an Italianate timber cottage with an unusually high level of detail and articulated plan. The walls are clad in weatherboards, with corrugated metal to the complex hip roof. The front chimney is rendered and quite ornate with a frieze of brackets and patarae below the cornice and wythes with a sunburst pattern above. A similar frieze of timber elements is seen beneath the eaves of the house.

The front room projects entirely from the rest of the house, creating a narrow double-fronted composition. The front window is a typical Victorian double-hung window with wide sidelights, while the window to the recessed part of the façade lacks the sidelights.

The return verandah is one of the main points of distinction of the house. It covers all three planes of the façade, and has an elegant concave profile. The verandah retains its timber posts with multiple decorative chamfers and capitals, as well as dentils to the verandah beam, a solid frieze with pierced quatrefoil and circle motifs, and pierced timber brackets with a sunburst pattern.

The house appears to be intact apart from the truncating or rebuilding of two rear chimneys, the replacement of the timber verandah floor with brick, and a rear extension (not noticeable from the street).

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late 19<sup>th</sup> century and consequently housing of the Victorian era is well represented in the HO. The large majority of Individually Significant Victorian houses in the City of Yarra Heritage Overlay are two-storey brick terrace houses, as well as a good number of double-fronted timber and masonry houses. The early examples of the double-fronted houses are very simple in form and detail, typical of the Early Victorian period. Later examples, mostly bi-chrome brick or rendered brick, are distinguished by asymmetrical facades with canted bays, ornate verandah cast-iron and other unusual details, or substantial size.

The house at 8 Dickens Street compares with a number of Individually Significant houses in Richmond distinguished by their unusual and attractive verandah forms, such as:

245 Coppin Street (Individually Significant in HO308 Barkly Gardens Precinct) – a double-fronted brick house with a pedimented pavilion dividing the front verandah into two parts.

75 Fraser Street (recommended for individual HO by Amendment C157) – a double-fronted timber house of 1889 with ashlar boards and an asymmetrical façade. The façade is modelled with a canted bay in the projecting front bay, then another step back behind the front door (sometimes termed ‘triple-fronted’ as the façade has three distinct planes). The verandah shelters the two rear planes of the façade, with a step in between as at 8 Dickens Street. The house has minimal ornamentation, and has lost its verandah frieze and brackets.

69 Highett Street (Individually Significant in HO338 West Richmond Precinct) – a double-fronted timber house with ashlar boards with a notable verandah added in the Edwardian period. The verandah has an exaggerated bullnose profile and steps out to cover the projecting bay of the house, as seen at 8 Dickens Street.

83 Richmond Terrace (Individually Significant in HO332D Richmond Hill Precinct) – a double-fronted brick house with a classical aedicule at the centre of an otherwise simple verandah.

In comparison, the house at 8 Dickens Street can be termed a small-scale or ‘bijoux’ version of the house type seen at 69 Highett Street and 75 Fraser Street. While it lacks the canted bays seen at both of these larger houses, it has a similar stepped verandah form conforming to the house, and retains its original decorative verandah elements – unlike the two others.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

Not applicable.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

Not applicable.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The house is small but ornate with a number of unusual decorative details such as the rendered chimney with a frieze of brackets and paterae below the cornice and wythes with a sunburst pattern above, and the verandah with intricately chamfered timber posts and pierced timber frieze and brackets. The visual complexity of the verandah is increased by its double-return form.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

#### **Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

***What is significant?***

The house at 8 Dickens Street, Richmond, is significant. The house, built in 1886-87 in the Italianate style, is clad in weatherboards with a complex hip roof covered in corrugated metal. Its plan is unusual, with the front room projecting entirely from the rest of the house, creating a narrow double-fronted composition.

The front fence and non-original alterations and additions to the cottage are not significant.

***How it is significant?***

The house at 8 Dickens Street, Richmond is of local aesthetic significance to the City of Yarra.

***Why it is significant?***

Aesthetically, the house is small but ornate example of an 1880s Italianate cottage with a number of unusual decorative details such as the rendered chimney with a frieze of brackets and paterae below the cornice and wythes with a sunburst pattern above, and the verandah with intricately chamfered timber posts and pierced timber frieze and brackets. The visual complexity and interest of the verandah is heightened by its double-return form. (Criterion E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Planning Scheme.

## B.13 Terrace, 32-36 Farmer Street, Richmond



36 (at left), 34 & 32 Farmer Street



Verandah frieze detail, 36 Farmer Street



### History

#### ***Thematic context***

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

#### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly

subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

### **Place history**

Farmer Street appears on a c.1875 subdivision map, but is not listed in the Sands & McDougall Directory until 1884 when there are four listings on the north side and 10 on the south. All of the early houses were constructed of wood (RB, Central Ward; SM)

In 1881 Patrick Brennan purchased this property, comprising two lots in the 1875 subdivision (LV). He did not build on the land; after his death in 1887 the land was acquired by William Donaldson who was the licensee of the nearby Rising Sun Hotel at the corner of Swan and Burnley streets (LV). The land remained vacant until 1892 and the present terrace of three four-room brick houses was first listed in the 1893 rate books. They were the first brick houses in Farmer Street (RB, East Ward, 1893:5566-68).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificate of Title V.1272 F.397

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1060 (dated 1897)

Richmond rate books (RB)

Sands & McDougall Melbourne Directories (SM) – 1880-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

The terrace comprises three single-storey, single-fronted, bi-chromatic brick houses with a tall and complex Boom style parapet. The parapet of each house comprises a moulded cornice set between consoles with a tall pediment comprising fluted piers, flanked by scrolls, with a central indented panel below a half circle containing a shell motif and surmounted by small acroterion. Set between the string course and the bottom of the cornice are paired fern-leaf modillions with a 'horn of plenty' swag at the centre. Wing-walls have reverse-ogee profile, with a skillion verandah and corbels on scroll-brackets above a tripartite window with barley-twist colonettes and a narrow front door with top light (the doors to nos. 32 & 34 appear to be original, but have been altered). The cast-iron frieze and tiled verandah floors appear to be original to all houses and nos. 32 & 36 retain the original cast-iron front fence and gate. The chimneys are rendered with cornices.

Non-original alterations and additions visible from the street include the fence and gates to no. 34, the removal of the chimney to no. 32, and the over-painting of the face brickwork.

### **Comparative analysis**

The Victorian Boom style incorporates earlier Victorian forms but has a grander, more ornate appearance, which includes elements of the Italianate style such as rendered walls, tall parapets, arches and moulded ornaments. There is also use of multi-coloured and tuck-pointed brickwork, and rich ornamentation including intricate iron lacework, fences and complex tiled patterns on verandah floors and entry pathways. There is also increased use of triple (tripartite) windows and blue and red coloured glass beside entry doors (Heritage Victoria).

Individually Significant late Victorian Boom style terraces in Richmond are usually distinguished by unusual or rare design details and/or their high degree of intactness when compared to other places. Many of the best examples are found within precincts on and immediately surrounding Richmond Hill including HO338 West Richmond, H332 Richmond Hill and HO319 Elm Grove precincts, which was the traditional enclave of wealthier residents during the nineteenth century. They include 2, 4 & 6 Moorhouse Street (c.1888), which is Individually significant within HO338 Precinct. This is a distinctive terrace of three houses (with original masonry and cast iron front fences) built c.1888, which are notable for their intactness, elaborate detailing, and flamboyant parapets with Mannerist pediments (Hermes 91930). Other notable examples include Shakespeare Terrace at 329-43 Punt Road (Individually Significant within HO332), 7, 9 & 11 Parker Street (Individually Significant within HO319 Elm Grove Precinct) and 6, 8 & 10 The Crofts (Contributory within HO332A Precinct).

Comparatively speaking, Boom style houses are less common within the study area and most examples are located in the west, generally between Church and Coppin streets (including the HO319 Elm Grove Precinct, as noted above), with a smaller number within the HO309 Bendigo Street to the east, which was a desirable residential area due to its location adjacent to Richmond Park. The nineteenth century housing in the areas between these two precincts predominantly comprises simple single or double fronted timber cottages.

The terrace at 32-36 Farmer Street stands out within this immediate area. The tall and complex parapets with half-circular pediments, other stucco detailing, and the tripartite windows with twisted colonettes are characteristic of the Boom style, and fashion for show that exemplifies the era. The terrace is notable for its relative intactness. Given that terraces are usually in multiple ownerships, this can result in differing levels of intactness between the houses as individual owners make different changes over the years. Commonly replaced or removed items include the cast iron frieze, and front fences. This terrace retaining details such as the original cast iron frieze to all houses (which is rare), as well as verandah tiles to all houses, and cast iron fences and gates to nos. 32 & 36.

A nearby comparison is 92 & 94 Bunting Street. This pair was assessed for this study, but found not to meet the threshold of local significance due to lower intactness. Alterations included the replacement of the front fences, including a very inappropriate high fence to no.94, and the replacement of the original cast iron frieze. The standard of the detailing to the parapet is also not as high as 32-36 Farmer Street.

Examples of Boom style houses or house pairs, in Richmond that are directly comparable in terms of their style, detailing and level of intactness are (those shown in *italics* are within the study area):

*185 Burnley Street* (1885). Proposed for individual HO listing as part of Amendment C157.

*254 Burnley Street* (1885). Assessed by this study – see section B.5.

*14 & 16 Charles Street*. Individually significant within HO319 Elm Grove Precinct.

58 & 60 Cubitt Street, Cremorne (c.1890). Recommended for individual HO listing.

*18 Park Avenue* (1903). Individually significant and proposed for individual HO listing as part of Amendment C157. Also forms part of the proposed Park Avenue Precinct (see Appendix A).

An Individually Significant terrace pair in the study area that is not directly comparable in terms of style is 100 & 102 Bendigo Street (c.1890, HO309 Bendigo Street precinct). It is notable for the very unusual and distinctive English Queen Anne Revival (Jacobean-influenced) parapet form that follows an ogee curve extending to a pediment with diamond row decoration.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The terrace at 32-36 Farmer Street does not satisfy Criterion A at the local level. It is a typical example of nineteenth century speculative housing, of which there are numerous examples in the study area and Richmond more generally, which include many already included in the heritage overlay either individually or as part of precinct areas.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

While Victorian era houses are common within Richmond, Boom-style terraces are comparatively rare.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*



The terrace at 32-36 Farmer Street is representative example of the late Victorian Boom style, which was popular during the late nineteenth century. It is notable as a relatively intact example of this style applied to a terrace row.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The terrace at 32-36 Farmer Street is notable for the richly ornamented stucco decoration to the parapets and end walls including scrolls, masks, consoles and urns that characterises the flamboyant architecture of the Boom era and exemplifies the fashion for show. It is notable for its relatively high degree of intactness.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

***What is significant?***

The terrace, constructed by 1893, at 32-36 Farmer Street, Richmond is significant. The terrace comprises three single-storey, single-fronted, bi-chrome brick late Victorian Boom style houses. The parapet of each house is tall and complex and comprises a cornice set between consoles with a tall pediment comprising fluted piers, flanked by scrolls, with a central indented panel below a half circle containing a shell motif and surmounted by small acroterion. Set between the stringcourse and the bottom of the cornice are paired fern-leaf modillions, with a swag at the centre. Wing-walls have reverse-ogee profile, with a skillion verandah and corbels on scroll-brackets above a tripartite window with barley-twist colonettes and a narrow front door with top light (the doors to nos. 32 & 34 appear to be original, but have been altered). The cast-iron frieze appears to be original to all houses and nos. 32 & 36 retain the original cast-iron front fence and gate and tessellated tiled verandah floors. The chimneys are rendered with cornices.

The fence and gates to no.34 and other non-original alterations and additions to the houses are not significant.

***How is it significant?***

The terrace at 32-36 Farmer Street, Richmond is of local architectural and aesthetic significance to the City of Yarra.

***Why is it significant?***

It is significant as a fine and well-detailed example of the late Victorian Boom style, which is notable for the richly ornamented stucco decoration to the parapets and end walls including scrolls, masks, consoles and urns that characterises the flamboyant architecture of the Boom era and exemplifies the fashion for show. While Victorian era houses are common within this part of Richmond, Boom style terraces are rare and this is notable as a relatively intact example. (Criteria B, D & E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

## B.14 Houses, 85-91 Lord Street, Richmond



*The houses viewed from the south (no. 91 at far right).*



*The houses viewed from the north (no. 85 at far left).*

## History

### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855 and by 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002). Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44; Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

As population grew the shopping areas expanded to meet demand. In Swan Street the extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. Bridge Road continued to develop and by the 1920s there were almost continuous rows of shops extending from Hoddle Street to Burnley Street, while

at the same time the southern end of Burnley Street consolidated itself as an important local centre serving the eastern half of Richmond.

### **Place history**

The Aylesbury Milk Farm Ltd of 326 Flinders Lane, Melbourne, purchased this land in September 1890. At this date the parcel extended to the north and east along Boyd Street (LV: V.2082/F.297). The MMBW Detail Plan (no.1063), dated 1896, indicates that the land at nos. 85-91 remained vacant at this date, except for an outhouse and water closet on the north boundary, which suggests that the land served the Milk Farm. In September 1902 the land was sold to Adam McLellan, manufacturer of Mary Street, Richmond (LV: V.2082/F.297).

Nos. 85-91 are not listed in the Directories in 1906, but appear the following year, which indicates that the houses were built in 1906. McLellan leased the houses out to a number of individual tenants (SM).

Upon McLellan's death in 1929, a portion of the land (including 85-91 Lord Street) was transferred to the Union Trustee Company of Australian Ltd. The houses remained under the Trustee's ownership until 1953, when the four houses were sold to Ellen Catherine Ring (LV: V.2082/F.297; V.6234/F.787).

Just prior to this, the houses were advertised for sale in *The Argus*, described as the estate of Adam McLellan, '4 detached weatherboard and brick cottages' each with four rooms, a kitchenette and conveniences. No. 89 was being sold as a vacant possession, while the other three were let to weekly tenants. The row was to be sold as one parcel (*The Argus* 2 September 1953:13).

The four houses were subdivided in 1954 and sold off individually in the 1950s and '60s (LP 29348); LV: V.7950/F.039).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificates of Title, and Lodged Plan (LP), as cited above

McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

Melbourne Metropolitan Board of Works (MMBW) Detail Plan no. 1063 (dated 1896)

Sands & McDougall Directories (SM): 1900, 1905, 1906, 1907, 1908, 1910

### **Description**

The row at 85-91 Lord Street, Richmond, comprise four detached gable-fronted timber cottages each with a brick wall on its south side, in keeping with the Richmond building by-law introduced in 1886.

While the gable-fronted form and built date are Edwardian, as is typical for the early years of the century the cottages retain a number of features considered Victorian. These include the rendered and corniced chimneys, vermiculated decoration and cast console to the brick end walls, and double-hung windows with sidelights.

For small, speculatively built houses, the cottages have a wide array of decorative flourishes. These include the unusually fine ashlar boards with rounded edges to each 'stone', notched weatherboards (emulating shingles) in the gables set behind one of two patterns of decorative timber trusswork, the four-panelled doors with a pointed-arch window at the top (as well as a highlight), and especially the verandah details. The verandahs have a shallow bullnose profile, butted against the brick end wall on the south side and a hip on the north. The verandah beams are decorated with an applied scallop decoration, and are supported on turned timber posts. Nos. 85 and 91 have a baluster-design cast-iron frieze, while no. 87 has a snowflake pattern and no. 89 has a herringbone pattern, all in a flattened form popular in the early years of the 20<sup>th</sup> century. All houses have identical pierced verandah brackets with turned drops.

Unusually for Richmond, all houses retain intact verandah posts and cast-iron friezes and brackets, though only no. 85 retains the timber capitals to the posts. Other alterations include partial over-painting of some brick end walls, and the replacement of the front window with an aluminium unit to no. 89.

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

As was common in Richmond's history, these houses were built as speculative development, as a co-ordinated row sharing a common design. In this respect, they can be compared to places in Richmond such as:

23-31 Union Street – Individually Significant in HO332A Richmond Hill Precinct, a row of double-fronted Edwardian brick gable-fronted houses, distinguished by their size and scalloped bargeboards. All but one is intact (verandah removed).

1-11 & 2-12 Mitchell Street – Individually Significant (HO244), two rows of Edwardian timber duplexes, with simple roughcast rendered front gables and small coloured glass panes to the tops of the windows. While the duplexes are modest, the development is notable for its extent. Mainly intact apart from one house (change in window format).

19-23 Rotherwood Street – Individually Significant in HO332A Richmond Hill Precinct, an Edwardian brick terrace with slate-clad transverse roofs and simple timber fretwork. All intact, apart from over-painting of some brick.

Individually Significant small groups of houses such as these typically have strong historic connections and visual cohesion, as they were constructed at the same time for a single owner.

The cottages at 85-91 Lord Street compare well to these other examples, both in their high level of intactness and in the use of varied and interesting decorative details.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

This row of cottages illustrates the second major period of development in Richmond, that of the Edwardian period. In particular they illustrate the prevalence of speculatively built developments, mainly comprising terraces and rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

This row of cottages demonstrates a transition between typical Victorian and Edwardian-era features. While their gable-fronted form, decorative trusswork, timber verandah posts and the

flattened cast-iron frieze and bracket patterns are typical of the Edwardian era, the rendered and corniced chimneys, ornamentation of the brick end walls (vermiculation and classical scrolled console), and double-hung windows with sidelights were all common in the 19<sup>th</sup> century.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

While simple in form, this row cottages is distinguished by the cast-iron verandah friezes that are delicate variations on a theme, the carefully detailed ashlar-board cladding, the pointed-arched lights to the front doors, and the extremely high level of intactness of the verandah details.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

**Statement of significance**

***What is significant?***

The row of Edwardian timber cottages at 85-91 Lord Street, Richmond, is significant. The cottages were constructed in 1906 as rental properties for a local manufacturer, Adam McLellan. They are gable-fronted and clad in a combination of ashlar timber boards and scalloped weatherboards that emulate shingles. Verandahs have a shallow bullnose profile.

The timber picket fences of consistent height provide an attractive setting for the cottages. The simple fence to no. 85 may be early and thus a contributory element.

The modern front fences and non-original alterations and additions to the cottages are not significant.

***How it is significant?***

The row of cottages at 85-91 Lord Street, Richmond is of local historic and architectural/aesthetic significance to the City of Yarra.

***Why it is significant?***

Historically, the row of cottages illustrates the second major period of development in Richmond, that of the Edwardian period. In particular they illustrate the prevalence of speculatively built developments, mainly comprising terraces and rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. (Criterion A)

Architecturally, the cottages demonstrate a transition between typical Victorian and Edwardian-era features. While their gable-fronted form, decorative trusswork, timber verandah posts and the flattened cast-iron frieze and bracket patterns are typical of the Edwardian era, the rendered and corniced chimneys, ornamentation of the brick end walls (vermiculation and classical scrolled console), and double-hung windows with sidelights were all common in the 19<sup>th</sup> century. (Criterion D)

Aesthetically, while simple in form, the cottages are distinguished by the cast-iron verandah friezes that are delicate variations on a theme, the carefully detailed ashlar-board cladding, the pointed-arched lights to the front doors, and the unusually high level of intactness of the verandah details. (Criterion E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.



**B.15 Lyndhurst Terrace, 40-50 Lyndhurst Street, Richmond**



*40-50 Lyndhurst Street (above)*

*40-44 Lyndhurst Street (below)*



## History

### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

### **Place history**

Lyndhurst Street is one of the oldest streets in Richmond. Situated on Crown Portion 27, it is shown on the plan prepared in 1853 by William Green, while the plan prepared in 1855 by James Kearney shows some buildings on the east side of the street, north of Abinger Street.

By the early 1870s the area surrounding the intersection of Abinger and Lyndhurst streets was partially developed with small houses, mostly built of timber. Then, in 1874, William Findlay of Findlay & Sons established the Southern Brewery on the south side of Abinger Street, west of Lyndhurst Street (RB, Central Ward, 1874:101). In 1879, alterations and additions were made to the Brewery to the design of architect, John Flannagan (Lovell Chen 2012:113) and in the following year the company constructed a substantial brick malt house for £3000 at the southeast corner of Abinger and Lyndhurst streets (Lovell Chen 2012:112). The brewery was run by Findlay & Sons until at least 1885 and by 1890 George Anthoness was the proprietor (LV, SM). Edward Latham succeeded Anthoness in the mid 1890s; however, by the early 1900s the brewery had ceased operation. The buildings were then used for a variety of purposes including a jam factory, and the manufacture of glucose, before in the 1920s becoming a cordial factory run by James Dickson (SM, Lovell Chen 2012:113). In about the 1990s the building was converted for residential use.

The brewery and the malthouse provided a source of employment and encouraged building of houses in Abinger and Lyndhurst streets to provide accommodation for workers, although it does not appear that any of the housing was purpose-built by Findlay & Sons or the other companies. After the opening of the new malt house in 1880 there was a sustained period of development in Abinger and Lyndhurst streets over the next decade. By 1895 the sections of the two streets surrounding the brewery and malt house were almost fully developed (MMBW).

This row of six houses at 40-50 Lyndhurst Street (adjacent to the brewery) was constructed in 1874 for William Kilpatrick. At that time they were among 19 dwellings in the street, most of which were constructed of wood (RB, Central Ward, 1874:100-01).

In 1888 George Anthoness purchased the houses when he was owner of the brewery and it appears that some of the tenants worked for the brewery or the malt house. For example, John Griffin, a 'maltster' was a tenant from about 1883 until at least the early 1890s (LV; RB, Central Ward, 1883-91). By 1890 the houses were known as *Lyndhurst Terrace* (SM).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificates of Title: V. 829 F. 718, V.1183 F.536

Lovell Chen, *City of Yarra Heritage Gaps Study*, 2012

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan no. 1060 (dated 1897)

Richmond rate books (RB)

Sands & McDougall Melbourne Directories (SM) – 1870-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

**Description**

*Lyndhurst Terrace*, built by 1874, is comprised of two groups of three houses, each built of bi-chrome brick on bluestone foundations with a shared, low-pitched hip roof with no visible party walls, typical of terrace rows built before the 1886 building regulations. The bi-chrome brick is expressed as quoining around the doors and windows, and as in diaper patterns below the windows, and also under the eaves between cream eaves brackets. The bi-chrome brick chimneys have rendered caps with moulded cornices. Nos. 40 & 42 retain what appear to be the original four panel front doors, while nos. 42 and 48 appear to have the original leadlight toplights above the door.

The major visible change is the addition of front verandahs with separating wing walls, which are not shown on the MMBW plan of 1897. Other changes include removal of chimneys (nos. 44 & 46), replacement of front doors (nos. 44-50), replacement of slate roofing (no.50, and rear of roofs to other houses), replacement of front windows (nos. 44 and 50), and overpainting of face brick (no. 44).

**Comparative analysis**

*Lyndhurst Terrace* at 40-50 Lyndhurst Street is notable for its 1874 construction date. This is demonstrated by the shared roof with no visible party walls, typical of terrace rows built before the 1886 building regulations. The simple form, and restrained ornamentation (use of bi-chrome brick and lack of cast cement ornament) also demonstrate the early construction of date of this terrace when compared to later examples.

Brickmaker John Glew, of Brunswick, developed production of cream bricks from the early 1860s, which were first used as dressings for bluestone buildings, and then in polychromatic brickwork. Glew supplied cream bricks for Reed and Barnes' St Michael's Uniting Church of 1866-67 (VHR H4), 122 Collins Street, Melbourne, which is considered to have popularized polychrome architecture in Victoria. By the 1880s, there was wider availability of Portland cement, and that began to dominate parapet design, particularly with cast ornament.

The majority of the surviving nineteenth century houses in Richmond date from 1880-1899 and houses from prior to 1880 are comparatively rare. The lack of detailed histories for most of the Individually Significant houses in the Hermes database makes it hard to determine exactly how many are pre-1880, but there appear to be about 37 examples in Richmond. Most of these are located with the HO332 Richmond Hill precinct, the HO319 Elm Grove Precinct, and the HO308 Barkly Gardens Precinct.

The majority are single houses or attached pairs, many built of bi-chrome brick. There are four terraces, three each of three houses (11-15 Grattan Street, 309-13 Punt Road and 90-94 Rowena Parade) and one of five houses (Hurst Terrace, 30-38 Dover Street, Cremorne). The history for Hurst Terrace confirms it was built in 1871 on the basis of rate book information, while the others are presumed to be pre-1880 on the basis of their architectural form, style and detailing; however, there are no detailed histories in Hermes to confirm this.

Of the known surviving examples, few remain completely intact. As at Lyndhurst Terrace, some of the houses or terraces have had a verandah added. In others, the verandah has been replaced or details altered.

Despite its alterations, 40-50 Lyndhurst remains a recognisably early example due to its shared roof, simple form and restrained ornamentation. Built in 1874, it is one of the oldest terrace rows in Richmond.

Other Individually Significant pre-1880 houses within the study area are all within HO315 Church Street Precinct or the HO319 Elm Grove Precinct (or precinct extension):

65 Charles Street (1871), within proposed HO319 extension (see section A.8). Single storey bi-chrome brick house,

353 Church Street (c.1855), pair of two-storey stone houses. Altered and extended,

3 Elm Grove (c.1868), two-storey bi-chrome brick Gothic Revival house,

17 Elm Grove (c.1872), two-storey bi-chrome brick house,  
 19 Elm Grove (1863), two-storey stuccoed house with original portico, and  
 21 Elm Grove (c.1858), gabled timber cottage.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

*Lyndhurst Terrace* is associated with the residential development of Richmond in the 1870s. Built in 1874, it is one of the oldest terrace rows in Richmond.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

*Lyndhurst Terrace* at 40-50 Lyndhurst Street is notable as an example of housing built prior to 1880. The majority of the surviving nineteenth century houses in Richmond date from 1880-1899 and surviving houses, particularly terrace rows, from the 1870s or earlier are comparatively rare.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

*Lyndhurst Terrace* is a representative example of a terrace house row of the 1870s. Although altered, the 1870s construction date is demonstrated by the low pitched shared roofs (shared roofs are typical of terraces constructed in Richmond prior to the adoption of municipal building regulations in 1886), and bi-chrome brickwork with restrained ornamentation including no stucco detailing, which distinguish terrace rows of the 1870s from those built from the mid 1880s to early 1900s.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

#### **Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

#### **Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

### **Statement of significance**

#### **What is significant?**

*Lyndhurst Terrace*, constructed in 1874, at 40-50 Lyndhurst Street, Richmond is significant. It is comprised of two groups of three houses, each built of bi-chrome brick on bluestone

foundations with a shared, low-pitched hip roof with no visible party walls, typical of terrace rows built before the 1886 building regulations. The bi-chrome brick is expressed as quoining around the doors and windows, and as in diaper patterns below the windows, and also under the eaves between cream eaves brackets. The bi-chrome brick chimneys have rendered caps with moulded cornices. Nos. 40 & 42 retain what appear to be the original four panel front doors, while nos. 42 and 48 appear to have the original leadlight toplights above the door.

Non-original alterations and additions including the front verandahs and wing walls are not significant.

***How is it significant?***

*Lyndhurst Terrace* at 40-50 Lyndhurst Street, Richmond is of local historic and architectural significance to the City of Yarra.

***Why is it significant?***

*Lyndhurst Terrace* is associated with the residential development of Richmond in the 1870s. Built in 1874, it is one of the oldest terrace rows in Richmond. The majority of the surviving nineteenth century houses in Richmond date from 1880-1899 and surviving houses, particularly terrace rows, from the 1870s or earlier are comparatively rare. Although altered, the 1870s construction date is demonstrated by the low pitched shared roofs (shared roofs are typical of terraces constructed in Richmond prior to the adoption of municipal building regulations in 1886), and bi-chrome brickwork with restrained ornamentation including no stucco detailing, which distinguish terrace rows of the 1870s from those built from the mid 1880s to early 1900s. (Criteria A & D)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place within the Abinger Street Precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

**B.16 House (Jancourt), 12 Newry Street, Richmond**



*12 Newry Street (above)*

*12 Newry Street detail showing incised and moulded decoration to the projecting bay (at right)*



## History

### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision

**3.0 Mansions, Villas and Sustenance Housing: The division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

### **Place history**

Newry Street is situated within Crown Portion 18, which was sold in 1839 during the first land sales in Richmond. The land was further subdivided in the late 1860s and Edinburgh and



Newry Street are both shown on the plan of Melbourne prepared in 1874 by E. Whitehead and Co. The smaller streets parallel to Edinburgh Street (then unnamed, now Canterbury and Glass streets) and Lord Street are also shown.

However, little development occurred before 1880. In that year Newry Street contained two timber houses. One of these, constructed for Mark Pincott, a blacksmith, still remains at the northeast corner of Canterbury Street (19 Newry) (RB, Central Ward, 1880:136).

Development of the southern side of Newry Street between Edinburgh and Glass streets (which includes the present nos. 12-22) began in the early 1880s. The properties fronting this part of Newry Street formed part of just over acre of land purchased in 1869 by George Graham. In about 1882 Graham subdivided his land creating five lots facing Newry Street: six of these had frontages of about 30 feet, while the one at the corner of Glass Street had a frontage of 59 feet (LV).

In 1883 Clements Langford, master builder, purchased the larger allotment at the southeast corner of Newry and Glass streets and by 1884 he had erected a house as his own residence on part of the land. This was described as brick house of four rooms with a valuation of 26 pounds (RB, Central Ward, 1884:143). Then, in about 1890, he either constructed another house or demolished and replaced his original house with two new houses. The second house, also of brick, had five rooms and a valuation of 32 pounds. Later rate books show that Langford's house was the adjoining no.14, while no.12 was tenanted: the first tenant was Joseph Marshall, a plasterer. (LV; RB, Central Ward, 1890-1:145).

