

# **CITY OF YARRA HERITAGE REVIEW**

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## **HERITAGE PRECINCTS**



**VOLUME 3**

**CITY OF YARRA  
HERITAGE REVIEW**

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**VOLUME 3**

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## 1.0 INTRODUCTION

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### 1.1 Introduction

The objective of this study was to review the heritage controls in the City of Yarra and as a consequence the Heritage Overlay Precincts identified in previous studies have been reviewed. The entire municipality, which comprises the whole of the former Cities of Collingwood, Fitzroy and Richmond, and parts of the former Cities of Melbourne and Northcote, was re-surveyed and new precinct boundaries drawn accordingly.

In some instances the Precincts were increased in size, whilst others were reduced or deleted largely because of intrusive elements or to exclude elements which more appropriately should be regarded as character rather than heritage. The existing citations were revised as necessary.

The following report contains data sheets for all proposed Heritage Overlay Precincts.

### 1.2 Previous Studies

The review assessed proposals contained in the following studies:

- Andrew Ward. *Collingwood Conservation Study*. 1995.
- John & Thurley O'Connor, Ros Coleman & Heather Wright. *Richmond Conservation Study*. 1985.
- Graeme Butler. *Northcote Urban Conservation Study*. 1982.
- Allom Lovell & Associates. *City of Fitzroy Heritage Study*. 1992.
- Jacobs Lewis Vines. *North Fitzroy Conservation Study*. 1978.
- Jacobs Lewis Vines. *South Fitzroy Conservation Study*. 1979.

### 1.3 Methodology

A street by street survey of the municipality was undertaken, with particular attention has been given to the assessment of each of the Heritage Overlay Precincts identified in the studies listed above. For each Precinct, building fabric was defined in terms of intactness, scale, construction type, notable associated identities, including surveyors, speculators, architects, builders etc., and predominant eras of construction. Historical and scientific (ie. technological, horticultural and arboricultural) significance and social value were also considered. Where relevant, street plantings and traditional infrastructure were also noted, as were distinctive elements such as street layouts, rear access lanes, building setbacks, front fences and public open space. As a result some new Precincts were identified.

### 1.4 Definition of Precincts

Precincts of heritage significance are defined as those areas which:

- contain buildings which derive considerable cultural significance from their context and/or relationship with others in the precinct;
- have largely intact or visually cohesive streetscapes, creating Precincts of historic and/or architectural integrity;
- contain a large number of substantially intact buildings
- may contain individually significant buildings which contribute to the historic or architectural significance of the precinct as a whole;
- may reflect local historical themes or have particular historical associations or social

value;

- may contain historically or botanically significant gardens, reserves, and specimens.

In Yarra the Heritage Overlay Precincts typically:

- contain residential building stock predominantly from the mid 19th century to early 20th century;
- retain historically important street layouts and subdivisions; both amateur and planned
- display consistency of scale, height and materials; including urban infrastructure
- display a stylistic consistency; or historical diversity
- contain historically or architecturally significant buildings which are substantially intact.

Many of the Precincts also:

- demonstrate the influence of local industries and public open space on residential development;
- contain private gardens or street plantings of local historical importance.

In various ways the Precincts demonstrate the themes set out in the Thematic History (Vol. 1).

### 1.5 Precinct Data sheets

Each data sheet comprises:

- a map of the Precinct
- a description of the Precinct boundary or of the streets included
- a brief history of the Precinct
- a citation of the original source (previous study)
- a physical description of the Precinct
- a statement of significance

In most cases where previously proposed Precincts remain substantially the same, historical and descriptive information has been derived from the relevant existing studies. In some cases, this information has been augmented by historical and descriptive information derived other sources.

In the case of Precincts previously not identified, some historical information has been derived from information contained within the previous studies. This has been expanded by information researched by Allom Lovell & Associates for this review. All sources have been appropriately acknowledged.

Appendix B includes lists of buildings of particular note within each Precinct. These buildings generally comprise the core of individually significant or notable heritage buildings within each Precinct. These buildings have not been specifically graded for Heritage Overlay controls because of the magnitude of numbers. Instead the protection afforded by the Precinct Overlay control has been relied on as being as effective as individual inclusion under the Yarra planning scheme. In some instances these buildings would warrant a B grading. Therefore because this project was a review, the lists are not comprehensive, they should be used as a guide only until further work is undertaken. Meanwhile the omission of any building or element within a Heritage Overlay Precinct should not be understood to indicate that it is not considered to be individually significant or important. In many instances they are integral to the make-up of particular Precincts overall and their loss would have a negative impact, at the very least upon the streetscape.

## 1.6 Recommended Heritage Precincts

The precincts identified as meeting the criteria for Heritage Overlay Precincts and recommended for heritage controls within the City of Yarra are listed below.

The following Precincts were not identified in whole or in part in previous studies:

Fairchild Street, Abbotsford	Green Street, Richmond
Johnston Street, Collingwood.	Kennedy Street, Richmond
Bendigo Street, Richmond	Racecourse, Richmond

The following Precincts are based upon Precincts identified in previous studies:

Victoria Park, Abbotsford	Brunswick Street, Fitzroy
William Street, Abbotsford	South Fitzroy, Fitzroy
Charles Street, Abbotsford	Victoria Parade, Fitzroy
	North Fitzroy, North Fitzroy
Park Crescent, Alphington	
Queens Parade, North Fitzroy / Clifton Hill	Princes Hill, North Carlton
Clifton Hill Eastern, Clifton Hill	North Carlton, North Carlton
Clifton Hill Western, Clifton Hill	
	Richmond Hill, Richmond
Collingwood Slope, Collingwood	Swan Street, Richmond
Campbell Street, Collingwood	West Richmond, Richmond
Gold Street, Collingwood	Bridge Road, Richmond
Smith Street, Fitzroy / Collingwood	Church Street, Richmond
	Elm Grove, Richmond
	Golden Square, Richmond

## 1.7 Landscape Precincts

Precincts containing predominantly significant landscapes were proposed in the previous studies and included in the Exhibited Planning Scheme. These, along with other landscape precincts and elements, have been assessed by John Patrick Pty Ltd, landscape consultants for this project. Those which are have been assessed as significant, have citations in the *City of Yarra Heritage Review: Landscape Citations* (1998).

## 1.8 Conclusions

The number and extent of Heritage Overlay Precincts within the City of Yarra reflects the large number of buildings with high heritage value (historically, aesthetically, socially and in some instances scientifically) in the municipality.

The buildings which comprise the proposed Heritage Overlay Precincts also generally reflect the massive inner-urban growth experienced by Melbourne in the Victorian period. Virtually the whole of the City of Yarra, was developed in the 19th century right through from the from the earliest decades of settlement, and a high proportion of the building stock from this era remains. Today it creates the unique and distinctive image of the municipality which has its counterpart in the City of Port Phillip. In some cases, the proposed Precincts reflect remnants of this development which elsewhere has been severely eroded by mid- to late 20th century construction, often of an industrial nature.

There are also extremely large areas of what was, at the time of its construction, ordinary workers' housing which gives the Heritage Precincts in Yarra so much of their distinction, and what indeed characterises much of the building stock of inner Melbourne. Balanced against this is the large number of dwellings erected on urban blocks for the wealthier classes which were of a different nature to the larger mansions built in what were then the

semi-rural outer suburbs of Kew, Toorak and Brighton. Within the areas predominated principally by these two main building types are the many public, commercial and industrial buildings which, in some parts of the municipality, were constructed cheek by jowl with the residential buildings and which today comprise the essence of some of the precincts. Intertwined throughout are the historical threads of waves of development and subsequent urban improvements which also made an indelible mark of the appearance of the urban fabric of the municipality. In short, the urban form of the City of Yarra exhibits a richness both in its uniformity and in its diversity and in its layering of periods, themes and types and it is this richness which is intended to be protected through the application of Heritage Overlay controls..

## **2.0 HERITAGE OVERLAY PRECINCTS**

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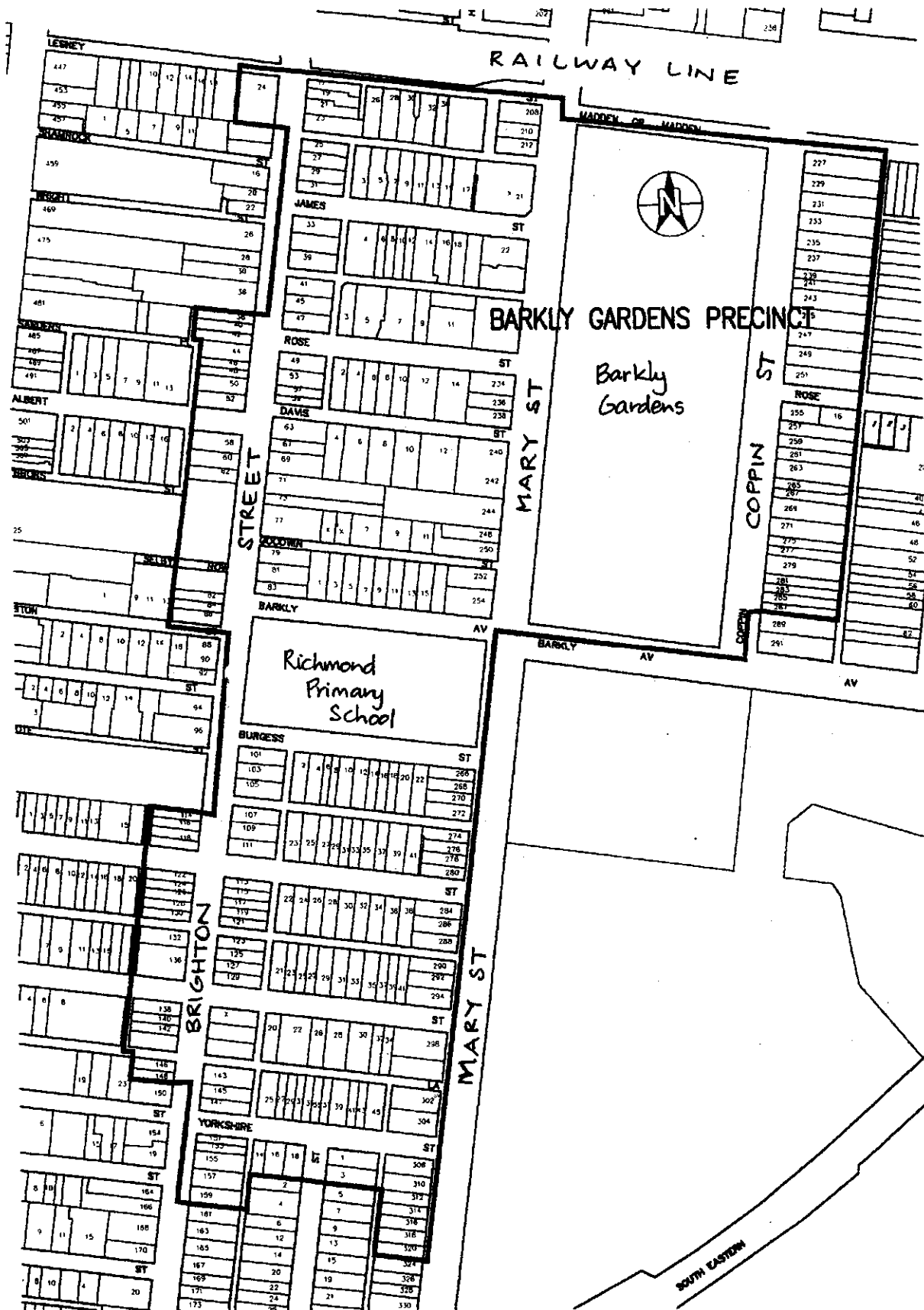


Figure 1 Barkly Gardens Precinct, Richmond



## 2.1 Barkly Gardens (HO300)

Richmond

### Location

*all of* Barkly Gardens, James, Rose, Davis, Goodwin and Burgess Streets

*parts of* Brighton, Mary, Coppin, Lesney, Cotter, Amsterdam, Yorkshire and Durham Streets; Madden Grove; Barkly Avenue

### History

The Barkly Gardens Precinct comprises part of the Crown Allotments 7, 8 and 9. Allotments 7 (between Mary and Brighton Streets) and 8 (between Brighton and Church) were purchased by John Robert Murphy in 1849.

By 1853, John Murphy had begun subdividing, creating Brighton Street (then Occupation Road) and Lesney Street. Further subdivisions by Murphy in 1854 resulted in the present street layouts with the exception of Davis Street and Mary Street, which was labelled as a Government Reserve; no frontages were made to it. There was a European flavour to several of the street names: the present Barkly Avenue and Burgess and Cotter Streets were originally known as Berlin, Frankfort and Hamburg Streets. The eastern end of Yorkshire Street was originally known as Seymour Street.

By 1855 the area had begun to be developed: Magee's Map shows several small buildings, mostly north of Rose Street. In 1860 the railway to Pic-nic station, east of Burnley, was constructed in a cutting along the north side of Lesney Street.

Crown Allotment 9 was subdivided and sold by the Government relatively late, in 1880 and 1882, creating the blocks along the east side of Coppin Street.<sup>1</sup>

Barkly Square, as it was originally known, was developed on the site of a filled-in quarry. It first appears on an 1865 Lands Department survey map by J Noone. On the map, Coppin Street is called Elizabeth Street, and is largely undeveloped. The land east of it is occupied by a stonebreaking mill, a fellmongers, a quarry and the Borough Abattoirs, on the corner of Barkly Avenue and Burnley Street. Barkly Square was planted with avenues of trees along a geometrical pattern of gravel paths and with beds featuring specimen trees. At the turn of the century, crowds of thousands were attracted to the band recitals held in its rotunda on Sundays.<sup>2</sup> During World War Two, when air raids on industrial Richmond were feared, slit trenches were dug in the park. The Barkly Gardens (as it is now known) was never returned to its former state.<sup>3</sup> Additionally, some of the avenue panting have since been removed to accommodate a children's playground and maintenance building.

Richmond Primary School (Brighton Street School No. 1396) was built in 1874 on the 1<sup>3</sup>/<sub>4</sub> acre block bounded by Barkly Avenue and Mary, Burgess and Brighton Streets, which was purchased by the Victorian Government in July 1873, for £900. Another school, Richmond National School, had been operating as a day and boarding school in Brighton Street from at least 1857.

The original Richmond Primary School comprised a single-storey symmetrical Gothic revival building with polychromatic dressings to arched openings, and gabled slate roofs. The school opened in May 1874 with 158 pupils. By April 1885, average attendance was

1 Richmond Parish Map.

2 Janet McCalman. *Struggletown: Portrait of an Australian Working Class Community 1900-1965*. 1984. p 13.

3 McCalman. *op cit.* p 218.

885, and the school was overcrowded, but additions were not made until 1890. Further renovations were made in 1919; later images show part of the building to have been rendered.<sup>4</sup> The school was rebuilt at the Mary Street end of the site in 1976-78, and the original buildings demolished.

### Original Source

John & Thurley O'Connor, Ros Coleman & Heather Wright. *Richmond Conservation Study*. 1985.

### Description

The Barkly Gardens Precinct is a residential precinct comprising the Gardens themselves, bounded by Madden Grove, Coppin Street, Barkly Avenue and Mary Street, houses to their east along Coppin Street, and residential properties in the streets to the west and south-west of the Gardens.

Most of the housing in the Precinct is single-storey, dating from the Victorian and Edwardian periods.

Only the houses along Coppin Street truly draw on the amenity of the Gardens as a traditional residential square. These houses comprise a mix of late 19th and early 20th century houses, mostly double-fronted and detached. Of note is No. 235, a double-fronted tuckpointed bichrome brick house with an unusual double pedimented parapet in the style of two single-fronted cottages, and a heavy iron verandah frieze.

Lesney, James, Rose and Davis Streets and Barkly Avenue contain housing from the 1850s to the 1990s. The earliest buildings are of bluestone: in James Street, Nos. 13-15, a semi-detached pair of Gothick style houses with gabled roofs (1857), and No. 14, a two-storey stone and brick house with modest Italianate details (1864); and in Mary Street, No. 230, a large bluestone and handmade brick freestanding house with original timber verandah floor.

Also of note in Lesney Street are No. 36 (c.1850s), a single-storey timber villa with an unusual concave-profile sheet metal-clad verandah, rear stable and remnant landscape elements; No. 32, a Victorian brick villa on a relatively large allotment; and Nos. 28 and 30, timber houses dating from 1852 and 1853 respectively.

James Street, which slopes down to the west and has views of the city: of note are Nos. 5-7, attached brick cottages—double and single fronted respectively—on a slightly elevated site, with original slate roofs and convex profile verandahs; and No. 22, on the corner of Mary Street, a large Edwardian timber villa clad in unusually wide weatherboards, with a substantial verandah reached through French doors.

Rose Street contains a mix of Victorian and Edwardian houses. Mavine (No. 7) is a single-storey double-fronted tuckpointed brick residence with a hipped slate roof and concave corrugated iron verandah. No. 11 is a large single-storey Edwardian rendered brick villa with a return verandah with timber frieze, a hipped and gabled corrugated iron roof, and a substantial garden which, whilst not traditionally planted, contains a number of mature Eucalypts which add to the landscape character of the Precinct. The former Gardener's Arms Hotel (51 Brighton Street), on the corner of Rose Street, is a two-storey Italianate building, now a residence.