Clements Langford was a master builder who built this house and his own, now altered, residence next door (see below). That his first tenant, Mr Marshall, was a plasterer suggests he was also involved in the construction, particularly given the level of detailing to the façade.

Clements Langford continued to live in the adjoining house with his wife, whom he married on 20 December 1882, and their eventual eight children, before moving in 1902 to a larger residence, which he had built, also in Richmond (ADB).

*Clements Langford, master builder*

The following is an edited extract of Langford's biography from the *Australian Dictionary of Biography*:

*Clements Langford (1853-1930), master builder, was born on 25 March 1853 at Portsea, Hampshire, England, son of George Langford, brewer, and his wife Betsy Dyer, née Clements. The family arrived in Tasmania in March 1864 and moved to Melbourne in 1868. After working with auctioneers Beauchamp & Rock, Clements was apprenticed to the builder David Mitchell in 1869 and won first prize for architectural drawing at the Richmond School of Design in 1874. In 1877-78 he worked as a carpenter and owned a house at Richmond and in 1879-88 a nearby grocery.*

*On 20 December 1882 at St Stephen's Church of England, Richmond - where he became senior churchwarden - Langford married Sarah Ann Coverlid, a teacher. The couple lived in a house newly built by Langford, had eight children, and in 1902 moved to a larger residence (named Netley after a Portsmouth locality) which he had built, also at Richmond. From 1887 he had a holiday house at Sorrento.*

*In 1881 Langford had formed a partnership with Robert Hutchison and they set up as builders and contractors in Bridge Road, Richmond. From 1886 he continued the business in his sole name. Having insufficient capital structure to be vulnerable to the building boom collapse of the 1890s, the firm was involved in several major projects, by 1909 employing 300. Incorporated as Clements Langford Pty Ltd in May 1923, by 1930 it encompassed 'shop and office fitters, plumbers, painters [and] decorators', and boasted large joinery, timber-machining and plumbers' shops. Langford undertook an eclectic range of contracts including premises for Makower, McBeath & Co. Pty Ltd, additions to the university medical school, the Bryant & May factory, Centreway, Hoyts' Theatre in Bourke Street, the Melbourne Sports Depot, the Myer Emporium, Scott's Hotel, the Comedy Theatre, Ball & Welch's store, the Safe Deposit Building, the Adelaide Steamship Co. building, the Dunlop factory at Montague, the Australian Mutual Provident Society's new Melbourne office and the Herald Building.*

*The firm worked with leading architects, and itself contributed the design element in many jobs, such as the alterations to Langford's beloved St Stephen's, Richmond. The culmination of his career as builder and churchman was the erection of the St Paul's Cathedral spires, which he commenced in 1926, following a 1925 trip to England, and whose completion he bequeathed to his son George.*

*Langford's other business interests included directorships of suppliers of building materials such as cement, bricks and timber. He was president (1913-14) and long-time treasurer of the Melbourne Master Builders' Association, president of the Master Builders' Federation of Victoria, and an executive member of the Victorian Employers' Federation.*

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

Australian Dictionary of Biography (ADB) 'Langford, Clements (1853-1930) by Mark Richmond' viewed online 9 October 2014 [<http://adb.anu.edu.au/biography/langford-clements-13039>]

Green, William (1853) 'Map of the City of Melbourne and its extension [cartographic material]: together with Richmond, Hawthorne, the Emerald Hill, and a portion of Prahran / compiled from the government plans and private survey by William Green' (referred to as the 'Green Plan')

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificates of Title V. 308 F. 550, V.1423 F.588

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan no. 1060 (dated 1897)

Sands & McDougall Melbourne Directories (SM) – 1870-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

### **Description**

It is an asymmetrically planned Italianate villa with a verandah to one side of the facade and a projecting bay with a tripartite window to the other. The verandah retains cast-iron columns and cast-iron integrated frieze and brackets and the floor retains cream and red square tiles set on a diagonal, edged with bluestone. The facade is rendered, while the side elevations are of face brick. The house is distinguished by its highly ornate cement-render detailing, including paired cornice brackets with raised panels and rosettes between them, label moulds over the tripartite window with floral bosses, barley-twist colonnettes framing the windows (the sills of which rest on scroll brackets), and large incised floral patterns on the rendered walls. The fielded four-panel door is framed by sidelights and highlights. There is one rendered chimney with a moulded cornice.

Apart from the roof tiles, the house has a high degree of intactness and integrity.

### **Comparative analysis**

Houses in Richmond from the late-Victorian era (roughly 1875-1900) are common throughout Richmond; however, houses with comparably ornate cement-render detailing are less common. While there are a number of Individually Significant asymmetrical villas protected in Richmond, few were of the same type (rendered, with much decorative detail), and the use of incised decoration appears to be relatively rare, for domestic buildings particularly.

Comparative residential examples in Richmond include:

24 Appleton Street (Individually Significant, proposed for inclusion in HO by Amendment C149). An asymmetrically planned Italianate villa distinguished by its highly ornate cement-render detailing, including paired cornice brackets and raised panels, label moulds over the bay windows with floral bosses, barely-twist colonnettes framing all windows, and large

incised floral patterns on the rendered walls. Verandah and roof material replaced with Colorbond and rear two storey extension.

- 10 Clifton Street (Individually Significant to HO332D) - An unusual asymmetrical rendered villa with a large, hexagonal bay projecting on one side of the facade and a smaller one at the centre which is surrounded by the verandah. The render detail is restricted to simple label moulds and cornice moulds to the major hexagonal bay, and numerous brackets to the cornice. Retains two rendered chimneys but roofing replaced with terracotta tiles.
- 67 Erin Street (Individually Significant to HO338) - A block-fronted, rendered villa with a parapet and a canted bay to one side. Ornate floral reliefs of cast cement over the arched doorway and above the windows to the bay. A very distinguished and formal design. Retains its palisade fence.
- 22 Miller Street (Individually Significant to HO332A) - An asymmetrical timber villa with a slate roof. Has heavy moulded architraves with keystones to windows of canted bay. Intact.
- 2 Miller Street (Individually Significant to HO332A) - An asymmetrical brick villa with a slate roof and highly decorative verandah. Brick 'pilasters' with render Composite capitals between the windows of the canted bay. Retains its palisade fence.
- 16 Park Avenue (Not included in HO, Contributory place within proposed Park Avenue Precinct, see Appendix B). An unusual asymmetrical single fronted house with a verandah that returns on one side. Altered, but retains incised decoration to front walls.
- 48 & 50 Rotherwood Street (Individually Significant to HO332A) - A pair of two-storey rendered terrace houses, with single-storey verandahs. Very plain apart from incised diamond motifs in the render of the first floor. Both retain their palisade fence.

This house closely compares to the house at 24 Appleton Street in terms of the high quality of the render ornamentation and other detailing such as the verandah. It also has a similar level of intactness and integrity.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

While this house is of some historic interest it does not meet the threshold for Criterion A at the local level, as there are numerous late Victorian houses in Richmond.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

The incised decoration is rare for residential buildings in Richmond.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

This house is an intact example of the Italianate style, which was popular in domestic architecture in the late nineteenth century.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

This is a fine and well-detailed example of an Italianate house with characteristic form and detailing, including the stuccoed ornamentation to the façade, cast iron verandah, tripartite windows the projecting bay and rendered chimney that expresses the flamboyant style of the Boom era and fashion for 'show'.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The house is distinguished by its highly ornate cement-render detailing, including paired cornice brackets and raised panels, label moulds over the bay windows with floral bosses, barely-twist colonettes framing all windows, and large incised floral patterns on the rendered walls.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

While the association with Clements Langford is of some interest, this house does not satisfy the threshold of local significance.

**Statement of significance*****What is significant?***

The house, constructed by Clements Langford by 1891, at 12 Newry Street, Richmond is significant. It is an asymmetrically planned Italianate villa with a verandah to one side of the facade and a projecting bay with a tripartite window to the other. The verandah retains cast-iron columns and cast-iron integrated frieze and brackets and the floor retains cream and red square tiles set on a diagonal, edged with bluestone. The facade is rendered, while the side elevations are of face brick. The house is distinguished by its highly ornate cement-render detailing, including paired cornice brackets with raised panels and rosettes between them, label moulds over the tripartite window with floral bosses, barley-twist colonettes framing the windows (the sills of which rest on scroll brackets), and large incised floral patterns on the rendered walls. The fielded four-panel door is framed by sidelights and highlights. There is one rendered chimney with a moulded cornice.

Non-original alterations and additions to the house and the front fence are not significant.

***How is it significant?***

The house at 12 Newry Street, Richmond is of local architectural and aesthetic significance to the City of Yarra.

***Why is it significant?***

This house is a fine and well-detailed example of the Italianate style, which was popular in domestic architecture in the late nineteenth century. The characteristic form and detailing, including the stuccoed ornamentation to the façade, cast iron verandah, tripartite windows the projecting bay and rendered chimney that expresses the flamboyant style of the Boom era and fashion for 'show'. The house is distinguished by its highly ornate cement-render detailing, including paired cornice brackets and raised panels, label moulds over the bay windows with floral bosses, barely-twist colonettes framing all windows, and large incised floral patterns on the rendered walls. The incised decoration is rare for residential buildings in Richmond. (Criteria B, D, E & F)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place within the Edinburgh Street Precinct.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

**B.17 Houses, 72-80 Stawell Street, Richmond**



*The houses viewed from the south (no. 80 at far left).*



*80 Stawell Street*

## History

### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855 and by 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002). Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44; Ward 2002:34-35).

The industrial boom and related employment and population growth in the early twentieth century led to a strong demand for housing. The population of Richmond peaked at 43,353 in 1921 and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

As population grew the shopping areas expanded to meet demand. In Swan Street the extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. Bridge Road continued to develop and by the 1920s there were almost continuous rows of shops extending from Hoddle Street to Burnley Street, while

at the same time the southern end of Burnley Street consolidated itself as an important local centre serving the eastern half of Richmond.

### **Place history**

John V.T. Ward and Alfred E.H. Carleton, architects of 341 Collins Street, Melbourne, purchased this land in January 1909. The land matched the extent of the five lots at this date (LV: V.3315/F.876).

In 1910 there was an earlier numbering system on Stawell Street. At this date, it doesn't appear that a row of four houses existed just south of Manton Street, however, by 1911, the houses at 72-80 are listed in the Directory (with the current numbering system) (SM). This indicates that the houses were built in 1910, for owners and architects Ward & Carleton.

In 1913, the five houses were transferred into the sole ownership of Alfred Carleton. Individual occupants listed in the Directory indicate that Carlton leased the houses out as rental properties (SM 1915, 1920).

Carleton sold the five houses to Elizabeth Miller, married woman in June 1920. The row was sold to a number of owners before Andrew Middleton, a St Kilda railway employee, purchased them in March 1954 and subdivided the property into five individual lots. They were each sold in the mid-1950s and 60s (LV: V.3698/F.452; V.4598/F.599). In 1955, *The Argus* advertised the sale of nos. 76-80, describing them as '3 red brick cottages, each of 4 rooms', one of which was tenanted at this date (*The Argus* 9 March 1955:18).

In the 1960s, the Housing Commission had an interest in the houses, as the title noted that the Commission 'lodged copy declaration under Section 8 of Slum Reclamation and Housing Act 1938' (LV: V.6852/F.325). It appears that nothing was actioned by the Commission.

### *Ward & Carleton, architects*

John V.T. Ward and Alfred E.H. Carleton were in partnership between 1897 and 1913 and undertook domestic, commercial and industrial commissions (Gurr & Willis 2012:503). Their work also consisted of churches and hospital additions (AAI records under 'Ward & Carleton') and was located mainly in inner eastern suburbs, such as Richmond, Kew, Canterbury, Armadale, and Malvern (*The Argus* 5 September 1903:13; 9 January 1904:3; 5 December 1908:5; AAI). They were best known for their fine Federation style houses, particularly St Hilda's House at 1-19 Clarendon Street, East Melbourne (1907; VHR H0481). Other examples are a Federation villa (with identical chimneys to the Stawell Street terrace) at 1093 Burke Road, Hawthorn (1907; HO21), and single-front Edwardian duplexes at 109-115 Millswyn Street, South Yarra (Contributory to HO6).

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998

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John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985

Land Victoria (LV), Certificates of Title and Lodged Plan (LP), as cited above.

McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

Miles Lewis, Australian Architectural Index (AAI)

Sands & McDougall Directories (SM): 1910, 1915, 1920

### **Description**

The five brick houses are grouped into a duplex (nos. 72-74) and a small terrace (nos. 76-80), each with the same design apart from the distribution of single and larger shared corbelled brick chimneys. Each house is gable fronted, with simple roughcast render to the gable above a

bullnose verandah. Each house has a pair of double-hung windows and a four-panel door to one side.

The verandah details are also identical, and quite unusual. Each house has a solid brick balustrade with a bluestone coping. In the centre is an arched ledged gate about twice as high as the balustrade, and with a small 'window' filled with turned timber spindles. The verandah has a ladder-back frieze with a shallow arch to it and heavy turned timber posts on either side of the central gate, which rest on the solid balustrade.

The houses are intact apart from the overpainting of the masonry, the replacement of the gates at nos. 76 and 80 with slightly simplified versions, and the loss of the bottom third of the turned posts to no. 74. The legibility of the design, with its contrasting materials, would be greatly enhanced if the overpainting was removed.

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

As was common in Richmond's history, these houses were built a speculative development, as a co-ordinated row sharing a common design. In this respect, they can be compared to places in Richmond such as:

23-31 Union Street – Individually Significant in HO332A Richmond Hill Precinct, a row of double-fronted Edwardian brick gable-fronted houses, distinguished by their size and scalloped bargeboards. All but one is intact (verandah removed).

1-11 & 2-12 Mitchell Street – Individually Significant (HO244), two rows of Edwardian timber duplexes, with simple roughcast rendered front gables and small coloured glass panes to the tops of the windows. While the duplexes are modest, the development is notable for its extent. Mainly intact apart from one house (change in window format).

19-23 Rotherwood Street – Individually Significant in HO332A Richmond Hill Precinct, an Edwardian brick terrace with slate-clad transverse roofs and simple timber fretwork. All intact, apart from overpainting of some brick.

Individually Significant small groups of houses such as these typically have strong historic connections and visual cohesion, as they were constructed at the same time for a single owner.

The terrace and duplex at 72-80 Stawell Street compare well with these examples, particularly with their distinctive and unusual verandah details, though the overall composition is quite simple. Their intactness is also comparable, though all of the brick walls have been overpainted, which is common in Richmond.

### **Assessment against Criteria**

#### ***Criterion A:***

*Importance to the course, or pattern, of our cultural or natural history.*

This terrace and duplex demonstrates the housing boom of the early twentieth century in Richmond, when the expansion of manufacturing led to population growth and a demand for housing. In particular they illustrate the prevalence of speculatively built developments, mainly comprising terraces or rows of duplex and detached houses built either to identical design or with a certain amount of pleasing variety in details and forms.



**Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

**Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

**Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

Not applicable.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

These houses are distinguished by their unusual verandah details, including brick and bluestone balustrades, ledged gates with turned spindles to the windows.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

This terrace and duplex are of interest as a speculative design venture by the partners of notable architectural firm Ward and Carleton, but does not satisfy this Criterion at the local level.

**Statement of significance*****What is significant?***

The Edwardian brick terrace and duplex at 72-80 Stawell Street, Richmond, is significant. The five houses were owned and built in 1911 by architects John V.T. Ward and Alfred E.H. Carleton as a speculative development. They passed entirely into Carleton's ownership in 1913. The houses have gabled fronts, roughcast render to the gables, red brick walls, and large corbelled brick chimneys also seen in grander examples of the practice's work.

The non-original alterations and additions to the houses are not significant.

***How it is significant?***

The terrace and duplex at 72-80 Stawell Street, Richmond are of local historic and aesthetic significance to the City of Yarra.

***Why it is significant?***

Historically, the terrace and duplex illustrate the second major period of development in Richmond, that of the Edwardian period. In particular they illustrate the prevalence of speculatively built developments, mainly comprising terraces and rows of duplexes or detached houses built either to identical design or with a certain amount of pleasing variety in details and forms. (Criterion A)

Aesthetically, the houses are distinguished by their unusual verandah details, including brick and bluestone balustrades, ledged gates with turned spindles to the windows. (Criterion E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

**B.18 Floyd Green & Co. Glassworks (former), 69 & 89 Type Street, Richmond**



*Glasshouse Street elevation looking west (above)*

*Looking east from corner of Type & Glasshouse streets (below)*



## **History**

### ***Thematic context***

This precinct is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

#### **4.0 Developing local economies: 4.2 Secondary industry**

##### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

##### ***Secondary industry in the City of Yarra***

Initially, manufacturing in Melbourne remained concentrated in the city; however, by 1860 Abbotsford and Richmond began to attract more small-scale industries, particularly on the lowlands close to the Yarra River. According to Allom Lovell (1998:37):

*With the opportunity for an advantageous position on the banks of the Yarra River, the major of these were noxious trades ... which relied on the river for fresh water and as a dumping ground for unsavoury and unsanitary wastes. This practice was permitted by local politicians and businessmen who believed it would encourage local business.*

*The stand to attract more industries was supported by the views of the strong protectionist element, which dictated that manufacturing would be an important part of the urban development. The influence of manufacturers in local government far outweighed their numerical representation on Council, and was related to their status as employers, and providers of prosperity.*

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the *Yarra Pollution Prevention Act* of 1855 (which forbade fellmongeries where fur or wool was removed from hides, starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady' (O'Connor, 1985:12; Allom Lovell, 1998:37).

By 1885 the importance of Richmond as a centre of industry in Melbourne was confirmed by the presence of no fewer than 52 industrial establishments, many of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37; Ward 2002).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1998:44, Ward 2002:34-35).

#### *Glass manufacturing in Victoria*

In the early years of the Colony of Victoria most glass and glassware was imported. As the colony grew the need for local manufacture became evident and glass factories or glassworks were established from the 1860s onwards. One of the first began operations in about 1866 in North Melbourne. Known as the Victoria Flint Glass Works, it was operated by a co-operative of glassblowers until Messrs. L.L. Mount & Co took over the business in 1870. (*The Argus*, 31 December 1870, p.6). Two years later, two Melbourne wholesale chemists and druggists, Alfred Felton and Frederick Grimwade, decided it would be cheaper to bring glassblowers from England and set up their own glassworks, than it was to import bottles. They approached Mr Lambton Mount who travelled to England and Europe to 'acquaint himself with the newest glass-making processes, and the most improved glass-making appliances'. Upon his return he brought 15 experienced glassworkers that would form the nucleus of the working force at the new factory, where he would be manager, which became the Melbourne Glass Bottle Co. (*The Argus*, 9 December 1873, p.4).

The Melbourne Glass Bottle Co. factory was situated on a 'sandy flat between Emerald Hill (now South Melbourne) and Sandridge (Port Melbourne)', close to the Port Phillip beaches that provided a ready supply of sand, the raw material for the glassmaking. By 1876, Victoria Flint Glass Works factory, by then managed by Frank Mount, had moved to a nearby site about 200 yards to the south (*Illustrated Australian News*, 12 June 1876, p.91).

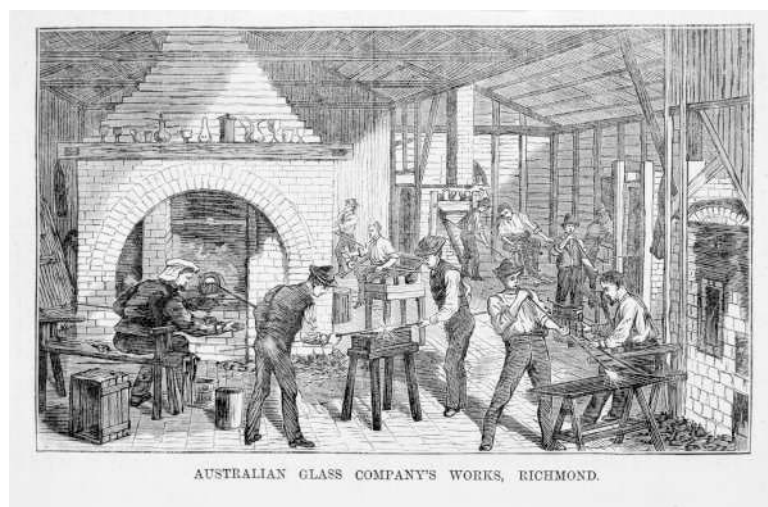
Felton and Grimwade's Melbourne Glass Bottle Co. rapidly expanded and moved to a new site in Spotswood, where a factory was erected in 1890. By 1916 they had established factories in other Australian states and New Zealand and were known as the Australian Glass Manufacturers or AGM.

### **Place history**

The Australian Glass Company established a glassworks on this site in 1878. The opening was reported in the 10 June, 1878 edition of the *Illustrated Australian News*:

*The demand for colonially manufactured glassware is so rapidly exceeding the supply so as to require the starting another of [sic] glass factory. The new establishment, which is in the hands of a company styled the Australasian Glass Manufacturing Company, commenced active operations in the newly erected premises in Type-street, Richmond on Tuesday, the 2<sup>nd</sup> April last. The works comprise a smelting furnace, containing three ten-cwt. crucibles and one six cwt. crucible, four annealing kilns for cooling down the manufactured glass, one pot-arch for annealing the pots, and one "glory-hole" for finishing large ware. At present 24 hands are in constant employ, and the turnout is over two tons weekly.*

An image accompanying the article showing the interior of the factory indicates that it was a timber framed building with brick chimneys and furnaces. The principal items manufactured at the factory were wine glasses and kerosene lamp chimneys (*Illustrated Australian News*).

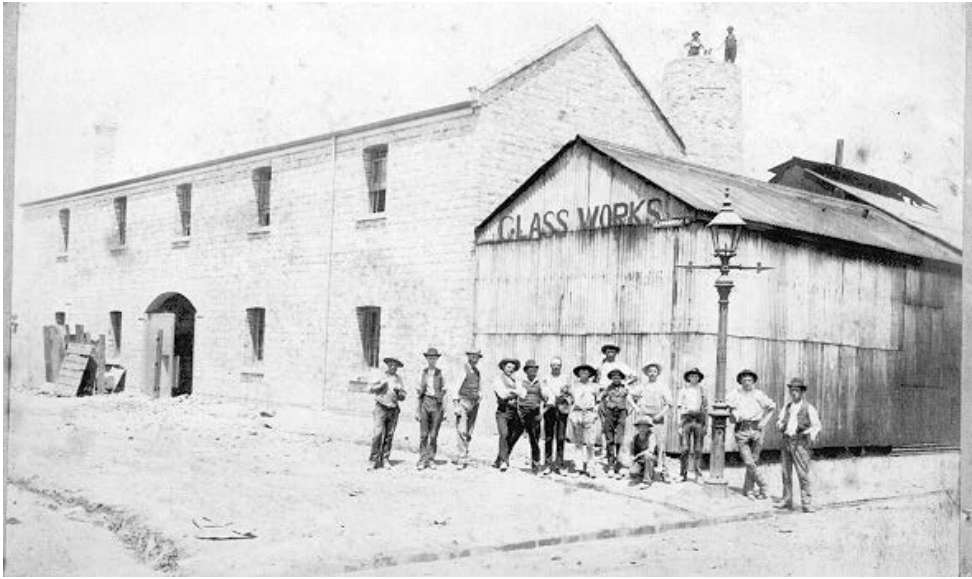


*Image from the Illustrated Australian News, 10 June 1878. Source: RBHS collection*

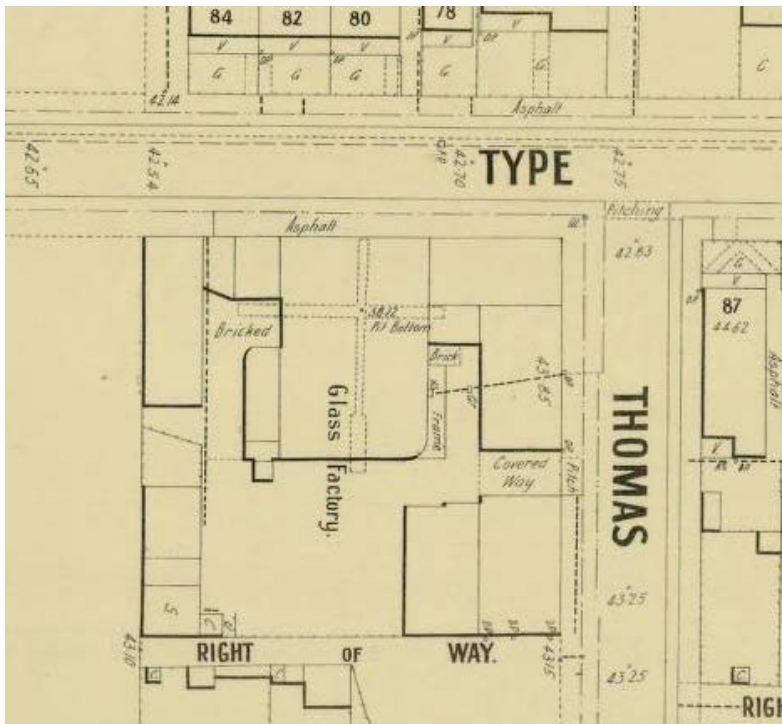
During the first half-year that it was open the Australian Glass Works produced large quantities of glass and a profit of 40% was made. This prompted the company to think about expansion, but this could not be achieved on the Richmond site without considerable additions to the premises. Accordingly, the decision was made to purchase the property and goodwill of the Victoria Flint Glass Works at Emerald Hill, which were obtained 'cheaply, and upon very advantageous terms'. The Australian Glass Co. took possession of the Emerald Hill works on the 2 December 1878 (*The Record and Emerald Hill and Sandridge Advertiser*, 13 December 1878, p.3).

By 1882 Samuel Floyd and Joseph Green were the owners of the Richmond glassworks and for most of the nineteenth century it was described as an 'iron glassworks' or 'iron factory' and the valuation steadily increased from 26 pounds in 1882 to 40 pounds in 1885. The rate books over the next decade are somewhat unclear, but suggest that a new brick factory was erected between 1890 and 1894 when the valuation of the property increased from 40 to 80 pounds. In 1894 the description refers to a 'brk wd & iron' factory, but the descriptions are inconsistent (RB, Central Ward 1882:146, 1890:24; East Ward, 1894:28).

The new brick factory is shown, possibly soon after completion, in an early photograph, and appears to be in place on the 1902 MMBW plan. The MMBW plan shows a complex of buildings built up to the boundaries to Thomas (now Glasshouse) and Type streets with an open area at the rear, as well outlines of pits and drains. A covered way leading between the Thomas Street can be seen in the early photograph (see below).



*Floyd Green & Co. Glassworks Type St c.1888 [sic] HS00499. Source: RBHS collection*



*MMBW Detail Plan No.1087 (detail) The brick building shown in the above photo is adjacent to Thomas Street with the 'covered way' in the centre. Source: SLV*

By 1900 only Samuel Floyd is listed as owner and occupier and the use of the factory for a glassworks appears to have ceased between 1904 and 1910 when Spooner & Co. Pty Ltd 'Blacking manufacturers' is listed as owner and occupier (RB, East Ward, 1900:24, SM). Thereafter the building was used by a variety of tenants over the next few decades. It was vacant for a time in the 1920s and by 1930 was occupied by 'Wega Pty Ltd', concrete manufacturers. In 1937 the Commonwealth Floor Surfacing Co. 'wood block firing' was the tenant, sharing with H. Amson leather goods manufacturer (SM).

After World War II the building was occupied by Metze Bros, Tool & Die Makers, and they carried out the additions to the building on the south side by 1947 (PROV).

In 2014, the building was being used for vintage and industrial furniture restoration.

**Sources**

- Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998
- John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985
- Melbourne and Metropolitan Board of Works (MMBW) Detail Plan no. 1087 (dated 1902)
- Public Records Office of Victoria (PROV), VPRS 16189: P1 Unit 13; P2, Unit 799
- Richmond & Burnley Historical Society (RBHS) Collection
- Richmond rate books (RB)
- Sands & McDougall Melbourne Directories (SM) – 1870-1940
- State Library of Victoria (SLV) map and picture collection
- Ward, Andrew et al, *Hard yakka. 100 years of Richmond industry*, Yarra City Council, 2002
- Watson, Catherine, *Copping it sweet. Shared memories of Richmond*, City of Richmond Carringbush Regional Library, 1988

**Description**

The former glassworks at the corner of Type and Glasshouse streets comprises a complex of buildings built from the late nineteenth century to the mid-twentieth century. The only building associated with the former glassworks is the c.1900 building facing Glasshouse Street that is shown in an early photo of the complex held by the Richmond & Burnley Historical Society. This is a two storey brick building built up to the front and side boundaries. It has a gabled roof with a hip profile at the east end and is divided about midway by a parapet wall. The timber framed windows have segmental brick arched heads, with flush sills to the ground floor and projecting sills to the upper floor. The 'covered way' shown on the MMBW plan remains, but the original arched profile has been raised and squared off. A window in the end elevation at the ground level has been moved to front elevation, a doorway added to the right of the covered way and a window added between the two windows to the right of this doorway.

The balance of the site is covered by other brick buildings, which externally appear to date from the mid-twentieth century, but may contain or conceal earlier nineteenth century fabric. This includes the two storey section at the west end of the 19<sup>th</sup> century Glasshouse Street building, the single storey building facing Type Street, and the single storey brick building adjacent to the ROW leading off Glasshouse Street.

Although this has not been investigated, there is potential for archaeological remains beneath the twentieth century buildings of the nineteenth century buildings and infrastructure shown on the MMBW plan.

**Comparative analysis**

As Richmond and Cremorne, and Yarra more widely, have been an industrial powerhouse since the late nineteenth century, there are many industrial buildings included in the HO. However, many of these date from the twentieth century and are associated with the large-scale manufacturing that emerged in the period from c.1905 to 1940. There are relatively fewer examples of the factories that are associated with small-scale manufacturing of the nineteenth century.

Surviving industrial buildings of the nineteenth century in Richmond are usually quite utilitarian structures with little if any detailing. Because of the need to update the buildings to install new machinery or techniques of production the buildings rarely survive completely intact. Many have also been converted to a new use (e.g., office and/or residential), which has required changes to the fabric such as replacement and/or enlargement of windows and openings. Very few, if any, retain any original plant or machinery.



A nearby example is Fincham's Organ Factory (Individually Significant, HO284) at the west corner of Bridge Road and Stawell Street. This is a gabled fronted two to three-storey building built up the site boundaries. The main façade is symmetrical and very plain. It comprises a central arched opening flanked by four pane double hung sash windows with three similar windows above the entry. A c.1970s painted sign (dated from the seven digit telephone number) identifies the original occupant. It remains relatively intact. Another comparison is Bedggood's Shoe Factory in Waltham Street (Individually Significant within HO332 Richmond Hill Precinct). This is a large three-storey brick building with a plain façade comprising regularly spaced windows and with a covered vehicle entry. There have been some alterations (changes to openings, etc.) as consequence of conversion to residential use.

The former glassworks, although smaller in scale, shares the same basic form and detailing as these buildings being built to the boundary of brick with regularly spaced openings and a covered way leading from the street. Although alterations have been made in the twentieth century, the original nineteenth century form remains clearly legible.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

The former Floyd, Green & Co. Glassworks is an example of the small-scale industries established in Richmond during the late nineteenth century. The two-storey brick factory, which dates from c.1894 or earlier, is one of the oldest in this part of Richmond.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Not applicable.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

The former Floyd, Green & Co. Glassworks has potential for archaeological remains that may yield evidence about the industrial activities carried out on this site when it was used as a glassworks.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

Not applicable.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The former Floyd, Green & Co. Glassworks is an early brick factory with simple form and detailing that is evocative of the industrial history of Richmond.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

#### **Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

#### **Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

### **Statement of significance**

#### ***What is significant?***

The former Floyd, Green & Co. Glassworks, to the extent of the nineteenth century and twentieth century fabric associated with its use as a glassworks, at 69 & 89 Type Street, Richmond is significant. The nineteenth century fabric comprises the two storey brick building built up to the front and side boundaries. It has a gabled roof with a hip profile at the east end and is divided about midway by a parapet wall. The timber framed windows have segmental brick arched heads, with flush sills to the ground floor and projecting sills to the upper floor. The ‘covered way’ shown on the Melbourne & Metropolitan Board of Works plan remains, but the original arched profile has been raised and squared off.

Also significant are any remnants of other buildings and structures associated with the former glassworks (which may be concealed by the mid-twentieth century additions) including any archaeological remains.

Alterations and additions made to the significant buildings in the twentieth century are not significant.

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

The former Floyd, Green & Co. Glassworks at 69 & 89 Type Street, Richmond is of local historic, scientific (archaeological) and aesthetic significance to the City of Yarra.

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

The former Floyd, Green & Co. Glassworks is an example of the small-scale industries established in Richmond during the late nineteenth century. The two-storey brick factory, which dates from c.1894 or earlier, is one of the oldest in this part of Richmond. (Criterion A)

The former Floyd, Green & Co. Glassworks has potential for archaeological remains that may yield evidence about the industrial activities carried out on this site when it was used as a glassworks. (Criterion C)

The former Floyd, Green & Co. Glassworks is an early brick factory with simple form and detailing that is evocative of the industrial history of Richmond. (Criterion E)

### **Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

No specific HO controls are required for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme.

**B.19 Terrace, 33-39 Wall Street, Richmond**



*The terrace viewed from the west, with no. 33 in the foreground.*



*35 Stawell Street*

## History

### **Thematic context**

This place is associated with the following themes in the *City of Yarra Heritage Review Thematic History* (1998):

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

### **Development of Richmond**

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however, many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the *Melbourne Building Act* of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked and this encouraged the building of single houses constructed of wood, or terraces of wood or brick with no separating walls between them (Allom Lovell 1998:16-17). In Richmond, this persisted until 1886 when the municipality finally adopted building regulations that (amongst other things) placed restrictions on the construction of wooden buildings (including a complete prohibition in some streets), and set out minimum standards including a requirement for houses built together to have an 'eight and a half-inch brick party wall' (*The Argus*, 12 June 1886, p.10).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

### ***Building Societies***

Building societies are co-operative non-profit financial institutions that originated in eighteenth-century England and were subsequently established in Australia in the mid-nineteenth century. Their purpose was to provide finance for people of all classes to invest in residential property or to construct a dwelling. They were invaluable in providing funding for owner-occupants (RBHS, 1874 Auction notice; AAPBS 1973:2).

Until the 1880s, societies contained between 300-400 members and remained localised, with most retaining the name of the locality in which they were established (Davison). Victorian building societies included the Metropolitan Permanent Building and Investment Society (founded 1864), the Standard Mutual Building Society (founded 1880), the Modern Permanent Building Society (founded 1871; one of the largest Melbourne societies) the Premier Building Society, the Federal Building Society, the Extended Starr Bowkett Building Society and the Melbourne Permanent Building Society, amongst many others (Jackson 1984:passim; Cannon 1972: passim; *Argus* 29 Jan 1867:6).

Societies operated on a membership basis, with each member making a deposit with the society. When enough money was collected it was lent to members who made subsequent monthly repayments with modest interest rates (Jackson 1984:28; Cannon 1972:144). Sometimes members took turns to take a loan, casting lots until all members had received and repaid their loan (Davison). House purchases were sometimes also financed (Jackson 1984:32).

Societies commonly terminated once all members had taken out and repaid their loan, usually after five to seven years. However, in 1865, the Victorian Permanent Building Society was founded— which was the first to depart from the terminating model. It took deposits from non-borrowers which increased the amount of funds available for residential investment and enabled lending to both home-buyers and speculators (Davison). It is commonly believed that the societies were formed in Victoria to purely assist the working class become owner-occupiers, but this has been found not to be the case, as many developers, speculators and landlords were also financed (Jackson 1984:28-9), presumably as a result of the emergence of the permanent building societies.

The societies' funds were raised through two main sources: deposits from the general public and from issuing shares. Often a deposit with a building society was seen as a source of investment that paid higher rates of interest than bank deposits and that was more liquid than share capital (Jackson 1984:29, 38). By the mid-1880s, the deposits of the building societies were comparable to those of savings banks (Davison).

A change in legislation in 1876 allowed Victorian building societies to buy and sell or mortgage freehold and leasehold property. Leading institutions competed for the best real estate and in the process 'converted many building societies into little more than speculative operations, using public money which had been subscribed for quite different purposes' (Sandercock 1979:8; Cannon 1972:19). The 1876 legislation was based on English building society statutes, however, the colonial legislators added the above clause, which proved disastrous in the 1890s, as a result of excess speculation in the preceding decade (Cannon 1972:20).

Building societies were affected by the depression in the 1890s, with many closing their doors in 1891. The financed members struggled to make repayments and often simply walked away from their houses, as repayments often exceeded the worth of the house (Jackson 1984:28; Davison). During this period, 'the proportion of repossessed houses whose purchase of erection had apparently been financed by building societies was highest in working class suburbs' (Jackson 1984:36).

In the early twentieth century, building societies remained as an alternative source of funding, which continued into the 1950s and increased in the '60s and '70s, when building societies made more funds available to individuals than any other single financial sector in Australia. Government regulation ensured that most societies were no longer vulnerable to the speculative excesses of the 1880s land-boom era (Davison; AAPBS 1973:3).

**Place history**

In 1885 there were four wood houses listed in Wall Street (RB, Central Ward, 1885:297). Perhaps to avoid having to comply with the new municipal building regulations that were introduced in 1886, there was a flurry of building activity that saw 26 new houses built by 1886 (a similar pattern can be seen in other streets in Richmond at this time, e.g., Corsair Street). Most of the new houses in Wall Street were wooden cottages of three or four rooms (RB). The exception was this terrace of four brick houses at 33-39 Wall Street.

Henry Birch, gentleman of Richmond, purchased the land containing the present nos. 33-35 in 1884, while George W. Taylor of Collins Street, Melbourne, purchased the land containing nos. 37-39 in June 1884 (LV: V.1595/F855; V.1579/F.656). In April 1885, both lots came under the finance of the Melbourne Permanent Building Society (LV: V.1687/F.258).

The rate books record that in 1886, H. Birch, bricklayer, was the owner of two five-room brick houses; living in one and renting out the other. James Miller, accountant, is recorded as the owner of the other two five-room brick houses; living in one and renting the other to T. Hewett (or Mewett), builder (RB, Central Ward, 1886:297). This indicates that the four terrace houses were built in 1885-6, probably by bricklayer and part-owner Henry Birch, while signed over to the Building Society in exchange for finance.

The titles note that in 1887, after the houses were no longer under the control of the Building Society, James Millar, Richmond accountant, became the owner of 33-35 Wall Street, while nos. 37-39 were transferred into the ownership of Henry Birch, in December 1887; interestingly, this was the land adjacent to what Birch purchased in 1884 (LV: V.1687/F.258).

From this date, the four houses changed hands numerous times. The occupants of the houses between 1890 and 1920 periodically changed, which indicates that the houses were leased out as rental properties by the various owners throughout this period (SM). In 1936 Horace P. Drayton, tailor of Footscray purchased all four houses (which had been consolidated back to one title), later subdivided the lots and sold them individually in the 1950s and '60s (LV: V.4504/F.737).

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## Description

The terrace at 33-39 Wall Street is constructed of brick with transverse gable roofs clad in corrugated metal. The roof terminates in a gabled parapet at either end. Chimneys are boxy with corbelling below a rectangular brick cap. Interestingly, there is only a party wall between nos. 35 and 37, delineating the separate investments of Birch and Taylor. The lack of party walls between every house indicates that they were constructed prior to the enactment of the Richmond building regulations in late 1886.

The facades are of red brick, tuckpointed with a cream ribbon on black stopping mortar. Each house has two round-arched openings edged with moulded bricks – a double-hung window, and a recessed entry. The moulded bricks continue horizontally, at the springing height of the arches, to set off the tuckpointed brick from an area of smooth render just below the verandah. The same moulded brick are used above the segmentally arched windows to the end wall of no. 33. Above the verandah is a striking frieze comprising an arcaded corbel table on a background of smooth render. The verandah beam has applied dentils on it.

Early alterations to the terrace include a brick and wire-mesh fence to no. 35, which is sympathetic, and the introduction of clumsy bungalow piers to the verandahs of nos. 33 and 35. No. 37 has lost its front chimney, no. 33 has been over-painted, and no. 39 has been covered in acrylic render. It appears that none of the houses retain their original verandah frieze.

## Comparative analysis

The majority of Richmond's residential development occurred during the mid to late 19th century and consequently housing of the Victorian era is well represented in the HO. Currently, there are about 20 examples of Individually Significant terrace rows or attached pairs in Richmond, which are included in the HO. All but one – the row of three houses at 2-6 Moorhouse Street – are double storey. Individually Significant small groups of houses such as these typically have strong historic connections and visual cohesion, as they were constructed at the same time for a single owner.

The Romanesque Revival drew from the early medieval architecture of Western Europe, and was seen in various guises in Australia from the 1840s to the 1940s. Romanesque architecture varied by region, with northern Italian Lombardic buildings distinguished by the use of brick, pilaster strips and arcaded corbel tables. The Romanesque Revival, primarily in its Lombardic variation with polychrome brickwork, was seen in a number of church buildings in Victoria from the 1860s, the Independent Church on Collins Street being one of the best known. This phase was followed by a period from the late 1880s to the 1910s when architects used the Romanesque Revival's strong and simple forms as a starting point for a new style appropriate to the modern era. The style was frequently used for warehouses, commercial and public buildings (such as the South Yarra Post Office of 1892) (Neale 2012: 601-2). The style was rarely used for residential architecture – only five such Victorian houses are identified in the HERMES database statewide, the best known of which is Rippon Lea, Elsternwick.

The use of Romanesque Revival styling is likewise quite rare for residential architecture in Richmond and the City of Yarra as a whole. A search in the HERMES database using the keyword 'Romanesque' turned up only two examples:

- 10-14 Regent Street, Richmond – Recommended for HO by Amendment C149, a terrace of four Edwardian brick houses, distinguished by round-arched entry porches with a buttress, and unusual parapet details (dogtooth brick and render). One house is over-painted, windows have been altered and replaced.
- 27 Hoddle Street, Richmond – Recommended for HO by Amendment C149, a two-storey red brick Edwardian house of 1908, with round-headed arches to the ground floor and oriel windows above. Intact.

In comparison, the terrace at 33-39 Wall Street shares the contrast between red face brick and areas of render with the Regent Street terrace, and the use of the typical Romanesque round-

headed arch with both comparative examples. To this is added the very distinctively Italian Romanesque arcaded corbel table below the eaves, not seen elsewhere. The overall building envelope, however, is a standard 19<sup>th</sup>-century type, unlike the creative and individual massing seen at 27 Hoddle Street.

### **Assessment against Criteria**

#### **Criterion A:**

*Importance to the course, or pattern, of our cultural or natural history.*

Not applicable.

#### **Criterion B:**

*Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

Romanesque Revival was most commonly used in Victoria for public buildings, including churches, courthouse and post offices, as well as large commercial buildings. It was only rarely applied to residential buildings in the Victorian and Edwardian eras, and tended to be restrained to details and materials.

#### **Criterion C:**

*Potential to yield information that will contribute to an understanding of our cultural or natural history.*

Not applicable.

#### **Criterion D:**

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

Not applicable.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

This terrace is distinguished by the use of Romanesque Revival details on a backdrop of typical Victorian terrace form. These details include the round-head arches with moulded brick edging and the arcaded corbel table below the eaves, both set against smooth render to ensure that these features stand out. The use of red brick in contrast with render dressings is unusual at this date, and only came into common use in the 1890s.

#### **Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

#### **Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

#### **Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history.*

Not applicable.

### **Statement of significance**

#### **What is significant?**

The terrace, built in 1885-86, at 33-39 Wall Street, Richmond is significant. The houses were built in two groups, as distinguished by the central party wall, in 1885-86 for two investors using finance from the Melbourne Permanent Building Society. The houses have red brick



walls contrasting with areas of smooth render. The roofs are transverse gables, terminating in gabled parapets, with boxy corbelled brick chimneys.

No. 35 retains an interwar brick and wire-mesh fence, which is sympathetic.

Non-original alterations and additions to the terrace are not significant.

***How it is significant?***

The terrace at 33-39 Wall Street, Richmond is of local architectural and aesthetic significance to the City of Yarra.

***Why it is significant?***

Architecturally, the terrace is distinguished by the use of Romanesque Revival details on a backdrop of typical Victorian terrace form. These details include the round-head arches with moulded brick edging and the arcaded corbel table below the eaves, both set against smooth render to ensure that these features stand out. Romanesque Revival was most commonly used in Victoria for public buildings, including churches, courthouse and post offices, as well as large commercial buildings. It was only rarely applied to residential buildings in the Victorian and Edwardian eras. The use of red brick in contrast with render dressings is also rather advanced at this date, as it only came into common use in the 1890s. (Criteria E & B)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme as an Individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External paint controls.

## APPENDIX C – UPDATES FOR EXISTING HO PLACES

### HO225 – House & stables, 19 Bendigo Street

*Note: There are no changes to the History.*

#### **Description:**

The house at 19 Bendigo Street, Richmond, is a two-storey symmetrical Italianate rendered brick terrace-style house, of rendered brick construction. The ground floor facade has banded rustication to the walls, stop-chamfered corners and a central recessed entrance flanked by single windows. The recessed entrance has an iron picket gate, and the windows have protective iron grillages. The first floor has a recessed balcony with a corrugated iron roof between two wing walls, which have arched leadlight windows. The balcony has cast iron columns and lacework frieze, and a balustrade, which does not appear to be non-original. The north elevation, to Bellevue Street, has a number of windows with chamfered openings, two of which are blind. The ground floor windows also have protective grillages. The roof is penetrated by two rendered chimneys with moulded caps. The former stables is a gabled building built at the northeast boundary, abutting the rear laneway.

#### **What is significant?**

The house at 19 Bendigo Street, Richmond, built in 1889-90 for Charles Jago, is significant. It is a two-storey symmetrical Italianate rendered brick terrace style house, of rendered brick construction. The ground floor facade has banded rustication to the walls, stop-chamfered corners and a central recessed entrance flanked by single windows. The recessed entrance has an iron picket gate, and the windows have protective iron grillages. The first floor has a recessed balcony with a corrugated iron roof between two wing walls, which have arched leadlight windows. The balcony has cast iron columns and lacework frieze, and a balustrade, which does not appear to be non-original. The north elevation, to Bellevue Street, has a number of windows with chamfered openings, two of which are blind. The ground floor windows also have protective grillages. The roof is penetrated by two rendered chimneys with moulded caps. The former stables is a gabled building built at the northeast boundary, abutting the rear laneway.

Non-original alterations and additions to the house and stables are not significant.

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

The house and stables at 19 Bendigo Street, Richmond, are of local architectural and historic significance to the City of Yarra.

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

Whilst two-storey freestanding terraces are not uncommon in Richmond, the form of this house, with a rusticated ground floor rather than a verandah, and a recessed entrance and balcony, is very unusual. The stables is also a rare surviving example. (Criterion D)

The house is also of local historical significance through its association with prominent local property owner, butcher, publican and former Mayor of Richmond, Charles Jago. (Criterion H)

### HO235 – Burnley Presbyterian Church, 271-273 Burnley Street

#### **History**

##### ***Development of Richmond***

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however,

many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing. Major residential subdivisions occurred in the north and west and retail and the first commercial centres emerged along Bridge Road, Church Street and Swan Street (O'Connor, 1985:10-11).

Closer development of Richmond was encouraged by improvements to transport links to Melbourne, beginning with the railway, which was extended to Brighton via Richmond by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (replaced in 1885 by Melbourne's first cable tram) along Bridge Road (O'Connor, 1985:11-12).

By 1860 many of the existing major streets had been laid out but most development, with the exception of the Yarraberg area to the northeast, was concentrated in the western half of Richmond, near to Melbourne town and the railway station. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at crossroads, and a clear pattern had emerged with large suburban villas and gardens of senior government officials and wealthy merchants and bankers on the hill, and workers cottages on small blocks to the north, south and east, often in areas of relatively intense development isolated to individual streets (O'Connor, 1985:11-12).

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. Population growth encouraged by the development of industry resulted in a demand for housing: the relatively undeveloped eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond in the decades before and after World War I. During this time, manufacturing was established on a much larger scale than in the past as smaller enterprises gave way to a modern factory-based industrial system. Many of what would become Richmond's icon industries including Bryant & May, Wertheim's piano factory, Australian Knitting Mills, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) began or rapidly expanded during this period of government protection and economic prosperity: in the period from 1921 to 1924 employment rose by 24 per cent (O'Connor, 1985:14; Allom Lovell, 1985:44, Ward 2002:34-35).

As population grew the shopping areas expanded to meet demand. In Swan Street the extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. Bridge Road continued to develop and by the 1920s there were almost continuous rows of shops extending from Hoddle Street to Burnley Street, while at the same time the southern end of Burnley Street consolidated itself as an important local centre serving the eastern half of Richmond.

### **Place history**

Burnley Street formed part of the original grid of roads set out when Richmond was first surveyed. On the plan prepared in 1853 by William Green Burnley Street is shown as a 'Government Road' extending from Victoria Street (then Simpsons Road) in the north to the Yarra River. In the section between Bridge Road and Swan Street, Burnley Street formed the boundary between Crown Portions (CPs) 29 and 30 to the south of Bridge Road and CPs 18 and 17 to the north of Swan Street.

Subdivision of the land on either side of Burnley Street between Bridge Road and Swan Street into smaller suburban allotments began in the 1860s and by 1888 most of the street layout was complete (O'Connor 1985:12). However, little development occurred before 1880, when a

railway station was opened on the west side of Burnley Street, just to the south of Swan Street. The opening in 1885 of the cable tram along the length of Bridge Road to Hawthorn Bridge also encouraged development.

By 1885 there were about 60 listings in the Sands & McDougall Directory (SM) for Burnley Street between Bridge Road and Swan Street. Most of these were houses, but the beginnings of the shopping centre that would form in Burnley Street extending north from the Rising Sun Hotel at the corner of Swan Street to serve the growing residential population were evident: a butcher was listed on the west side near the intersection of Newry Street, and there was a wood yard on the east side close to Swan Street (SM). As the population grew in the late nineteenth and early twentieth century this centre grew to include a bank, post office and several shops serving local needs. By the early twentieth century, Burnley Street and most of the surrounding streets was almost fully developed.

Community formation was marked by the opening in 1885 of the first St Bartholomew's Church of England at the southeast corner of Burnley and Swan streets. It was replaced in 1910 and then by the 1920s when a more central location was required it moved to the present site at the corner of Boyd Street, where the foundation stone of the new church was laid in December 1925. Meanwhile, the Church of Christ has established a Mission Hall in about 1910 in Burnley Street.

St Bartholomew's was not, however, the first church in the Burnley area. In June 1882 Reverend Andrew Hardie, Presbyterian Minister of Richmond, purchased a small lot on the corner of Burnley Street and Boland (originally Eliza Street) Street. At this date, this consisted only of the land north of the current church (LV: V.1363/F.487). In the same year, a Presbyterian mission and Sunday school was opened in a timber building (*The Argus* 4 December 1925:6). Three years later, in 1885, this land was transferred from Reverend Hardie to the Presbyterian Church (LV: V.1363/F.487).

By 1890, the Directory lists a Presbyterian Mission Hall and J. Robinson, assistant, on the corner of Eliza and Burnley streets (neither are listed in 1885). By 1895, Reverend Andrew Hardie is listed as an occupant of the same lot as the church. The Directories continue to list a reverend under the name of the church until at least 1915 (in 1920 only the church is listed). The Sunday school is listed in the Directory from c1900 to c1905 (SM).

The MMBW Detail Plan (no. 1087) dating to 1902 confirms that at this date a Presbyterian church was located on the corner lot. To the south, two narrow terrace houses (nos. 267 & 269) were located on the site of the current church with a building to the rear, while the land to the south was vacant.

As the congregation grew the need for a larger building became evident and in 1908, G.T. McColl donated further land to the church to enable the construction of a new church (*The Argus* 4 December 1925, p.6). The foundation stone of the new Presbyterian church was laid by Alexander Smith Esq on 29 August 1925, 17 years after the land was donated. The brick church cost a total of £2000 and was built by Pittard & Sons (*The Argus* 4 December 1925, p.6) to a design by prominent Melbourne architect Harry Norris. It was opened and dedicated in December 1925 (*The Argus*, 4 December 1925, p.6).

The new church featured a three panel Gothic window as the main feature of the front elevation, with a central panel containing a life-size reproduction of Holman Hunt's 'famous picture' 'The Light of the World', which was donated by Mrs. A. Smith of Coppin Street, as a memorial to her late parents. The pulpit, communion table and other furnishings were also gifts of donors, were made of Australian oak in 'Gothic designs in keeping with the general plan of the church' (*The Age*, 14 December 1925, p.13).

In 1980 the church purchased the adjoining house on the south side to become the Manse. It has been constructed as a private dwelling in 1919 for owner/occupier David Ewenson (LV: V.1590/F.881; SM). At some time in the late twentieth century the original church hall was demolished and replaced by the buildings to the north of the church.

**Harry Norris**

Harry A. Norris established his own architectural practice in 1919. Norris' first significant city building was the seven-storey Tattersall's Club premises (now Curtin House) at 252 Swanson Street in 1922. This was the beginning of a prolific output over the next few decades would cement his reputation as one of Melbourne's most prominent architects. Like many other architects during this era Norris drew heavily on international styles and technologies. Norris undertook professional overseas sojourns annually between 1928 and 1941 also working for a time in America.

For Norris, America was at the forefront of applying innovative commercial building techniques with concrete and steel construction that enabled heights to be pushed to new limits. Norris' more celebrated works from the interwar period includes the Majorca Building, Flinders Lane (1928), the Nicholas Building, Swanston Street (1924), the G.J. Coles Bourke Street Store (1929) and the Burnham Beeches Mansion in the Dandenong Ranges.

While he is perhaps best known for his commercial and, in the postwar era, industrial buildings, he also designed churches and houses.

Another example of a church designed by Norris is the former Thornbury Presbyterian Church at 7-15 Rossmoyne Street, Thornbury, which was constructed in 1924.

**Statement of significance*****What is significant?***

The Burnley Uniting (former Presbyterian) Church, designed by Harry Norris and erected in 1924-25, at 271-273 Burnley Street is significant. It is a simple Gothic Revival style building. It has red face brick walls with rendered dressings, string courses and parapet copings, and a gabled terracotta tiled roof. Windows have simple cusped tracery. The west elevation has a large arched window with a decorative hood mould; beneath which is an arched entrance opening and a heavy corbelled frieze with five quatrefoil-patterned panels. The doorway is flanked by two dwarf brick walls, and reached by two bluestone steps. The entrance is flanked by arched traceried windows with rendered dressings and sills. The side walls have plain red brick buttresses with rendered tops; the front corners have unusual square buttresses, also with rendered decoration. The side walls have traceried arched windows with rendered dressings and a string course at impost level, and rendered sills. There is a skillion-roofed section to the rear of the building, also of red brick.

The Manse and other buildings on the site are not significant.

***How is it significant?***

Burnley Uniting (former Presbyterian) Church, at 271-273 Burnley Street, Richmond, is of local architectural significance to the City of Yarra.

***Why is it significant?***

Designed by well-known Melbourne architect Harry Norris, it is a typical example of a small, early 20th century Gothic Revival church. It exhibits an imaginative use of bold rendered elements, including the front entrance, and has particularly notable traceried, leadlight windows. The building is atypical of the Moderne style work for which Norris is best known. (Criteria D & E)

## **HO236 – St Bartholomew's Anglican Church complex, 290-300 Burnley Street**

*Note: There are no changes to the History.*

**Description**

The church is a red brick building with a gabled slate roof and a crenellated corner belltower. The church has pointed arch traceried windows with clinker brick dressings and red brick head moulds and brick sills. The entrance porch is located at the base of the tower and a spiral stair

leads to the bell chamber. The belltower has high segmental arched openings framed by red brick mouldings, and contains the eight bells, hung in a configuration for full circle ringing. The tower has red brick staged buttresses. A clinker brick soldier course runs around the building at impost level of the lower arched windows. The intactness of the church interior is good: it has a dark stained timber trussed roof.

The hall is a single-storey red brick building with a (re-tiled) jerkin head roof and pointed arch window and door openings. The entrance, on the east elevation, has simple brick orders, and is framed by a heavy door-case trimmed with contrasting blue bricks or terracotta tiles. The entrance is flanked by two gable-ends, each decorated with blue brick diaper work, and penetrated by three arched windows, the details of which match those in the church. Along the south elevation, the windows are set between brick piers, and below a projecting concrete lintel resting on terracotta brackets. To the rear of the hall is the Guild Room, the entrance to which is similar in composition to that of the main hall. Both the Guild Room and the hall retain original signage above their respective entrances.

The vicarage is a single-storey red brick house comprising the c.1870s cottage and the 1926 addition. It appears the 1926 addition comprises the front section of the house, which has a transverse gable roof, now clad in Colorbond, with a projecting gable. The projecting gable has a box-bay window with a separate flat roof and double hung timber sash windows with diamond-pattern leadlight to the upper panes. Beside the gable, and projecting slightly forward of it, is an almost flat-roofed verandah supported on wide brick piers with pointed arch cut-outs, and there is a 'blind' window with a pointed arch in the wall to the left of the verandah. The vicarage is clad in red brick with clinker-brick highlights used as single and double row bands on the walls and as patterning in the tops of the verandah piers and 'blind' window, and there is an original or early copper nameplate with 'St Bartholomews Vicarage' beside the front door, which has a top-light. The Victorian origins of the house are demonstrated by what appears to be the original rendered chimneys with moulded cornices and terracotta pots and the large tripartite window beside the front door.

There is a low brick front fence to the vicarage, which appears to date to the post-war era.

## **Statement of significance**

### ***What is significant?***

St Bartholomew's Anglican Church complex, comprising the church, hall and vicarage erected in 1925-26 to the designs of church architects Gawler & Drummond, at 290-300 Burnley Street, Richmond is significant.

The church is a red brick building with a gabled slate roof and a crenellated corner belltower. The church has pointed arch traceried windows with clinker brick dressings and red brick head moulds and brick sills. The entrance porch is located at the base of the tower and a spiral stair leads to the bell chamber. The belltower has high segmental arched openings framed by red brick mouldings, and contains the eight bells, hung in a configuration for full circle ringing. The tower has red brick staged buttresses. A clinker brick soldier course runs around the building at impost level of the lower arched windows. The intactness of the church interior is good: it has a dark stained timber trussed roof.