Goodwin Street is an extremely narrow street containing two Victorian houses and a red brick double-storey warehouse converted to residences, at Nos. 3-5. No. 131-141 Brighton Street is also a converted single-storey red brick warehouse. Barkly Avenue

4 *Brighton Street Primary School No. 1396 Centenary 1874-1974* [booklet]. 1974.

contains Victorian brick and timber cottages. No. 9 is an asymmetrical late Victorian timber villa with unusual timber panelled cladding.

To the south of Richmond Primary School, the design of which dates from 1874, Mary, Burgess, Cotter, Amsterdam and Yorkshire Streets comprise primarily Victorian and—to a lesser extent Edwardian—single-storey single-fronted attached and detached timber workers' cottages. They are on a far more modest scale than those higher up the hill to the north of the Precinct, reflecting the proneness of the South Richmond flat to flood. Of note are Nos. 290-292 Mary Street, a pair of brick Edwardian cottages with steeply pitched gabled roofs with stucco and timber gable ends and timber friezes, and in Burgess Street, No. 16, a timber cottage notable for its narrowness, and No. 2, an unusual timber cottage with Carpenter Gothic details including trefoil gable vent, ornate timber bargeboards and an unusual plan, with a longitudinal gable to the front and a transverse gabled wing built to the east boundary at the rear.

The south end of Brighton Street contains a number of small brick terraces. Elm Grove Terrace (Nos. 113-121) are of bichrome brick. All the face brick facades of Nos. 123-129 have been painted. Several dwellings in both rows retain original bluestone and iron picket fences. Behemore Terrace (1889; Nos. 124-130) is of polychromatic brick and three of the five cottages retain unpainted rendered parapets.

Non-heritage elements within the Precinct include Richmond Primary School, the post-War flats in Davis Street, townhouses (c.1970s) and several small houses (c.1960s) in James Street, and new double-storey medium-density housing at 17 James Street.

Street planting in the Precinct is predominantly native, with *Melaleuca* in Mary, Yorkshire and Coppin Streets, *Eucalyptus* in Mary and Coppin Streets and Barkly Avenue, and *Callistemon* in Barkly Avenue. Young *Quercus* have been planted in Brighton Street. The installation of traffic calming devices has allowed small shrubs to be planted in several streets, including Burgess. Remnant plantings from the original Richmond Primary School grounds include specimens of *Schinus molle* and *Ulmus*.

Private gardens are generally small, although remnant planting may remain at No. 36 Lesney Street. Gardens which have traditional layouts or plantings include 2 Burgess Street (cannas, roses), 30 Amsterdam Street (two large Norfolk Pines) and 235 Coppin Street, which is symmetrically planted with roses and wisteria.

Traditional street elements within the Precinct include bluestone kerbs and gutters and asphalt footpaths in Coppin, Mary, James, Davis, Rose, Brighton, Amsterdam and Yorkshire Streets, whilst Brighton, Mary, Lesney and the north side of Burgess have asphalt footpaths. There are grass nature strips in Coppin Street and on the west side of Brighton Street.

### Statement of Significance

The Barkly Gardens Heritage Overlay Precinct is of historical and aesthetic significance within the City of Yarra. The Precinct contains Richmond's only example of a 19th century residential garden square, a 19th century planning device deriving from the London models, and relatively rare in Melbourne. The houses along Mary and Coppin Streets complement the square, whilst the streets to the west of the Gardens contain several individually significant early bluestone and timber houses. The low-lying land to the south of the Precinct is notable for its largely intact streets of modest workers' cottages. Collectively the urban fabric conveys a comparatively cohesive image of Richmond as it was in at the peak of its 19th century development. Although the original Brighton Street Primary School has been demolished, Brighton Street's association with elementary schooling, begun in the 1850s, still remains.

The most significant streetscapes within the Precinct are Barkly Avenue (north side), Coppin Street (south of Rose Street), Cotter Street and Mary Street (south of Burgess Street). Whilst there are a number of individually significant buildings in Brighton, James, Mary (north end) and Rose Streets, these streets also contain a number of non-heritage buildings.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



Figure 2 Typical modest timber cottages, 274-280 Mary Street, Richmond



Figure 3 Brick terraces and converted warehouse, 123-141 Brighton Street, Richmond



## 2.2 Bendigo Street (HO301)

Richmond

### Location

*all of* Park Grove; Brooks, Moore, Survey, Kimber and Queen Streets

*parts of* Bendigo Street, Swan Street

### History

The Bendigo Street Precinct was part of Crown Allotment 16, which was purchased by J M Chisholm on 16 August 1840.<sup>5</sup>

The Precinct was largely developed in the late 19th and early 20th centuries. MMBW maps from 1895 show that the most developed areas at that time were Park Grove and Kimber, Brooks and Survey Streets. About three-quarters of the blocks in Bendigo Street were developed. There are two houses on the west side of Queen Street, but Moore Street is vacant, as is the western end of Swan Street, which was not built on until the early 1900s. To the north of the Precinct is shown a number of large buildings on the site later occupied by the Wertheim Piano Factory (1909), and the GTV9 television studios. Burnley Park was originally known as Richmond Park and Moore Street was originally known as Bendigo Place.

### Description

The Bendigo Street Precinct is a predominantly residential precinct, bounded to the north by the GTV9 complex, and to the east by Burnley Park. The Precinct is characterised by a mixture of attached and detached Victorian and Edwardian houses, of both timber and brick construction, and mostly set back from the street. The buildings are generally single-storey.

Brooks, Survey and Kimber Streets run east off Bendigo Street and contain predominantly single-storey single- and double-fronted Victorian timber workers' cottages. Queen Street, to the west, is similar, with mostly double-fronted Victorian timber cottages. Nos. 1 and 5 Survey Street are simple symmetrical double-fronted timber cottages with skillion verandahs: these houses are the least intact in the Precinct. Of note in Bendigo Street is the bichrome brick terrace pair at No. 100-102, which has very unusual brick patterning, particularly on the Dutch gabled parapets, and ceramic tile decoration on the front walls. No. 110 is a single-storey Victorian shop with an ornate parapet.

Brooks Street and Park Grove contain a mix of Victorian and Edwardian houses. Of note in Brooks Street are No. 4, a very simple double-fronted timber Victorian cottage with an unusually-profiled verandah and original red corrugated iron roof; and No. 13, an asymmetrical bichrome brick Victorian villa with a hipped slate roof and bullnose verandah. Of note in Park Grove are the Edwardian villas at Nos. 10 and 12, and the single-storey bichromatic brick terrace at Nos. 22-26.

Moore Street, to the west of the Precinct, is of architectural note. On each side of this short cul-de-sac are four pairs of semi-detached single-fronted Edwardian cottages. They have roughcast brick facades, longitudinally gabled roofs with timber and roughcast gable-ends with timber strapping, and corbelled brick party walls. Entrances are at the sides, beneath skillion roofs which slope down to short brick party walls.

Swan Street is almost solely Edwardian, with a mix of attached and detached single-storey red brick houses, many of which are of architectural note. Nos. 489-499 comprises a

5 Richmond Parish Map.

terrace of single-fronted tuckpointed red brick cottages with steeply-pitched transverse gabled roofs with terracotta tiles, ridge capping and chimney pots. With the exception of No. 497, which appears to have been extended to create a shop (c.1910s), the houses have bullnose verandahs and paired timber-framed double-hung sash windows. Nos. 523-533, further east, are similar. No. 515 has an asymmetrical red brick Edwardian villa with a slate roof, terracotta ridge capping and chimney pots, and an unusual multiple-arched brick porch. No. 521 is larger, and has a rendered arched porch and a central gable with a large horseshoe arched window, and a polygonal bay window with ornate leadlight.

Street planting includes mature *Platanus* in Swan, Bendigo and Moore Streets. Park Grove derives some landscape character from the predominantly native plantings, including *Acacia* and *Melaleuca*, in the park opposite. Private gardens are generally small, and few include traditional plantings.

Traditional street elements include bluestone kerbs and gutters and asphalt footpaths in Park Grove and Queen, Moore and Brooks Streets, and asphalt footpaths in Kimber and Survey Streets and on the east side of Bendigo Streets. Bluestone side and rear lanes have been retained the majority of the Precinct.

### Statement of Significance

The Bendigo Street Heritage Overlay Precinct is of historical significance within the City of Yarra. The Precinct is notable for its substantially intact single-storey Victorian workers' housing, which varies between very modest and relatively ornate; and for a number of examples of Edwardian houses, particularly in Swan Street, which contains several typical and ornate Edwardian dwellings. (See Appendix) In general, the consistency of scale and setbacks creates cohesive and homogeneous streetscapes, which are enhanced by the mature plane tree plantings. Together they demonstrate an image of the suburb, which was typical in the 19th century, and of which much has subsequently been lost.

The most intact streetscapes within the Precinct are Bendigo Street (south of Survey Street), Moore Street, Kimber Street, Park Grove (between Survey and Brooks Streets) and Swan Street. Less intact streets are Bendigo Street (north end) and Brooks Street.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.





*Figure 5 Edwardian cottages, 2-16 Moore Street, Richmond*



*Figure 6 Bendigo Street, looking south from Moore Street*



Figure 7 Bridge Road Precinct, Richmond

## 2.3 Bridge Road (HO302)

Richmond

**Location**

part of north side of Bridge Road between Hoddle Street and Gardner Street, south side of Bridge Road between Punt Road (Hoddle Street) and Burnley Street

**History**

Bridge Road was created as a road reserve in Robert Hoddle's Crown Allotment survey of 1837. It was originally known as Richmond Road and Richmond Bridge Road. The first bridge connection with Hawthorn was made in 1855. The eastern end of the road was known as Campbell Parade after it was widened in the 1870s.

By 1855 there were a number of buildings, most probably shops, on small allotments along the south side of the road between Punt Road and Church Street. The 1856-57 electoral roll indicates an established retail and service trade in Bridge Road, including butchers, drapers, a shoemaker, fruiterers, tailors, hairdressers, grocers and hoteliers. Several hotels were operating by 1858, of which survivors include the Vine (No. 254) and the Spreadingeagle (No. 362). Typical of hotels in Yarra, these have been extended or rebuilt, mostly in the late 19th and early 20th centuries. Commercial House, on the south-west corner of Bridge Road and Church Street opened in 1854<sup>6</sup> as a provision store, while on the north-west corner Egan's steam sawmill was operating by 1859.<sup>7</sup>

The north side of the road was less developed at this time; the villa gardens of Joseph Bosisto and William Highett were the most prominent elements. The *Richmond Australian* newspaper was established opposite the courthouse reserve in 1858 and moved to 241 Bridge Road in the 1860s.

By the 1870s Bridge Road still had a village-like scale, although the west end was more densely developed than the east, an appearance reinforced to a degree by the comparatively narrower street width. The Town Hall, which incorporated a courthouse and post office, was constructed on the courthouse reserve in 1870. The Richmond Town Hall was built in 1869-71, designed by Charles Vickers. The design was in response to a competition judged by the Inspector-General of Public Works, William Wardell.<sup>8</sup> This description appeared in the *Richmond Australian*, on 20 March 1869, following the decision:

The new buildings comprise Town Hall and Municipal Offices, Police Court, Post and Telegraph Offices, Savings Bank, and Public Library, including a clock tower 95 feet [28.5 metres] high ...<sup>9</sup>

Separate post office and police station buildings were added in 1871. The Town Hall was remodelled in 1936 in an Egyptian Revival style.

The north side between Normanby Place and Hoddle Street, part of Highett's land, was not subdivided until 1880.

The majority of the existing 19th century buildings in Bridge Road are shops which date from the 1870s and 1880s. The horse drawn omnibuses which brought shoppers to the area were replaced by cable trams in 1885, which in turn were replaced by an electricified tram service in 1916. Shortly afterwards Cinema Richmond, opened in 1919 adjacent to

6 *Argus*. 9 February 1854.

7 *Victorian Contractors and Builders Price Book*. 1859.

8 National Trust of Australia (Victoria) classification report for the Richmond Town Hall.

9 *Richmond Australian*. 10 March 1869.

the Town Hall. The latest innovation for public convenience is the automatic toilet on the corner of Lennox Street which was installed in 1997.

The western end of Bridge Road, between Church Street and Punt Road has largely been taken over by clothing shops while the area to the east remains more mixed.

### Original Source

John & Thurley O'Connor, Ros Coleman & Heather Wright. *Richmond Conservation Study*. 1985.

### Description

The Bridge Road Precinct is a linear retail and commercial precinct. It is an extremely busy east-west thoroughfare connecting Hawthorn and East Melbourne, which carries high volumes of vehicular traffic, as well as trams along two routes.

Moving east from Hoddle Street, Bridge Road gently slopes down and then up to Lennox Street, where it begins to slope again down steeply to Church Street, from where it continues relatively flat as far as the Yarra River.

The western end of the Precinct, from Hoddle Street to Church Street, is almost solely a retail strip with residences above the shops, and at least one hotel. The principal exception is the Epworth Hospital complex, which has a frontage onto Bridge Road at No. 89.

Beyond Church Street to the east, shops with residences above predominate, although several no longer operate as such. A landmark within the Precinct is the Richmond Town Hall and the adjacent Police Station (both at No. 333). East of the Town Hall, the 19th century streetscape has been eroded considerably by post-War development, particularly on the north side. The Precinct terminates at Gardner Street, beyond which there is little remaining Victorian or Edwardian fabric. In general, the south side of the street is far more intact than the north.

Retail buildings of particular architectural note include the highly ornate Italianate shops at Nos. 108-112 (c.1885); the almost Baroque Wustemann's Buildings (1901; Nos. 138-144); the refined Edwardian shops with arched and tiled first floor at Nos. 162-164; the Flemish Baroque styled Theobald's Buildings (Nos. 294-296), the Stanford Block (Nos. 314-328) and Bleasby's Buildings (Nos. 398-404). On the north side, of note is the Town Hall complex (1870; remodelled 1936).

Non-heritage elements include several large commercial and retail buildings along the south side of the street, including Westpac Bank (No. 221, Portman's (corner Lennox Street) and the Richmond Plaza Shopping Centre (No. 261, corner of Church Street).

There is no street planting within the Precinct west of Church Street; the north side east of Church Street has a number of irregularly spaced exotic trees and *Eucalyptus*.

Traditional street elements retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths.

### Statement of Significance

The Bridge Road Heritage Overlay Precinct is of considerable significance within the City of Yarra. It is a 19th century commercial precinct whose streetscape includes many double storey shops of diverse styles and varying degrees of elaboration which are remarkably intact above verandah level. Included are several remarkably ornate Italianate and Edwardian facades which give the Precinct its particular character which is noticeably

different from similar shopping strips elsewhere in the municipality. One of three main east-west thoroughfares through Richmond, it contains a tramline and mixture of shops, hotels and other commercial buildings, which appear more dense at the narrower western end, as well as the civic hub centred upon the Town Hall and Police Station, located in the wider section east of Church Street.

The most intact parts of the Precinct are the south side of bridge Road between Burnley and Hosie Streets, and the north side between Lennox Street and the Epworth Hospital. Nearly every other block within the Precinct has been eroded to a greater or lesser degree by later development. Blocks which are more intact tend to contain one or more terraces of shops. The less intact blocks are the north side between Lennox and Church Streets, and between Hoddle Street and the Epworth Hospital.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 8 South side Bridge Road, Richmond, looking west*



*Figure 9 North side Bridge Road, Richmond, from Church Street, showing Town Hall at far right*



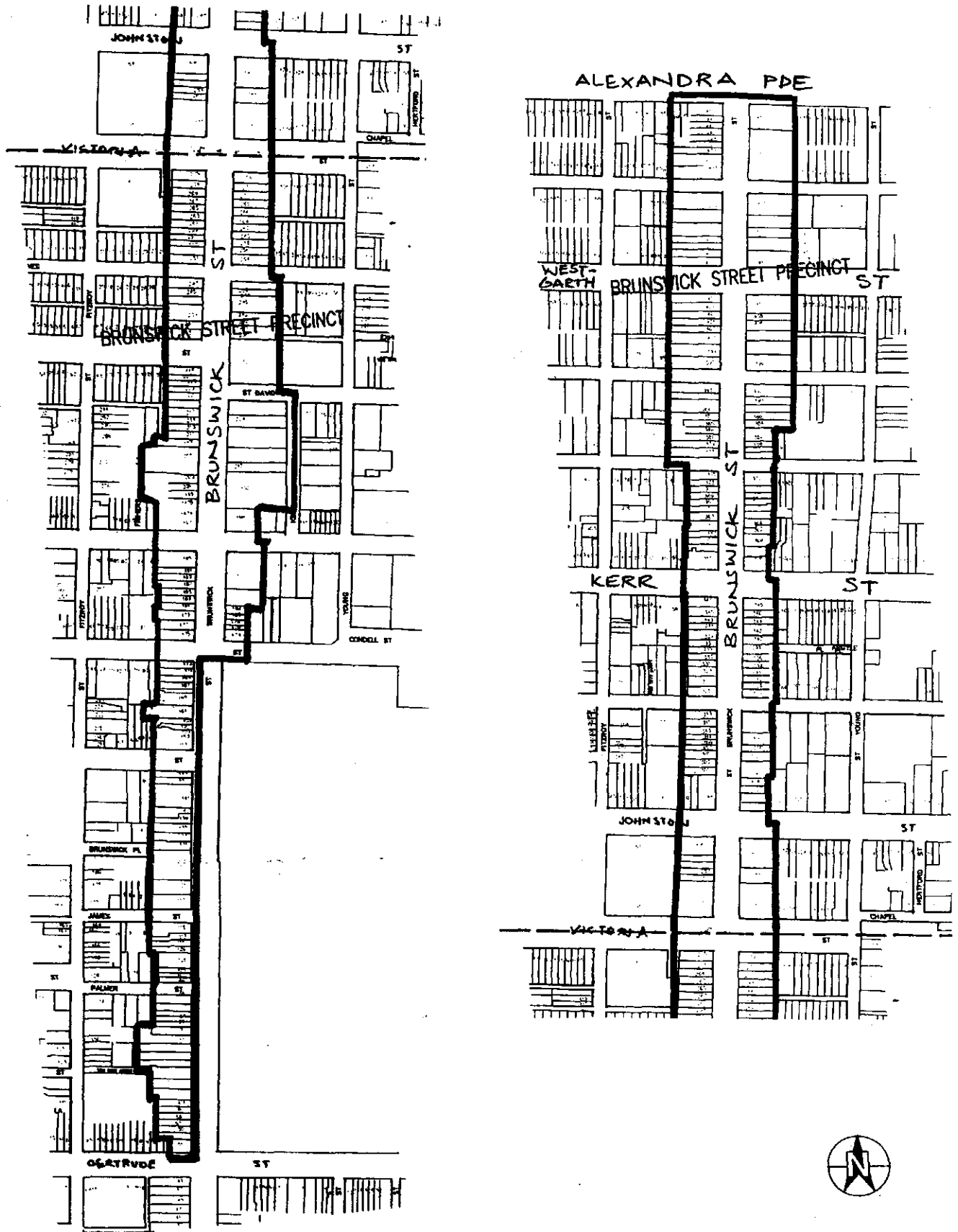


Figure 10 Brunswick Street Precinct, Fitzroy



## 2.4 Brunswick Street (HO303)

## Fitzroy

## History

The Brunswick Street Precinct comprises parts of Crown Allotments 49, 70, 71, 83 and 84 and was the first of Fitzroy's streets to develop commercially. Allotment 49, immediately north of Victoria Parade, was subdivided in October 1839, and sold as the village of Newtown. By 1841, several small houses and villas had been built between Victoria Parade and Palmer Street, although the street was still totally unpaved. During the 1840s, small shopkeepers located in Brunswick Street to provide local residents with building materials, food and clothing.<sup>10</sup> Brunswick Street, between Victoria Parade and Alexandra Parade, was officially proclaimed in May 1851;<sup>11</sup> its name is thought to derive from Captain Brunswick Smythe.<sup>12</sup> It was listed in Tanner's directory of 1859.<sup>13</sup>

By December 1854, subdivision was completed or commenced in the whole of the Precinct.<sup>14</sup> and according to one memoir, 'shops rivalling those in Bourke-street, Melbourne, were to be found in Brunswick-street':

Here were John Ball and Joseph Moate, grocers, E and D Langton, butchers, Bennett the ironmonger, Wymond and Vasey, drapers, as well as the "Brunswick" Hotel (Mrs Elizabeth Lusher), and the "Labour in Vain [Hotel]"<sup>15</sup>

As well as being perhaps the earliest shop in Fitzroy, one of the businesses referred to here, 'Bennett the ironmonger', is noteworthy as one of the longest standing of Fitzroy's commercial enterprises.

A three storey shop and residence had already been constructed by 1855.<sup>16</sup> Along with Bennetts' store, the *Melbourne Directory* for 1857 shows the continued location in Brunswick Street of a wide range of other small retail shops, services and other businesses. Some of these sold imported goods, others made goods on the premises, from where they also sold them. This retail category includes, for example, such businesses as small-scale and largely unmechanised tailors, milliners, bootmakers and some printers. These types of establishments are considered here to be distinct in character from the industrial manufacturing concerns which were established in Fitzroy slightly later.

The 1860s and 1870s were a period of consolidation in Fitzroy's commercial strips, as the rude structures of the early decades were replaced with more substantial premises. This is most apparent in areas such as southern Fitzroy, along Gertrude and Brunswick Streets, and along Smith Street, the border between Fitzroy and Collingwood. The more substantial buildings, which leaving aside the shopfronts have in some cases undergone substantial alterations, remain as evidence of the preeminence of Fitzroy's main commercial strips which developed fully in the second half of the late nineteenth century.

By 1864, both Brunswick Street and Gertrude Street in South Fitzroy, and to a lesser extent Smith Street, Victoria Parade and the south end of Napier and Fitzroy Streets, were home to a range of small businesses, most of which would have served only local needs. There was no homogeneity about the businesses, and seemingly no groups of businesses

10 R Howe. 'Fitzroy History. Outline of Early Section—To 1851, Fitzroy History'. Outlines, Local History Collection, Fitzroy Library. p 4.

11 Fitzroy History Society. op cit. p 22.

12 Fitzroy History Society. op cit. p 333.

13 Fitzroy History Society. op cit. p 22.

14 Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. 1989. pp 10-11.

15 E A Petherick. 'Early Collingwood'. pp. 3-4.

in this early period. For example on the east side of Brunswick Street in the block between Gertrude Street and Farie Street<sup>17</sup> the following businesses jostled for local custom: an ironmonger, an undertaker, a musical academy, a general dealer, an upholsterer, a butcher, a seed store, two milliners, a stationer, a fancy repository, a dressmaker, a staymaker, a fruiterer, two drapers, a warehouse a hatter, a chemist, a grocer, and a butcher.<sup>18</sup> This was a typical mix of businesses and a similar variety of trades was plied elsewhere in Brunswick, Gertrude, and Smith Streets.

Early retail buildings include the shops at Nos. 155-159 and Nos. 165-169, which possibly date from the 1850s. The former Brunswick Hotel, which was sometimes known as the Brunswick Family Hotel (now the Old Colonial Inn, No. 125) was constructed in 1852-53 by its first licensee, Thomas Dennis. The building included a shopfront onto Brunswick Street, with the shop premises intended for use as a chemist's shop. Similarly, the three storey bluestone design of the former National Hotel (No. 147), built in 1854 for John Wood and known as Wood's Hotel<sup>19</sup> reflects the first heyday of Brunswick Street in the 1850s goldrush, during which Brunswick Street was more important commercially than Smith Street, to its east.

The row of eight three storey shops at Nos. 236-252 was constructed in 1888 for the Australian Proprietors & Investors Company Ltd.,<sup>20</sup> designed by John Beswicke and built by Ralph Besant.<sup>21</sup> Other buildings constructed in the later Victorian period include the Post Office (No. 296), constructed in 1883<sup>22</sup> to a standard Public Works Department design by architect John Thomas Kelleher.<sup>23</sup>

Banks joined hotels as key buildings in Fitzroy's Victorian streetscapes: nineteenth century banks included the Union Bank's Fitzroy branch on the north-east corner of Brunswick and Johnston Streets (1887); the Bank of Victoria (at 136 Brunswick Street, 1873), and the London Chartered Bank opened a branch at 410 Brunswick Street in 1877. Along with hotels and to some extent public buildings, banks were amongst the largest and most imposing of nineteenth century buildings, and most were located on prominent corner sites.

Development of the street was virtually complete by the turn of the century, at which time a number of the original buildings were being replaced. These included the Perseverance Hotel (No. 196), which was built in 1911 for the Carlton Brewing Company, which had purchased the earlier (1865) hotel on the site.

A cable tram route was established along Brunswick Street in the late 1880s; the cable tram engine house at the corner of Nicholson and Gertrude Streets is a remnant of this period.<sup>24</sup> The line has since been electrified.

By the turn of the century, the architectural character of the Precinct was largely established. A photograph from c.1900 shows a number of two- and three-storey buildings with verandahs on both sides of the street, and a paved roadway (partly bluestone) with bluestone kerbs and gutters.<sup>25</sup>

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16 Fitzroy History Society. op cit. pp 22, 35.

17 Fairie Street later became known as Ferrie Street and has since been swallowed up by the Atherton Estate.

18 Sands and McDougall's Melbourne Directory. 1864. p. 99.

19 *The Melbourne Directory*. 1857.

20 Fitzroy Ratebooks. 1888.

21 *Australasian Builder and Contractors News*. 18.2.1888.

22 Original drawings held at Commonwealth Department of Construction.

23 Information from Gordon Loader, Commonwealth Department of Construction.

24 Fitzroy History Society. op cit. p 116.

25 Fitzroy History Society. op cit. p 66.

An important change in the character of the South Fitzroy Precinct was the demolition of a large area of so-called slum housing in the 1960s, and the erection of the Atherton Gardens estate—four 20-storey tower blocks—by the Housing Commission of Victoria of on 8 hectares of land, acquired between 1959 and 1967, in the block bounded by King William, Napier, Gertrude and Brunswick Streets. More than 120 houses and 60 shops, many in Brunswick Street, were demolished,<sup>26</sup> creating a significant break in the 19th century streetscape on the east side of the street.

The decline in the fortunes of South Fitzroy's main commercial shopping strips is reflected in the general appearance of many of the buildings in these streets, with the exception of Brunswick Street, which from the late 1970s underwent an extraordinary reversal of fortune to become perhaps Melbourne's best-known and popular strip of bohemian cafes, bars, restaurants, hotels, bookshops and other boutiques, all of which are popular amongst local residents and as well as attracting custom from further afield. Other streets, such as Gertrude and Johnston Street, are showing signs of similar revitalisation.

### Description

The Brunswick Street Precinct is a linear retail and commercial Precinct stretching from Gertrude Street in the south to Alexandra Parade in the north. The Precinct's buildings date predominantly from the mid to late 19th century, although there are a few Edwardian and later buildings. As with many similar retail strips (examples within Yarra include Bridge Road and Swan Street, Richmond; Smith Street, Fitzroy / Collingwood), the architectural character of the street is derived largely from the intact first floor facades of the shop buildings. At ground floor level, most shopfronts have been substantially altered, and a sense of the architectural style and detail of the buildings is not readily apparent.

Surviving buildings from the mid-Victorian period include the shops at Nos. 155-159 and Nos. 165-169, which possibly date from the 1850s. The former Brunswick Hotel, which was sometimes known as the Brunswick Family Hotel (now the Old Colonial Inn, No. 125) was constructed in 1852-53 by its first licensee, Thomas Dennis. This building included a shopfront onto Brunswick Street, with the shop premises intended for use as a chemist's shop. The three storey bluestone National Hotel (1854; No. 147) is also unusual.

Other hotels within the Precinct include the Provincial (No. 299), the Evelyn (No. 351) and the Royal Derby (No. 446), on the corner of Alexandra Parade. The Provincial is a two-storey bluestone structure, partially rendered: its level on intactness is typical of many mid-1850s buildings.

Other commercial buildings include the Fitzroy Post Office (1883; 296 Brunswick Street), a restrained Italianate composition with a rusticated and arcaded ground floor, which incorporated a postmaster's residence on the first floor. One of the architectural focal points of the Precinct is the row of eight three storey shops at Nos. 236-252 was constructed in 1888 for the Australian Proprietors & Investors Company Ltd,<sup>27</sup> designed by John Beswicke and built by Ralph Besant,<sup>28</sup> notable for its red brick and render facade, with arched window openings and a small corner tower.

Development of the street was virtually complete by the turn of the century, at which time a number of the original buildings were being replaced. These included the Perseverance hotel (1911; No. 196), which has an unusual Dutch-style gabled west facade, and a prominent corner tower.

26 Fitzroy History Society. op cit. p 138.

27 Fitzroy Ratebooks, 1888.

28 *Australasian Builder and Contractors News*. 18 February 1888.

There is no street planting within the Precinct.

Many of the kerbs and gutters within the Precinct are concrete, although traditional bluestone elements have been retained in some places, particularly in side streets. Footpaths are generally asphalt.

Looking south is an urban vista which terminates with the spires of St Patrick's Cathedral which close the skyline at this end of the street.

Intrusive elements include the Atherton Atherton Gardens Estate and a number of welfare buildings opposite on the west side of Brunswick Street. Non-heritage, but unintrusive elements include the artistic signs and street infrastructure and art which has emerged in the latter years of the 20th century.

### **Statement of Significance**

The Brunswick Street Heritage Overlay Precinct is of outstanding significance. The main north-south thoroughfare through Fitzroy, the street itself dates from the 1840s, after which it soon established itself as Fitzroy's pre-eminent shopping strip which rivalled Bourke Street in the central city. It contains a number of individually significant hotels, shops and other commercial buildings, some of which contain residences at the upper level(s), and which predominantly date from the late 19th century. In some instances their size is testimony to the success and aspirations of the people who traded and shopped in Brunswick Street. In some manner this has been carried forward in the late 20th century by the overlay of artistic signs and street elements, which sit alongside and do not dominate the 19th century fabric. They, along with the many cafes, maintain something of the activity and vibrancy of past eras, albeit in a modern manner.

The urban picture created by the building stock is further enhanced by the partial retention of some bluestone street elements and the tram route which still runs along the street. The view of St Patrick's Cathedral is one of the major urban vistas in the whole of Melbourne, and is comparable with the view to the Shrine along St Kilda Road.

The most intact parts of the Precinct are the west side of Brunswick Street between Leicester and Victoria Streets, although the vast majority of the buildings within the Precinct are relatively intact. Of the non-heritage buildings within the Precinct, many occupy high-profile corner sites: the intersections of Brunswick Street and Cecil, Victoria, St David and Moor Streets have been thus eroded to varying degrees. Whereas in other situations their impact may have been significant, in Brunswick Street their presence has been somewhat negated by the strong visual impact of the historic fabric.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



Figure 11 East side Brunswick Street Fitzroy, with the landmark shops at Nos. 236-252 in the foreground



Figure 12 Perseverance Hotel, 196 Brunswick Street, Fitzroy

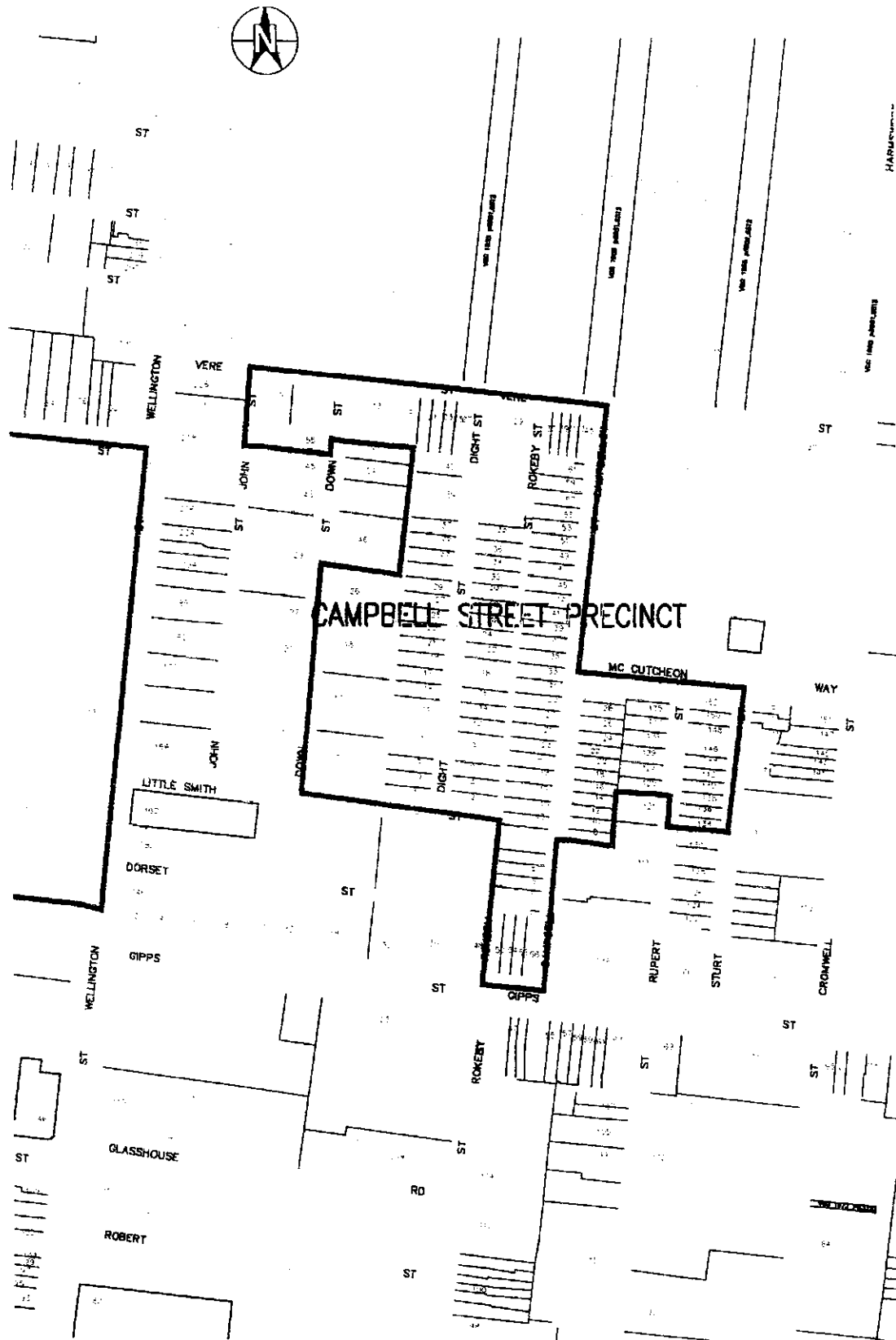


Figure 13 Campbell Street Precinct, Collingwood

## 2.5 Campbell Street (HO304)

## Collingwood

**Location**

parts of Down, Dight, Campbell, Rupert and Vere Streets, McCutcheon Way

**History**

Clement Hogkinson's *Contoured Plan of Collingwood and East Melbourne Shewing the Buildings Facing the Principal Streets at Period of Survey* map shows that as early as 1853, Gipps Street (then Hodgsons Road), Vere Street and Rupert Street had been laid out across the Collingwood Flat. The map shows a building identified as the Wellington Hotel, on the south-west corner of Vere and Cromwell Streets, with a garden running west to Rupert Street. The land now the location of this Precinct was vacant, and the central drain carrying water from the swamp just north of Hodgsons Road crossed Rupert Street diagonally on its way to the Blind Creek. Drainage was an important and recurring factor in the early development of the Collingwood Flat. At this time Collingwood, had become notorious as an unhealthy flood-prone polluted flat and was 'Melbourne's multi-problem suburb', which historian Bernard Barrett thought fit to use 'as an ideal case study in the origins of pollution.'<sup>29</sup> He noted that because of its topography, the residents were soon 'wading in [their] own muck ... Collingwood became a cesspool for refuse.'<sup>30</sup> The area was 'akin to a swamp and the few who ventured ... [forth] were looked upon after their return as people who had performed a somewhat perilous journey.'<sup>31</sup> In 1857, the Council paved Rupert Street and undertook drainage works. Drains were laid along the length of Gipps Street in 1862.