The hall is a single-storey red brick building with a (re-tiled) jerkin head roof and pointed arch window and door openings. The entrance, on the east elevation, has simple brick orders, and is framed by a heavy door-case trimmed with contrasting blue bricks or terracotta tiles. The entrance is flanked by two gable-ends, each decorated with blue brick diaper work, and penetrated by three arched windows, the details of which match those in the church. Along the south elevation, the windows are set between brick piers, and below a projecting concrete lintel resting on terracotta brackets. To the rear of the hall is the Guild Room, the entrance to which is similar in composition to that of the main hall. Both the Guild Room and the hall retain original signage above their respective entrances.

The vicarage is a single-storey red brick house comprising the c.1870s cottage and the 1926 addition. It appears the 1926 addition comprises the front section of the house, which has a transverse gable roof, now clad in Colorbond, with a projecting gable. The projecting gable has

a box-bay window with a separate flat roof and double hung timber sash windows with diamond-pattern leadlight to the upper panes. Beside the gable, and projecting slightly forward of it, is an almost flat-roofed verandah supported on wide brick piers with pointed arch cut-outs, and there is a 'blind' window with a pointed arch in the wall to the left of the verandah. The vicarage is clad in red brick with clinker-brick highlights used as single and double row bands on the walls and as patterning in the tops of the verandah piers and 'blind' window, and there is an original or early copper nameplate with 'St Bartholomews Vicarage' beside the front door, which has a top-light. The Victorian origins of the house are demonstrated by what appears to be the original rendered chimneys with moulded cornices and terracotta pots and the large tripartite window beside the front door.

Later (post-1926) alterations and additions to the above buildings and the front fence are not significant.

***How is it significant?***

The St Bartholomew's Anglican Church complex is of local historic, architectural and aesthetic significance to the City of Yarra.

***Why is it significant?***

It is of historic significance as evidence of the growth of the Burnley district during the 1920s, which resulted in the need for a new and larger church complex. (Criterion A)

It is significant as an intact interwar church complex comprising a church, hall and vicarage. The architectural and aesthetic significance of the complex is derived primarily from the design and brick detailing of the church and hall, the latter, which is notable for its diaper work. The complex forms a landmark grouping within Burnley Street. (Criteria D & E)

**Revised HO extent map**

HO236 should be extended to include part of 290 Burnley Street as shown below.

**HO238 – Bank of Australasia (former), 377 Burnley Street**

*Note: There are no changes to the History or Description.*

***What is significant?***

The former Bank of Australasia, erected in 1889 to a design by the prominent bank designer, Anketell Henderson, of the firm Reed, Henderson and Smart, at 377 Burnley Street, Richmond is significant. It is a freestanding symmetrical two-storey rendered brick building. The ground floor facade has banded rusticated walls, and a central entrance door flanked by tripartite shallow arched windows, which are timber-framed with fixed central lights and double-hung sidelights. The first floor has a loggia-style balcony; the projecting entrance section extends up through the first floor and has an arched opening to the facade. There are three openings in the wall behind. The loggia has a simple patterned balustrade, and a skillion-profile roof; the wing walls have arched openings and their copings terminate in small pediments. There is a prominent parapet with a wide moulded cornice. There is also a string course below the loggia. Non-original alterations and additions to the building are not significant.

***What is significant?***

The former Bank of Australasia, at 377 Burnley Street, Richmond, is of local architectural significance.

***Why is it significant?***

Architecturally, the building is a good example of an austere Classically-styled building which is in contrast to much of the more flamboyant boom style Italianate designs of the period. It is an important landmark within the Burnley Street commercial precinct. The building is an important work in the oeuvre of prominent bank architect, Anketell Henderson. Henderson was an important protagonist of the austere classical style of bank architecture of the 1880s. (Criteria D, E & H)



Legend

- Proposed extension to HO236
- Yarra Heritage Overlay
- Cadastral boundary
- Study area boundary

Proposed extension to HO236  
 St Bartholomew's Church complex  
 300 Burnley Street

29/10/2014





## HO244 – Griffiths Boot Factory (former), 79 Coppin Street

*Note: There are no changes to the History or Description.*

### What is significant?

The factory at 79 Coppin Street, Richmond, constructed in 1887-88 for Henry Griffiths, a bootmaker, is significant. It is a three-storey symmetrical brick building. It has face brown brick walls, with cream brick shallow segmental-arched window lintels and a cream brick string course at first floor level. An unpainted rendered cornice exists at second floor level and across the parapet, which has a central triangular pediment, also rendered, flanked by scrolls and bearing the building's name in faded (painted?) lettering. Each floor has seven symmetrically placed openings; all but the front door are timber-framed double-hung sash windows. The side walls of the front section have triangular pediment parapets, each with a central circular opening.

Later (post-World War II) additions to the building are not significant.

### How is it significant?

The former Griffiths Boot Factory at 79 Coppin Street, Richmond is of local historic and architectural significance to the City of Yarra.

### Why is it significant?

It is a prominent example of the small-scale factories erected in Richmond during the nineteenth century and demonstrates the importance of the shoe making industry in the City of Yarra. (Criterion A)

It is a particularly notable example of a late 19th century brick industrial building. The composition of its symmetrical facade, which includes cream brick arched windows lintels and string courses and an unpainted rendered parapet, is of note, and distinguishes it from many much plainer contemporaneous buildings of its type. The scale and siting of the building makes it a landmark within Coppin Street (Criteria D & E)

## HO255 – Terrace, 58-60 Coppin Street

*Note: There are no changes to the History or Description.*

### What is significant?

The terrace at 58-60 Edinburgh Street, Richmond is significant. It comprises a pair of two-storey attached polychromatic brick houses. Italianate in style, they have brown brick walls with cream and red window dressings and quoining. There is a concave-profiled corrugated-iron clad single-storey verandah between brick wing walls with rendered copings and vermiculated consoles. The verandahs have cast iron lacework friezes. The rendered parapet has a cornice and central segmental pediment flanked by scrolls and decorated with a shell motif. Windows are timber-framed double-hung sashes.

Non-original alterations and additions to the terrace are not significant.

### How is it significant?

The terrace at 58-60 Edinburgh Street, Richmond is of local historic and architectural significance to the City of Yarra.

### Why is it significant?

The terrace at 58-60 Edinburgh Street, Richmond, is of local architectural significance. Whilst not the most ornate or unusual example of polychromatic brickwork as applied to a residential terrace, the building is nonetheless a good example of the style, and overall a relatively intact example of a building type more common in the more affluent parts of Richmond. (Criteria D & E)

## HO299 – Richmond Park, Burnley Park & Yarra Boulevard

### History

#### *Nineteenth century development*

The Richmond Survey Paddock, situated in a bend in the Yarra River, was reserved in 1836 for the use of the Surveyor-General's stock and horses. In 1860 the Victorian Horticultural Society was granted 25 acres in the Survey Paddock for 'ornamental and experimental gardens'. Seven acres of terraced gardens were laid out and by the 1870s thousands of varieties of fruits and vines were cultivated and experimented with; however, the Society became bankrupt in 1891 and ownership passed back to the Crown. The government used the gardens to establish Australia's first school of horticulture in 1891, which became known as Burnley Horticultural College (VHR, H2052 – please Victorian Heritage Register citation for a detailed history of the horticultural college).

At the time the reserve was established Swan Street did not continue through the Survey Paddock and there were no railways. However, the extension in 1860 of the railway line from Richmond station, terminating at Pic Nic station by the river, effectively divided the Survey Paddock in two. This was continued over the river in 1861 following the construction of an imported iron bridge (O'Connor, 1985). Despite the intrusion of the railway, the reserve was described in 1862 (when it was officially gazetted as Richmond Park) as:

*... delightfully sequestered and the scenery exceedingly beautiful, the ground forming a succession of agreeable undulations profusely embellished with trees....*(O'Connor, 1985)

In the 1870s a park-keeper's cottage was constructed in the northern section of the park (this still exists today, in an altered state). This cottage is shown on an 1872 plan of the park. Also shown on the 1872 plan is an avenue of trees leading from Bridge Road and arching through the centre of the northern section, terminating at the Hawthorn railway, as well as the proposed Swan St Extension (which was carried out between 1874 and 1882), and the area set aside for the Horticultural Society's Gardens.

The avenue of trees shown on the 1872 plan comprised two rows of Dutch Elms, which were among the first plantings in the northern section of the park. The trees were still extant in the 1930s when Yarra Boulevard was constructed (see below) and some may still exist today. Other trees introduced during the late nineteenth century included Sugar Gums, which were planted throughout the park. Sugar Gums, which are endemic to South Australia, were cultivated and introduced to Victoria by the 1870s and used extensively as specimen trees in parks and reserves.

By 1888 the survey paddock featured lakes and lagoons, as well as tree lined walks. The Glen Iris railway line had been constructed through the south-eastern section of the Park by this time (O'Connor, 1985).

#### *Use and development until 1945*

The park was developed further in the early twentieth century. By 1921 the avenue and path system had been extended to create a path along the western edge of the reserve between Bridge Road and Park Grove (O'Connor, 1985). Tree planting in the park continued and trees were now propagated at Richmond Park, rather than at Barkly Gardens, as had happened in the past. In September 1914 on 'Wattle Day', one of Richmond's most famous former residents, Madame (later Dame) Nellie Melba participated in a planting of wattles at Richmond Park, carried out under the auspices of the Australian Wattle League. It is not known where this was done (*Richmond Australian*, 5 September 1914, p.3; *Table Talk*, 10 September 1914, p.3). During the early 1900s, local schools celebrated Arbor Day with tree plantings at Richmond Park (*The Australasian*, 15 July 1911, p.36).

By the late 1930s Richmond Park nursery raised all its own seedlings, which were used in addition to dahlias, flowering shrubs and herbaceous plants to ornament the various rockeries and borders, including along Yarra Boulevard, which was constructed from 1934 to 1939 (see

below). Other proposals for improvements included more seating, upgrading dressing sheds, sewered conveniences, and maintaining entrance gates (NT, cites Richmond Council Parks & Gardens Committee minutes).

By the interwar period, the primary use of Richmond Park was changing from passive to active recreation and there was increasing concern about the alienation of the park for recreational purposes (*The Argus*, 23 July 1932, p.20). The oval to the north of Swan Street had been formed and was used by the Burnley Football Club. In 1932 another football ground was established in the ‘big bend of the river’. There were no fewer than 15 concrete cricket pitches in the park and in 1932 another was proposed for the section between the Hawthorn railway and Swan Street where baseball was being played, while women’s hockey matches were contested in an enclosed ground near the Horticultural Gardens. By 1933 part of the park was wanted for cycle training and cycling track designed by the famous cyclist, Hubert (later Sir) Opperman, was laid out and built by unemployed workers (NT, cites Richmond Council Parks & Gardens Committee minutes).

An end of an era came when the long-time Curator of the park, A.T. Carter died on 19 November 1940. He had served since the early 1900s and, at the time, was one of the longest practising curators in metropolitan Melbourne (NT).

Areas of the park were utilised during World War Two as a major American Army camp.

#### *Yarra Boulevard*

A major development, shaping the current landscape of the park, was the construction of Yarra Boulevard in the 1930s as one of the unemployment relief (or ‘sustenance’) schemes carried out during the Great Depression.

As early as 1928, in response to the rising rate of unemployment the State Government established unemployment relief camps in country Victoria to construct capital works projects; however, due to rapid increases in unemployment from 1929 it was decided that a more concerted long term program would be required. Consequently, around 1930 the State Government informed local councils that, in order to provide work for the unemployed, it would make available money from the Unemployment Relief Fund for projects such as the beautification of parks and gardens, improvements to beach fronts and similar works (NT).

By the end of 1932 Richmond Council had taken advantage of this scheme, employing out of work painters to paint the Barkly Gardens Bandstand. Works undertaken in Richmond Park included painting of the park keeper’s residence and fencing, and erection of a new fence adjacent to Park Grove (NT).

Meanwhile, in about 1930, the Hon. W.S. Kent Hughes, Minister for Sustenance authorised the construction of Yarra Boulevard as one of Richmond’s sustenance schemes. The section within Richmond, extending from Bridge Road to Loyola Grove and generally following the course of the Yarra River, was part of the greater Yarra ‘Boulevard Scheme’ extending from Kew (where the section through Studley Park had commenced after World War I), through to South Yarra, where it would connect with the existing section of Alexandra Avenue (NT).

Yarra Boulevard in Richmond was constructed in two stages, commencing in 1934: the first section was from Loyola Grove to the Swan Street exit, and the second continued from Swan Street to Bridge Road. Although unsurfaced, it appears that the road had been surveyed and excavated all the way to Bridge road by 22 February 1937. The excavations resulted in the severing of roots of the nineteenth century Dutch Elms that formed an avenue in the north end of the Park leading to Bridge Road. In response, the City of Richmond Parks & Gardens Committee recommended the construction of raised rockeries to protect the tree roots (NT).

The Mayor of Richmond, Cr. J.A. Loughnan, opened the first section of Yarra Boulevard on 8 September 1937. The Mayor remarked on the ‘beauty of the river revealed by the road’, while Councillor Ryan (Chairman of the Parks & Gardens Committee) declared that it would be ‘part of one of the finest scenic drives in the world’ (*Richmond, Hawthorn & Camberwell Chronicle*, 10 & 17 September 1937, p.3). The final section from Swan Street to Bridge Road was opened on 18

February 1939. Upon completion, it was estimated that £250,000 had been spent on construction (NT).

#### *Use and development after 1945*

The size and layout of Richmond was further changed and fragmented after 1945 as a result of the introduction of new sporting facilities, and the construction of a school and commercial buildings and the South Eastern Freeway.

In the post-war era the section between Swan Street and the Hawthorn Railway became known as the 'Circus Site' with companies such as Bulleen's, Sole Bros. and Ashton's regularly holding events here. As a large, flat site with excellent public visibility the site was also used for other events (NT). In 1986 there was a proposal to build another sports complex here, but it did not proceed. As a result of growing public concern about circuses that featured performing animals the use of the site by circuses was banned in 1986; however, use of the site by some circus companies has since resumed (NT).

In 1958 Richmond Council resolved to press for a high school in the district, but it would not be until 1967 that a site on the east side of Yarra Boulevard near Bridge Road was set aside. Works commenced on the new school by 1969. Meanwhile, the school opened in temporary classrooms at the rear of Brighton Street Primary School, before moving into the new school in Yarra Boulevard in 1970. As a result of falling enrolments in the early 1980s the school was amalgamated with Richmond Technical School to become Richmond Secondary College and in 1988 became Melbourne Girls' Secondary College, amid community protest (NT).

Also in the northern section of the park, the original park-keeper's cottage became a council depot and new caretaker's cottage was built (NT).

The most significant changes, however, were made in the section of Richmond Park to the south of Swan Street. A public golf course, first proposed in 1938, was established in the 1960s (NT). Then, in 1969, the Yarra River was diverted to enable construction of the South Eastern Freeway. One third of a mile of the River was re-routed and the City of Richmond Sports Reserve (now the Kevin Bartlett Reserve) was created. As a consequence, the adjacent section of Yarra Boulevard was realigned to the present route (NT).

Finally, in 1995 a large section of the northern-most section of the land occupied by the Burnley Horticultural College was sold to private developers, and in 1997 the remaining section of the college became part of the University of Melbourne. Despite community protests, the section sold to private developers was redeveloped to create the present commercial office precinct (NT). The construction of the office precinct required the widening of Swan Street to create a signalised intersection at its entrance. This led to modifications to the original 1930s landscape scheme around the connection to Yarra Boulevard.

#### **Sources**

Allom Lovell & Associates and John Patrick Pty Ltd, *City of Yarra Heritage Review Volume 4*, 1998: 36-7

O'Connor, John & Thurley et al, *Richmond Conservation Study*, unpublished report prepared for the City of Richmond, 1985

Gill and Chevalier, quoted in; McCalman, J. *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1988

National Trust of Australia (Vic) Classification Report (NT)

Victoria. Dept. of Lands & Survey, 'Plan of Richmond Park [cartographic material]/ surveyed and drawn by A.L. Martin, 31<sup>st</sup> August 1872; photo-lithographed at the Dept. of Lands and Survey, Melbourne by J. Noone, 6<sup>th</sup> Sept. 1872

#### **Description**

Richmond Park is situated at the eastern edge of Richmond, adjacent to the Yarra River. Bisected by two railways and Swan Street and Madden Grove, and bounded by Yarra

Boulevard it comprises informal parklands and sporting ovals set within mature trees, including both remnant riparian vegetation and introduced native and exotic species.

This description of Richmond Park excludes the former Burnley Horticulture College, which is included on the Victorian Heritage Register (please refer to the VHR citation for a description), the modern office park on the south side of Swan Street and the former High School, which are not included within HO299.

Richmond Park may be broadly divided into two sections, to the north and south of Swan Street.

*The northern section (Burnley Park)*

The northern section contains three distinct sub-areas: the ‘Circus Site’ between Swan Street and the Hawthorn railway; the area to the north of the railway containing the Burnley Oval and parklands and also known as ‘Burnley Park’; and the Yarra Boulevard and its immediate environs.

The ‘Circus Site’ is open parkland containing several mature Eucalypts including a River Red Gum (*Eucalyptus camaldulensis*), a Sugar Gum (*E. cladocalyx*), and a specimen of *E. cornuta* (a West Australian species), all of which are included on the Significant Tree Register.

The area to the north of the railway and known as ‘Burnley Park’ contains the Burnley Oval and informal parklands to the north. Notable features within this area include:

- The dead River Red Gum (known as the ‘Corroboree Tree’), associated with the Wurundjeri Aboriginal group adjacent to Burnley Oval.
- The former nineteenth century park-keeper’s cottage. This is an altered timber cottage situated to the north of Burnley Oval.
- The remnants of the nineteenth century Dutch Elm (*Ulmus x hollandica*) avenue leading from Bridge Road. Mature trees that may form part of the original avenue, or represent early replanting in the twentieth century include a line of six parallel to the west boundary between Campbell and Park streets, two more in the road reserve adjacent to Yarra Boulevard, and several more adjacent to the path that passes the former park-keeper’s cottage.
- The pathway along the western edge leading from Yarra Boulevard to Park Grove. This is believed to be associated with landscaping works carried out in the late nineteenth and early twentieth centuries and includes some mature plantings including pines and conifers.
- Remnants of pre-1945 planting schemes including the Canary Island Palm (*Phoenix canariensis*) adjacent to the former park-keeper’s cottage, Sugar Gums surrounding the Burnley Oval, and the notable group of palms at the corner of Swan Street and Park Grove that include six Canary Island Palms and one Mexican Fan (*Washingtonia robusta*) Palm.

The landscaping associated with Yarra Boulevard comprises two distinct sections. The southern section from Swan Street to beginning of the north-south section leading to Bridge Road is characterised by informal terraced gardens edged in lava rocks. Remnants of original or early plantings include succulents, palms (Canary Island and Washingtonia) and Sugar Gums. An Osage Orange (*Maclura pomifera*), situated within the area to the north-east of the connection of Yarra Boulevard to Swan Street is listed on the Significant Tree Register. Recently, sections of the gardens have been re-planted using succulents. Part of what may be an interwar angled rail timber fence survives on the southwest side (there are numerous references during the interwar period to the construction of this type of fence with the distinctive angled top rail throughout Richmond Park).

Recent structures within the northern section include the sporting pavilion and playground to the north of the Burnley Oval. Most of the park furniture (seats etc.) also appear to be recent or of post-1945 date.

The north-south section of Yarra Boulevard (generally between Melbourne Girls' High School and Park Avenue) is distinguished by the use of more formal hard landscaping including low rock walls and planters, which were constructed at the behest of the City of Richmond's Parks & Gardens Committee to protect the roots of the Dutch Elm avenue. Rock retaining walls line the western side of Yarra Boulevard, while the pathway running parallel to the road on the eastern side is framed by low rock walls and planters, particularly in the section adjacent to Park Avenue. The walls are punctuated by openings with 'crazy paving' steps leading down to the road. The intersection with Bridge Road is framed by curved stone walls, and there are bluestone steps on the east side leading down to the river. As noted above, the section contains some mature Dutch Elms, some of which are part of the nineteenth century avenue (and some are twentieth century replacements). Other trees include Cedars (*Cedrus sp.*) and palms including a Canary Island Palm adjacent to Park Avenue, and two Chinese Windmill Palms (*Trachycarpus fortunei*) at the west corner of Bridge Road. Shrubs that may be remnants of the original planting scheme include common Privet, Agapanthus, Cordylines, and New Zealand Christmas Bush.

The landscaped area on the west side adjacent to the north end of Park Avenue also contains a small stone memorial to James Scullin, who lived at 6 Park Avenue from 1929 to 1931.

#### *The southern section*

The southern section contains three distinct areas: the golf course, the Kevin Bartlett Reserve and the Yarra Boulevard.

The golf course contains several remnant River Red Gums, as well as a number of large Sugar Gums, and there are further specimens of each tree within the adjacent The Kevin Bartlett Reserve that contains several sporting ovals and pavilions dating from post-1945.

As a result of its c.1969 realignment the section of Yarra Boulevard to the south of Kevin Bartlett Reserve and the Golf Course retains little of its inter-war character. The eastern section on the other hand is framed by some mature exotic trees including Elms (*Ulmus sp.*) and Ash (*Fraxinus sp.*).

#### *Potential Threats*

The assessment carried out in 1998 for the *City of Yarra Heritage Review* noted:

*The site in certain areas is derelict, particularly the shrubberies along The (Yarra) Boulevard. Further degeneration of these plantings will impact significantly on the heritage value of the site, particularly the failure to replace senescent specimens with the same species. Further introduction of inappropriately detailed constructed elements, particularly in relation to sporting facilities, which will further challenge the heritage character of the area.*

Since that time some works have been carried out to repair and restore parts of Yarra Boulevard and replanting of the missing sections of the Dutch Elm Avenue have been completed. However, many of the shrubberies in the northern section of Yarra Boulevard remain overgrown and some of the retaining walls are in poor condition and have partially collapsed.

#### *Management*

The assessment carried out in 1998 for the *City of Yarra Heritage Review* recommended:

*The site requires the preparation of a detailed master plan and management policy that should attempt to unify the various disparate elements throughout the extensive site, and reinforce the heritage character of the place. The plan should address maintenance and replacement strategies for vegetation, and appropriate conservation of hard landscaping. It should seek to encourage increased use of the site as a passive recreational area.*

This recommendation is still relevant.

## Statement of Significance

### **What is significant?**

Richmond Park, Burnley Park, and Yarra Boulevard are significant. The significant features are:

- The remnant indigenous vegetation throughout the park, mostly River Red Gums (*Eucalyptus camalduenensis*).
- The mature trees, planted before 1945. They include Cedars (*Cedrus sp.*), Conifers (*Cupressus sp.*), Dutch Elms (*Ulmus x hollandica*), Oaks (*Quercus. sp.*), various palms including Canary Island (*Phoenix canariensis*), Washingtonias (*Washingtonia filifera* and *Washingtonia robusta*) and Chinese Windmill (*Trachycarpus fortunei*), Pines (*Pinus sp.*), and Sugar Gums (*Eucalyptus cladocalyx*). Of particular note are the mature elms in the north section of the park and adjacent to Yarra Boulevard that appear to be remnants of the Dutch Elm avenue originally established c.1870s, the mature Sugar Gums in the Circus Site, Golf Course and Kevin Barlett Reserve, and the group of palms at the east corner of Swan Street and Park Grove.
- The hard landscaping associated with the construction of Yarra Boulevard including lava rock garden bed edging, random rock retaining walls, low walls/fences, planters and steps, generally located along the sides of Yarra Boulevard and in various locations throughout the park.
- The layout of paths in area to the north of Burnley Ovals, which date from prior to 1945.

The following places and features are Individually Significant and have their own statement of significance:

- Burnley Horticultural College (HO306, VHR 2052),
- Corroboree or Marker Tree (HO298), and
- Park Keeper's cottage (former) (Individually Significant within HO299).

The following trees and features are Not Contributory:

- The railways and roadways (with the exception of Yarra Boulevard),
- Buildings constructed after 1945,
- Trees and soft and hard landscaping established after 1945,
- Modern park furniture including seating, bbqs and the like, and
- Modern fencing.

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

Richmond Park, Burnley Park, and Yarra Boulevard are of local historic and aesthetic significance to the City of Yarra.

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

It is historically significant as one of the oldest reserves in Victoria and demonstrates how large areas of land were set aside for parkland as part of the first surveys of Melbourne. The surviving nineteenth century fabric including the buildings and plantings associated with the Horticultural Society gardens, the remnants of the Dutch Elm Avenue, mature Sugar Gums and the park keeper's cottage are of particular significance as evidence of the development of the park during the nineteenth century. (Criterion A)

It is significant as an example of the large informal reserves created during the nineteenth century park, that contain sections of naturalistic landscapes with remnant indigenous vegetation combined with introduced plantings and hard landscape elements. (Criterion D)

It is historically and socially significant as the oldest park within Richmond and as a place of passive and active recreation that has been in continuous use for over 150 years. (Criterion A & G)

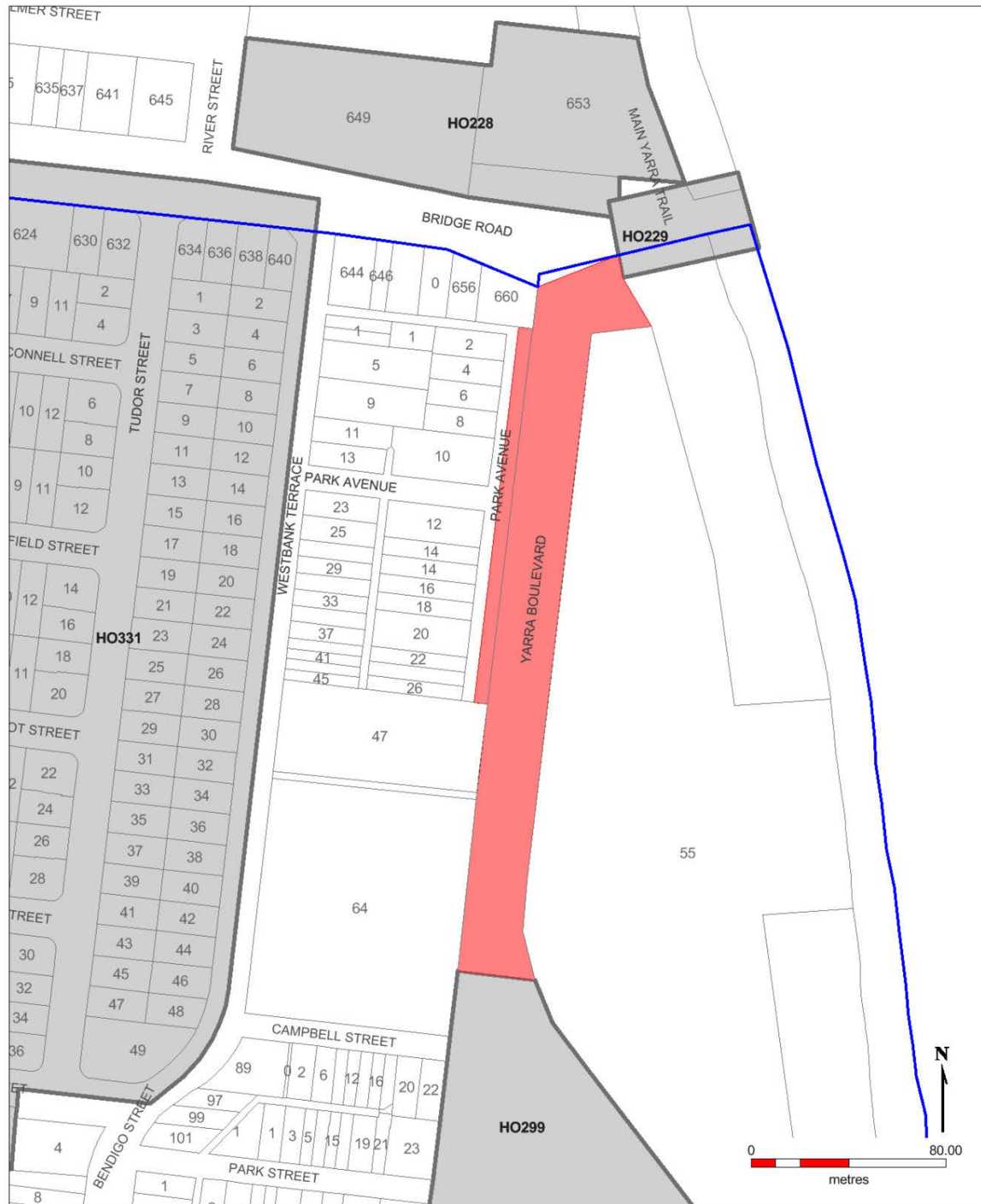
Yarra Boulevard is historically significant as an example of the major public works projects undertaken to provide unemployment relief during the Great Depression. It is an example of the roads constructed along 'scenic' routes during the interwar period and is associated with the increasing use of private motor cars for sightseeing and leisure. (Criteria A & D)

Aesthetically, it is significant for its semi-naturalistic and highly picturesque landscape, which combines remnant indigenous trees with semi-formal plantings of exotic species. Yarra Boulevard is notable as a fine example of an interwar public landscape with a distinctive character created by the rock walls and garden edging, and mature exotic trees and shrubs. (Criterion E)

**Revised HO extent map**

HO299 should be extended to include the northern section of Yarra Boulevard as shown below.