In November 1873, Gemmell, Tuckett and Co. auctioned off most of the land bounded by Dight, Cromwell, Gipps and Vere Streets, forming Dight, Campbell and Sturt Streets in the process. Their plan of subdivision included Rokeby Street running north-south between Dight and Campbell Streets. In the event it was never built, the proposed route now being occupied by a right of way. The streets were 33 feet wide and each allotment measured 25 feet with an average depth of 62 feet. The land was held by the Metropolitan Permanent Building and Investment Society and although the lot sizes and street widths appear meagre, the development was intended for purchase by the working classes, payable 'by monthly instalments'.<sup>32</sup>

Nevertheless, by 1880 most of the land within this Precinct remained vacant. By the following year, a total of 23 houses had been built on the east side of Campbell Street and the west side of Rupert Street. By 1886, most of the vacant land had been developed, and a dairy, greengrocer, and wood and coal yard had been established in Campbell Street. A focal building was the Wesleyan Methodist Church of 1874 and the adjoining school hall, headquarters of the Collingwood Methodist Mission—appropriately located in one of the centres of the municipality's poor areas. The complex was demolished in the mid-1960s. The foundation stone, however, was saved, and remains today in the wall of the Rupert Street kindergarten, to the east of the Precinct.

The flats of Collingwood and eastern Richmond were originally two of the wettest areas in Melbourne, and soon became notoriously diseased.<sup>33</sup> These differences were reflected in

29 Barrett, *The Inner Suburbs*, p. 9.

30 Barrett, *The Inner Suburbs*, p. 9.

31 Barrett, *The Inner Suburbs*, p. 25.

32 City of Collingwood. Lithograph No. 00180.

33 Bernard Barrett. *The Making of an Industrial Environment: Collingwood, Victoria, 1981-1891*. MA Thesis, University of Melbourne. p 8.

the land value; in Richmond the original twelve 25 acre [5 hectare] blocks cost on average three times as much as land in Collingwood.<sup>34</sup>

By 1895 the MMBW maps show almost the whole of the Collingwood Slope area as having been densely developed with predominantly small buildings which were mostly timber. Unlike Fitzroy and Carlton, this area was not affected by the *Melbourne Building Act* which required masonry construction. Generally as a result of dilapidation, slum clearances and site amalgamation the vast majority of the 19th century residential building stock has been demolished. A site survey undertaken in the 1990s revealed the extent of consolidation of many small sites to facilitate the construction of medium to large sized industrial complexes since the post-War period, a trend begun in the late Victorian period by Foy & Gibson, further west in Collingwood. In much of Collingwood this site amalgamation has obliterated any evidence of original patterns of subdivision other than for the streets and some of the lanes.

The most intact streets of small worker's cottages, Dight and Campbell, are also shown on the 1895 plans to contain the most uniform housing, with a great majority having mass-produced to standard designs.

### Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

### Description

The Campbell Street Precinct is a predominantly residential Precinct, with the exception of some industrial buildings in the west end. The Precinct is distinguished by its large collection of modest 19th century timber dwellings, mostly replicating a standard pattern. Whilst the majority of the Collingwood Flat, that area to the east of Smith Street, was once similarly populated with small workers' cottages, it is now characterised by a mix of medium- to large-scale industrial buildings interspersed with remnant housing. Standing out is the Campbell Street Precinct which is something of an island of 19th century housing surrounded to the south, west and north greatly changed streetscapes.

Campbell Street primarily comprises small single-fronted timber cottages, many of which are detached at the front and attached, with brick party walls, at the rear. The hipped roofs are clad in corrugated iron and have dark brown and cream bichromatic brick chimneys. Of particular architectural note in the street are Nos. 27-61 Campbell Street, which are virtually identical. Nos. 17, 21 and 25 have gable ends with scalloped barge boards. Nos. 8-22 are four brick pairs with bluestone plinths.

Also of note in Rupert Street are the identical timber cottages at Nos. 136-144 and 148-152, which have scalloped barge boards. In Dight Street, there is a number of similar timber houses, interspersed with post-War industrial buildings.

The non-residential properties in Vere and Down Streets comprise a mix of industrial buildings dating from the Edwardian period onwards, many of which have been altered. Vere Street contains a double-storey bichrome brick terrace (Nos. 21-27) which is rare in this part of Collingwood. Also in Vere Street, at the north-east corner of Campbell Street, is a row of Victorian double-storey shops with residences above, which are very altered.

There is little street planting in the Precinct: Dight Street contains a few small natives, whilst the north side of Vere Street, adjacent to the medium-density public housing, is planted with *Eucalypts*. There are few private gardens.

34 Garryowen (pseud. of Edmund Finn). *The Chronicles of Early Melbourne, 1835 to 1852. Historical, Anecdotal and Personal*, Melbourne 1888. p 17.



Traditional street elements retained include bluestone kerbs and gutters in Down Street, and bluestone gutters in Vere Street. The remainder of the Precinct has asphalt footpaths and concrete kerbs and gutters. Some bluestone side and rear lanes have been retained.

### **Statement of Significance**

The Campbell Street Heritage Overlay Precinct is of outstanding significance within the City of Yarra. It contains the most intact group of small, brick and timber workers' cottages dating from the 1870s, and represents the largest remnant area of the typical 19th century working class housing stock which once proliferated in the south of Collingwood. In some instances the 19th century nature is reinforced by the remaining contemporary infrastructure in the bluestone side and rear lanes. The Precinct is surrounded on three sides by later, largely industrial, development, emphasising the contrast in scale between the older residential and more recent industrial buildings.

The most intact streetscape within the Precinct is Campbell Street, which has a row of 25 relatively intact houses to a standard design on its west side; the 19th century housing in Dight and Rupert Streets is interspersed with a number of non-heritage buildings.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 14 Timber cottages, west side Campbell Street, Collingwood*



*Figure 15 Brick terrace, 21-27 Vere Street, Collingwood*



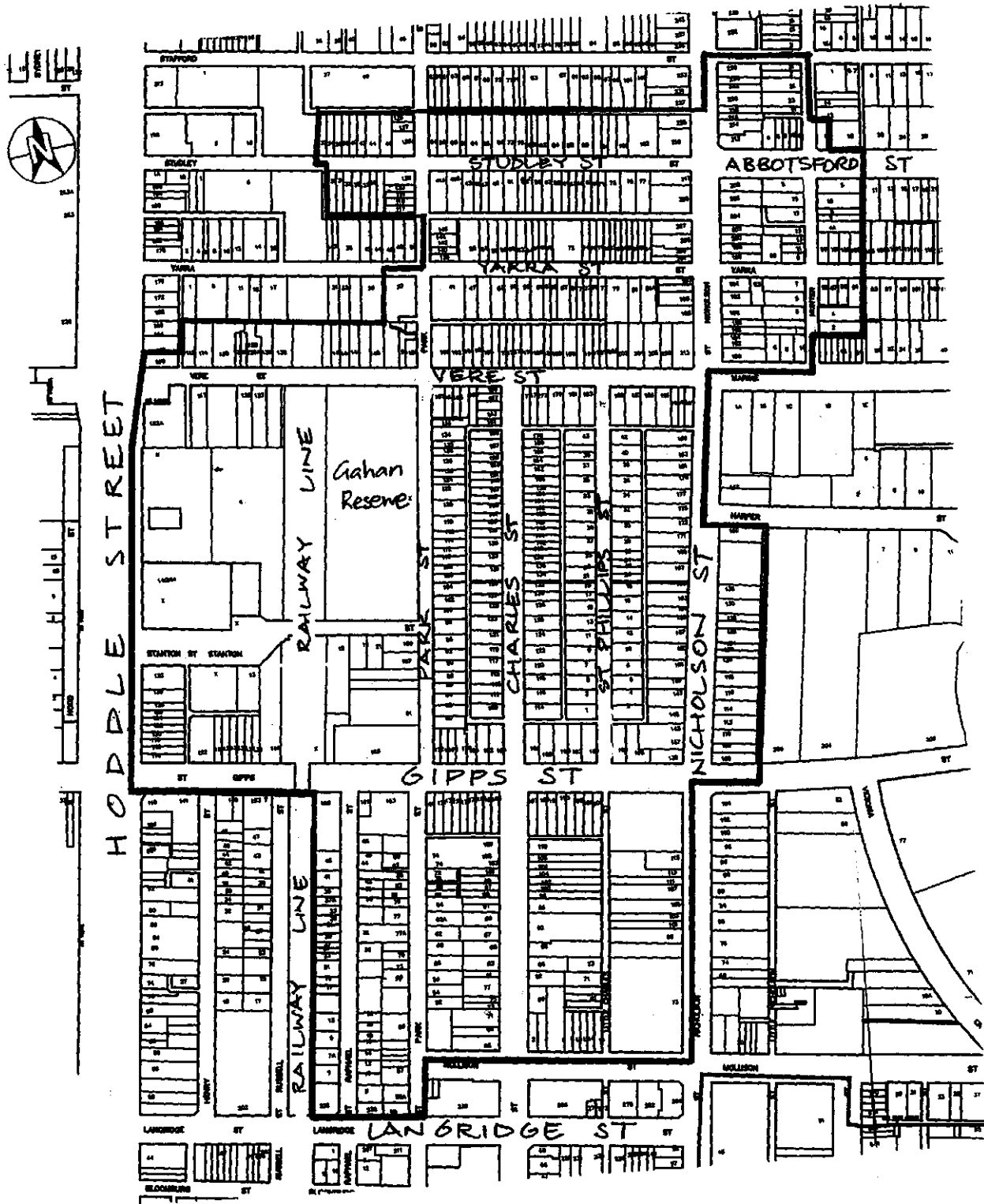


Figure 16 Charles Street Precinct, Collingwood

## 2.6 Charles Street (HO305)

## Abbotsford

**Location**

parts of Hoddle, Park, Charles, St Phillips, Nicholson, Hunter, Studley, Yarra, Vere, Stanton and Gipps Streets

**History**

The Charles Street Precinct forms part of the area known as the Collingwood Flat, much of which was subdivided in 1853 and which was notorious as a vast and unhealthy flood-prone polluted flat. The subdivision included Islington, the property of R Henry Way, which formed Lot 74 between Vere Street and Johnston Street.<sup>35</sup> Sir Charles Nicholson's holdings in lots 57, 58 and 59, between Gipps Street and Victoria Street (Simpsons Road) were also subdivided that year.<sup>36</sup> By this date, Victoria Street between Charles and Church Streets had been occupied by four buildings<sup>37</sup> and by 1858, the number had increased to twelve buildings.

Several important buildings form an important civic cluster with its nucleus the Collingwood Town Hall in Hoddle Street (1888), which was built following a competition for its design which was won by George Johnson. Land was purchased in 1884 from John Budds Payne in Hoddle Street for £7,000. The building itself was financed by a loan from the government for £40,000 in combination with the proceeds from the sale of municipal owned sites. The new building comprised municipal offices, a court house, post office, mechanics institute and the a library.<sup>38</sup> When complete it was described in the *Picturesque Atlas of Australia* as being:

... one of the largest and handsomest near Melbourne ... The architecture is of the Renaissance style. Over the main entrance is a tower ... and at each angle of the building is a pavilion enriched with coupled columns and surrounded by a curved mansard roof. These pavilions are united with the central tower in the principal facade by means of an arcade, and the general effect of the whole elevation is decidedly rich. Inside is a fine hall ...<sup>39</sup>

Adjacent to the Town Hall was St Phillip's Church of England, which was demolished in 1968, although its bluestone rectory remains. The former Church of Christ Tabernacle in Stanton Street, to the south of the Town Hall, was also built during the boom, in 1889; it now houses the Collingwood Library.

In 1901, the railway from Princes Bridge to Clifton Hill was opened on a continuous embankment, which eliminated the need for level crossings. Its bridges were amongst the first steel girder bridges used by the Victorian Railways; the Langridge Street bridge is a surviving example. Others, including the Vere and Bloomburg Street bridges, which were contracted for in June 1893, have had their girders replaced with concrete beams.

**Original Source**

Andrew Ward. *Collingwood Conservation Study*. 1995.

35 City of Collingwood Engineer's Office. Lithograph No. 0003.

36 State Library of Victoria. Vale Collection.

37 C Hodgkinson. *Plan of Simpson's Road*. January 1853.

38 G Hibbins, *A Short History of Collingwood*, Collingwood 1997. p 25.

39 Garran, A (ed.), *Australia: The First Hundred Years, Illustrated*. Sydney 1974. p 244. (Facsimile edition of *Picturesque Atlas of Australasia*, 2 vols. 1888)

## Description

The Charles Street Precinct is a predominantly residential precinct which lies to the east and north of the civic hub created by St Phillip's Church (demolished), the Collingwood Town Hall, Post Office, Court House, RSL Hall, the former Church of Christ Tabernacle (now the Collingwood Library) the Senior Citizens' Centre, Maternal and Child Health centre and Gahan Reserve. The residential component is comprised of Victorian and Edwardian streetscapes of central Abbotsford. In contrast to this generally modest worker's housing is the group of institutional buildings in Hoddle and Stanton Streets, the centrepiece of which is the Town Hall, which dominates the Collingwood Flat and which is visible from much of the north-east of the municipality.

The most intact Victorian and Edwardian streetscapes in Abbotsford occur in the block bounded by Vere, Nicholson, Gipps and Park Streets. This area, which has been hardly eroded by recent development, and forms the residential core of the Precinct.

The housing comprises largely 19th and early 20th single-storey timber and brick cottages dating from the Victorian and Edwardian periods. Studley, Nicholson, Hunter and Park Streets contain predominantly Victorian cottages, with a minority of Edwardian residences, both attached and detached, but predominantly single-storey. Of note in Studley Street is No. 9, a polychromatic brick asymmetrical Victorian villa with a corrugated iron hipped roof, and cast iron lacework frieze with a fern motif. Buildings of note in Park Street include the Victorian single-fronted detached timber cottages at Nos. 106-116; the single-storey single-fronted brick terraces at Nos. 124-126, which have an unusual curved parapet; and Culnare Terrace, a brown and cream bichrome brick double-storey terrace with former corner shop, dating from 1887.

Yarra, Vere, Gipps and Abbotsford Streets are predominantly 19th century. In Abbotsford Street, No. 12, on the north-west corner of Hunter Street, is a rendered brick corner shop building with a bluestone plinth and balustraded parapet. Ellesmere House, at 128A Vere Street, is a double-storey double-fronted tuckpointed red brick terrace with unpainted rendered side walls, notable for its shallow arched original side coach entrance. 39 Yarra Street, a single-storey red brick former boot factory, is typical of the industrial buildings of the precinct. Of note in Gipps Street is the very modest unparapeted single-storey brick terrace at Nos. 169-181, several dwellings of which retain their outside lavatories and night soil hatches. Of note in St Phillips Street is No. 28, a single-storey double-fronted asymmetrical late Victorian polychromatic brick house with timber verandah posts and cast iron lacework frieze. The asymmetrical Victorian cottage at 4 Abbotsford Street has unusual verandah frieze detailing and retains its original slate roof.

Charles Street is perhaps the most architecturally distinguished in the Precinct, containing a number of notable terraces. Easton Terrace (Nos. 138-158) is a double-storey polychromatic brick terrace, whilst Royal Terrace (Nos. 139-143) is a row of three double-storey polychromatic terraces, all of which retain their face brick facades and bluestone and iron picket front fences. Two retain their unpainted render finish to their balustraded parapets. Linda Terrace (Nos. 145-153) is a single-storey row of relatively tall, slightly elevated single fronted polychromatic brick houses.

Typical of the Precinct with regard to architectural style and intactness is 128 Charles Street, a very modest single-storey double-fronted timber cottage with a transverse gabled roof, altered verandah, and post-War cream brick front fence. No. 129 is a late Victorian single-storey single-fronted timber cottage with a timber verandah frieze and wrought iron front fence, whilst No. 124, a double-fronted Victorian timber cottage, has an unusual wrought iron fence.

Raphael Street contains a number of interesting buildings, including No. 17, an unusual two-storey bluestone and brick house, and Milric Cottage, the bluestone and cream brick

cottage at No. 35 and a number of single storey brick terraces.

Traditional street planting in the Precinct includes *Platanus* in Gipps, Nicholson, Stanton and Hoddle Streets. Studley, Yarra, Vere and Charles Streets contain small natives, including *Eucalyptus* and *Melaleuca*, whilst Abbotsford Street contains a mix of the two.

Within the Precinct are three public open spaces. Gahan Reserve, bounded by Vere, Park and Stanton Streets and the railway line, contains six tall Phoenix *canariensis* and a number of *Platanus*, and has geometrically laid out paths. Within the Reserve is the Maternal and Child Health Centre. Across the railway line to the west, on Vere Street, is a small reserve containing natives and *Schinus molle*. On the east side of Nicholson Street is Browns Reserve.

Traditional street elements retained include bluestone pitched lanes, kerbs and gutters and asphalt footpaths in Charles and Gipps Streets, and asphalt footpaths in Studley, Abbotsford, Hunter, Yarra, Vere, Nicholson and Park Streets, which all have concrete kerbs and gutters. An unusual narrow open drain of bluestone pitchers, thought to be unique within the municipality, connects Nicholson and Charles Streets, running between houses.

### Statement of Significance

The Charles Street Heritage Overlay Precinct is of outstanding significance. The Precinct contains a core of early civic buildings of individual significance, including the landmark Collingwood Town Hall, which remains one of the civic foci of the City of Yarra. It is surrounded by substantially intact late 19th and early 20th century houses, of varying ages and types many of which individually contribute to the most intact residential heritage streetscapes in Abbotsford. Together with the remaining bluestone street features, an almost complete picture of a past era can be derived from the urban fabric. The narrow open drain between Nicholson and Charles Street is testimony to the legacy of frequent floods and pollution which influenced the area's development, and which was remediated by improved drainage which in turn facilitated the development of the suburb.

The most intact streetscapes within the Precinct are Park and Charles Streets (north of Gipps Street), Nicholson Street (between Gipps and Vere Streets) and St Phillips Street. Less intact streetscapes are Charles and Nicholson Streets (south of Gipps Street), and Raphael Streets, all of which contain a majority of heritage buildings interspersed with later, generally residential, developments.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 17 Timber cottages, 6-16 Park Street, Abbotsford*



*Figure 18 Easton and Linda Terraces, 139-153 Charles Street, Abbotsford*





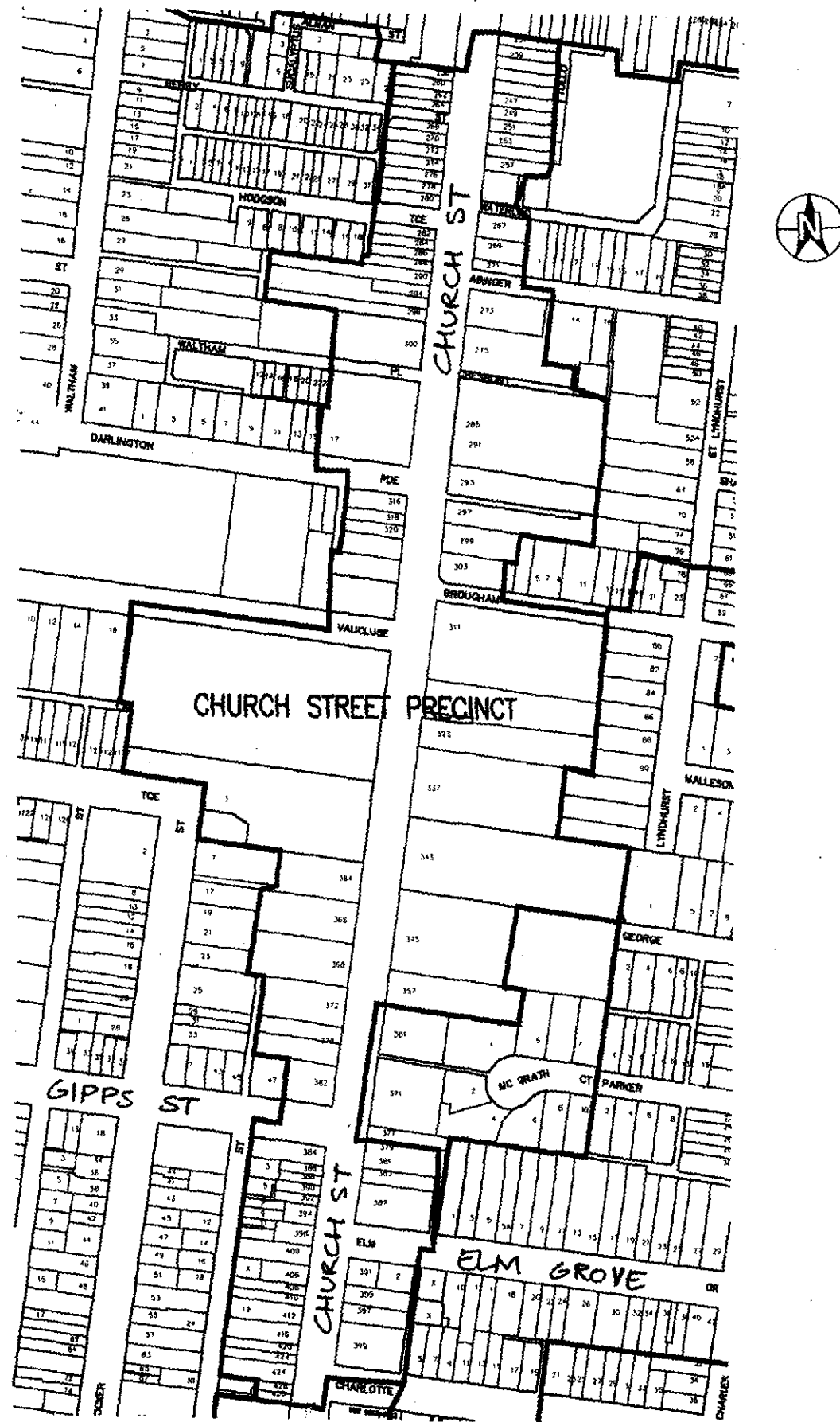


Figure 19 Church Street Precinct, Richmond

## 2.7 Church Street (HO306)

Richmond

**Location***parts of Church Street***History**

The land which now comprises the Richmond Hill Precinct formed parts of Crown Allotments 20, 21, 26 and 27, which were each 25 acres in area. Allotments 26 and 27 were purchased by Rev. Joseph Docker (squatter), Allotment 20 by Charles Williams (auctioneer), and Allotment 26 by W H Yaldwyn (squatter, banker). Allotments 21 and 26 were sold on 1 August 1839, whilst Allotments 20 and 27 were sold on 3 October 1839.

Yaldwyn sold his allotment to W Meek in 1840, and by 1853 the Waltham Street and Darlington Parade areas were subdivided and further subdivided in the 1880s. Docker had subdivided his two allotments by 1853 and the 1857 ratebooks record that he owned many of the houses built on these allotments. His own townhouse was at 370 Church Street, while his principal residence was at Bontharambo, the property near Wangaratta. By the 1880s this Richmond Hill Precinct was almost fully developed.

Most of the streets in the two allotments owned by Williams were laid out by 1853. By 1855, villas with large gardens and orchards had been established in Church Street between Brougham and Elm Streets. Early houses which survive include Doery House (No. 353) and Messenger House (No. 333, formerly Stonehenge), although the latter, which was built prior to 1843 for Captain John Roach<sup>40</sup> and remodelled in the Edwardian period, has been substantially altered.

Three major church complexes were established in the Precinct in the mid-1800s. St Stephen's Anglican Church (1850-76; No. 360), designed by Blackburn and Newson, with later work by James and Charles Webb, and Nathaniel Billings, was built on land donated to the church by the Rev. Joseph Docker who later settled at Bontharambo. It was one of the earliest, if not the first bluestone church to be built in Victoria. The Wesleyans began the construction of a temporary timber chapel—later the schoolhouse—and bluestone chapel (designed by Wharton & Burns, with extensions by Crouch & Wilson in 1858) in 1853, and added to this a later schoolhouse (1871) and parsonage (1876). St Ignatius' Roman Catholic Church (No. 326) was built in stages between 1867 and 1928, to a design by prominent architect William Wardell. The bluestone Presbytery was added in 1872.

Other non-residential ventures established in the Precinct included the former Richmond United Friendly Society Dispensary (1884; No. 294), and the Hibernian Hall (1872; No. 316), which was built as a temperance hall.

By the turn of the century, most of the Precinct was developed. The topography of the Precinct, which contains the highest point in Richmond. The topography of the hill attracted both the churches and the wealthier colonists with the result that the majority of the earliest residences were of a more substantial nature compared with other sections of Richmond. The Precinct has remained one of the most prestigious parts of Richmond.

**Original Source**

John & Thurley O'Connor, Ros Coleman & Heather Wright. *Richmond Conservation Study*. 1985.

40 J U White. *Early Residents and Property Owners in Richmond*. 1979. p 13.

### Description

The Church Street Precinct is a linear Precinct, comprising that part of Church Street between Bridge Road and Swan Street. The Precinct forms the eastern boundary of the area known as Richmond Hill. (The Richmond Hill Precinct has a separate datasheet.)

Church Street contains a number of prestigious residential and institutional buildings of architectural significance. Much of the visual appearance of the Precinct is derived from the three church complexes along the west side of Church Street. The Precinct's landmark structure is St Ignatius' Roman Catholic Church (No. 326), built in stages between 1867 and 1928. St Ignatius' is a large bluestone Gothic Revival Church with Sydney freestone dressings with apsidal chapels and a landmark spire, visible from much of Richmond, which was completed in 1928. St Ignatius Presbytery, a two-storey, but somewhat stocky, building, also of bluestone, and with an interesting polygonal bay, is of note. Nearby are several Roman Catholic educational and welfare buildings which form an enclave around the church.

Further south, St Stephen's Anglican Church (1850-76) is a more modest bluestone structure, also in the Gothic Revival Style.

The Uniting Church complex, at No. 300, includes a number of interesting buildings, including the bluestone church, a two-storey ornate Italianate parsonage, the former schoolhouse of 1871, a bichromatic brick structure, and the original temporary chapel, a timber-framed building which retains its original beaded tongue-and-groove external cladding.

There are several other building of note on the west side of Church Street, many Italianate in style. These include the former Richmond United Friendly Society Dispensary (No. 292), Aden House (No. 296), the former Hibernian Hall (No. 316) and the former residence at No. 364. On the east side are the former Lalor House (No. 293), which retains its unpainted rendered Baroque facade; the large Queen Anne style house at No. 339 (1907); and the Italian Renaissance-inspired Helenville (1885) at No. 377.

Street planting within the Precinct includes *Platanus*. Traditional street elements retained include sections of asphalt footpath paving, although much of the footpath paving is concrete, as are the kerbs and gutters.

### Statement of Significance

The Church Street Heritage Overlay Precinct is of considerable significance within the City of Yarra. It was one of the first parts of Richmond to be subdivided and developed. The Precinct, which is distinguished by its hilly topography, contains a high number of individually significant buildings, many of which are early ecclesiastical bluestone buildings on principal streets which have become Melbourne landmarks. The substantial dwellings which were attracted to the Precinct by its prominent location and existing church buildings also contribute to the significance of the Precinct. Collectively they convey the substance and prosperity of this part of the municipality which was settled by the wealthier classes.

The large blocks within the Precinct have attracted post-War development, and there is a number of non-heritage buildings interspersed between substantial Victorian and Edwardian buildings within the Precinct. On the other hand, the retention of large blocks with heritage buildings has enhanced their prominence in the streetscape, and they remain important streetscape elements.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



Figure 20 Streetscape, West side Church Street, Richmond: St Stephen's and St Ingatius' churches



Figure 21 Lalor House, 293 Church Street, Richmond

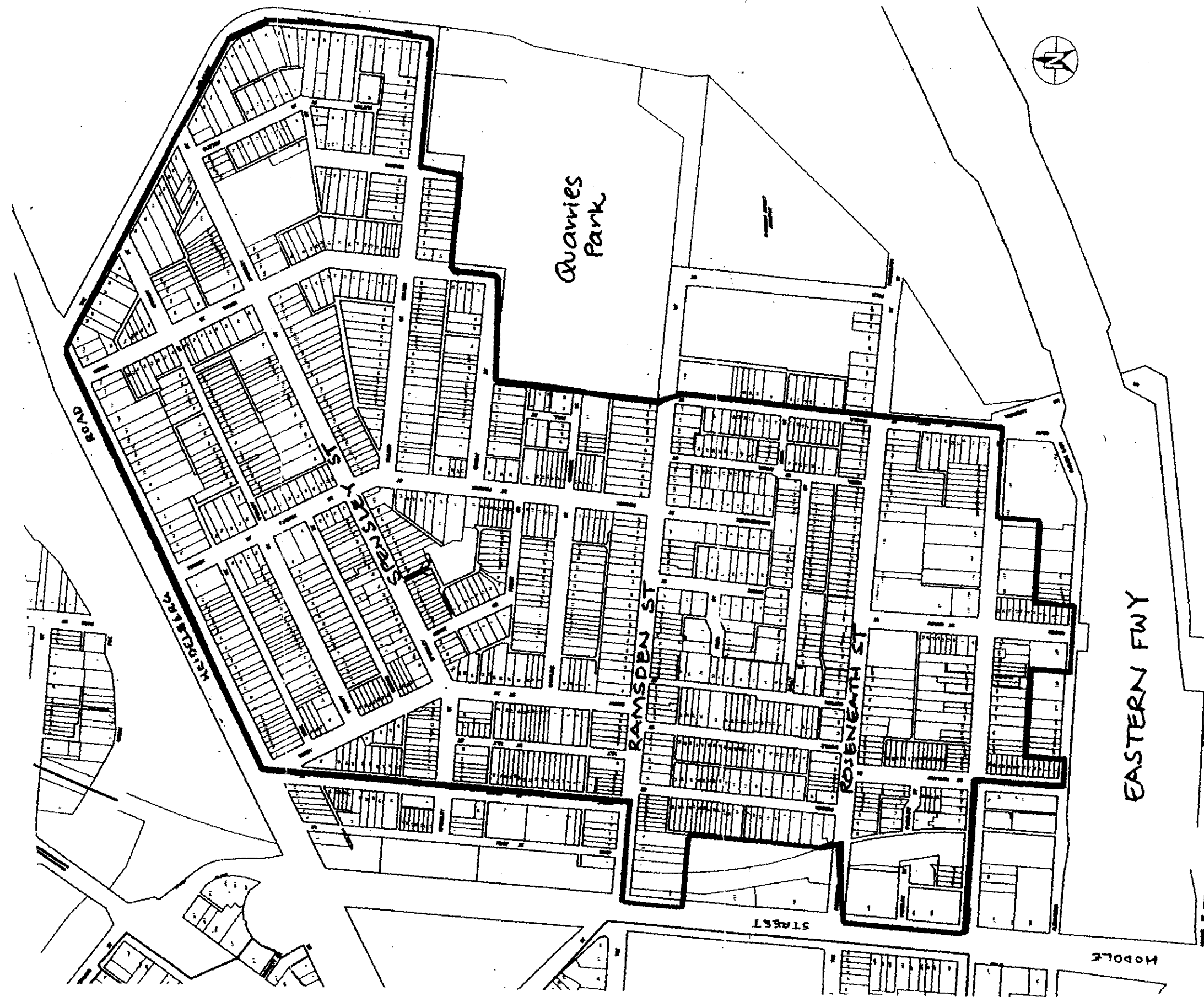


Figure 22 Clifton Hill Eastern Precinct

## 2.8 Clifton Hill Eastern (HO307)

## Clifton Hill

**Location**

the area bounded by Heidelberg Road, The Esplanade, Walker and Edmund Streets, Quarries Park, Yambla Street, Gray Street, Noone Street, parts of Alexandra Parade East, rear east side of Groom Street, Rutland and sections of Hoddle Street, railway line, Gordon and Grant Streets.