Legend

- Individually significant
- Yarra Heritage Overlay
- Cadastral boundary
- Study area boundary

Proposed extension to HO299  
Richmond Park & Yarra Boulevard

29/10/2014



## **APPENDIX D – NEW HO SCHEDULE**

**SCHEDULE TO THE HERITAGE OVERLAY**08/08/2013  
C169

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	40 ABBOTSFORD STREET ABBOTSFORD Timber Cottage	Yes	No	No	No	No	No		No
HO2	42 ABBOTSFORD STREET ABBOTSFORD Gothick House	Yes	No	No	No	No	No		No
HO3	2 BOND STREET ABBOTSFORD Former Grosvenor Common School	-	-	-	-	Yes Ref No H654	No		No
HO4	31-35 CHURCH STREET ABBOTSFORD Terrace	Yes	No	No	No	No	No		No
HO5	67 CHURCH STREET ABBOTSFORD River House	Yes	No	No	No	No	No		No
HO6	13 CLARKE STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO7	29 CLARKE STREET ABBOTSFORD Yarradale Flats	Yes	No	No	Yes	No	No		No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO8	31-37 CLARKE STREET ABBOTSFORD Terrace	Yes	No	No	Yes	No	No		No
HO9	CLARKE STREET / ST HELIERS STREET ABBOTSFORD Former Convent of the Good Shepherd	-	-	-	-	Yes Ref No H951	No		No
HO9	CLARKE STREET / ST HELIERS STREET ABBOTSFORD Former Convent of the Good Shepherd complex, including surrounding land uses and associated trees	Yes	No	Yes	No	No	No		No
HO10	CNR HENRY GIPPS STREET ABBOTSFORD Collingwood United Masonic Temple	Yes	No	No	No	No	No		No
HO11	2 GREENWOOD STREET ABBOTSFORD Former Stables	Yes	No	No	Yes	No	No		No
HO12	GROSVENOR STREET ABBOTSFORD Former Phoenix Biscuit Co. complex	Yes	No	No	No	No	No		No
HO13	13 GROSVENOR STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO14	19 GROSVENOR STREET ABBOTSFORD House	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO15	2 HODDLE STREET ABBOTSFORD Former Robert Reid Clothing Factory	Yes	No	No	No	No	No		No
HO16	48 HODDLE STREET ABBOTSFORD Yorkshire Stingo Hotel	Yes	No	No	No	No	No		No
HO17	140 HODDLE STREET ABBOTSFORD Collingwood Town Hall	-	-	-	-	Yes Ref No H140	Yes		No
HO18	198-210 HODDLE STREET ABBOTSFORD Former Whybrow's Shoe Factory	Yes	No	No	No	No	No		No
HO19	324-326 HODDLE STREET ABBOTSFORD Former Trescowthick's Boot Factory	Yes	No	No	No	No	No		No
HO20	265 JOHNSTON STREET House	Yes	No	No	No	No	No		No
HO21	295 JOHNSTON STREET ABBOTSFORD Yarra Hotel	Yes	No	No	No	No	No		No
HO22	395 JOHNSTON STREET ABBOTSFORD House	Yes	No	No	Yes	No	No		No
HO23	397 JOHNSTON STREET ABBOTSFORD House	Yes	No	No	Yes	No	No		No
HO24	202 LANGRIDGE STREET	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	ABBOTSFORD Former William Shoe Factory								
HO25	211 LANGRIDGE STREET ABBOTSFORD Former Shop	Yes	No	No	No	No	No		No
HO26	213 LANGRIDGE STREET ABBOTSFORD Former Shop	Yes	No	No	Yes	No	No		No
HO27	233 LANGRIDGE STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO28	LITHGOW STREET ABBOTSFORD Abbotsford Primary School	Yes	No	No	No	No	No		No
HO352	LULIE STREET ABBOTSFORD Victoria Park	-	-	-	-	Yes Ref No H75	No		No
HO29	34 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1034	No		No
HO30	36 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	--	Yes Ref No H1035	No		No
HO31	38 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1036	No		No
HO32	40 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1037	No		No
HO33	42 LULIE STREET ABBOTSFORD	-	-	-	-	Yes Ref No H1038	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Dorothy Terrace								
HO34	44 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1039	No		No
HO35	46 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1040	No		No
HO36	48 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1041	No		No
HO37	24 MAYFIELD STREET ABBOTSFORD House	No	No	No	Yes	No	No		No
HO38	39 NICHOLSON STREET ABBOTSFORD Houses	-	-	-	-	Yes Ref No H142	No		No
HO39	41 NICHOLSON STREET ABBOTSFORD Houses	-	-	-	-	Yes Ref No H143	No		No
HO40	48 -60 NICHOLSON STREET ABBOTSFORD Former Denton Hat Mills	-	-	-	-	Yes Ref No H815	Yes		No
HO41	1 PARK STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO42	11 PARK STREET ABBOTSFORD Glandmire House	Yes	No	No	No	No	No		No
HO43	22 PARK STREET ABBOTSFORD House	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO44	23 PATERSON STREET ABBOTSFORD House	Yes	No	No	Yes	No	No		No
HO45	1 RAPHAEL STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO46	4 SOUTHAMPTON CRESCENT ABBOTSFORD Former Kodak Factory	Yes	No	No	No	No	No		No
HO47	11 STANTON STREET ABBOTSFORD Former Church of Christ Tabernacle	-	-	-	-	Yes Ref No H141	Yes		No
HO48	Yarra River TRENERRY CRESCENT ABBOTSFORD Dights Mill Site	-	-	-	-	Yes Ref No H1522	No		No
HO49	29 VALIANT STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO50	6 VICTORIA CRESCENT ABBOTSFORD House	Yes	No	No	Yes	No	No		No
HO51	18 VICTORIA CRESCENT ABBOTSFORD Former Hatchers Laundry	Yes	No	No	No	No	No		No
HO52	57-63 VICTORIA CRESCENT ABBOTSFORD Former Tweedside Mills	Yes	No	No	No	No	No		No



YARRA PLANNING SCHEME

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HO53	231 VICTORIA STREET ABBOTSFORD Former State Savings Bank	Yes	No	No	No	No	No		No
HO54	261 VICTORIA STREET ABBOTSFORD Former National Bank	Yes	No	No	No	No	No		No
HO55	275-277 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No		No
HO56	295 VICTORIA STREET ABBOTSFORD Shop	Yes	No	No	No	No	No		No
HO57	297-301 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No		No
HO58	371-377 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No		No
HO59	385 VICTORIA STREET ABBOTSFORD Former East Collingwood Hotel	Yes	No	No	No	No	No		No
HO60	459-465 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No		No
HO61	511 VICTORIA STREET ABBOTSFORD	Yes	No	No	No	No	No		No

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	Shop								
HO62	605 VICTORIA STREET ABBOTSFORD Former Brickmakers Arms Hotel (Terminus Hotel)	Yes	No	No	No	No	No		No
HO353	651 VICTORIA STREET ABBOTSFORD Skipping Girl Neon Sign	-	-	-	-	Yes Ref No H2083	No		No
HO63	651-653 VICTORIA STREET ABBOTSFORD Former Crusader Plate Building	Yes	No	No	No	No	No		No
HO64	655 VICTORIA STREET ABBOTSFORD Former Handley & Tilley Building	Yes	No	No	No	No	No		No
HO65	663 VICTORIA STREET ABBOTSFORD Former Alma Woolworks Complex	Yes	No	No	No	No	No		No
HO66	1 CHANDLER HIGHWAY ALPHINGTON Aratapu	Yes	No	No	No	No	No		No
HO67	Yarra River CHANDLER HIGHWAY ALPHINGTON Chandler Highway Bridge	Yes	No	No	No	No	No		No
HO68	17 COMO STREET ALPHINGTON Balclutha	Yes	No	No	No	No	No		No
HO69	20 COMO STREET ALPHINGTON	Yes	No	No	No	No	No		No

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	Traquair								
HO70	626 HEIDELBERG ROAD ALPHINGTON Australian Paper Mills	Yes	No	No	No	No	No		No
HO71	756-758 HEIDELBERG ROAD ALPHINGTON Shops	Yes	No	No	No	No	No		No
HO72	838-852 HEIDELBERG ROAD ALPHINGTON Tower Hotel	Yes	No	No	No	No	No		No
HO73	53 LUCERNE CRESCENT ALPHINGTON House	Yes	No	Yes	Yes	No	No		No
HO74	54 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No		No
HO75	65 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No		No
HO76	75 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No		No
HO77	93 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No		No
HO78	18 OLD HEIDELBERG ROAD	Yes	No	No	No	No	No		No

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	ALPHINGTON House								
HO79	Darebin Creek OLD HEIDELBERG ROAD ALPHINGTON Footbridge	Yes	No	No	No	No	No		No
HO80	5-7 REX AVENUE ALPHINGTON Alameda	Yes	No	No	No	No	No		No
HO81	3 ROEMER CRESCENT ALPHINGTON Rosemount	Yes	No	No	No	No	No		No
HO82	1 TOWER AVENUE ALPHINGTON Edgebaston	Yes	No	No	No	No	No		No
HO83	1 VIEW STREET ALPHINGTON Bokhara	Yes	Yes	No	No	No	No		No
HO84	31 YARRAFORD AVENUE ALPHINGTON House	Yes	No	No	No	No	No		No
HO85	94 ALEXANDRA PARADE CLIFTON HILL Shot Tower	-	-	-	-	Yes Ref No H709	Yes		No
HO86	183-185 GOLD STREET CLIFTON HILL Gold Street Primary School (No. 1360)	-	-	-	-	Yes Ref No H1621	No		No
HO87	19-27 GRANT STREET CLIFTON HILL	Yes	No	No	No	No	No		No

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	Former Clifton Sawmills and Box Factory Chimney								
HO88	47-55 GRANT STREET CLIFTON HILL Houses	Yes	No	No	No	No	No		No
HO89	457 HODDLE STREET CLIFTON HILL Former Murray & Co Wool Works	Yes	No	No	No	No	No		No
HO90	JOHN STREET CLIFTON HILL Clifton Hill Railway Station Complex	-	-	-	-	Yes Ref No H1668	Yes		No
HO91	19-31 JOHN STREET CLIFTON HILL Railway Terrace	Yes	No	No	No	No	No		No
HO92	199 QUEENS PARADE CLIFTON HILL Former United Kingdom Hotel (now McDonald's)	-	-	-	-	Yes Ref No H684	Yes		No
HO93	QUEENS PARADE, BETWEEN ALEXANDRA PARADE & DELBRIDGE STREET CLIFTON HILL/ NORTH FITZROY Street Trees	No	No	Yes	No	No	No		No
HO94	BETWEEN NORTH TERRACE AND SOUTH TERRACE CLIFTON HILL Darling Gardens	No	No	Yes	No	No	No		No
HO95	15-17 BEDFORD STREET COLLINGWOOD Former Boot Factory	Yes	No	No	No	No	No		No

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HO96	33-47 BEDFORD STREET COLLINGWOOD Purfleet Cottages	Yes	No	No	No	No	No		No
HO97	66 CROMWELL STREET COLLINGWOOD Cromwell Heights	Yes	No	No	No	No	No		No
HO98	1 DERBY STREET COLLINGWOOD Derby House	Yes	No	No	No	No	No		No
HO99	2 DERBY STREET COLLINGWOOD House	Yes	No	No	No	No	No		No
HO100	3-7 DERBY STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No		No
HO101	8 DERBY STREET COLLINGWOOD House	Yes	No	No	No	No	No		No
HO102	10-16 DERBY STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No		No
HO103	51-55 GIPPS STREET COLLINGWOOD Glasshouse Hotel	Yes	No	No	No	No	No		No
HO104	31 HARMSWORTH STREET COLLINGWOOD Former Children's Church	Yes	No	No	No	No	No		No
HO105	16 ISLINGTON STREET COLLINGWOOD	Yes	No	No	No	No	No		No

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	Former Smalley & Harkness Boot Factory								
HO106	61 ISLINGTON STREET COLLINGWOOD James Hood & Co. Malthouse	Yes	No	No	No	No	No		No
HO107	8 -10 JOHNSTON STREET COLLINGWOOD Belmont	-	-	-	-	Yes Ref No H871	Yes		No
HO354	35 JOHNSTON STREET COLLINGWOOD Keith Haring Mural	-	-	-	-	Yes Ref No H2055	No		No
HO108	51 KEELE STREET COLLINGWOOD Former Friendly Societies Hotel	Yes	No	No	No	No	No		No
HO109	55 LANGRIDGE STREET COLLINGWOOD Former William Peatt Boot Factory	Yes	No	No	No	No	No		No
HO110	143 -145 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No		No
HO111	147-149 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No		No
HO112	151-153 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No		No
HO113	160-176 LANGRIDGE STREET	Yes	No	No	Yes	No	No		No

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	COLLINGWOOD Terrace								
HO114	11 MCCUTCHEON WAY COLLINGWOOD Doll's House	-	-	-	-	Yes Ref No H954	Yes		No
HO115	12 NAPOLEON STREET COLLINGWOOD Houses	Yes	No	No	Yes	No	No		No
HO116	NORTHUMBERLAND STREET COLLINGWOOD Former Victoria Old Distillery	Yes	No	No	No	No	No		No
HO117	46 OTTER STREET COLLINGWOOD St Joseph's Presbytery	Yes	No	No	Yes	No	No		No
HO118	46 OTTER STREET COLLINGWOOD St Joseph's Roman Catholic Church	Yes	No	No	Yes	No	No		No
HO119	46 OTTER STREET COLLINGWOOD St Joseph's School	Yes	No	No	Yes	No	No		No
HO120	46 OTTER STREET COLLINGWOOD St Joseph's Church Hall	Yes	No	No	Yes	No	No		No
HO121	37 OXFORD STREET COLLINGWOOD House	Yes	No	No	No	No	No		No
HO122	39 -41 OXFORD STREET COLLINGWOOD Houses	Yes	No	No	Yes	No	No		No



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HO123	50-52 OXFORD STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No		No
HO124	51-55 OXFORD STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No		No
HO125	57-63 OXFORD STREET COLLINGWOOD Terraces	Yes	No	No	No	No	No		No
HO126	58-62 OXFORD STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No		No
HO127	79-93 OXFORD STREET COLLINGWOOD Former Foy & Gibson Furnishings Warehouse and Clothing Factory	-	-	-	-	Yes Ref No H896	No		No
HO128	95-101 OXFORD STREET COLLINGWOOD Former Foy & Gibson Powerhouse and Motor Garage	-	-	-	-	Yes Ref No H897	No		No
HO129	68-158 OXFORD STREET 103-115 OXFORD STREET 107-131 CAMBRIDGE STREET 7 STANLEY STREET COLLINGWOOD Part of former Foy & Gibson Complex	-	-	-	-	Yes Ref No H755	No		No

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HO130	92-94 PERRY STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No		No
HO131	112A ROKEBY STREET COLLINGWOOD Former United Tannery and Boot Factory	Yes	No	No	No	No	No		No
HO132	89 RUPERT STREET COLLINGWOOD Former Davis' Pickle And Sauce Factory	Yes	No	No	No	No	No		No
HO133	25 -27 SACKVILLE STREET COLLINGWOOD Former Methodist Mission Church	Yes	No	No	Yes	No	No		No
HO134	136 SACKVILLE STREET COLLINGWOOD Singapore Cottage	-	-	-	-	Yes Ref No H610	Yes		No
HO135	114 SMITH STREET COLLINGWOOD Grace Darling Hotel	-	-	-	-	Yes Ref No H660	No		No
HO136	174 SMITH STREET COLLINGWOOD Former Collingwood Post Office	-	-	-	-	Yes Ref No H973	No		No
HO137	2 STANLEY STREET COLLINGWOOD House	Yes	No	No	Yes	No	No		No
HO138	135 -141 VICTORIA PARADE COLLINGWOOD	Yes	No	No	No	No	No		No

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	Prince Patrick Hotel and Shops								
HO139	159 VICTORIA PARADE COLLINGWOOD Former Ebenezer Particular Baptist Church	Yes	No	No	No	No	No		No
HO140	59 WELLINGTON STREET COLLINGWOOD The Vine Hotel	Yes	No	No	No	No	No		No
HO141	88 WELLINGTON STREET COLLINGWOOD Former Yorkshire Brewery	-	-	-	-	Yes Ref No H807	No		No
HO142	125 WELLINGTON STREET COLLINGWOOD Sir Robert Peel Hotel	Yes	No	No	No	No	No		No
HO143	162 WELLINGTON STREET COLLINGWOOD Former Free Medical Mission Dispensary (Singleton Medical Centre)	-	-	-	-	Yes Ref No H497	No		No
HO144	215 WELLINGTON STREET COLLINGWOOD Former St.George's Presbyterian Church	Yes	No	No	No	No	No		No
HO145	259 WELLINGTON STREET COLLINGWOOD Portsea House	Yes	No	No	No	No	No		No
HO146	FAIRFIELD PARK DRIVE FAIRFIELD	Yes	No	No	No	No	No		No

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	Fairfield Boathouse								
HO147	FAIRFIELD PARK DRIVE FAIRFIELD Fairfield Park	No	No	Yes	No	No	No		No
HO355	ALEXANDRA PARADE FITZROY "Aqua Profonda" sign, Fitzroy Pool	-	-	-	-	Yes Ref No H1687	No		No
HO148	17 BELL STREET FITZROY Former Exhibition High School Residence	-	-	-	-	Yes Ref No H1726	No		No
HO149	40-48 BELL STREET FITZROY Former National School	-	-	-	-	Yes Ref No H1031	No		No
HO150	9 BRUNSWICK STREET FITZROY Dodgshun House	-	-	-	-	Yes Ref No H1706	No		No
HO151	11 BRUNSWICK STREET FITZROY Mary McKillop Centre	-	-	-	-	Yes Ref No H149	No		No
HO152	13 BRUNSWICK STREET FITZROY Shop and residence	-	-	-	-	Yes Ref No H150	No		No
HO347	20 BRUNSWICK STREET FITZROY Cathedral Hall	-	-	-	-	Yes Ref No H1967	No		No
HO153	25 -37 BRUNSWICK STREET FITZROY Barcelona Terrace Gardens	No	No	Yes	No	No	No		No
HO345	38-40 BRUNSWICK STREET, FITZROY Former Melbourne Veterinary College	-	-	-	-	Yes Ref No H1939	No		No

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HO154	39-49 BRUNSWICK STREET FITZROY Royal Terrace	-	-	-	-	Yes Ref No H470	No		No
HO155	236-252 BRUNSWICK STREET AND 33-62 GREEVES STREET FITZROY Shops	-	-	-	-	Yes Ref No H559	No		No
HO156	36-38 FITZROY STREET FITZROY Former Devonshire Arms Hotel	-	-	-	-	Yes Ref No H528	No		No
HO356	185-193 FITZROY STREET FITZROY Christian Israelite Sanctuary	-	-	-	-	Yes Ref No H 97	No		No
HO157	GEORGE STREET FITZROY State School No. 450	Yes	No	No	No	No	No		No
HO158	268 GEORGE STREET FITZROY St Mark's Anglican Church	-	-	-	-	Yes Ref No H553	Yes		No
HO159	64-78 GERTRUDE STREET FITZROY Glass Terrace	-	-	-	-	Yes Ref No H446	No		No
HO160	181-183 GERTRUDE STREET AND 89 GEORGE STREET FITZROY Shops	-	-	-	-	Yes Ref No H886	No		No
HO161	209 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H152	No		No
HO162	211 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H153	No		No
HO163	213 GORE STREET FITZROY	-	-	-	-	Yes Ref No	No		No

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	Cobden Terrace					H154			
HO164	215 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H155	No		No
HO165	217 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H156	No		No
HO166	219 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H157	No		No
HO167	221 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H158	No		No
HO168	331 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H159	No		No
HO169	333 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H160	No		No
HO170	335 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H161	No		No
HO171	35-39 HANOVER STREET FITZROY Edward Wills House	-	-	-	-	Yes Ref No H162	No		No
HO358	95 KING WILLIAM STREET FITZROY All Saints Church Hall	-	-	-	-	Yes Ref No H2172	Yes		No
HO172	36 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H164	No		No
HO173	38 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H165	No		No

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HO174	40 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H166	No		No
HO175	42 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H167	No		No
HO176	44 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H168	No		No
HO177	46 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H169	No		No
HO178	48 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H170	No		No
HO179	50 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H171	No		No
HO180	201 NAPIER STREET FITZROY Fitzroy Town Hall	-	-	-	-	Yes Ref No H147	Yes		No
HO181	48 NICHOLSON STREET CORNER GERTRUDE STREET FITZROY Former Fitzroy Cable Tram Engine House (MMTB Building)	-	-	-	-	Yes Ref No H584	Yes		No
HO182	40 NICHOLSON STREET FITZROY Osborne House	-	-	-	-	Yes Ref No H1607	No		No
HO183	50-68 NICHOLSON STREET FITZROY Royal Terrace	-	-	-	-	Yes Ref No H172	No		No
HO184	88 NICHOLSON STREET FITZROY	-	-	-	-	Yes Ref No	Yes		No

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	Convent of Mercy and Academy of Mary Immaculate					H507			
HO185	98 NICHOLSON STREET FITZROY Cairo Flats	-	-	-	-	Yes Ref No H1005	No		No
HO186	122 NICHOLSON STREET FITZROY House	-	-	-	-	Yes Ref No H539	No		No
HO187	165-167 SMITH STREET FITZROY Former Union Bank of Australia	-	-	-	-	Yes Ref No H506	No		No
HO188	VICTORIA PARADE FITZROY Street Trees	No	No	Yes	No	No	No		No
HO189	VICTORIA PARADE FITZROY/ COLLINGWOOD Ornamental Tramway Poles	-	-	-	-	Yes Ref No H1023	No		No
HO190	77 VICTORIA PARADE FITZROY Former Eastern Hill Hotel	-	-	-	-	Yes Ref No H816	No		No
HO191	169 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H177	No		No
HO192	171 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H178	No		No
HO193	173 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H179	No		No
HO194	175 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H180	No		No
HO195	177 VICTORIA PARADE FITZROY	-	-	-	-	Yes Ref No	No		No



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	Blanche Terrace					H181			
HO196	179 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H182	No		No
HO197	203 VICTORIA PARADE FITZROY Terrace	-	-	-	-	Yes Ref No H590	No		No
HO198	557-567 DRUMMOND STREET NORTH CARLTON Cambridge Terrace	-	-	-	-	Yes Ref No H1606	No		No
HO199	38-94 LEE STREET NORTH CARLTON Lee Street Primary School (No.1252)	-	-	-	-	Yes Ref No H1626	No		No
HO200	100 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H76	No		No
HO201	102 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H77	No		No
HO202	104 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H78	No		No
HO203	106 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H79	No		No
HO204	108 PATERSON STREET NORTH CARLTON	-	-	-	-	Yes Ref No H80	No		No

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	Terrace								
HO205	110 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H81	No		No
HO206	112 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H82	No		No
HO207	114 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H83	No		No
HO208	116 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H84	No		No
HO209	118 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H85	No		No
HO210	991 & 1015-1029 RATHDOWNE STREET NORTH CARLTON Former Cable Tram Engine House Tram Depot	-	-	-	-	Yes Ref No H718	No		No
HO211	Cnr George Street ALEXANDRA PARADE NORTH FITZROY Former Fitzroy Gas Works Valve House and Store	Yes	No	No	No	No	No		No
HO212	Cnr Fergie Street ALFRED CRESCENT NORTH FITZROY	Yes	No	No	No	No	No		No

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	State School No. 1490								
HO213	BRUNSWICK STREET AND ALFRED CRESCENT NORTH FITZROY Edinburgh Gardens	No	No	Yes	No	No	No		No
HO214	863 BRUNSWICK STREET NORTH FITZROY Railway Substation	-	-	-	-	Yes Ref No H939	No		No
HO215	Cnr Freeman Street BRUNSWICK STREET NORTH FITZROY Fitzroy Cricket Club complex: Grandstand, Timber Gatehouse, Entrance Gateway, Brick Gatehouse	-	-	-	-	Yes Ref No H751	Yes		No
HO216	96 MCKEAN STREET NORTH FITZROY Haselmere	-	-	-	-	Yes Ref No H163	No		No
HO217	Cnr Church St 472 NICHOLSON STREET NORTH FITZROY Uniting Church	-	-	-	-	Yes Ref No H148	Yes		No
HO218	RUSHALL CRESCENT NORTH FITZROY Old Colonists' Homes includes landscaping	-	-	-	-	Yes Ref No H821	No		No
HO219	131 ST GEORGES ROAD NORTH FITZROY York House	-	-	-	-	Yes Ref No H176	No		No

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HO220	251 ST GEORGES ROAD NORTH FITZROY Post Office	-	-	-	-	Yes Ref No H900	No		No
HO221	370-374 QUEENS PARADE NORTH FITZROY ANZ Bank	-	-	-	-	Yes Ref No H892	No		No
HO222	14 ABINGER STREET RICHMOND Richmond Creche and Day Nursery	Yes	No	No	No	No	No		No
HO223	6 BAKER STREET RICHMOND House	Yes	No	No	Yes	No	No		No
HO224	22-50 BENDIGO STREET RICHMOND Former Wertheim Piano Factory (GTV9 Studios)	-	-	-	-	Yes Ref No H2165	No		No
<b>HO225</b>	<b>19 BENDIGO STREET RICHMOND House &amp; stables</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>		<b>No</b>
HO226	18 BERRY STREET RICHMOND House	-	-	-	-	Yes Ref No H710	No		No
HO227	6 BOSISTO STREET RICHMOND House	Yes	No	No	No	No	No		No
HO228	649 BRIDGE ROAD RICHMOND Former Cable Tram Depot	Yes	No	No	No	No	No		No
HO229	Yarra River BRIDGE ROAD RICHMOND Hawthorn Bridge	-	-	-	-	Yes Ref No H 50	No		No

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HO230	333 BRIDGE ROAD RICHMOND Richmond Police Station	Yes	No	No	No	No	No		No
HO231	30 BRIGHTON STREET RICHMOND House	Yes	No	No	No	No	No		No
HO232	164-166 BRIGHTON STREET RICHMOND Maroura & Korein	Yes	No	No	Yes	No	No		No
HO233	90 BURNLEY STREET RICHMOND Congregational Church	Yes	No	No	No	No	No		No
HO234	144 BURNLEY STREET RICHMOND Enfield	Yes	No	No	Yes	No	No		No
HO235	271-273 BURNLEY STREET RICHMOND Burnley Uniting (Presbyterian) Church	Yes	No	No	No	No	No		No
HO236	290 & 300 BURNLEY STREET RICHMOND St Bartholomew's Church Complex	Yes	No	No	No	No	No		No
HO237	336 BURNLEY STREET RICHMOND House	Yes	No	No	No	No	No		No
HO238	377 BURNLEY STREET RICHMOND Former Bank of Australasia	Yes	No	No	No	No	No		No
HO239	Yarra River CHURCH STREET RICHMOND Church Street Bridge	-	-	-	-	Yes Ref No H1917	No		No

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HO359	326-348 CHURCH STREET RICHMOND St Ignatius Church Complex	-	-	-	-	Yes Ref No H2146	Yes		No
HO240	560 CHURCH STREET RICHMOND Former Bryant and May Industrial Complex	-	-	-	-	Yes Ref No H626	No		No
HO241	293 CHURCH STREET RICHMOND Former Lalor House	-	-	-	-	Yes Ref No H211	No		No
HO242	360 CHURCH STREET RICHMOND St Stephen's Anglican Church	-	-	-	-	Yes Ref No H586	Yes		No
HO243	13 COPPIN STREET RICHMOND House	Yes	No	No	No	No	No		No
HO244	<del>79 COPPIN STREET RICHMOND Former Griffiths Boot Factory</del>	<del>Yes</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>		<del>No</del>
HO245	234 COPPIN STREET RICHMOND House	Yes	No	No	No	No	No		No
HO246	55-67 CREMORNE STREET RICHMOND Former Cremorne Street State School No. 2084 [Barton TAFE]	-	-	-	-	Yes Ref No H1634	No		No
HO247	119 CREMORNE STREET RICHMOND Former Yarra Hotel	Yes	No	No	No	No	No		No
HO248	9-15 CROWN STREET RICHMOND Queens Terrace	Yes	No	No	Yes	No	No		No

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HO249	16-18 CUBITT STREET RICHMOND Terrace	Yes	No	No	No	No	No		No
HO346	DARLINGTON PARADE, RICHMOND Vaucluse College	-	-	-	-	Yes Ref No H1927	No		No
HO250	9-11 DAVID STREET RICHMOND Former Builders Steel Form Supply Co.	Yes	No	No	No	No	No		No
HO251	DAVISON STREET RICHMOND Yarra Primary School (No. 2798)	-	-	-	-	Yes Ref No H1635	No		No
HO252	26 DOONSIDE STREET RICHMOND Former Repco Offices	Yes	No	No	No	No	No		No
HO253	30-38 DOVER STREET RICHMOND Hurst Terrace	Yes	No	No	No	No	No		No
HO343	105-115 DOVER STREET RICHMOND Slade Knitwear Sign	No	No	No	No	No	No		No
HO254	19 DUKE STREET RICHMOND Former Council Stables	Yes	No	No	No	No	No		No
HO255	58-60 EDINBURGH STREET RICHMOND Terrace	Yes	No	No	No	No	No		No
HO256	1 EGAN STREET RICHMOND Perseverance	Yes	No	No	No	No	No		No
HO257	29 ERIN STREET RICHMOND Elim	-	-	-	-	Yes Ref No H651	No		No