**History**

By the mid-1850s the Department of Lands and Survey was proposing to develop East Collingwood, which had become notorious as an unhealthy flood-prone polluted flat. It was 'Melbourne's multi-problem suburb', which historian Bernard Barrett thought fit to use 'as an ideal case study in the origins of pollution.'<sup>41</sup> He noted that because of its topography, the residents were soon 'wading in [their] own muck ... Collingwood became a cesspool for refuse.'<sup>42</sup> The area was 'akin to a swamp and the few who ventured ... [forth] were looked upon after their return as people who had performed a somewhat perilous journey.'<sup>43</sup>

As a response to this sordid reputation, and more particularly falling land values, in 1855 Collingwood's businessmen sought to improve the district and moved to set up their own council independent of the City of Melbourne.<sup>44</sup> By October that year the East Collingwood Council had become the only major municipal council to be operating outside the boundary of the municipality of Melbourne, which still governed Fitzroy and Richmond.<sup>45</sup> It set a precedent, and as a result Emerald Hill, Port Melbourne and Richmond soon followed—followed in turn by North Melbourne, Flemington and Fitzroy.<sup>46</sup>

At the time, the area north of the Reilly Street drain was an administrative 'no-mans land',<sup>47</sup> crossed from the south-west to north-east by unsurveyed tracks leading to Northcote and the Kew Asylum; bounded by the surveyed roads, Heidelberg Road, as well as a portion of Hoddle Street which provided access to the quarries to its east. Prior to 1855, it was Crown land but was incorporated, amid controversy, into the new municipality. Henry Groom, a City of Melbourne Councillor declared, not surprisingly,

The freeholders of Clifton Hill have no desire to depreciate the value of their property by suffering it to be annexed to a swamp which to drain itself would drain our resources.<sup>48</sup>

Undeterred, East Collingwood pursued the acquisition of Clifton Hill as it enabled the Council to extend its major streets northwards to take advantage of the country trade from the Heidelberg area, and provided access to the quarries for building stone. Importantly it gave the municipality a portion of Crown land which could then be developed in a more orderly manner than had the rest of Collingwood up to that time. The Council also pursued the annexation of Studley Park, but this was thwarted by the government,<sup>49</sup> and

41 Barrett, *The Inner Suburbs*, p. 9.

42 Barrett, *The Inner Suburbs*, p. 9.

43 Barrett, *The Inner Suburbs*, p. 25.

44 Barrett, *The Inner Suburbs*, pp. 9-10.

45 B Barrett, *The Civic Frontier*, p. 156.

46 Barrett, *The Civic Frontier*, p. 39.

47 Barrett, *The Civic Frontier*, p. 14.

48 Barrett, *The Civic Frontier*, p. 39.

East Collingwood's expansion stopped at what is now Clifton Hill.

Whereas much of Collingwood and Fitzroy had been laid out by speculators anxious to sell their blocks, Clifton Hill was a professionally laid out suburb. The Proeschel 'Map of Collingwood' 1854 (Fig. 3) shows the area of Clifton Hill, north of Dights Paddock, which was bordered to the south by Johnston Street, as open paddocks, or land, crossed by two unnamed streets running west from Hoddle Street and which were approximately in alignment with Roseneath and Ramsden Streets. At this time it was proposed to extend the alignment of Roseneath Street westwards to connect to Smith Street, the northern section of which was still being formed.

During the next years controversy ensued as different factions proposed different routes major thoroughfares through the municipality, and different sites for bridges across the Yarra were put forward. The north was again the south and the 'Flat' again the 'Slope'; issues of drainage, street construction and a commercial centre were all seen to benefit one faction to the detriment of another. In relation to Clifton Hill, Barrett reports that the Reilly Street drain, now under Alexandra Parade, was intended to drain the Crown land in Clifton Hill, thus increasing land values and hence enabling profitable sales to developers. However, this vain hope was soon dashed when the drain overflowed onto the Collingwood Flat in the first winter after it was constructed.<sup>50</sup> It continued to be a hazard as 'occasionally someone fell in and was drowned.'<sup>51</sup> Nevertheless the vision of urban improvement advanced as the Kearney plan of 1855 shows (Fig. 4).

The Kearney map (see Appendix A) shows the area bounded by Reilly Street, Heidelberg Road, the Merri Creek and Hoddle Street, as being wooded to the north and having approximately 20 streets in two areas: one adjacent to Hoddle Street and the other further east near the Melbourne Corporation Quarries Reserve, now Quarries Park. Approximately 10 buildings are shown mostly fronting what eventually became Ramsden and Roseneath Streets.

The oldest remaining buildings in the Precinct include the bluestone houses at 27 Clifton Street, 2 Ford Street and 3 Horne Street, which were in existence in 1853, their construction reflecting the proximity of the quarries. Eastern Clifton Hill became known colloquially as 'The Quarries'. According to Garryowen:

... as bluestone began to be required for building purposes, the pick and the crowbar, and the shovel went to work—and so originated that network of quarry holes that used to be found everywhere here [Clifton Hill], many of which have been recently filled up.<sup>52</sup>

Notwithstanding continual urbanisation and population increases, the municipality was still of rural appearance with butchers holding grazing leases on Crown land in Clifton Hill and on the paddocks on the Collingwood Flat, much to the annoyance of rival small dairymen.<sup>53</sup> Following proclamation of the *Land Act* in 1860, there was a general upsurge in activity in the Lands Office as thousands of interested members of the public, including councils and organised pressure groups, wrote annually in relation to crown land reserves. In 1862-62 a petition from the 'Municipal District of East Collingwood' was presented to the Legislative Assembly,

praying that the petitioners might have leave to bring in a Bill for the

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49 Barrett, *The Civic Frontier*, p. 40.

50 Barrett, *The Inner Suburbs*, p. 45.

51 Barrett, *The Inner Suburbs*, p. 46.

52 Garryowen (pseud. E Finn), *The Chronicles of Early Melbourne*, vol 1, Melbourne 1888, p. 29.



improvement of the Municipal District of East Collingwood, in the Colony of Victoria, and that the Assembly would ... allow the said Bill to pass.<sup>54</sup>

As a result a reserve in the western precinct, which was to become the Darling Gardens, was set aside.

The eastern area continued to move ahead and an undated (but probably c. 1864) survey plan by T S Parrott shows the area bounded by Alexandra Parade, Hoddle Street, the south side of Roseneath Street and the Merri Creek divided into 50 or 60 foot frontage allotments. The land north of Roseneath Street had also been sold and was fenced off. By 1870 Ramsden and A-Beckett Streets were also indicated on the de Gruchy map and the *Directory* for this year lists 9 residents in addition to a boiling down works and the municipal abattoirs near the river and south of the Melbourne Quarry Reserve. Adjacent to the Melbourne quarry was the Collingwood Quarry Reserve north of the which was the Collingwood Manure Depot and Abattoirs. In the next 20 years considerable progress had been made as shown on the MMBW 1895 plan. Old quarry holes had been progressively filled up during the 1880s and all of the streets had been laid out with most of the development being concentrated towards the western and northern sections of the precinct, in all likelihood drawn by the traffic and trade along Heidelberg Road and Hoddle Street. The area north and west of the quarry was less developed, presumably it was less desirable, as large blocks remained vacant adjacent to clusters of buildings.

Ward notes that 'in 1888 the Royal Park Junction to Clifton Hill railway (the Inner Circle) was opened on the site formerly occupied by terraces, and subdivided land facing Hoddle Street'<sup>55</sup> and in 1901 the circle was completed with the extension south to Princes Bridge.

The Melbourne City Council quarry was eventually closed in 1939, and the Collingwood Council's in 1963, after which the sites were used as tips, then developed as parks and sports grounds.

Post-War construction which defines the boundaries of the Precinct includes the Housing Commission's flat development on the corner of Rutland and Noone Street, formerly the site of terrace housing, and a number of factories in Noone Street and Alexandra Parade East. To the east of the Precinct, medium-density housing has been constructed in the 1990s on the site of the former Council Substation west of Field Street.

Early buildings now demolished include the Clifton Manufacturing Cos. woollen goods factory in Dally Street, and the original buildings of the Clifton Hill Primary School in Spensley Street, which was rebuilt in the mid-1970s.

### Original Source

This citation includes some material from Andrew Ward. *Collingwood Conservation Study*. 1995.

### Description

The Clifton Hill Eastern Precinct consists of a plateau to the north of Ramsden Street, and sloping land, formerly quarry sites, extending south, to Roseneath Street. The Precinct is characterised by substantially intact streetscapes of Victorian and Edwardian houses, both freestanding and attached.

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53 Barrett, *The Inner Suburbs*, p. 50.

54 *Victorian Parliamentary Papers*, 'Votes and Proceedings of the Legislative Assembly, No. 31, Wednesday 15 January 1862', p. 97.

55 Ward. *Collingwood Conservation Study*. Vol. 1, p. 164.

Larger, predominantly freestanding, houses, both Victorian and Edwardian, tend to occur along Heidelberg Road and The Esplanade. 47-49 Heidelberg Road (1882-83), a double-storey tuckpointed polychromatic brick pair with cast iron lacework friezes and balcony balustrading, and hipped roof behind a segmental pedimented parapet. The parapet and much of the lacework which had previously been removed from No. 47. Merrivue (1893) has since been reinstated, 88 The Esplanade, is a single-storey Italianate brick villa with a Greek key motif in the parapet and verandah friezes. Tarrangower (1899), at 83 Fenwick Street, is an asymmetrical Italianate timber villa with a hipped and gabled slate roof and unusual verandah frieze. Sunnyside, at 33 Ramsden Street, is an intact polychromatic brick villa with a hipped late roof with iron finials, rendered eaves brackets and arched window keystones. It has a bluestone and iron picket fence, and retains a traditionally-planted garden, which includes roses and a variegated Privet hedge. Also of note is the double-storey rendered brick terrace at 59-69 Spensley Street, which has unusual hipped and gabled roofs, and a moulded string course with floral motifs.

Simpler, predominantly Edwardian brick and timber cottages comprise much of the central part of the Precinct, with examples of substantially intact streetscapes in Ramsden, Caroline, Myrtle and Fenwick Streets and Abbot Grove.

More modest housing exists on the flat land at the south of the Precinct. The south end of Rutland Street comprises two rows of attached red brick Edwardian cottages (Nos. 2-14 and Nos. 16-28, built 1910 and 1912 respectively), only one of which has had its face red brick facade painted. All have longitudinal gables with stucco and timber gable ends and bullnose profile verandahs. Some retain iron picket front fences.

The precinct is remarkably intact and with different streets displaying different characteristics. Together with the more individually notable buildings, the preponderance of smaller houses demonstrates the pattern of urban development both sequentially and socio-economically as more modest houses and workers' cottages were built in proximity to larger and grander residences, none of which however reached mansion status.

Non-residential development is concentrated in two parts of the Precinct. The Spensley Street spine, leading east from the railway station, contains Centreway, a row of late Edwardian shops at the corner of Spensley and Berry Streets, and the Royal Hotel, a three storey rendered brick Italianate hotel with a rusticated ground floor, on the opposite corner. Victorian and Edwardian shops with residences above remain at Nos. 22-30 Spensley Street. Collectively they help create something of a village atmosphere in this Precinct. Also of note is an early corner shop on the corner of Abbot Grove and Fenwick Street. South of Roseneath Street, there are a number of notable Edwardian factory buildings, including the Australian Dye Cos. complex in Noone Street.

Where post-War buildings have replaced the Victorian and Edwardian building stock, their presence is most obvious along The Esplanade, where several large villas have been demolished to be replaced by two and three storey flats in the 1960s and 1970s.

Street planting varies throughout the Precinct, as does street and footpath construction. The installation of traffic calming devices, including roundabouts and widened nature strips, have affected both, although many of these use traditional materials. Both bluestone and concrete kerbs and gutters exist in the Precinct. There are some concrete footpaths, but the majority are asphalt. Street furniture of interest includes the drain guard at the north-east corner of Yambra and Ramsden Streets, which is similar to the one at the corner of Gold and Hodgkinson Street.

Traditional street planting includes *Platanus* sp. in Abbot Grove, at the north end of Fenwick Street and in Walker Street. Plantings which are considered to contribute to the Precinct's streetscapes include various natives and *Prunus* in Caroline, Dally and Ramsden Streets, and various natives in Clifton, Dwyer, Ford, Roseneath and Gordon Streets. The

mature plantings in Hall Reserve contribute to the landscape character of The Esplanade, at the east of the Precinct.

Private gardens within the Precinct vary; there are examples of houses retaining large gardens along The Esplanade, although few retain original or traditional plantings.

#### **Statement of Significance**

The Clifton Hill Eastern Heritage Overlay Precinct is a significant and substantially intact and discrete precinct within the City of Yarra, surrounded by major transport routes and the Merri Creek, it is something of an island, or discrete village, within the broader municipality. It is a large precinct containing a number of extremely intact Victorian and Edwardian residential streetscapes, as well as a large number of relatively intact commercial and industrial buildings, which are interspersed and which reinforce its village quality. The more typical buildings, demonstrate aspects, or themes, in the development of the Precinct, and the municipality, as it has evolved historically, in addition to also providing a context for those buildings which are of individual significance (See Appendix).

The most intact streetscapes are Caroline, Gordon, Myrtle and the north side of Roseneath Streets, Clifton Avenue, Abbot Grove and Heidelberg Road (between Berry and Fenwick Streets), all of which contain no, or very little, non-heritage building stock. Also very intact are Aitken, Berry, Dally, Dwyer, Edmund, Fenwick, O'Grady, Rose, Rutland, Spensley, Walker, Wright and Yambla Streets. Less intact streetscapes are Heidelberg Road (between Fenwick Street and The Esplanade) and The Esplanade, both of which have been eroded by flat developments attracted by large sites. Streetscapes with more dominant non-heritage elements are Noone Street (north side) and Roseneath Street (south side).

The landscape character of the Precinct, particularly that of The Esplanade, is enhanced by the large areas of adjoining riverside parkland, some of which were developed on former quarry sites.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



Figure 23 South side Ramsden Street, Clifton Hill: typical Edwardian brick cottages



Figure 24 Spensley Street, Clifton Hill, looking towards Berry Street: note the terraces to the left and the Royal Hotel in the background





## 2.9 Clifton Hill Western (HO308)

## Clifton Hill

**Location**

*the area bounded by Smith Street, Queens Parade, Hodgkinson Turnbull, Hoddle, Noone and Alexander Streets, Alexandra Parade, Reeves and Council Streets*

*excluding the east sides of Reeves Street and Copper Lane, and parts of Hilton, Gold, Alexander and Hoddle Streets and Alexandra Parade*

**History**

By the mid-1850s the Department of Lands and Survey was proposing to develop East Collingwood, which had become notorious as an unhealthy flood-prone polluted flat. It was 'Melbourne's multi-problem suburb', which historian Bernard Barrett thought fit to use 'as an ideal case study in the origins of pollution.'<sup>56</sup> He noted that because of its topography, the residents were soon 'wading in [their] own muck ... Collingwood became a cesspool for refuse.'<sup>57</sup> The area was 'akin to a swamp and the few who ventured ... [forth] were looked upon after their return as people who had performed a somewhat perilous journey.'<sup>58</sup>

As a response to this sordid reputation, and more particularly falling land values, in 1855 Collingwood's businessmen sought to improve the district and moved to set up their own council independent of the City of Melbourne.<sup>59</sup> By October that year the East Collingwood Council had become the only major municipal council to be operating outside the boundary of the municipality of Melbourne, which still governed Fitzroy and Richmond.<sup>60</sup> It set a precedent, and as a result Emerald Hill, Port Melbourne and Richmond soon followed—followed in turn by North Melbourne, Flemington and Fitzroy.<sup>61</sup>

At the time, the area north of the Reilly Street drain was an administrative 'no-mans land',<sup>62</sup> crossed from the south-west to north-east by unsurveyed tracks leading to Northcote and the Kew Asylum; bounded by the surveyed roads, Queens Parade and Heidelberg Road, as well as a portion of Hoddle Street which provided access to the quarries to its east. Prior to 1855, it was Crown land but was incorporated, amid controversy, into the new municipality. Henry Groom, a City of Melbourne Councillor declared, not surprisingly,

The freeholders of Clifton Hill have no desire to depreciate the value of their property by suffering it to be annexed to a swamp which to drain itself would drain our resources.<sup>63</sup>

Undeterred, East Collingwood pursued the acquisition of Clifton Hill as it enabled the Council to extend its major streets northwards to take advantage of the country trade from the Heidelberg area, and provided access to the Clifton Hill quarry for building stone. Importantly it gave the municipality a portion of Crown land which could then be developed in a more orderly manner than had the rest of Collingwood up to that time.

- 56 Barrett, *The Inner Suburbs*, p. 9.  
 57 Barrett, *The Inner Suburbs*, p. 9.  
 58 Barrett, *The Inner Suburbs*, p. 25.  
 59 Barrett, *The Inner Suburbs*, pp. 9-10.  
 60 B Barrett, *The Civic Frontier*, p. 156.  
 61 Barrett, *The Civic Frontier*, p. 39.  
 62 Barrett, *The Civic Frontier*, p. 14.