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HO258	24 GIPPS STREET RICHMOND Former Richmond Rifles Volunteer Orderly Room	-	-	-	-	Yes Ref No H1362	No		No
HO259	21-31 GOODWIN STREET RICHMOND Pelaco Sign	-	-	-	-	Yes Ref No H1149	No	-	No
HO260	1 GLEADELL STREET RICHMOND Former Gas Inspector's Residence	-	-	-	-	Yes Ref No H1610	Yes		No
HO261	3 GLEADELL STREET RICHMOND Richmond Baths	Yes	No	No	No	No	No		No
HO350	GOUGH STREET AND HARCOURT PARADE RICHMOND Nylex Plastics sign GOUGH STREET, CREMORNE STREET AND HARCOURT PARADE, RICHMOND Richmond Maltings	-	-	-	-	Yes Ref No H2049 & Ref No H2050	No		No
HO262	Yarra River GRANGE ROAD RICHMOND MacRobertson Bridge	Yes	No	No	No	No	No		No
HO340	148 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO341	150 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No



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HO263	261 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO264	263 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO265	345 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO266	117 HODDLE STREET RICHMOND House	Yes	No	No	Yes	No	No		No
HO267	171 HODDLE STREET RICHMOND Urbrae	-	-	-	-	Yes Ref No H719	No		No
HO268	3 HULL STREET RICHMOND Roeberry House	Yes	No	No	No	No	No		No
HO269	4 -6 HUNTER STREET RICHMOND Terrace	Yes	No	No	No	No	No		No
HO270	72 KENT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO271	86 KENT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO272	175 KENT STREET House	Yes	No	No	Yes	No	No		No
HO273	36 LESNEY STREET RICHMOND House	-	-	-	-	Yes Ref No H711	No		No
HO274	131 LORD STREET RICHMOND	Yes	No	No	No	No	No		No

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	Former Fire Station								
HO275	41 MADDEN GROVE RICHMOND Warehouse	Yes	No	No	No	No	No		No
HO276	347 MARY STREET RICHMOND Richmond Terminal Station	Yes	No	No	No	No	No		No
HO277	1-11; 2-12 MITCHELL STREET RICHMOND Houses	Yes	No	No	No	No	No		No
HO278	19 MURPHY STREET RICHMOND Kilmarnock	Yes	No	No	No	No	No		No
HO279	ODDYS LANE RICHMOND Former Richmond Power Station	-	-	-	-	Yes Ref No H1055	No		No
HO280	419-421 PUNT ROAD RICHMOND Houses	Yes	No	No	No	No	No		No
HO281	Yarra River PUNT ROAD RICHMOND Hoddle Bridge	Yes	No	No	No	No	No		No
HO282	RIVER STREET (CNR MURPHY ST) RICHMOND Former J Kennon & Sons Wool Store	Yes	No	No	No	No	No		No
HO283	rear 179 SOMERSET STREET RICHMOND St James Roman Catholic Church	Yes	No	No	No	No	No		No
HO284	2 STAWELL STREET RICHMOND Fincham Organ Factory	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

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HO357	90-92 SWAN STREET RICHMOND Former Richmond South Post Office	-	-	-	-	Yes Ref No H48	No		No
HO285	291 SWAN STREET RICHMOND Former Central Club Hotel	Yes	No	No	No	No	No		No
HO286	365 SWAN STREET RICHMOND Former Burnley Theatre	Yes	No	No	No	No	No		No
HO287	Yarra River SWAN STREET RICHMOND Wallen Road Bridge	-	-	-	-	Yes Ref No H380	No		No
HO360	140-160 SWAN STREET RICHMOND (CREMORNE) Dimmeys	-	-	-	-	Yes Ref No H2184	No		No
HO288	216 SWAN STREET RICHMOND Former State Bank	-	-	-	-	Yes Ref No H732	No		No
HO289	316 VICTORIA STREET RICHMOND House	Yes	No	No	Yes	No	No		No
HO290	318-326 VICTORIA STREET RICHMOND Byrne's Arcade Terrace	Yes	No	No	Yes	No	No		No
HO291	488-496 VICTORIA STREET RICHMOND Former Simpson's Glove Factory	Yes	No	No	No	No	No		No
HO292	Yarra River VICTORIA STREET RICHMOND	-	-	-	-	Yes Ref No H374	No		No

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	Victoria Bridge								
HO293	5 WELLINGTON STREET RICHMOND Former Freemason's Tavern	Yes	No	No	No	No	No		No
HO294	15 WELLINGTON STREET RICHMOND House	Yes	No	No	No	No	No		No
HO295	67 WELLINGTON STREET RICHMOND Former Sutherland's Distillery	Yes	No	No	Yes	No	No		No
HO296	79-93 & 80-94 WELLINGTON STREET RICHMOND Warrick Terrace and Leicester Terrace	Yes	No	No	No	No	No		No
HO297	Yarra River YARRA BOULEVARD RICHMOND Hawthorn Railway Bridge	Yes	No	No	No	No	No		No
HO298	YARRA BOULEVARD RICHMOND Corroboree Tree	Yes	No	No	No	No	No		Yes
HO299	YARRA BOULEVARD RICHMOND Richmond Park, Burnley Gardens & Yarra Boulevard	No	No	Yes	No	No	No		No
HO306	THE BOULEVARD RICHMOND AND SWAN STREET BURNLEY Burnley Gardens	-	-	-	-	Yes Ref No H2052	No		No
HO300	YARRA BEND PARK YARRA BEND Bluestone quarry	No	No	No	No	No	No		No

YARRA PLANNING SCHEME

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HO302	YARRA BEND PARK YARRA BEND Deep Rock Swimming Club, includes foundation stone and pioneer memorial stones	Yes	No	No	No	No	No		No
HO301	YARRA BEND ROAD FAIRFIELD Fairlea Womens Prison, Yarra Bend Asylum (includes Asylum Gate Pillar, Remnant Trees)	-	-	-	-	Yes Ref No H1552	No		No
HO303	YARRA BEND ROAD, FAIRFIELD Fairfield Hospital (former)	-	-	-	-	Yes Ref No H1878	Yes		No
HO304	YARRA BEND ROAD YARRA BEND Yarra Bend Golf Club House	Yes	No	No	No	No	No		No
HO305	Yarra River YARRA BEND ROAD YARRA BEND Kane's Bridge	Yes	No	No	No	No	No		No
HO307	Yarra River YARRA BEND PARK YARRA BEND Yarra River Protectorate Station site	No	No	No	No	No	No		Yes
HO308	Barkly Gardens Precinct, Richmond	No	No	No	No	No	No		No
HO309	Bendigo Street Precinct, Richmond	No	No	No	No	No	No		No
HO310	Bridge Road Precinct, Richmond	Yes	No	No	No	No	No		No
HO311	Brunswick Street Precinct, Fitzroy	Yes	No	No	No	No	No		No
HO312	Campbell Street Precinct, Collingwood	No	No	No	No	No	No		No
HO313	Charles Street Precinct, Abbotsford	No	No	No	No	No	No		No

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HO314	Yarra Falls Precinct Abbotsford	No	No	No	No	No	No		No
HO315	Church Street Precinct, Richmond	Yes	No	No	No	No	No		No
HO316	Clifton Hill Eastern Precinct	No	No	No	No	No	No		No
HO317	Clifton Hill Western Precinct	No	No	No	No	No	No		No
HO318	Collingwood Slope Precinct	No	No	No	No	No	No		No
HO342	Cremorne Precinct	No	No	No	No	No	No		No
HO319	Elm Grove Precinct, Richmond	Yes – 5-9 Brougham St only	No	No	No	No	No		No
HO320	Fairchild Street Precinct, Abbotsford	No	No	No	No	No	No		No
HO321	Gold Street Precinct, Collingwood	No	No	No	No	No	No		No
HO322	Golden Square Precinct, Richmond	No	No	No	No	No	No		No
HO323	Green Street Precinct, Richmond	No	No	No	No	No	No		No
HO324	Johnston Street Precinct, Collingwood	Yes	No	No	No	No	No		No
HO325	Kennedy Street Precinct, Richmond	Yes	No	No	No	No	No		No
HO326	North Carlton Precinct	No	No	No	No	No	No		No
HO327	North Fitzroy Precinct	No	No	No	No	No	No		No
HO328	Park Crescent Precinct, Alphington	No	No	No	No	No	No		No
HO329	Princes Hill Precinct	No	No	No	No	No	No		No
HO330	Queens Parade Precinct, North Fitzroy/Clifton Hill	Yes	No	No	No	No	No		No
HO331	Racecourse Precinct, Richmond	No	No	No	No	No	No		No

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HO332	Richmond Hill Precinct	No	No	No	No	No	No		No
HO333	Smith Street Precinct, Fitzroy/Collingwood	Yes	No	No	No	No	No		No
HO334	South Fitzroy Precinct	No	No	No	No	No	No		No
HO335	Swan Street Precinct, Richmond	Yes	No	No	No	No	No		No
HO336	Victoria Parade Precinct, Collingwood	No	No	No	No	No	No		No
HO337	Victoria Park Precinct, Abbotsford	No	No	No	No	No	No		No
HO338	West Richmond Precinct	No	No	No	No	No	No		No
HO339	William Street Precinct, Abbotsford	No	No	No	No	No	No		No
HO344	Yarra Bend Road, Fairfield Fairfield Hospital Grounds (former)	Yes	No	Yes	No	No	Yes		No
HO349	Rosella Factory Complex, Buildings 1, 2 (façade and 8 metres depth of building only), 6, 7, 12, 13, 15, and 18 (façade and 7.5 metres depth of building only), with emphasis on fabric from the main Rosella complex development period (c1905- 1940).	Yes	No	No	No	No	No		No
HO351	Former "Spicer Factory", 163-167 Noone Street, Clifton Hill (for a depth of 14.5 metres from the front façade/Noone Street title boundary).	No	No	No	No	No	No		No
HO361	World Heritage Environs Area Precinct	No	No	No	No	No	No		No
	84-86 ABINGER STREET RICHMOND W. James & Co. Sack Merchants	No	No	No	No	No	No		No

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	(former)								
	254 BURNLEY STREET RICHMOND House	Yes	No	No	No	No	No		No
	327-329 BURNLEY STREET RICHMOND Greek Orthodox Church Holy Trinity	No	No	No	No	No	No		No
	8 CORSAIR STREET RICHMOND Opportunity Club for Girls (former)	Yes	No	No	No	No	No		No
	30 CORSAIR STREET RICHMOND House	No	No	No	No	No	No		No
	8 DICKENS STREET RICHMOND House	No	No	No	No	No	No		No
	32-36 FARMER STREET RICHMOND Terrace	Yes	No	No	No	No	No		No
	85-91 LORD STREET RICHMOND Houses	Yes	No	No	No	No	No		No
	72-80 STAWELL STREET RICHMOND Houses	Yes	No	No	No	No	No		No



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	69 & 89 TYPE STREET RICHMOND Floyd Green & Co. Glassworks (former)	No	No	No	No	No	No		No
	33-39 WALL STREET RICHMOND Terrace	Yes	No	No	No	No	No		No
	Abinger Street Precinct, Richmond	Yes – 23-25, 22-28 Abinger St, 37-45 & 40-50 Lyndhurst St only	No	No	No	No	No		No
	Bell Street Precinct, Richmond	Yes – 15-21 Bell St & 204-208 Coppin St only	No	No	No	No	No		No
	Bellevue Estate Precinct, Richmond	No	No	No	No	No	No		No
	Burnley Street Precinct, Richmond	Yes – 377, 380 & 400-402 Burnley St & 413-415 Swan St only	No	No	No	No	No		No
	Coppin Street Precinct, Richmond	Yes – 79 Coppin St	No	No	Yes – 107 Coppin	No	No		No

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		only			St only				
	Edinburgh Street Precinct, Richmond	Yes – 42 & 58-60 Edinburgh St & 12 Newry St only	No	No	No	No	No		No
	Hosie Street Precinct, Richmond	No	No	No	No	No	No		No
	Mitchell Street Precinct, Richmond	No	No	No	No	No	No		No
	Neptune Street Precinct, Richmond	No	No	No	No	No	No		No
	Park Avenue Precinct, Richmond	Yes, 18 & 22-26 Park Ave only	No	No	No	No	No		No
	Stawell Street Precinct, Richmond	No	No	No	No	No	No		No

## **APPENDIX E – UPDATES TO ‘CITY OF YARRA REVIEW OF HERITAGE OVERLAY AREAS. APPENDIX 8’**

The following tables set out details of each proposed new precinct or precinct extension, as well as places recommended for individual protection on the Heritage Overlay.

The following information is provided for each property:

- Name of the place, if any. Also, HO number for those places that should *retain* their existing individual HO number.
- Street name and number
- Suburb
- Date of construction (usually provided as a date range)
- Grading in the precinct (Individually Significant, Contributory or Not Contributory)
- Property number (for Council reference)
- Changes in the status of that property in comparison with the current HO Schedule, or the recommendations of recent Amendments C149 and C157. If no change has been made to the recommendations of the 2009 study, then this column is left blank.

INDIVIDUAL PLACES										
NAME	STREET	NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157	
W. James & Co. Sack Merchants (former)	ABINGER	STREET	84		RICHMOND	1929	Individually significant	294295	-	
W. James & Co. Sack Merchants (former)	ABINGER	STREET	86		RICHMOND	1929	Individually significant	294265	-	
House and stables (HO225)	BENDIGO	STREET	19		RICHMOND	1889-1890	Individually significant	173510	-	Already in HO. Changed name to 'House and stables' and applied outbuilding controls. Revised description and statement of significance
House	BURNLEY	STREET	254		RICHMOND	1884-1885	Individually significant	203790	-	
Burnley Presbyterian Church (HO235)	BURNLEY	STREET	271	-273	RICHMOND	1924-1925	Individually significant	167130	-	Already in HO. Revised address (to include 273), history and statement of significance
St Bartholomew's Anglican Church complex (HO236)	BURNLEY	STREET	290		RICHMOND	1925-26	Individually significant	203690	-	Part of site already in HO. Revised description and statement of significance. Extension of HO236 to include vicarage at 290 Burnley Street
St Bartholomew's Anglican Church complex (HO236)	BURNLEY	STREET	300		RICHMOND	1925-26	Individually significant	203665	-	Part of site already in HO. Revised description and statement of significance. Extension of HO236 to include vicarage at 290 Burnley Street
Greek Orthodox Church	BURNLEY	STREET	327	-329	RICHMOND	1962, 1985	Individually significant	166945	-	
Corroboree Tree (HO298)	BURNLEY	PARKLANDS	-		RICHMOND	N/A	Individually significant		-	Already in HO. Amend HO schedule by updating the address, deleting external paint controls and adding tree controls
Opportunity Club for Girls (former)	CORSAIR	STREET	8		RICHMOND	1941	Individually significant	202140	-	
House	CORSAIR	STREET	30		RICHMOND	c.1889	Individually significant	202185	-	

INDIVIDUAL PLACES										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
House	DICKENS	STREET	8		RICHMOND	1886-1887	Individually significant	169250	-	
Terrace	FARMER	STREET	32		RICHMOND	1892-1893	Individually significant	170045	-	
Terrace	FARMER	STREET	34		RICHMOND	1892-1893	Individually significant	170040	-	
Terrace	FARMER	STREET	36		RICHMOND	1892-1893	Individually significant	170035	-	
Houses	LORD	STREET	85		RICHMOND	1906	Individually significant	200780	-	
Houses	LORD	STREET	87		RICHMOND	1906	Individually significant	200775	-	
Houses	LORD	STREET	89		RICHMOND	1906	Individually significant	200770	-	
Houses	LORD	STREET	91		RICHMOND	1906	Individually significant	200765	-	
Houses	STAWELL	STREET	72		RICHMOND	1911	Individually significant	171385	-	
Houses	STAWELL	STREET	74		RICHMOND	1911	Individually significant	171390	-	
Houses	STAWELL	STREET	76		RICHMOND	1911	Individually significant	171395	-	
Houses	STAWELL	STREET	78		RICHMOND	1911	Individually significant	171400	-	
Houses	STAWELL	STREET	80		RICHMOND	1911	Individually significant	171405	-	
Floyd Green & Co. Glassworks (former)	TYPE	STREET	69		RICHMOND	c.1895	Individually significant	171045	-	
Floyd Green & Co. Glassworks (former)	TYPE	STREET	89		RICHMOND	c.1895	Individually significant	419930	-	
Terrace	WALL	STREET	33		RICHMOND	1885-1886	Individually significant	198030	-	

INDIVIDUAL PLACES										
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
Terrace	WALL	STREET	35		RICHMOND	1885-1886	Individually significant	198025	-	
Terrace	WALL	STREET	37		RICHMOND	1885-1886	Individually significant	198020	-	
Terrace	WALL	STREET	39		RICHMOND	1885-1886	Individually significant	198015	-	
The Boulevard Parklands (HO299)	YARRA	BOULEVARD	-		RICHMOND	c.1860- c.1945	Individually significant		-	Part of site already in HO. Revised history, description and statement of significance. Extension of HO299 to include north section of Yarra Boulevard. Amend HO schedule to update description and address

<b>ABINGER STREET PRECINCT</b>										
<b>NAME</b>	<b>STREET</b>	<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>		
House	ABINGER	STREET	11		RICHMOND	1880-1885	Contributory	194580	Abinger Street Precinct	
House	ABINGER	STREET	13		RICHMOND	1880-1885	Contributory	194585	Abinger Street Precinct	
House	ABINGER	STREET	15		RICHMOND	1880-1885	Contributory	194590	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 1	RICHMOND	1875-1880	Contributory	194960	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 2	RICHMOND	1875-1880	Contributory	280315	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 3	RICHMOND	1875-1880	Contributory	280320	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 4	RICHMOND	1875-1880	Contributory	280325	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 5	RICHMOND	1875-1880	Contributory	280330	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 6	RICHMOND	1875-1880	Contributory	280335	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 7	RICHMOND	1875-1880	Contributory	280340	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 8	RICHMOND	1875-1880	Contributory	280345	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 9	RICHMOND	1875-1880	Contributory	280350	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 10	RICHMOND	1875-1880	Contributory	280355	Abinger Street Precinct	
Southern Brewery (former)	ABINGER	STREET	16	Unit 11	RICHMOND	1875-1880	Contributory	280360	Abinger Street Precinct	
House	ABINGER	STREET	17		RICHMOND	1880-1885	Contributory	194595	Abinger Street Precinct	
House	ABINGER	STREET	19		RICHMOND	1885-1890	Contributory	194600	Abinger Street Precinct	

ABINGER STREET PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET	NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT		
House	ABINGER	STREET	21		RICHMOND	1885-1890	Contributory	194605	Abinger Street Precinct	
Malt House (former)	ABINGER	STREET	22	Unit 1	RICHMOND	1937, 1990-2000	Individually significant	282595	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
Malt House (former)	ABINGER	STREET	22	Unit 2	RICHMOND	1937, 1990-2000	Individually significant	282600	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
Malt House (former)	ABINGER	STREET	22	Unit 3	RICHMOND	1937, 1990-2000	Individually significant	282605	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
Malt House (former)	ABINGER	STREET	22	Unit 4	RICHMOND	1937, 1990-2000	Individually significant	282610	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
Malt House (former)	ABINGER	STREET	22	Unit 5	RICHMOND	1937, 1990-2000	Individually significant	282615	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
Malt House (former)	ABINGER	STREET	22	Unit 6	RICHMOND	1937, 1990-2000	Individually significant	282620	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
Malt House (former)	ABINGER	STREET	22	Unit 7	RICHMOND	1937, 1990-2000	Individually significant	282625	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
House (Terrace)	ABINGER	STREET	23		RICHMOND	1884-1885	Individually significant	194610	Abinger Street Precinct	
Malt House (former)	ABINGER	STREET	24	Unit 1	RICHMOND	1880-1890	Individually significant	194930	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
Malt House (former)	ABINGER	STREET	24	Unit 2	RICHMOND	1880-1890	Individually significant	194925	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
House (Terrace)	ABINGER	STREET	25		RICHMOND	1884-1885	Individually significant	194615	Abinger Street Precinct	
House	ABINGER	STREET	27		RICHMOND	1882	Contributory	194620	Abinger Street Precinct	
House	ABINGER	STREET	27	A	RICHMOND	1890-1895	Contributory	194625	Abinger Street Precinct	



<b>ABINGER STREET PRECINCT</b>										<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	
Malt House (former)	ABINGER	STREET	28	Unit 1	RICHMOND	1900-1910	Individually significant	194915	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
Malt House (former)	ABINGER	STREET	28	Unit 2	RICHMOND	1900-1910	Individually significant	194910	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
Malt House (former)	ABINGER	STREET	28	Unit 3	RICHMOND	1900-1910	Individually significant	194905	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
House (Terrace)	ABINGER	STREET	30		RICHMOND	1885-1890	Contributory	194920	Abinger Street Precinct	
House (Terrace)	ABINGER	STREET	32		RICHMOND	1885-1890	Contributory	194900	Abinger Street Precinct	
House (Terrace)	ABINGER	STREET	34		RICHMOND	1885-1890	Contributory	194895	Abinger Street Precinct	
House (Terrace)	ABINGER	STREET	36		RICHMOND	1885-1890	Contributory	194890	Abinger Street Precinct	
House (Terrace)	ABINGER	STREET	38		RICHMOND	1885-1890	Contributory	194885	Abinger Street Precinct	
House (Terrace)	ABINGER	STREET	40		RICHMOND	1885-1890	Contributory	194880	Abinger Street Precinct	
House	ABINGER	STREET	42		RICHMOND	1905-1910	Contributory	194875	Abinger Street Precinct	
House	ABINGER	STREET	44		RICHMOND	1910-1920	Not contributory	194870	Abinger Street Precinct	
House	ABINGER	STREET	46		RICHMOND	1905-1910	Contributory	194865	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	10		RICHMOND	1885-1890	Contributory	195505	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	12		RICHMOND	1885-1890	Contributory	195500	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	14		RICHMOND	1885-1890	Contributory	195495	Abinger Street Precinct	

ABINGER STREET PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
House (Terrace)	LYNDHURST	STREET	16		RICHMOND	1885-1890	Contributory	195490	Abinger Street Precinct	
House	LYNDHURST	STREET	18		RICHMOND	1990-2000	Not contributory	195485	Abinger Street Precinct	
House	LYNDHURST	STREET	18	A	RICHMOND	1990-2000	Not contributory	195480	Abinger Street Precinct	
House	LYNDHURST	STREET	19		RICHMOND	1880-1885	Contributory	195575	Abinger Street Precinct	
House	LYNDHURST	STREET	20		RICHMOND	1990-2000	Not contributory	195475	Abinger Street Precinct	
House	LYNDHURST	STREET	21		RICHMOND	1880-1885	Contributory	195580	Abinger Street Precinct	
House	LYNDHURST	STREET	22		RICHMOND	1930-1940	Not contributory	195470	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	23		RICHMOND	1880-1885	Contributory	195585	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	25		RICHMOND	1880-1885	Contributory	195590	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	26		RICHMOND	1990-2000	Not contributory	281480	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	27		RICHMOND	1880-1885	Contributory	195595	Abinger Street Precinct	
House	LYNDHURST	STREET	28		RICHMOND	1990-2000	Not contributory	195465	Abinger Street Precinct	
House	LYNDHURST	STREET	29		RICHMOND	1875-1880	Contributory	195600	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	30		RICHMOND	1885-1890	Contributory	195460	Abinger Street Precinct	
House	LYNDHURST	STREET	31		RICHMOND	1880-1885	Contributory	195610	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	32		RICHMOND	1885-1890	Contributory	195455	Abinger Street Precinct	

ABINGER STREET PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT			
House (Terrace)	LYNDHURST	STREET	34		RICHMOND	1885-1890	Contributory	195450	Abinger Street Precinct	
House (Terrace)	LYNDHURST	STREET	36		RICHMOND	1885-1890	Contributory	195445	Abinger Street Precinct	
Malt House (former)	LYNDHURST	STREET	37		RICHMOND	1880-1890	Individually significant	194965	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
House (Terrace)	LYNDHURST	STREET	38		RICHMOND	1885-1890	Contributory	195440	Abinger Street Precinct	
Malt House (former)	LYNDHURST	STREET	39		RICHMOND	1880-1890	Individually significant	195605	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
House (Lyndhurst Terrace)	LYNDHURST	STREET	40		RICHMOND	1874	Individually significant	195435	Abinger Street Precinct	
Malt House (former)	LYNDHURST	STREET	41		RICHMOND	1930-1940	Individually significant	195625	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
House (Lyndhurst Terrace)	LYNDHURST	STREET	42		RICHMOND	1874	Individually significant	195430	Abinger Street Precinct	
Malt House (former)	LYNDHURST	STREET	43		RICHMOND	1930-1940	Individually significant	195615	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
House (Lyndhurst Terrace)	LYNDHURST	STREET	44		RICHMOND	1874	Individually significant	195425	Abinger Street Precinct	
Malt House (former)	LYNDHURST	STREET	45		RICHMOND	1930-1940	Individually significant	195620	Abinger Street Precinct	Individually significant in C157. Add to Abinger Street Precinct
House (Lyndhurst Terrace)	LYNDHURST	STREET	46		RICHMOND	1874	Individually significant	195420	Abinger Street Precinct	
House (Lyndhurst Terrace)	LYNDHURST	STREET	48		RICHMOND	1874	Individually significant	195415	Abinger Street Precinct	
House	LYNDHURST	STREET	49		RICHMOND	1890-1895	Contributory	195630	Abinger Street Precinct	
House (Lyndhurst Terrace)	LYNDHURST	STREET	50		RICHMOND	1874	Individually significant	195410	Abinger Street Precinct	

ABINGER STREET PRECINCT										
									CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157	
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
House	LYNDHURST	STREET	51		RICHMOND	1890-1895	Contributory	195635	Abinger Street Precinct	
House	LYNDHURST	STREET	53		RICHMOND	1890-1895	Contributory	195640	Abinger Street Precinct	

<b>BELL STREET PRECINCT</b>									
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	BELL	STREET	1	RICHMOND	1910-1915	Contributory	197595	Bell Street Precinct	
House	BELL	STREET	2	RICHMOND	1910-1915	Contributory	197800	Bell Street Precinct	
House	BELL	STREET	4	RICHMOND	1910-1915	Contributory	197795	Bell Street Precinct	
House	BELL	STREET	6	RICHMOND	1915-1920	Contributory	197790	Bell Street Precinct	
House	BELL	STREET	7	RICHMOND	2005-2014	Not contributory	421930	Bell Street Precinct	
House	BELL	STREET	8	RICHMOND	1910-1915	Contributory	197785	Bell Street Precinct	
House	BELL	STREET	9	RICHMOND	2005-2014	Not contributory	421940	Bell Street Precinct	
House	BELL	STREET	10	RICHMOND	1910-1915	Not contributory	197780	Bell Street Precinct	
House	BELL	STREET	11	RICHMOND	2005-2014	Not contributory	364320	Bell Street Precinct	
House	BELL	STREET	12	RICHMOND	1910-1915	Contributory	197775	Bell Street Precinct	
House	BELL	STREET	13	RICHMOND	2005-2014	Not contributory	364330	Bell Street Precinct	
House	BELL	STREET	14	RICHMOND	1910-1915	Contributory	197770	Bell Street Precinct	
House	BELL	STREET	15	RICHMOND	1911	Individually significant	197600	Bell Street Precinct	Individually significant in C157. Add to Bell Street Precinct
House	BELL	STREET	16	RICHMOND	1910-1915	Contributory	197765	Bell Street Precinct	
House	BELL	STREET	17	RICHMOND	1911	Individually significant	197605	Bell Street Precinct	Individually significant in C157. Add to Bell Street Precinct
House	BELL	STREET	18	RICHMOND	1910-1915	Contributory	197760	Bell Street Precinct	

BELL STREET PRECINCT										
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
House	BELL	STREET	19		RICHMOND	1911	Individually significant	197610	Bell Street Precinct	Individually significant in C157. Add to Bell Street Precinct
House	BELL	STREET	20		RICHMOND	1910-1915	Contributory	197755	Bell Street Precinct	
House	BELL	STREET	21		RICHMOND	1911	Individually significant	197615	Bell Street Precinct	Individually significant in C157. Add to Bell Street Precinct
House	BELL	STREET	22		RICHMOND	1915-1920	Contributory	197750	Bell Street Precinct	
House	BELL	STREET	23		RICHMOND	1910-1915	Contributory	197620	Bell Street Precinct	
House	BELL	STREET	25		RICHMOND	1910-1915	Contributory	197625	Bell Street Precinct	
House	BELL	STREET	27		RICHMOND	1910-1915	Contributory	197630	Bell Street Precinct	
House	BELL	STREET	29		RICHMOND	1910-1915	Contributory	197635	Bell Street Precinct	
House	BENSON	STREET	1		RICHMOND	1910-1915	Contributory	197565	Bell Street Precinct	
House	BENSON	STREET	1	A	RICHMOND	2005-2014	Not contributory	357370	Bell Street Precinct	
House	BENSON	STREET	3		RICHMOND	1910-1915	Contributory	197570	Bell Street Precinct	
House	BENSON	STREET	5		RICHMOND	1910-1915	Contributory	197575	Bell Street Precinct	
House	BENSON	STREET	7		RICHMOND	1910-1915	Contributory	197580	Bell Street Precinct	
House	BENSON	STREET	9		RICHMOND	1910-1915	Contributory	197585	Bell Street Precinct	
House	BENSON	STREET	11		RICHMOND	1910-1915	Contributory	197590	Bell Street Precinct	
House	COPPIN	STREET	170		RICHMOND	1910-1915	Contributory	198825	Bell Street Precinct	

<b>BELL STREET PRECINCT</b>									
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	COPPIN	STREET	172		RICHMOND	1920-1930	Contributory	198830	Bell Street Precinct
House	COPPIN	STREET	174		RICHMOND	1910-1915	Contributory	198835	Bell Street Precinct
House	COPPIN	STREET	176		RICHMOND	1910-1915	Contributory	198840	Bell Street Precinct
House	COPPIN	STREET	178		RICHMOND	1910-1915	Contributory	198845	Bell Street Precinct
House	COPPIN	STREET	180		RICHMOND	1910-1915	Contributory	198850	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 1	RICHMOND	1960-1970	Not contributory	198855	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 2	RICHMOND	1960-1970	Not contributory	198860	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 3	RICHMOND	1960-1970	Not contributory	198865	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 4	RICHMOND	1960-1970	Not contributory	198870	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 5	RICHMOND	1960-1970	Not contributory	198875	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 6	RICHMOND	1960-1970	Not contributory	198880	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 7	RICHMOND	1960-1970	Not contributory	198885	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 8	RICHMOND	1960-1970	Not contributory	198890	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 9	RICHMOND	1960-1970	Not contributory	198895	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 10	RICHMOND	1960-1970	Not contributory	198900	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 11	RICHMOND	1960-1970	Not contributory	198905	Bell Street Precinct

<b>BELL STREET PRECINCT</b>									
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
Units	COPPIN	STREET	182	Unit 12	RICHMOND	1960-1970	Not contributory	198910	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 13	RICHMOND	1960-1970	Not contributory	198915	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 14	RICHMOND	1960-1970	Not contributory	198920	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 15	RICHMOND	1960-1970	Not contributory	198925	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 16	RICHMOND	1960-1970	Not contributory	198930	Bell Street Precinct
Units	COPPIN	STREET	182	Unit 17	RICHMOND	1960-1970	Not contributory	198935	Bell Street Precinct
House	COPPIN	STREET	184		RICHMOND	1910-1915	Contributory	421920	Bell Street Precinct
House	COPPIN	STREET	186		RICHMOND	1910-1915	Contributory	364340	Bell Street Precinct
House	COPPIN	STREET	188		RICHMOND	1912-1915	Contributory	198950	Bell Street Precinct
House	COPPIN	STREET	190		RICHMOND	1912-1915	Contributory	198955	Bell Street Precinct
House	COPPIN	STREET	192		RICHMOND	1912-1915	Contributory	198960	Bell Street Precinct
House	COPPIN	STREET	194		RICHMOND	1912-1915	Contributory	198965	Bell Street Precinct
House	COPPIN	STREET	196		RICHMOND	1913-1914	Contributory	198970	Bell Street Precinct
House	COPPIN	STREET	198		RICHMOND	1913-1914	Contributory	198975	Bell Street Precinct
House	COPPIN	STREET	200		RICHMOND	1913-1914	Contributory	198980	Bell Street Precinct
House	COPPIN	STREET	202		RICHMOND	1913-1914	Contributory	198985	Bell Street Precinct



<b>BELL STREET PRECINCT</b>										
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	COPPIN	STREET	204		RICHMOND	1913	Individually significant	198990	Bell Street Precinct	Individually significant in C157. Add to Bell Street Precinct
House	COPPIN	STREET	206		RICHMOND	1913	Individually significant	198995	Bell Street Precinct	Individually significant in C157. Add to Bell Street Precinct
House	COPPIN	STREET	208		RICHMOND	1913	Individually significant	199000	Bell Street Precinct	Individually significant in C157. Add to Bell Street Precinct
House	COPPIN	STREET	210		RICHMOND	1910-1915	Contributory	199005	Bell Street Precinct	
House	MARY	STREET	139		RICHMOND	1910-1915	Contributory	197320	Bell Street Precinct	
House	MARY	STREET	141		RICHMOND	1910-1915	Contributory	197325	Bell Street Precinct	
House	MARY	STREET	143		RICHMOND	2005-2014	Not contributory	357360	Bell Street Precinct	
House	MARY	STREET	145		RICHMOND	1910-1915	Contributory	197335	Bell Street Precinct	
House	MARY	STREET	147		RICHMOND	1910-1915	Contributory	197340	Bell Street Precinct	
House	MARY	STREET	149		RICHMOND	1910-1915	Contributory	197345	Bell Street Precinct	
House	MARY	STREET	151		RICHMOND	1910-1915	Contributory	197350	Bell Street Precinct	
House	MARY	STREET	153		RICHMOND	1910-1915	Contributory	197355	Bell Street Precinct	
House	MARY	STREET	155		RICHMOND	1910-1915	Contributory	197360	Bell Street Precinct	
House	MARY	STREET	157		RICHMOND	1910-1915	Contributory	197365	Bell Street Precinct	

BELLEVUE ESTATE PRECINCT										
NAME	STREET		NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157	
House	BELLEVUE	STREET	1	RICHMOND	1885-1890	Contributory	173310	Bellevue Estate Precinct		
House	BELLEVUE	STREET	2	RICHMOND	1980-2000	Not contributory	173475	Bellevue Estate Precinct		
House	BELLEVUE	STREET	3	RICHMOND	1885-1890	Contributory	173315	Bellevue Estate Precinct		
House	BELLEVUE	STREET	4	RICHMOND	1980-2000	Not contributory	173470	Bellevue Estate Precinct		
House	BELLEVUE	STREET	5	RICHMOND	1885-1890	Contributory	173320	Bellevue Estate Precinct		
House	BELLEVUE	STREET	7	RICHMOND	1885-1890	Contributory	173325	Bellevue Estate Precinct		
House	BELLEVUE	STREET	8	RICHMOND	1885-1890	Contributory	173465	Bellevue Estate Precinct		
House	BELLEVUE	STREET	9	RICHMOND	1915-1920	Contributory	173330	Bellevue Estate Precinct		
House	BELLEVUE	STREET	10	RICHMOND	1885-1890	Contributory	173460	Bellevue Estate Precinct		
House	BELLEVUE	STREET	11	RICHMOND	1935-1940	Contributory	173335	Bellevue Estate Precinct		
House	BELLEVUE	STREET	12	RICHMOND	1885-1890	Contributory	173455	Bellevue Estate Precinct		
House	BELLEVUE	STREET	13	RICHMOND	1935-1940	Contributory	173340	Bellevue Estate Precinct		
House	BELLEVUE	STREET	14	RICHMOND	1885-1890	Contributory	173450	Bellevue Estate Precinct		
House	BELLEVUE	STREET	15	RICHMOND	1935-1940	Contributory	173345	Bellevue Estate Precinct		
House	BELLEVUE	STREET	16	RICHMOND	1885-1890	Contributory	173445	Bellevue Estate Precinct		
House	BELLEVUE	STREET	17	RICHMOND	1915-1925	Contributory	173350	Bellevue Estate Precinct		

<b>BELLEVUE ESTATE PRECINCT</b>										<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	
House	PARK	STREET	1		RICHMOND	1885-1890	Contributory	173180	Bellevue Estate Precinct	
House	PARK	STREET	1	A	RICHMOND	1935-1940	Contributory	173185	Bellevue Estate Precinct	
House	PARK	STREET	2		RICHMOND	1885-1890	Contributory	173305	Bellevue Estate Precinct	
House	PARK	STREET	3		RICHMOND	1915-1925	Contributory	173190	Bellevue Estate Precinct	
House	PARK	STREET	4		RICHMOND	1885-1890	Contributory	173300	Bellevue Estate Precinct	
House	PARK	STREET	5		RICHMOND	1885-1890	Contributory	173195	Bellevue Estate Precinct	
House	PARK	STREET	6		RICHMOND	1885-1890	Contributory	173295	Bellevue Estate Precinct	
House	PARK	STREET	7		RICHMOND	1885-1890	Contributory	173200	Bellevue Estate Precinct	
House	PARK	STREET	8		RICHMOND	1885-1890	Contributory	173290	Bellevue Estate Precinct	
House	PARK	STREET	10		RICHMOND	1915-1925	Contributory	173285	Bellevue Estate Precinct	
House	PARK	STREET	12		RICHMOND	1935-1940	Contributory	173280	Bellevue Estate Precinct	
House	PARK	STREET	14		RICHMOND	1935-1940	Contributory	173275	Bellevue Estate Precinct	
House	PARK	STREET	15		RICHMOND	1885-1890	Contributory	173205	Bellevue Estate Precinct	
House	PARK	STREET	17		RICHMOND	1885-1890	Contributory	173210	Bellevue Estate Precinct	
House	PARK	STREET	18		RICHMOND	1885-1890	Contributory	173270	Bellevue Estate Precinct	
House	PARK	STREET	19		RICHMOND	1885-1890	Contributory	173215	Bellevue Estate Precinct	

BELLEVUE ESTATE PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
House	PARK	STREET	21		RICHMOND	1885-1890	Contributory	173220	Bellevue Estate Precinct	
House	PARK	STREET	24		RICHMOND	1885-1890	Contributory	295050	Bellevue Estate Precinct	
House	PARK	STREET	24	A	RICHMOND	1885-1890	Contributory	295055	Bellevue Estate Precinct	

<b>BURNLEY STREET PRECINCT</b>										
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House (Burnley Terrace)	BURNLEY	STREET	345		RICHMOND	1880-1885	Contributory	166930	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	347		RICHMOND	1880-1885	Contributory	166925	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	349		RICHMOND	1880-1885	Contributory	166920	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	351		RICHMOND	1880-1885	Contributory	166915	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	353		RICHMOND	1880-1885	Contributory	166910	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	355		RICHMOND	1880-1885	Contributory	166905	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	357		RICHMOND	1880-1885	Contributory	166900	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	359		RICHMOND	1880-1885	Contributory	166895	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	361		RICHMOND	1880-1885	Contributory	166890	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	363		RICHMOND	1880-1885	Contributory	166885	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	365		RICHMOND	1880-1885	Contributory	166880	Burnley Street Precinct	
House (Burnley Terrace)	BURNLEY	STREET	367		RICHMOND	1880-1885	Contributory	166875	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	369		RICHMOND	1885-1890	Contributory	166870	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	370		RICHMOND	1885-1890	Contributory	404490	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	371		RICHMOND	1885-1890	Contributory	166865	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	372		RICHMOND	1885-1890	Contributory	203540	Burnley Street Precinct	

BURNLEY STREET PRECINCT										
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
Shop and residence	BURNLEY	STREET	373		RICHMOND	1885, 1925	Contributory	166860	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	374		RICHMOND	1885, 1915	Contributory	306500	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	375		RICHMOND	1885, 1915	Contributory	166855	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	376		RICHMOND	1885, 1915	Contributory	203530	Burnley Street Precinct	
Former Bank of Australasia (HO238)	BURNLEY	STREET	377		RICHMOND	1889	Individually significant	166850	Burnley Street Precinct	Already in HO. Statement of significance revised. Add to Burnley Street Precinct. Remove existing HO number
Shop and residence	BURNLEY	STREET	378		RICHMOND	1887-1888	Contributory	203525	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	380		RICHMOND	1887-1888	Individually significant	203520	Burnley Street Precinct	
Office	BURNLEY	STREET	381		RICHMOND	1980-1990	Not contributory	390630	Burnley Street Precinct	
Warehouse	BURNLEY	STREET	382	-386	RICHMOND	1980-1990	Not contributory	203515	Burnley Street Precinct	
Shops	BURNLEY	STREET	385	-389	RICHMOND	1910-1915	Contributory	166840	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	388		RICHMOND	1885-1890	Contributory	203510	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	390		RICHMOND	1885-1890	Contributory	203505	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	392		RICHMOND	1885-1890	Contributory	203500	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	394		RICHMOND	1910-1915	Contributory	203495	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	396		RICHMOND	1910-1915	Contributory	203490	Burnley Street Precinct	

<b>BURNLEY STREET PRECINCT</b>										
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
Shop and residence	BURNLEY	STREET	398		RICHMOND	1910-1915	Contributory	203485	Burnley Street Precinct	
Shop and residence	BURNLEY	STREET	400	-402	RICHMOND	1912	Individually significant	203480	Burnley Street Precinct	Individually significant in C157. Add to Burnley Street Precinct
Shop and residence	BURNLEY	STREET	404		RICHMOND	1915-1920	Contributory	203470	Burnley Street Precinct	
Rising Sun Hotel	SWAN	STREET	395		RICHMOND	1875, 1939	Contributory	190770	Burnley Street Precinct	
Shop and residence	SWAN	STREET	405		RICHMOND	1900-1905	Contributory	174770	Burnley Street Precinct	
Shop and residence	SWAN	STREET	407		RICHMOND	1900-1905	Contributory	174760	Burnley Street Precinct	
Shop and residence	SWAN	STREET	409		RICHMOND	1890-1900	Contributory	174755	Burnley Street Precinct	
Shop and residence	SWAN	STREET	411		RICHMOND	1990-2000	Not contributory	331530	Burnley Street Precinct	
Shop and residence	SWAN	STREET	413		RICHMOND	1892	Individually significant	174745	Burnley Street Precinct	Individually significant in C157. Add to Burnley Street Precinct
Shop and residence	SWAN	STREET	415		RICHMOND	1892	Individually significant	174740	Burnley Street Precinct	Individually significant in C157. Add to Burnley Street Precinct
Shop and residence	SWAN	STREET	417		RICHMOND	1920-1925	Contributory	174735	Burnley Street Precinct	
Shop and residence	SWAN	STREET	419		RICHMOND	1920-1925	Contributory	174730	Burnley Street Precinct	

COPPIN STREET PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
House	COPPIN	STREET	52		RICHMOND	1880-1885	Contributory	198440	Coppin Street Precinct	
House	COPPIN	STREET	54		RICHMOND	1880-1885	Contributory	198445	Coppin Street Precinct	
House	COPPIN	STREET	56		RICHMOND	1880-1885	Contributory	198450	Coppin Street Precinct	
House	COPPIN	STREET	58		RICHMOND	1880-1885	Contributory	198455	Coppin Street Precinct	
House	COPPIN	STREET	60		RICHMOND	1900-1905	Contributory	198460	Coppin Street Precinct	
House	COPPIN	STREET	62		RICHMOND	1900-1905	Contributory	198465	Coppin Street Precinct	
House	COPPIN	STREET	64		RICHMOND	1905-1910	Contributory	198470	Coppin Street Precinct	
House	COPPIN	STREET	66		RICHMOND	1905-1910	Contributory	198475	Coppin Street Precinct	
House	COPPIN	STREET	68		RICHMOND	1930-1940	Contributory	198480	Coppin Street Precinct	
House	COPPIN	STREET	68	A	RICHMOND	1930-1940	Contributory	198485	Coppin Street Precinct	
House	COPPIN	STREET	70		RICHMOND	1920-1925	Contributory	198490	Coppin Street Precinct	
Shop and residence	COPPIN	STREET	71		RICHMOND	1885-1890	Contributory	199530	Coppin Street Precinct	
House	COPPIN	STREET	72		RICHMOND	1910-1915	Contributory	198495	Coppin Street Precinct	
House	COPPIN	STREET	73		RICHMOND	1902-1915	Contributory	199525	Coppin Street Precinct	
Shop	COPPIN	STREET	74		RICHMOND	1885-1895	Contributory	198500	Coppin Street Precinct	
House	COPPIN	STREET	75		RICHMOND	1885-1890	Contributory	199520	Coppin Street Precinct	



<b>COPPIN STREET PRECINCT</b>										
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	COPPIN	STREET	76		RICHMOND	1885-1890	Contributory	198505	Coppin Street Precinct	
House	COPPIN	STREET	77		RICHMOND	1885-1890	Contributory	199515	Coppin Street Precinct	
House	COPPIN	STREET	78		RICHMOND	1910-1915	Contributory	198510	Coppin Street Precinct	
Former Griffiths Boot Factory (HO244)	COPPIN	STREET	79	-81	RICHMOND	1887	Individually significant	199510	Coppin Street Precinct	Already in HO. Statement of significance revised. Add to Coppin Street Precinct. Remove existing HO number
House	COPPIN	STREET	80		RICHMOND	1910-1915	Contributory	198515	Coppin Street Precinct	
House	COPPIN	STREET	82		RICHMOND	1910-1915	Contributory	198520	Coppin Street Precinct	
House	COPPIN	STREET	83		RICHMOND	1900-1905	Contributory	199505	Coppin Street Precinct	
House	COPPIN	STREET	84		RICHMOND	1910-1915	Contributory	198525	Coppin Street Precinct	
House	COPPIN	STREET	85		RICHMOND	1885-1890	Contributory	199500	Coppin Street Precinct	
House	COPPIN	STREET	86		RICHMOND	1880-1885	Contributory	198530	Coppin Street Precinct	
House	COPPIN	STREET	87		RICHMOND	1885-1890	Contributory	199490	Coppin Street Precinct	
House	COPPIN	STREET	88		RICHMOND	2005-2014	Not contributory	289330	Coppin Street Precinct	
House	COPPIN	STREET	89		RICHMOND	1885-1890	Contributory	199485	Coppin Street Precinct	
House	COPPIN	STREET	90		RICHMOND	1910-1915	Contributory	198540	Coppin Street Precinct	
House	COPPIN	STREET	91		RICHMOND	1885-1890	Contributory	199480	Coppin Street Precinct	

COPPIN STREET PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET	NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT		
House	COPPIN	STREET	92		RICHMOND	1910-1915	Contributory	198545	Coppin Street Precinct	
House	COPPIN	STREET	93		RICHMOND	1890-1895	Contributory	199475	Coppin Street Precinct	
House	COPPIN	STREET	94		RICHMOND	1990-2000	Not contributory	294215	Coppin Street Precinct	
House	COPPIN	STREET	94	A	RICHMOND	1990-2000	Not contributory	294220	Coppin Street Precinct	
House	COPPIN	STREET	95		RICHMOND	1885-1890	Contributory	199470	Coppin Street Precinct	
House	COPPIN	STREET	96		RICHMOND	1965-1975	Not contributory	198555	Coppin Street Precinct	
House	COPPIN	STREET	97		RICHMOND	1885-1890	Contributory	199465	Coppin Street Precinct	
The Dame Nellie Melba Memorial Park	COPPIN	STREET	98	-104	RICHMOND	1981	Contributory	198560	Coppin Street Precinct	
House	COPPIN	STREET	99		RICHMOND	1885-1890	Not contributory	199460	Coppin Street Precinct	
House	COPPIN	STREET	101		RICHMOND	1885-1890	Contributory	199455	Coppin Street Precinct	
House	COPPIN	STREET	103		RICHMOND	1885-1890	Contributory	199450	Coppin Street Precinct	
Earlier Alexander Smith dairy	COPPIN	STREET	105		RICHMOND	2000-2010	Not contributory	313410	Coppin Street Precinct	
House	COPPIN	STREET	106		RICHMOND	2000-2010	Not contributory	198565	Coppin Street Precinct	
Smith house and dairy	COPPIN	STREET	107		RICHMOND	1915-16	Individually significant	199440	Coppin Street Precinct	
House	COPPIN	STREET	108		RICHMOND	1880-1885	Contributory	198570	Coppin Street Precinct	
House	COPPIN	STREET	110		RICHMOND	1885-1890	Contributory	198575	Coppin Street Precinct	

<b>COPPIN STREET PRECINCT</b>										
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	COPPIN	STREET	112		RICHMOND	1902-1915	Contributory	198580	Coppin Street Precinct	
House	COPPIN	STREET	116	-118	RICHMOND	1885-1890	Contributory	305020	Coppin Street Precinct	
House	COPPIN	STREET	120		RICHMOND	1885-1890	Contributory	198595	Coppin Street Precinct	
House	COPPIN	STREET	122		RICHMOND	1885-1890	Contributory	198600	Coppin Street Precinct	
House (Terrace)	COPPIN	STREET	124		RICHMOND	1885-1890	Contributory	198605	Coppin Street Precinct	
House (Terrace)	COPPIN	STREET	126		RICHMOND	1885-1890	Contributory	198610	Coppin Street Precinct	
House (Terrace)	COPPIN	STREET	128		RICHMOND	1885-1890	Contributory	198615	Coppin Street Precinct	
House (Terrace)	COPPIN	STREET	130		RICHMOND	1885-1890	Contributory	198620	Coppin Street Precinct	
House (Terrace)	COPPIN	STREET	132		RICHMOND	1885-1890	Contributory	198625	Coppin Street Precinct	
House (Terrace)	COPPIN	STREET	134		RICHMOND	1885-1890	Contributory	198630	Coppin Street Precinct	
House (Terrace)	COPPIN	STREET	136		RICHMOND	2005-2014	Not contributory	198635	Coppin Street Precinct	
Shop and residence	COPPIN	STREET	138		RICHMOND	1885-1890	Contributory	198640	Coppin Street Precinct	
Shop and residence	COPPIN	STREET	140		RICHMOND	1885-1890	Not contributory	198645	Coppin Street Precinct	
Shop and residence	COPPIN	STREET	142		RICHMOND	1885-1890	Not contributory	198650	Coppin Street Precinct	
House	COPPIN	STREET	144		RICHMOND	1970-1980	Not contributory	198655	Coppin Street Precinct	
House	COPPIN	STREET	146		RICHMOND	1900-1905	Contributory	198660	Coppin Street Precinct	

<b>COPPIN STREET PRECINCT</b>										
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	COPPIN	STREET	148		RICHMOND	1910-1915	Contributory	198665	Coppin Street Precinct	
House	COPPIN	STREET	152		RICHMOND	1890-1895	Contributory	198680	Coppin Street Precinct	
House	COPPIN	STREET	154		RICHMOND	1890-1895	Contributory	198685	Coppin Street Precinct	

EDINBURGH STREET PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
House	CANTERBURY	STREET	44		RICHMOND	1885-1890	Contributory	203290	Edinburgh Street Precinct	
House	CANTERBURY	STREET	46		RICHMOND	1885-1890	Contributory	203285	Edinburgh Street Precinct	
House	CANTERBURY	STREET	48		RICHMOND	1885-1890	Contributory	203280	Edinburgh Street Precinct	
House	CANTERBURY	STREET	50		RICHMOND	1885-1890	Contributory	203275	Edinburgh Street Precinct	
House	CANTERBURY	STREET	52		RICHMOND	1885-1890	Contributory	203270	Edinburgh Street Precinct	
House	CANTERBURY	STREET	54		RICHMOND	1885-1890	Contributory	203265	Edinburgh Street Precinct	
House	CANTERBURY	STREET	56		RICHMOND	1885-1890	Contributory	203260	Edinburgh Street Precinct	
House	CANTERBURY	STREET	58		RICHMOND	1885-1890	Contributory	203255	Edinburgh Street Precinct	
House	EDINBURGH	STREET	42		RICHMOND	1890	Individually significant	202775	Edinburgh Street Precinct	Individually significant in C157. Add to Edinburgh Street Precinct
House	EDINBURGH	STREET	44		RICHMOND	1885-1890	Contributory	202770	Edinburgh Street Precinct	
House	EDINBURGH	STREET	45		RICHMOND	1880-1885	Contributory	202375	Edinburgh Street Precinct	
House	EDINBURGH	STREET	46		RICHMOND	1885-1890	Contributory	202765	Edinburgh Street Precinct	
House	EDINBURGH	STREET	47		RICHMOND	1880-1885	Contributory	202380	Edinburgh Street Precinct	
House	EDINBURGH	STREET	48		RICHMOND	1880-1885	Contributory	202760	Edinburgh Street Precinct	
House	EDINBURGH	STREET	49		RICHMOND	1885-1890	Contributory	202385	Edinburgh Street Precinct	
House	EDINBURGH	STREET	50		RICHMOND	1880-1885	Contributory	202755	Edinburgh Street Precinct	

EDINBURGH STREET PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
House	EDINBURGH	STREET	51		RICHMOND	1885-1890	Contributory	202390	Edinburgh Street Precinct	
House	EDINBURGH	STREET	52		RICHMOND	1880-1885	Contributory	202750	Edinburgh Street Precinct	
House	EDINBURGH	STREET	53		RICHMOND	1970-1980	Not contributory	202395	Edinburgh Street Precinct	
House	EDINBURGH	STREET	54		RICHMOND	1990-2000	Not contributory	291810	Edinburgh Street Precinct	
House	EDINBURGH	STREET	54	A	RICHMOND	1990-2000	Not contributory	291815	Edinburgh Street Precinct	
House	EDINBURGH	STREET	55		RICHMOND	1990-2000	Not contributory	202400	Edinburgh Street Precinct	
House	EDINBURGH	STREET	56		RICHMOND	1885-1890	Contributory	202740	Edinburgh Street Precinct	
House	EDINBURGH	STREET	57		RICHMOND	1990-2000	Not contributory	202405	Edinburgh Street Precinct	
Terrace (HO255)	EDINBURGH	STREET	58		RICHMOND	1880-1885	Individually significant	202735	Edinburgh Street Precinct	Statement of significance revised. Add to Edinburgh Street Precinct. Remove existing HO number
House	EDINBURGH	STREET	59		RICHMOND	1880-1885	Contributory	202410	Edinburgh Street Precinct	
Terrace (HO255)	EDINBURGH	STREET	60		RICHMOND	1880-1885	Individually significant	202730	Edinburgh Street Precinct	Statement of significance revised. Add to Edinburgh Street Precinct. Remove existing HO number
House	EDINBURGH	STREET	61		RICHMOND	1880-1885	Contributory	202415	Edinburgh Street Precinct	
House	EDINBURGH	STREET	62		RICHMOND	1885-1895	Contributory	202725	Edinburgh Street Precinct	
House	EDINBURGH	STREET	63		RICHMOND	1880-1885	Contributory	202420	Edinburgh Street Precinct	
House	EDINBURGH	STREET	64		RICHMOND	1885-1895	Contributory	202720	Edinburgh Street Precinct	

EDINBURGH STREET PRECINCT									CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT		
House	EDINBURGH	STREET	65	RICHMOND	1875-1880	Contributory	202425	Edinburgh Street Precinct	
House	EDINBURGH	STREET	66	RICHMOND	1885-1895	Contributory	408660	Edinburgh Street Precinct	
House	EDINBURGH	STREET	67	RICHMOND	1875-1880	Contributory	202430	Edinburgh Street Precinct	
House	EDINBURGH	STREET	68	RICHMOND	2014	Not contributory	361920	Edinburgh Street Precinct	
House	EDINBURGH	STREET	69	RICHMOND	1880, 1925	Not contributory	202435	Edinburgh Street Precinct	
House	EDINBURGH	STREET	70	RICHMOND	1885-1895	Contributory	202705	Edinburgh Street Precinct	
House	EDINBURGH	STREET	72	RICHMOND	1880-1885	Contributory	202700	Edinburgh Street Precinct	
House	EDINBURGH	STREET	74	RICHMOND	1880-1885	Contributory	202695	Edinburgh Street Precinct	
House	GLASS	STREET	31	RICHMOND	1880-1885	Contributory	202935	Edinburgh Street Precinct	
House	GLASS	STREET	33	RICHMOND	1880-1885	Contributory	202940	Edinburgh Street Precinct	
House	GLASS	STREET	35	RICHMOND	1880-1885	Contributory	202945	Edinburgh Street Precinct	
House	GLASS	STREET	37	RICHMOND	1880-1885	Contributory	202950	Edinburgh Street Precinct	
House	GLASS	STREET	39	RICHMOND	1880-1885	Contributory	202955	Edinburgh Street Precinct	
House	GLASS	STREET	41	RICHMOND	1880-1885	Contributory	202960	Edinburgh Street Precinct	
House (Terrace)	NEWRY	STREET	9	RICHMOND	1884	Contributory	203225	Edinburgh Street Precinct	
House (Terrace)	NEWRY	STREET	11	RICHMOND	1884	Contributory	203220	Edinburgh Street Precinct	

EDINBURGH STREET PRECINCT									CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT		
House (Jancourt)	NEWRY	STREET	12	RICHMOND	1890	Individually significant	203140	Edinburgh Street Precinct	
House (Terrace)	NEWRY	STREET	13	RICHMOND	1884	Contributory	203215	Edinburgh Street Precinct	
House	NEWRY	STREET	14	RICHMOND	1884	Contributory	203145	Edinburgh Street Precinct	
House (Terrace)	NEWRY	STREET	15	RICHMOND	1884	Contributory	203210	Edinburgh Street Precinct	
House	NEWRY	STREET	16	RICHMOND	1880-1885	Contributory	203150	Edinburgh Street Precinct	
House (Terrace)	NEWRY	STREET	17	RICHMOND	1884	Contributory	203205	Edinburgh Street Precinct	
House (Tapao)	NEWRY	STREET	18	RICHMOND	1880-1885	Contributory	203155	Edinburgh Street Precinct	
House	NEWRY	STREET	19	RICHMOND	1875-1880	Contributory	365160	Edinburgh Street Precinct	
House	NEWRY	STREET	20	RICHMOND	1980-1990	Not contributory	203160	Edinburgh Street Precinct	
House	NEWRY	STREET	21	RICHMOND	2000-2010	Not contributory	365170	Edinburgh Street Precinct	
House	NEWRY	STREET	22	RICHMOND	1910-1915	Contributory	203165	Edinburgh Street Precinct	
House	NEWRY	STREET	23	RICHMOND	1885-1895	Contributory	203195	Edinburgh Street Precinct	
House	NEWRY	STREET	26	RICHMOND	1885-1895	Contributory	203170	Edinburgh Street Precinct	
House	NEWRY	STREET	28	RICHMOND	1880-1885	Contributory	203175	Edinburgh Street Precinct	
House	NEWRY	STREET	32	RICHMOND	1930-1940	Not contributory	203180	Edinburgh Street Precinct	
House	NEWRY	STREET	34	RICHMOND	1885-1895	Not contributory	203185	Edinburgh Street Precinct	