The Council also pursued the annexation of Studley Park, but this was thwarted by the government,<sup>64</sup> and East Collingwood's expansion stopped at what is now Clifton Hill.

Whereas much of Collingwood and Fitzroy had been laid out by speculators anxious to sell their blocks, Clifton Hill was a professionally laid out suburb. As a result, Smith and Hoddle Streets were extended north to connect with Heidelberg Road (now Queens Parade), land was reserved for public recreation purposes, and according to Ward 'planning of Clifton Hill was to proceed on a more organised basis than that of the municipality south of Alexandra Parade.'<sup>65</sup> The Proeschel 'Map of Collingwood' 1854 (Fig. 3) shows the area of Clifton Hill, north of Great Ryrie Street (now Keele Street), largely as open paddocks, or land, and with Gold, Ballarat, Alexander, Forest and Bendigo Streets having already been formed, and named after the principal goldfields. At this time it was proposed to extend Wellington Street north to Heidelberg Road and to construct a major road running east from the corner of Heidelberg Road and Smith Streets; had it been constructed, it would have bisected the Darling Gardens which had not yet been reserved.

During the next years controversy ensued as different factions proposed different routes major thoroughfares through the municipality, and different sites for bridges across the Yarra were put forward. The north was again the south and the 'Flat' again the 'Slope'; issues of drainage, street construction and a commercial centre were all seen to benefit one faction to the detriment of another. In relation to Clifton Hill, Barrett reports that the Reilly Street drain, now under Alexandra Parade, was intended to drain the Crown land in Clifton Hill, thus increasing land values and hence enabling profitable sales to developers. However, this vain hope was soon dashed when the drain overflowed onto the Collingwood Flat in the first winter after it was constructed.<sup>66</sup> It continued to be a hazard as 'occasionally someone fell in and was drowned.'<sup>67</sup> Nevertheless the vision of urban improvement advanced as the Kearney plan of 1855 shows (Fig. 4).

The Kearney map (see Appendix A) shows the triangle bounded by Reilly Street, Heidelberg Road and Hoddle Street, laid out by surveyor Captain Andrew Clarke, as having a regular street grid with seven principal streets laid out parallel and perpendicular to Heidelberg Road; ie. at 45° to Smith and Hoddle Streets. As yet unnamed, Hodgkinson Street is shown as running from Hoddle Street through a formally laid out, elaborate subdivision based on a central circular plan and stopping just short of Smith Street. Ultimately the only section of this plan which ever eventuated is the eastern section of Hodgkinson Street between Gold and Turnbull Streets. The parks intended for the centre of the subdivision, and probably derived from notable English models,<sup>68</sup> most likely were later translated into the Darling Gardens, albeit in a different layout and slightly different position.

Notwithstanding continual urbanisation and population increases, the municipality was still of rural appearance with butchers holding grazing leases on Crown land in Clifton Hill and on the paddocks on the Collingwood Flat, much to the annoyance of rival small dairymen.<sup>69</sup> Following proclamation of the *Land Act* in 1860, there was a general

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63 Barrett, *The Civic Frontier*, p. 39.

64 Barrett, *The Civic Frontier*, p. 40.

65 Andrew Ward & Associates, *Collingwood Conservation Study*, p. 164.

66 Barrett, *The Inner Suburbs*, p. 45.

67 Barrett, *The Inner Suburbs*, p. 46.

68 Any study of the London Squares and notably Bath reveals an abundance of models which might have inspired such a plan. This source has also been cited by Miles Lewis in Jacobs, Lewis Vines, *North Fitzroy Conservation Study*, p. 13.



upsurge in activity in the Lands office as thousands of interested members of the public, including councils and organised pressure groups, wrote annually in relation to crown land reserves. In 1862-62 a petition from the 'Municipal District of East Collingwood' was presented to the Legislative Assembly,

praying that the petitioners might have leave to bring in a Bill for the improvement of the Municipal District of East Collingwood, in the Colony of Victoria, and that the Assembly would ... allow the said Bill to pass.<sup>70</sup>

The residents protests were initially in vain, but came to fruition as,

thanks to the efforts of a number of more recent residents, who formed themselves into a Vigilance Committee, these nuisances are things of the past, and the atmosphere is free ... for the past two years, in spite of every drawback, in spite of municipal neglect, in spite of southern jealousy, in spite of want of roads, gas, water, police and postal, banking and other advantages, the district has made most prodigious strides, and Heidelberg Road, which only could boast of a single grocery establishment, and Kimptons' well known long established hay and corn store and wood yard, is now a second Smith Street, with three banks, a post office, police office &c.<sup>71</sup>

Raymond Wright has suggested that the level of community involvement engaged in 'articulating public interest priorities' can be gauged by the level and nature of the correspondence<sup>72</sup> of which there was a great deal.

As a sense of permanent settlement, community and civic pride began to engender itself in the minds and aspirations of citizens, demands for public parks, recreation areas, sporting grounds and botanic gardens increased.<sup>73</sup> In many areas, particularly but not exclusively, these reserves also doubled as common grazing areas when not used for recreational activities. A letter from the East Collingwood Council to the Chief Commissioner of Lands and Survey reveals that by 1863 the municipality was 'nearly the only suburban municipality which has not obtained a grant.'<sup>74</sup> This request was successful as by June of that year the Darling Gardens had been temporarily reserved as a site for public gardens covering an area of 15 acres, 3 roods and 4 perches not including semi-circular ornamental roads.<sup>75</sup> (Fig. \*) At this time, Clement Hodgkinson,<sup>76</sup> had 'reached the pinnacle of his career'<sup>77</sup> as Assistant Commissioner of Crown Lands and Survey. Earlier

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69 Barrett, *The Inner Suburbs*, p. 50.

70 *Victorian Parliamentary Papers*, 'Votes and Proceedings of the Legislative Assembly, No. 31, Wednesday 15 January 1862', p. 97.

71 *Collingwood Mercury*, 29 October 1886, n.p.

72 R Wright, *The Bureaucrats' Domain*, p. 115.

73 Wright, *The Bureaucrats' Domain*, p. 116.

74 Borough of East Collingwood. Letter Book 27, 10 April, 1863 researched by Lois Fox and quoted in T Meyer and G Loughlin, *I should be glad if a few elms and oaks were included: the Darling Gardens, Clifton Hill*, p. 18.

75 *Victorian Government Gazette*. 30 June 1863, vol. 1, p. 1454 and quoted in *ibid*.

76 Born in England, Clement Hodgkinson (1818-1893) arrived in Australia in 1851. He immediately joined the Surveyor-General's office and his work there included water supply and sewerage in the city area and assisting James Blackburn on the plans for the Yan Yean scheme. He became District Surveyor for the Counties of Evelyn and Bourke in 1854 and honorary consulting Engineer for East Collingwood, Emerald Hill, Prahran, Richmond and the Mornington Peninsula in 1856/7. Although he intended to retire, he became Assistant Commissioner of the Lands and Survey Department in 1860, at the time when the Board was created. Although his duties were mostly in administration, he was also given the opportunity to design, his most notable achievements being the Treasury, Carlton and Fitzroy Gardens.

in 1856 he had also been appointed Honorary Consulting Engineer to a number of municipalities including East Collingwood. Given his demonstrated skill as a garden designer, together with the fact that he took a great personal interest in matters relating to crown land reserves<sup>78</sup> it is probable that he may in fact have been responsible for the plan of the Darling Gardens<sup>79</sup> and possibly had input into the surrounding subdivision. Certainly Hodgkinson Street is named after him.

In summing up Clement Hodgkinson's achievements in relation to colonial land affairs, Wright asserts that Hodgkinson 'made the Crown land reserve an accepted and even expected feature of the colonial landscape' and brought land claims 'into spatial substance.'<sup>80</sup> Significantly,

through his employment of the reserve provisions of the land legislation, [he] left a mark on the collective environmental sensibility of the colonists. In particular he succeeded in impressing upon them the importance of looking to the needs of future generations of Victorians. ... By the time of his departure many more Victorians were at least aware of the need to treat the physical environment with greater care.<sup>81</sup>

Hodgkinson's achievements are instructive as in many ways these accolades are demonstrated in the urban fabric of Clifton Hill.

The formal planning of this area is shown on the plan of 'Allotments in the Boroughs of East Collingwood and Fitzroy' surveyed by P M Goldbrick in April 1864 (Fig. 6). By this time the Gardens had been formally named after the Governor of Victoria, Sir Charles Henry Darling, who had taken up his appointment about six months earlier in September 1863. It shows a formal street plan, including North and South Terrace aligning two sides of the Darling Gardens and the nearby Mayor's Park, all of which exist today. The idea of the Terraces demonstrates the already identified desire by the Council, and the Survey Department, to ensure that the area was more organised and of a better standard than the rest of the municipality, particularly the 'Flat'.

The corner allotments were particularly prominent and because of the triangular plan dictated by the alignment of Heidelberg Road, were of irregular shape. On the corner of Gold and Hodgkinson Streets and North Terrace they each had two principal street frontages and formed a focus to what was known as the north entrance or 'north gate' to the Gardens. The same plan was repeated at the intersection of Hodgkinson and Wellington Streets and to a degree at Hodgkinson and Smith Streets, where one allotment was reserved for Baths which never went ahead primarily because the crown land site was too far away from the actual concentration of the local population.<sup>82</sup> The land in Clifton Hill began to be sold in 1864 and the area boomed in the 1880s. Between, it was reported, 'the progress ... was almost a *backward* one. It truly was "a howling wilderness".'<sup>83</sup> The character of the area, as later described in *Victoria and its Metropolis*, was

a residential suburb ... which has of late years been extensively built on with a good class of houses and numerous handsome shops. It has an elevated

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77 G Whitehead, *Civilising the City*, p. 10.

78 Wright, *The Bureaucrats' Domain*, Ch. 5 passim.

79 This hypothesis is also supported by Nigel Lewis Richard Aitken Pty Ltd, *Darling Gardens*, p. 10.

80 Wright, *The Bureaucrats' Domain*, p. 208.

81 Wright, *The Bureaucrats' Domain*, p. 208.

82 Barrett, *The Inner Suburbs*, p. 53

position, and commands an excellent view of the metropolis.<sup>84</sup>

The district was soon 'covered with innumerable cottages of the comfortable working classes; street after street; row after row, of these neat brick buildings.'<sup>85</sup> The area, with the draw card of the Darling Gardens, attracted some influential Melbourne citizens, such as George Langridge, Mayor and MLA for Collingwood (1874-1891) who established himself in there even prior to the boom. In 1864, he was living in a small brick cottage in narrow, muddy Harmsworth Street, Collingwood. By 1870, when he had been a councillor for four years, he had moved to Clifton Hill, where he built Wellington House on a large allotment at 12 North Terrace, opposite the Darling Gardens. 'Thus the carpenter from the Flat became the statesman and financier of Clifton Hill.'<sup>86</sup> Today there are many double or single storey Victorian balconied/verandahed houses some of which form pivotal points in Victorian streetscapes.

It appears that although Clifton Hill was envisaged as 'the Toorak of Collingwood',<sup>87</sup> it took nearly two decades before serious development took place in the area. Few houses were built before the 1880s Land Boom. Those which were constructed, in the main, were for residents with a strong sense of civic pride who fought the council to improve services to the district.

### Original Source

This citation includes some material from Andrew Ward. *Collingwood Conservation Study*. 1995.

### Description

The Clifton Hill Western Heritage Overlay Precinct is predominantly a residential precinct but with some additional building types including churches, shops and industrial buildings. Most buildings date from the late 19th and early 20th centuries. The focus of the area is the Darling Gardens, which forms a centrepiece to the surrounding residential streets: Gold Street, North Terrace and South Terrace. Forming something of an urban oasis within busy street boundaries, the area presents as a remarkably intact area which can be clearly differentiated from the surrounding areas.

Overall, the area remains considerably intact and largely comprises single and double-storey Victorian and Edwardian terraces and houses. The majority of the buildings are typical single and double storeyed terrace houses, with or without verandahs, and mostly with small front gardens. Atypically, two houses (69A and 94 Hodgkinson Street) on prominent corner sites and are surrounded by open space and remnant gardens. Collectively these buildings form the basis of the predominantly 19th century nature of the area. Contributing to the overall cohesion of the area are remaining elements of nineteenth century infrastructure, notably bluestone kerbs and gutters, pitched lanes, rights-of-way and drains and the drain guard on the north-west corner of Gold and Hodgkinson Streets. The only other one remaining in the municipality is an identical one in the Clifton Hill Eastern Heritage Overlay Precinct. Elsewhere there are some corner shops, several churches and associated buildings, schools and a number of factories which add to the representative nature

In addition to the nineteenth and early twentieth century building stock, but in the

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83 *Collingwood Mercury*, 29 October 1886, n.p.

84 A Sutherland, *Victoria and its Metropolis: Past and Present*, Vol IIB, p. 442.

85 Sutherland, *Victoria and its Metropolis*, Vol 1, p. 570.

86 Barrett, *The Inner Suburbs*, p. 144

minority, are some single storey, but moderately substantial, inter-War houses in various styles (Moderne, bungalow) which occupy individual blocks in otherwise nineteenth century streetscapes. There are also some infill buildings on various individual sites, some of which are in a mock heritage style. Intrusive elements within the Precinct include a number of blocks of flats built during the 1960s and 1970s, particularly along South Terrace, overlooking the Darling Gardens.

The landscape character of the Precinct is largely informed by the Darling Gardens, which comprises the block bounded by North Terrace, Hoddle Street, South Terrace and Gold Street, and contains extensive mature exotic, and some native, plantings. Private gardens of interest tend to be associated with the larger properties overlooking the Gardens. Elsewhere are specimens of *Platanus* and *Schinus moll*, such as in the grounds of Gold Street Primary School. Street planting varies throughout the Precinct and traditional street plantings include *Platanus* sp. such as in Hodgkinson Street.

Street and footpath construction varies and the installation of traffic calming devices, including roundabouts and widened nature strips, have affected both, even though many use traditional materials. Both bluestone and concrete kerbs and gutters exist in the Precinct. There are some concrete footpaths, but the majority are asphalt.

### Statement of Significance

The Clifton Hill Western Heritage Overlay Precinct is a significant and substantially intact and discrete area within the City of Yarra, similar to the eastern precinct it is something of an island contained within principle transport routes which separate it from the rest of the suburb. The major focus of the Precinct is the Darling Gardens, which is the best example of a residential square in the municipality. The Precinct contains a large number of intact typical late 19th and early 20th century buildings in addition to a large number of particularly distinctive buildings, which in many instances demonstrate the aspirations of its early residents. A number of important non-residential buildings and urban infrastructure elements add to the overall visual cohesiveness and significance of the Precinct.

The most intact streetscapes within the Precinct are Hodgkinson and Wellington Streets, and North Terrace, all of which contain no or very little non-heritage building stock. Also very intact are Noone Street (north side), Hilton Street (north of Council Street), Council Street (east of Reeves Street). Less intact streetscapes are Gold Street and South Terrace the latter having been eroded by flats.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.

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87 *Collingwood Mercury*, 29 October 1886, n.p.