EDINBURGH STREET PRECINCT									CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
House	NEWRY	STREET	36	RICHMOND	1880-1885	Contributory	203190	Edinburgh Street Precinct	

<b>HOSIE STREET PRECINCT</b>									
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	HOSIE	STREET	5	RICHMOND	1914	Contributory	198300	Hosie Street Precinct	
House	HOSIE	STREET	7	RICHMOND	1914	Contributory	198305	Hosie Street Precinct	
House	HOSIE	STREET	8	RICHMOND	1910-1915	Contributory	198355	Hosie Street Precinct	
House	HOSIE	STREET	9	RICHMOND	1914	Contributory	198310	Hosie Street Precinct	
House	HOSIE	STREET	11	RICHMOND	1914	Contributory	198315	Hosie Street Precinct	
House	HOSIE	STREET	13	RICHMOND	1914	Contributory	198320	Hosie Street Precinct	
House	HOSIE	STREET	15	RICHMOND	1914	Contributory	198325	Hosie Street Precinct	
House	MARY	STREET	14	RICHMOND	1914	Contributory	196965	Hosie Street Precinct	
House	MARY	STREET	16	RICHMOND	1914	Contributory	196960	Hosie Street Precinct	
House	MARY	STREET	18	RICHMOND	1914	Contributory	196955	Hosie Street Precinct	
House	MARY	STREET	20	RICHMOND	1914	Contributory	196950	Hosie Street Precinct	
House	MARY	STREET	22	RICHMOND	1914	Contributory	196945	Hosie Street Precinct	
House	MARY	STREET	24	RICHMOND	1914	Contributory	196940	Hosie Street Precinct	

<b>MITCHELL STREET PRECINCT</b>									
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	BLISS	STREET	1	RICHMOND	1911-1915	Contributory	169830	Mitchell Street Precinct	
House	BLISS	STREET	2	RICHMOND	1906-1910	Contributory	169880	Mitchell Street Precinct	
House	BLISS	STREET	3	RICHMOND	1911-1915	Contributory	169835	Mitchell Street Precinct	
House	BLISS	STREET	4	RICHMOND	1906-1910	Contributory	169875	Mitchell Street Precinct	
House	BLISS	STREET	5	RICHMOND	1911-1915	Contributory	169840	Mitchell Street Precinct	
House	BLISS	STREET	6	RICHMOND	1906-1910	Contributory	169870	Mitchell Street Precinct	
House	BLISS	STREET	7	RICHMOND	1911-1915	Contributory	169845	Mitchell Street Precinct	
House	BLISS	STREET	8	RICHMOND	1906-1910	Contributory	169865	Mitchell Street Precinct	
House	BLISS	STREET	9	RICHMOND	1911-1915	Contributory	169850	Mitchell Street Precinct	
House	BLISS	STREET	10	RICHMOND	1906-1910	Contributory	169860	Mitchell Street Precinct	
House	BLISS	STREET	11	RICHMOND	1911-1915	Contributory	169855	Mitchell Street Precinct	
House	CUTTER	STREET	6	RICHMOND	1905-1910	Contributory	170240	Mitchell Street Precinct	
House	CUTTER	STREET	8	RICHMOND	1910-1915	Contributory	170245	Mitchell Street Precinct	
House	CUTTER	STREET	10	RICHMOND	1910-1915	Contributory	170250	Mitchell Street Precinct	
House	CUTTER	STREET	12	RICHMOND	1910-1915	Contributory	170255	Mitchell Street Precinct	
House	CUTTER	STREET	14	RICHMOND	1910-1915	Contributory	170260	Mitchell Street Precinct	

MITCHELL STREET PRECINCT										
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
House	CUTTER	STREET	16		RICHMOND	1910-1915	Contributory	170265	Mitchell Street Precinct	
House	CUTTER	STREET	18		RICHMOND	1910-1915	Contributory	170270	Mitchell Street Precinct	
House	CUTTER	STREET	20		RICHMOND	1910-1915	Contributory	170275	Mitchell Street Precinct	
House	CUTTER	STREET	22		RICHMOND	1910-1915	Contributory	170280	Mitchell Street Precinct	
House	CUTTER	STREET	24		RICHMOND	1910-1915	Contributory	170285	Mitchell Street Precinct	
House	CUTTER	STREET	26		RICHMOND	1910-1915	Contributory	170290	Mitchell Street Precinct	
House	CUTTER	STREET	28		RICHMOND	1910-1915	Contributory	170295	Mitchell Street Precinct	
House	MITCHELL	STREET	1		RICHMOND	1911	Contributory	169770	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	2		RICHMOND	1913	Contributory	169825	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	3		RICHMOND	1911	Contributory	169775	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	4		RICHMOND	1913	Contributory	169820	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number

<b>MITCHELL STREET PRECINCT</b>									
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	MITCHELL	STREET	5	RICHMOND	1911	Contributory	169780	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	6	RICHMOND	1913	Contributory	169815	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	7	RICHMOND	1911	Contributory	169785	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	8	RICHMOND	1913	Contributory	169810	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	9	RICHMOND	1911	Contributory	169790	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	10	RICHMOND	1913	Contributory	169805	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	11	RICHMOND	1911	Contributory	169795	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number
House	MITCHELL	STREET	12	RICHMOND	1913	Contributory	169800	Mitchell Street Precinct	Part of Individually significant place HO277. Add to Mitchell Street Precinct as Contributory. Remove existing HO number

NEPTUNE STREET PRECINCT										
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
House	FRASER	STREET	21		RICHMOND	1888-1890	Contributory	201710	Neptune Street Precinct	
House	FRASER	STREET	23		RICHMOND	1888-1890	Contributory	201705	Neptune Street Precinct	
House	FRASER	STREET	25		RICHMOND	1888-1890	Not contributory	201700	Neptune Street Precinct	
House	FRASER	STREET	27		RICHMOND	1888-1890	Contributory	201695	Neptune Street Precinct	
House	FRASER	STREET	29		RICHMOND	1888-1890	Contributory	201690	Neptune Street Precinct	
House	FRASER	STREET	31		RICHMOND	1888-1890	Contributory	201685	Neptune Street Precinct	
House	NEPTUNE	STREET	22		RICHMOND	1890-1895	Contributory	201820	Neptune Street Precinct	
House	NEPTUNE	STREET	24		RICHMOND	1890-1895	Contributory	201825	Neptune Street Precinct	
House	NEPTUNE	STREET	26		RICHMOND	1890-1895	Contributory	201830	Neptune Street Precinct	
House	NEPTUNE	STREET	28		RICHMOND	1890-1895	Contributory	201835	Neptune Street Precinct	
House	NEPTUNE	STREET	30		RICHMOND	1890-1895	Contributory	201840	Neptune Street Precinct	
House	NEPTUNE	STREET	32		RICHMOND	1890-1895	Contributory	201845	Neptune Street Precinct	
House	NEPTUNE	STREET	34		RICHMOND	1890-1895	Contributory	201850	Neptune Street Precinct	
House (Neptune Terrace)	NEPTUNE	STREET	36		RICHMOND	1882-1885	Contributory	201855	Neptune Street Precinct	
House (Neptune Terrace)	NEPTUNE	STREET	38		RICHMOND	1882-1885	Contributory	201860	Neptune Street Precinct	
House (Neptune Terrace)	NEPTUNE	STREET	40		RICHMOND	1882-1885	Contributory	201865	Neptune Street Precinct	

<b>NEPTUNE STREET PRECINCT</b>										
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House (Neptune Terrace)	NEPTUNE	STREET	42		RICHMOND	1882-1885	Contributory	201870	Neptune Street Precinct	
House (Neptune Terrace)	NEPTUNE	STREET	44		RICHMOND	1882-1885	Contributory	201875	Neptune Street Precinct	
House (Neptune Terrace)	NEPTUNE	STREET	46		RICHMOND	1882-1885	Contributory	201880	Neptune Street Precinct	

PARK AVENUE PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET	NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT		
House & Canary Island Palm	PARK	AVENUE	12		RICHMOND	1905-1910	Contributory	173040	Park Avenue Precinct	
House (Duplex)	PARK	AVENUE	14		RICHMOND	1935-1940	Not contributory	173045	Park Avenue Precinct	
House (Duplex)	PARK	AVENUE	14	A	RICHMOND	1935-1940	Not contributory	173050	Park Avenue Precinct	
House	PARK	AVENUE	16		RICHMOND	1900-1905	Contributory	383600	Park Avenue Precinct	
House	PARK	AVENUE	18		RICHMOND	1900-1905	Individually significant	173065	Park Avenue Precinct	Individually significant in Amendment C157. Add to Park Avenue Precinct
Flats	PARK	AVENUE	20	Unit 1	RICHMOND	1960-1970	Not contributory	173070	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 2	RICHMOND	1960-1970	Not contributory	173075	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 3	RICHMOND	1960-1970	Not contributory	173080	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 4	RICHMOND	1960-1970	Not contributory	173085	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 5	RICHMOND	1960-1970	Not contributory	173090	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 6	RICHMOND	1960-1970	Not contributory	173095	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 7	RICHMOND	1960-1970	Not contributory	173100	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 8	RICHMOND	1960-1970	Not contributory	173105	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 9	RICHMOND	1960-1970	Not contributory	173110	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 10	RICHMOND	1960-1970	Not contributory	173115	Park Avenue Precinct	



PARK AVENUE PRECINCT										
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
Flats	PARK	AVENUE	20	Unit 11	RICHMOND	1960-1970	Not contributory	173120	Park Avenue Precinct	
Flats	PARK	AVENUE	20	Unit 12	RICHMOND	1960-1970	Not contributory	173125	Park Avenue Precinct	
House (Terrace)	PARK	AVENUE	22		RICHMOND	1889	Individually significant	173130	Park Avenue Precinct	Individually significant in Amendment C157. Add to Park Avenue Precinct
House (Terrace)	PARK	AVENUE	24		RICHMOND	1889	Individually significant	173135	Park Avenue Precinct	Individually significant in Amendment C157. Add to Park Avenue Precinct
House (Terrace)	PARK	AVENUE	26		RICHMOND	1889	Individually significant	173140	Park Avenue Precinct	Individually significant in Amendment C157. Add to Park Avenue Precinct
House	WESTBANK	TERRACE	13		RICHMOND	1910-1915	Contributory	172640	Park Avenue Precinct	
House	WESTBANK	TERRACE	23		RICHMOND	1915-1925	Contributory	172645	Park Avenue Precinct	
House	WESTBANK	TERRACE	25		RICHMOND	1915-1925	Contributory	172650	Park Avenue Precinct	
House	WESTBANK	TERRACE	27		RICHMOND	1885-1890	Contributory	172655	Park Avenue Precinct	
House	WESTBANK	TERRACE	29		RICHMOND	1885-1890	Contributory	172660	Park Avenue Precinct	
House	WESTBANK	TERRACE	31		RICHMOND	1885-1890	Contributory	172665	Park Avenue Precinct	
House	WESTBANK	TERRACE	33		RICHMOND	1885-1890	Contributory	172670	Park Avenue Precinct	
House	WESTBANK	TERRACE	35		RICHMOND	1885-1890	Contributory	172675	Park Avenue Precinct	
House	WESTBANK	TERRACE	37		RICHMOND	1885-1890	Contributory	172680	Park Avenue Precinct	

PARK AVENUE PRECINCT										
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
House (Terrace)	WESTBANK	TERRACE	39		RICHMOND	1885-1890	Contributory	172685	Park Avenue Precinct	
House (Terrace)	WESTBANK	TERRACE	41		RICHMOND	1885-1890	Contributory	172690	Park Avenue Precinct	
House (Terrace)	WESTBANK	TERRACE	43		RICHMOND	1885-1890	Contributory	172695	Park Avenue Precinct	
House (Terrace)	WESTBANK	TERRACE	45		RICHMOND	1885-1890	Contributory	172700	Park Avenue Precinct	

<b>STAWELL STREET PRECINCT</b>									
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	STAWELL	STREET	6	RICHMOND	1910	Contributory	171240	Stawell Street Precinct	
House	STAWELL	STREET	8	RICHMOND	1910	Contributory	171245	Stawell Street Precinct	
House	STAWELL	STREET	10	RICHMOND	1990-2000	Not contributory	171250	Stawell Street Precinct	
House	STAWELL	STREET	12	RICHMOND	1910	Contributory	171255	Stawell Street Precinct	
House	STAWELL	STREET	14	RICHMOND	1910	Contributory	171260	Stawell Street Precinct	
House	STAWELL	STREET	16	RICHMOND	1910	Contributory	171265	Stawell Street Precinct	
House	STAWELL	STREET	18	RICHMOND	1910	Contributory	171270	Stawell Street Precinct	
House	STAWELL	STREET	20	RICHMOND	1910	Contributory	171275	Stawell Street Precinct	
House	STAWELL	STREET	22	RICHMOND	1910	Contributory	171280	Stawell Street Precinct	
House	STAWELL	STREET	24	RICHMOND	1910	Contributory	171285	Stawell Street Precinct	
House	STAWELL	STREET	26	RICHMOND	1915	Contributory	171290	Stawell Street Precinct	
House	STAWELL	STREET	28	RICHMOND	1915-1920	Contributory	171295	Stawell Street Precinct	

## HO310 BRIDGE ROAD PRECINCT - EXTENSION TO EXISTING PRECINCT

HO310 BRIDGE ROAD PRECINCT - EXTENSION TO EXISTING PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
Flour mill & grain store complex (former)	BRIDGE	ROAD	518	-524	RICHMOND	c.1870-1955	Individually significant	319330	HO310 Bridge Road Precinct	Part of site in C149 (to be added to HO310). New history, description and statement of significance, heritage status changed from Contributory to Individually significant, HO extent revised to include part of 518-524 Bridge Road
Flour mill & grain store complex (former)	BRIDGE	ROAD	534		RICHMOND	c.1870-1955	Individually significant	299815	HO310 Bridge Road Precinct	Part of site in C149 (to be added to HO310). New history, description and statement of significance, heritage status changed from Contributory to Individually significant, HO extent revised to include part of 518-524 Bridge Road
Flour mill & grain store complex (former)	BRIDGE	ROAD	534	A	RICHMOND	c.1870-1955	Individually significant	299810	HO310 Bridge Road Precinct	Part of site in C149 (to be added to HO310). New history, description and statement of significance, heritage status changed from Contributory to Individually significant, HO extent revised to include part of 518-524 Bridge Road

<b>HO315 CHURCH STREET PRECINCT - CORRECTIONS TO HO315 AND HO319 BOUNDARIES</b>									
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
Units	CHURCH	STREET	361	Unit 1	RICHMOND	1980-1990	Not contributory	191235	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 2	RICHMOND	1980-1990	Not contributory	191240	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 3	RICHMOND	1980-1990	Not contributory	191245	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 4	RICHMOND	1980-1990	Not contributory	191250	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 5	RICHMOND	1980-1990	Not contributory	191255	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 6	RICHMOND	1980-1990	Not contributory	191260	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 7	RICHMOND	1980-1990	Not contributory	191265	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 8	RICHMOND	1980-1990	Not contributory	191270	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 9	RICHMOND	1980-1990	Not contributory	191275	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 10	RICHMOND	1980-1990	Not contributory	191280	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 11	RICHMOND	1980-1990	Not contributory	191285	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 12	RICHMOND	1980-1990	Not contributory	191290	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 13	RICHMOND	1980-1990	Not contributory	191295	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 14	RICHMOND	1980-1990	Not contributory	191300	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 15	RICHMOND	1980-1990	Not contributory	191305	HO315 Church Street Precinct Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 16	RICHMOND	1980-1990	Not contributory	191310	HO315 Church Street Precinct Move from HO319 to HO315

**HO315 CHURCH STREET PRECINCT - CORRECTIONS TO HO315 AND HO319 BOUNDARIES**

<b>HO315 CHURCH STREET PRECINCT - CORRECTIONS TO HO315 AND HO319 BOUNDARIES</b>										
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>		<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
Units	CHURCH	STREET	361	Unit 17	RICHMOND	1980-1990	Not contributory	191315	HO315 Church Street Precinct	Move from HO319 to HO315
Units	CHURCH	STREET	361	Unit 18	RICHMOND	1980-1990	Not contributory	191320	HO315 Church Street Precinct	Move from HO319 to HO315
	CHURCH	STREET	371		RICHMOND	Unknown	Not contributory	191230	HO315 Church Street Precinct	Move from HO319 to HO315
Helenville or Druiden House	CHURCH	STREET	377		RICHMOND	1885	Individually significant	191225	HO315 Church Street Precinct	Move from HO319 to HO315

<b>HO319 ELM GROVE PRECINCT - EXTENSION TO EXISTING PRECINCT</b>									
<b>NAME</b>	<b>STREET</b>		<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>PRECINCT</b>	<b>CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157</b>
House	BROUGHAM	STREET	1		RICHMOND	1880-1885	Contributory	194980	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	5		RICHMOND	1912	Individually significant	194985	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	7		RICHMOND	1912	Individually significant	194990	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	9		RICHMOND	1912	Individually significant	194995	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	11	Unit 1	RICHMOND	1960-1970	Not contributory	195000	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	11	Unit 2	RICHMOND	1960-1970	Not contributory	195005	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	11	Unit 3	RICHMOND	1960-1970	Not contributory	195010	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	11	Unit 4	RICHMOND	1960-1970	Not contributory	195015	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	11	Unit 5	RICHMOND	1960-1970	Not contributory	195020	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	11	Unit 6	RICHMOND	1960-1970	Not contributory	195025	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	11	Unit 7	RICHMOND	1960-1970	Not contributory	195030	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	11	Unit 8	RICHMOND	1960-1970	Not contributory	195035	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	13		RICHMOND	1885-1890	Not contributory	195040	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	15		RICHMOND	1885-1890	Contributory	195045	HO319 Elm Grove Precinct
House	BROUGHAM	STREET	17		RICHMOND	1915-1925	Contributory	195050	HO319 Elm Grove Precinct
House	CHARLES	STREET	32		RICHMOND	1900-1905	Contributory	196400	HO319 Elm Grove Precinct

HO319 ELM GROVE PRECINCT - EXTENSION TO EXISTING PRECINCT									
NAME	STREET		NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
House	CHARLES	STREET	34	RICHMOND	1980-1895	Contributory	196405	HO319 Elm Grove Precinct	
House	CHARLES	STREET	36	RICHMOND	1890-1895	Contributory	196410	HO319 Elm Grove Precinct	
House (Terrace)	CHARLES	STREET	38	RICHMOND	1885-1890	Contributory	196415	HO319 Elm Grove Precinct	
House	CHARLES	STREET	61	RICHMOND	1885-1890	Contributory	196195	HO319 Elm Grove Precinct	
House	CHARLES	STREET	63	RICHMOND	1980-1990	Not contributory	196190	HO319 Elm Grove Precinct	
House	CHARLES	STREET	65	RICHMOND	1870	Individually significant	196185	HO319 Elm Grove Precinct	
House	CHARLES	STREET	67	RICHMOND	1915-1925	Contributory	196180	HO319 Elm Grove Precinct	
House	CHARLES	STREET	71	RICHMOND	1890-1895	Not contributory	196175	HO319 Elm Grove Precinct	
House	CHARLES	STREET	73	RICHMOND	1900-1905	Contributory	196170	HO319 Elm Grove Precinct	
House	CHARLES	STREET	75	RICHMOND	1900-1905	Contributory	196165	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	20	RICHMOND	1880-1885	Contributory	196110	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	21	RICHMOND	1900-1905	Contributory	195995	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	22	RICHMOND	1890-1895	Not contributory	196105	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	23	RICHMOND	1890-1895, c.1935	Not contributory	196000	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	24	RICHMOND	1915-1925	Contributory	196100	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	25	RICHMOND	1890-1895	Not contributory	196005	HO319 Elm Grove Precinct	



HO319 ELM GROVE PRECINCT - EXTENSION TO EXISTING PRECINCT										CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT	
Flats	CHARLOTTE	STREET	26	-28 Unit 1	RICHMOND	1940	Not contributory	196060	HO319 Elm Grove Precinct	
Flats	CHARLOTTE	STREET	26	-28 Unit 2	RICHMOND	1940	Not contributory	196065	HO319 Elm Grove Precinct	
Flats	CHARLOTTE	STREET	26	-28 Unit 3	RICHMOND	1940	Not contributory	196070	HO319 Elm Grove Precinct	
Flats	CHARLOTTE	STREET	26	-28 Unit 4	RICHMOND	1940	Not contributory	196075	HO319 Elm Grove Precinct	
Flats	CHARLOTTE	STREET	26	-28 Unit 5	RICHMOND	1940	Not contributory	196080	HO319 Elm Grove Precinct	
Flats	CHARLOTTE	STREET	26	-28 Unit 6	RICHMOND	1940	Not contributory	196085	HO319 Elm Grove Precinct	
Flats	CHARLOTTE	STREET	26	-28 Unit 7	RICHMOND	1940	Not contributory	196090	HO319 Elm Grove Precinct	
Flats	CHARLOTTE	STREET	26	-28 Unit 8	RICHMOND	1940	Not contributory	196095	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	27		RICHMOND	1880-1885	Not contributory	196010	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	29		RICHMOND	1885-1890	Contributory	196015	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	31		RICHMOND	1880-1885	Contributory	196020	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	33		RICHMOND	1880-1885	Contributory	196025	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	34		RICHMOND	1900-1905	Contributory	196055	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	35		RICHMOND	1880-1885	Contributory	196030	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	36		RICHMOND	1880-1885	Contributory	196050	HO319 Elm Grove Precinct	
House	CHARLOTTE	STREET	38		RICHMOND	1890-1895	Contributory	196045	HO319 Elm Grove Precinct	

**HO319 ELM GROVE PRECINCT - EXTENSION TO EXISTING PRECINCT**

HO319 ELM GROVE PRECINCT - EXTENSION TO EXISTING PRECINCT									CHANGES FROM CURRENT HO / AMENDMENTS C149 OR C157
NAME	STREET		NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	PRECINCT
House (Terrace)	CHARLOTTE	STREET	40		RICHMOND	1880-1885	Contributory	196040	HO319 Elm Grove Precinct
House (Terrace)	CHARLOTTE	STREET	42		RICHMOND	1880-1885	Contributory	196035	HO319 Elm Grove Precinct
House	WALL	STREET	2	-4 Unit 1	RICHMOND	1990-2000	Not contributory	197935	HO319 Elm Grove Precinct
House	WALL	STREET	2	-4 Unit 2	RICHMOND	1990-2000	Not contributory	197940	HO319 Elm Grove Precinct
House	WALL	STREET	2	-4 Unit 3	RICHMOND	1990-2000	Not contributory	197945	HO319 Elm Grove Precinct
House	WALL	STREET	6		RICHMOND	1990-2000	Not contributory	197950	HO319 Elm Grove Precinct
House (Jubilee Terrace)	WALL	STREET	9		RICHMOND	1888	Contributory	198080	HO319 Elm Grove Precinct
House	WALL	STREET	10		RICHMOND	1900-1910	Contributory	197955	HO319 Elm Grove Precinct
House (Jubilee Terrace)	WALL	STREET	11		RICHMOND	1888	Contributory	198075	HO319 Elm Grove Precinct
House	WALL	STREET	12		RICHMOND	1890-1895	Contributory	197960	HO319 Elm Grove Precinct
House (Jubilee Terrace)	WALL	STREET	13		RICHMOND	1888	Contributory	198070	HO319 Elm Grove Precinct
House	WALL	STREET	14		RICHMOND	1885-1890	Contributory	197965	HO319 Elm Grove Precinct
House (Jubilee Terrace)	WALL	STREET	15		RICHMOND	1888	Contributory	198065	HO319 Elm Grove Precinct
House	WALL	STREET	16		RICHMOND	1885-1890	Contributory	197970	HO319 Elm Grove Precinct
House (Jubilee Terrace)	WALL	STREET	17		RICHMOND	1888	Contributory	198060	HO319 Elm Grove Precinct
House (Jubilee Terrace)	WALL	STREET	19		RICHMOND	1888	Contributory	198055	HO319 Elm Grove Precinct



## APPENDIX F – THRESHOLDS AND PRECINCTS

### F.1 Establishing a threshold of local significance

#### What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the ‘threshold’ of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee (p.2-41) defines ‘threshold’ as follows:

*Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision - making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.*

#### How is a threshold defined?

The Advisory Committee (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

*With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.*

*There is a wide range of matters that can be taken into account in making any assessment (e.g., a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgments.*

While there are application guidelines for the use of the AHC criteria (Developed in 1990 these are known as the AHC *Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee cited a report prepared by Ian Wight for Heritage Victoria, which noted that they may require rewriting to ‘make them clearly applicable to places of local significance’.

On this basis, the Advisory Committee (p.2-45) made the following conclusions:

*As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.*

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State - wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (emphasis added)*

*This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.*

The VPP Practice Note (as updated in 2012) now provides the following advice:

*The thresholds to be applied in the assessment of significance shall be ‘State Significance’ and ‘Local Significance’. ‘Local Significance’ includes those places that are important to a particular community or locality. Letter gradings (for example, “A”, “B”, “C”) should not be used.*

*In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.*

### **Intactness vs. integrity**

The ‘intactness’ and ‘integrity’ of a building are often used as a threshold indicator.

A discussion on ‘Threshold indicators’ for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council (the equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation), notes that:

*A place that satisfies Criterion (D) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.*

This approach has been used for the assessments carried out for the Study and in doing so a clear distinction has been made between the concepts of ‘intactness’ and ‘integrity’. While interpretations of these terms in heritage assessments do vary, for the purposes of this Study the following definitions set out on pp.16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14 have been adopted:

*For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.*

**Intactness** relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.

**Integrity** in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).

*Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place’s integrity to such a degree that it loses its significance.*

For the purposes of this study, ‘intactness’ within precincts was measured as percentage of Contributory places with ‘Low’ being less than 60%, ‘Moderate’ being 60-80% and ‘High’ being 80-100%. Generally speaking, a potential precinct would be expected to have at least ‘Moderate’ intactness and in some cases ‘High’ intactness.

For Contributory places within precincts the ‘integrity’ rather than ‘intactness’ was a primary consideration: that is, while the Contributory places may not be completely ‘intact’ (i.e., retaining all original fabric) any repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring good ‘integrity’.

For potential individual places, on the other hand, the ‘intactness’ of the building was a primary consideration; however, comparative analysis would determine whether a building

with lower ‘intactness’, but good ‘integrity’ could also be of local significance if, for example, it is rare.

### **What is the role of the thematic history?**

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are Individually Significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’ (*Warrnambool Planning Scheme Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair)

### **Conclusions regarding thresholds**

In accordance with the Advisory Committee comments and the guidelines prepared by the Heritage Councils in Queensland and Victoria have been summarised to assist with determining whether a heritage place meets the threshold of local significance to the City of Yarra using the Hercon criteria. Heritage Victoria notes that local significance can mean significance to a locality and it is evident from the thematic history that the former Richmond municipal area has a distinctive history. Accordingly, local significance for this study can include places that are significant to the locality of Richmond as well as places that may be also significant at a municipal level. It is noted that a place need only meet one Hercon criterion in order to meet the threshold of local significance. Meeting more than one Hercon criterion does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the Hercon criterion, as follows:

- The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).
- The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s, or be of a type that is under-represented within the City of Yarra or a locality (Criterion B).
- The place has potential to contribute further information about the history of the City of Yarra or a locality and that may aid in comparative analysis of similar places (Criterion C).
- The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the City of Yarra or Richmond. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – i.e., it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).

- It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).
- The place is an exemplar of an architectural style, displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the City of Yarra or Richmond (Criterion H) and, in particular:
  - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
  - The association has resulted in a deeper attachment that goes beyond utility value.
  - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not demonstrated by the fabric because of low intactness, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a low proportion of Contributory buildings (i.e., low intactness), or if an individual place it has low intactness and/or integrity, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the area or municipality.
- The social or historical associations are not well established or demonstrated.

## **F.2 What constitutes a precinct?**

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee, which made the follow comments in the final report (p.2-48) submitted in August 2007:

*Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.*

The Advisory Committee considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.

- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

The Advisory Committee recognized that due to historic patterns of development, precincts may have either heterogeneous or homogeneous characters, and concluded that criteria suggested by the Hobsons Bay C34 Panel, 'may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations'. On this basis it suggested (p.2-55) that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.*** (Emphasis added)

This approach (referred to as 'Group, serial or thematic listings') was formalised in the 2012 update of the VPP Practice Note.

Finally, with regard to the proportion of Individually Significant (or Individually Significant and Contributory) buildings that is desirable within precincts, the Advisory Committee considered (p.2-54) that:

*... the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*

### **Conclusions regarding precincts**

For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that individually or as a group illustrate important themes set out in the thematic history. (Criteria A or D)
- The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic or other association. (Criterion A)
- Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both). (Criteria D or E)
- Precincts that are historically significant will include elements such as housing styles and subdivision layouts that are representative or typical of a particular era or type. (Criterion D)
- Precincts of aesthetic significance may also be distinguished by the high or exceptional quality of the housing design and/or estate layout and features when compared to other examples. (Criterion E)