*Figure 26 West side Gold Street from the Darling Gardens, Clifton Hill: the spire of St John's is visible in the background*



*Figure 27 The Darling Gardens, the centrepiece of the Precinct*

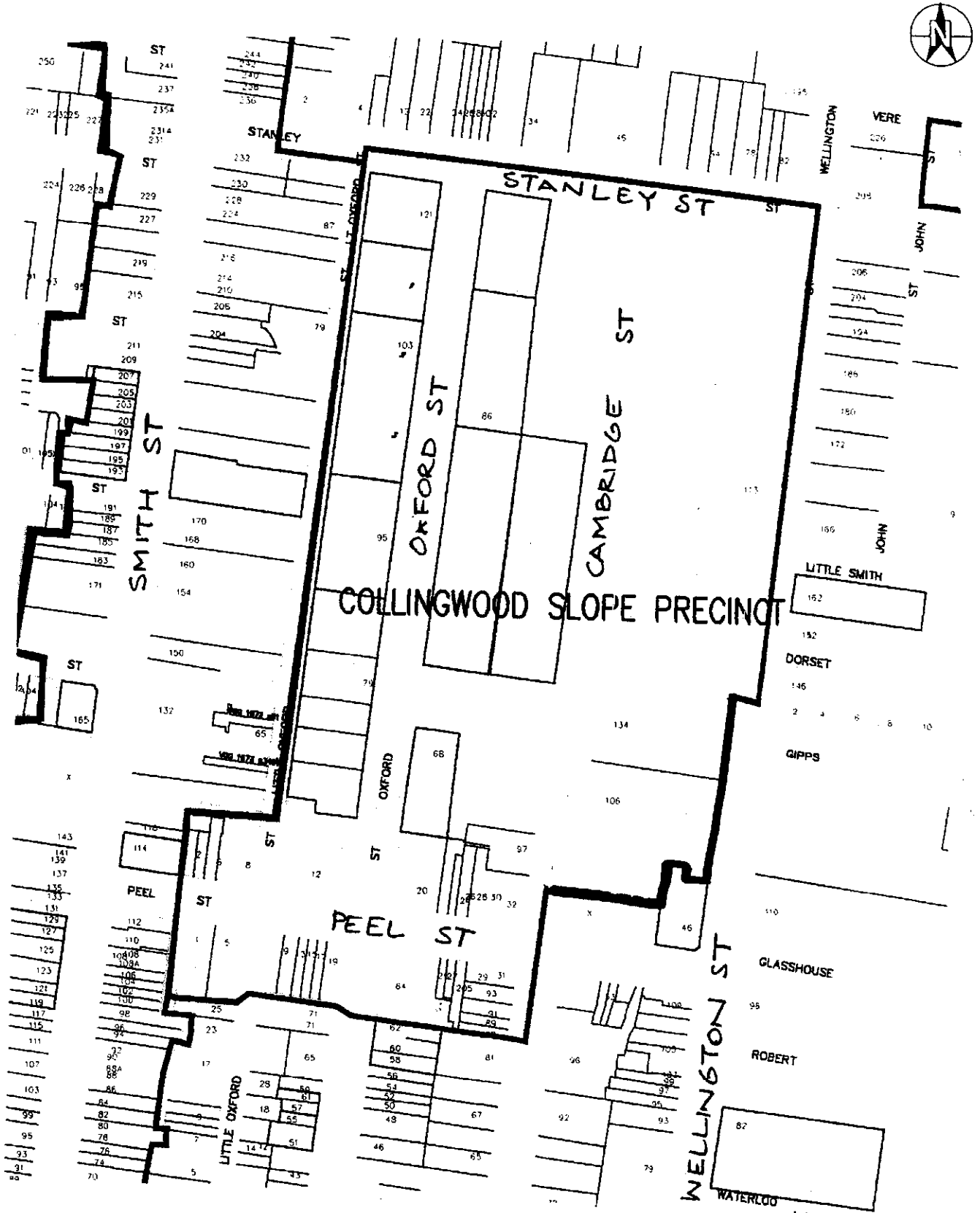


Figure 28 Collingwood Slope Precinct, Collingwood

## 2.10 Collingwood Slope and the Foy and Gibson Complex (HO309) Collingwood

### Location

Generally the area bounded by Little Oxford, Stanley, Wellington and Peel Streets including the Foy and Gibson complex (Fig. 28). The Collingwood Slope was included in the *Collingwood Conservation Study* undertaken by Andrew C Ward & Associates as a recommended urban conservation area. In that study the boundary extended south to Victoria Parade in accord with its historical boundary, however, in terms of built form this cannot be sustained today. Therefore the boundaries of the HO Precinct have been truncated to the area defined above which mostly focuses around the Foy and Gibson Complex.

### History

The land comprising the Collingwood Slope is situated on the east slope of Eastern Hill which is centred in Fitzroy. Historically this was an important influence on Collingwood, located largely on the flat below, and which as a result became 'Melbourne's multi-problem suburb', which historian Bernard Barrett thought fit to use 'as an ideal case study in the origins of pollution.'<sup>88</sup> He noted that because of its topography, the residents were soon 'wading in [their] own muck ... Collingwood became a cesspool for refuse.'<sup>89</sup> The area was 'akin to a swamp and the few who ventured ... [forth] were looked upon after their return as people who had performed a somewhat perilous journey.'<sup>90</sup>

Alienation of the land on the Slope began in 1839 when S A Donaldson acquired the major portion, consisting of lot 52 and part lots 53 and 68, and George Otter acquired the northern portion, consisting of part of lot 73. Subdivision commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 the whole of the area, bounded by Smith, Johnson and Wellington Streets and Victoria Parade was in varying degrees built over. It was originally known as East Collingwood and according to Bernard Barrett 'was a no-man's land until 1855'.<sup>91</sup> This area, which fell outside the jurisdiction of the *Melbourne Building Act* 1849, was rapidly developed in a somewhat unplanned manner by amateur speculators, as small shops and cottages, many of timber, were built on vacant blocks.

The pattern of streets, determined by 'the government's pre-auction survey [which] created only paddocks [with] the conventional gridiron-straight boundaries and uniform distances [which were] easily surveyed and transacted'<sup>92</sup> was largely set by this time. Barrett points out that

'the gridiron ground-plan was ideal for speculation. Its standardization facilitated a maximum number of [oblong] building allotments ... all fronting on to a thoroughfare, all prices measured in frontage feet. ... That is why all streets in Fitzroy and East Collingwood south of Reilly Street (Alexandra Parade) run at right-angles...'<sup>93</sup>

The area included minor streets such as Bedford, Little Wellington and Napoleon Streets. Mason Street, however, was not laid out, and the land between Derby Street and Victoria Parade remained mostly vacant. There was some indication of commercial development in Smith Street. Hodgkinson's second survey plan of East Collingwood in 1858, shows

88 Barrett, *The Inner Suburbs*, p. 9.

89 Barrett, *The Inner Suburbs*, p. 9.

90 Barrett, *The Inner Suburbs*, p. 25.

91 Barrett. op. cit. p. 14.

92 Barrett. *ibid.* p. 15.

that considerable development had occurred over the whole of the Slope.

By the early 1860s, Wellington Street rivalled Smith Street as a commercial precinct and many of the boot and brewing premises established on the Slope had spread to the Flat and throughout the district. While the area predominately contained working class housing and manufactories of varying types, the southern area near Victoria Parade included some grander houses including 'Portia' and 'Floraston'. Included also were a number of churches, schools and Dr Singleton's Dispensary in Wellington Street. By the early 1890s the first phase of development in the area was almost complete but has since been severely eroded by mostly post-War development.

In 1883, Foy & Gibson established what was to become a retail and manufacturing empire in the area, when they opened a shop in Smith Street. From then until the 1920s, the entire block bounded by Smith, Wellington, Peel and Stanley Streets, primarily occupied by houses, small factories and hotels, underwent a transformation into the industrial landscape which remains externally substantially intact. This major expansionary phase brought woollen mills, clothing manufacture, hosiery, bedding, metal goods and cabinet manufacture to the Precinct at a scale unprecedented in Melbourne at the time; this is reflected in the substantial warehouses which remain today

The firm of Foy and Gibson began around 1883 with the formation of a partnership between two local businessmen, a Collingwood draper, Mark Foy, and a Fitzroy trader, William Gibson.<sup>94</sup> The new enterprise reflected the development in Australia of a new type of retail venture which was based on the earliest department stores in Europe and the United States. The oldest of the remaining Foy & Gibson warehouses was built in Oxford Street (now No. 68) in 1895, probably to a design of William Pitt. Pitt, who was a prominent Collingwood citizen and councillor, and a state politician carried out architectural work for Foy and Gibson for most of his professional life - it was one of his more important long-term commissions.

Both Foy and Gibson's manufacturing sector and its central retail outlet were located near the boundary between the suburbs of Fitzroy and Collingwood with many of the pre-existing houses, hotels and other buildings in the area being demolished to make way for the new complex of warehouses. By the 1930s, from its northern to southern extremities, the series of buildings associated with the firm stretched some two miles.<sup>95</sup> As early as 1897 the firm's first Smith Street store, situated on the east (or Collingwood) side of Smith Street, had been joined by a number of factories to its east. These represented the first part of what would later become an enormous manufacturing complex. This complex was described in the following manner in 1906:

This firm have [sic] always been to the front as manufacturers, and are now undoubtedly the largest in the Southern hemisphere, the space occupied by their [sic] various factories covering between four and five acres, and give employment to 2000 persons. Visitors to Collingwood cannot form any idea of the magnitude of these buildings unless they go into Oxford and Little Oxford Streets, where the above-mentioned places cover nearly the whole of the block from one street to the other.

No other firm in Australia manufacture so many different articles. Each factory is fitted with the latest labour-saving machinery, and buying the raw materials at the lowest prices, the firm are [sic] enabled to give their [sic]

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93 Barret. *ibid.* p. 17.

94 M Lewis. 'The First Suburb'. p. 29.

95 M Lewis. *op. cit.* pp. 29-30.



customers goods equal to the best imported at much lower prices.<sup>96</sup>

By the 1930s, the list of Foy and Gibson buildings in the Fitzroy/Collingwood complex was an extensive one. The firm's buildings included a furniture factory, woollen mills, knitting and hosiery mills, a knitted underwear factory, a clothing factory, a white work and shirt factory, a straw hat factory, a furniture warehouse, a men's store and a ladies' store.<sup>97</sup>

The complex was considered technologically advanced in the early years in its large scale use of steam and electric power. The diverse functions required to serve this new model of retail empire were reflected in the range of buildings which included warehouses, shops, showrooms, woollen mills, clothing factories, a dye house and bleachery, a boiler house, and a power house. The complex even included a subway which linked the ladies' store on the west side of Smith Street with the furniture store on the east side.<sup>98</sup> In more recent years these buildings have been adapted for a variety of new uses including apartments, offices and showrooms.

### Original Source

*Note:* In addition to the cited references and additional material, the above contains relevant material from the following two sources:

Andrew C Ward & Associates. *Collingwood Conservation Study*. Vol. 1, p. 145-155.

Andrew C Ward & Associates. *Foy and Gibson's Manufacturing Complex*. (Submission to the Historic Buildings Council, August 1989)

### Description

The Collingwood Slope Heritage Overlay Precinct covers only a small part of the originally more extensive Collingwood Slope. Today it is a mixed retail, commercial and industrial precinct, with a small number of residential buildings. Together with the former Foy & Gibson complex which occupies the majority of the block bounded by Stanley, Wellington, Peel and Little Oxford Streets. The complex comprises a number of late nineteenth century and later buildings; the earlier building is the former Wool Sorting and Scouring building at 68 Oxford Street (north of Peel), a four-storey red brick building with rendered dressings.

Peel Street contains a variety of predominantly 19th century buildings. Barnard's Buildings, at Nos. 28-32, is a double-storey bichrome terrace of former shops with an unpainted rendered parapet, dating from 1869, whilst Nos. 24-26 comprise double-storey tuckpointed brick shops. No. 10 is a tapestry brick inter-War commercial building with Moderne characteristics. The only original residential buildings in the Precinct are the single-storey single-fronted slate roofed brick terraces at Nos. 13-15.

Street planting within the Precinct includes *Platanus* in Peel Street and *Melaleuca* in Oxford Street.

There are no notable private gardens within the Precinct.

Traditional street elements retained include bluestone kerbs and gutters in Peel and Oxford Streets. Smith Street has bluestone gutters, non-original bluestone kerbs, and footpaths which are partly concrete and partly asphalt. There are unusual bluestone-paved vehicle crossings into the former Foy and Gibson building opposite 68 Oxford Street.

96 *Advance Australia*. 15 October 1906. Quoted in Andrew C Ward & Associates. *Foy and Gibson's Manufacturing complex*. p. 11.

97 M Lewis. *op. cit.* p. 30.

98 M Lewis. *op. cit.* p. 30.

The most intact streetscapes within the Precinct are those at the core of the former Foy & Gibson complex: Oxford and Cambridge Streets south of Stanley Street, and the south side of Stanley Street itself and part of Wellington Street. Peel Street contains a larger number of non-heritage buildings interspersed between individually notable heritage structures.

### **Statement of Significance**

The Collingwood Slope Heritage Overlay Precinct is of historical, architectural and social significance. The Precinct contains a combination of commercial and industrial buildings, most notably the extensive former Foy & Gibson complex, which gives the Precinct its distinctive, massive architectural character. The former Foy & Gibson complex contains a number of large buildings of individual historical and architectural significance, and as a whole is of social significance in the history of the municipality. The other nineteenth century buildings today are demonstrative of the more typical building stock which once proliferated in the area and, in combination with Foy and Gibson, present an important image of the historical nature of the area.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 29 Barnard's Buildings, 28-32 Peel Street, Collingwood, with Foy & Gibson's landmark Wool Sorting and Scouring building in the background.*



*Figure 30 Oxford Street, Collingwood, looking south from Stanley Street*



Figure 31 Elm Grove Precinct, Richmond

## 2.11 Elm Grove (HO310)

Richmond

### Location

*all of* Malleson, Parker, George Streets; Elm Grove

*parts of* Lyndhurst, Princess, Charles, Mary, Brougham, Malleson, Wall and Charlotte Streets

### History

Elm Grove, originally known as Catherine Street, was created by a subdivision of auctioneer Charles William's Crown Allotment No. 20 in 1852. By 1855 it contained about 20 houses.

A late 19th century photograph of the street shows a semi-mature avenue of elm trees, stone street channels and extensive timber picket fencing and picket tree guards protecting the street trees. The elms, which were planted at the instigation of Richard Fitzgerald, who lived at No. 3, are alleged to have been the first such avenue planted in a suburban street. They have since been replaced by plane trees.

Richmond architect James Miller Robertson lived at No. 19, which dates from 1863. During the 1880s it was leased by the distinguished architect William Salway. Robertson was also associated with the unusual house at 12 Union Street.<sup>100</sup>

Builder James Bonham's residence, which he built in 1872, was at No. 17. The early Victorian timber cottage at No. 21 was probably prefabricated and constructed for William Green in the 1850s.<sup>101</sup>

No. 3 is a Victorian house in the Gothick style, built by Richmond builder and timber merchant Richard Fitzgerald c.1868.<sup>102</sup> It was apparently designed by the celebrated architect William Wardell. Fitzgerald built the first Roman Catholic Church in Richmond in Bridge Road in 1854 and his timber yard was where Dimmey's store now stands.<sup>103</sup>

Cairns Reserve, a small park between Lyndhurst and George Streets, is named after Dr J F (Jim) Cairns, former MHR for the federal seat of Yarra.

### Original Source

John & Thurley O'Connor, Ros Coleman & Heather Wright. *Richmond Conservation Study*. 1985.

### Description

The Elm Grove Precinct is a predominantly residential area to the east of Church Street. The land in the area slopes down to the east; views of the Dandenong Ranges are available from the west side of Lyndhurst Street.

The Precinct contains a range of late 19th and early 20th century housing. There is a mix of single and double-storey, attached and freestanding houses. Larger houses are located on higher land in Parker, George and Lyndhurst Streets. A small number of large Edwardian timber houses remain on large, elevated blocks on the west side of Lyndhurst Street.

100 National Trust File No. 5363.

101 National Trust. File No. 4263.

102 National Trust. File No. 2398.

103 White. op cit.

Malleison Street also comprises predominantly Edwardian houses, of both brick and timber. Of note is No. 2, a very intact asymmetrical double-fronted timber villa with a hipped and gabled red corrugated iron roof with iron ridge capping, and a rectangular bay window with skillion sheet metal roofing, and a timber verandah frieze.

Elm Grove has a tree-lined streetscape with a mix of late 19th and early 20th century houses. Of notes are the Victorian houses, in particular Richmond Hall, the two-storey bichrome brick Gothick house at No. 3. Approximately one-quarter of the housing stock in Elm Grove dates from the post-War period.

George and Charles Streets contain a mix of single and double-storey attached and detached Victorian houses; Charles Street also has some Edwardian and a few post-War buildings. Whitehaven, at 5 George Street, is a large block-fronted Edwardian timber villa with a hipped and gabled slate roof and a prominent curved bay with elaborate leadlighting. 14-16 Charles Street is a pair of single-storey single-fronted bichrome brick terraces with unusual tapestry brick panels on the front walls and parapets.

Brougham Street comprises predominantly Edwardian houses, with a few dating from the inter-War period. Of note are the three double-storey late Edwardian terraces at No. 5-9. Single-fronted, and of red brick and stucco, they have flashed glass highlights to three front casement windows, and multi-paned casements upstairs. The roofs have shingled gable ends and stucco and render chimneys.

More modest housing is located further down the slope, on the west side of Charles Streets, and in Mary and Princess Streets. Mary Street contains a mix of 19th and early 20th century brick and timber cottages, generally in good condition. Of note are Nos. 63-77, a Victorian single-storey rendered brick row, and Nos. 79-85, a row of single-fronted Edwardian timber cottages with unusual pressed metal gable ends. At No. 47 is a red brick warehouse. the facade of which has been incorporated into a recent medium-density housing development.

Street planting within the Precinct includes *Platanus* in Elm Grove and a variety of natives interspersed with a few exotics elsewhere, including *Eucalyptus* in Charles and Malleison Streets, *Melaleuca* in George and Malleison Streets and *Callistemon* and *Prunus* in Malleison Street.

Public Open Space within the Precinct comprises two small parks at the south end of Lyndhurst Street. Cairns Reserve, a recent development, is extensively planted and landscaped, and includes a path connecting Lyndhurst and George Streets. To its immediate north is a rather barren park comprising three former residential blocks of Lyndhurst Street.

Traditional street elements retained include bluestone kerbs and gutters and asphalt footpaths in Elm Grove, Parker, Lyndhurst, George, Malleison and Brougham Streets. Charles Street has bluestone kerbs and gutters on the west side, and asphalt footpaths. The bluestone kerbs and gutters in Princess Street and kerbs in Mary Street appear to be recent; both these streets have asphalt footpaths. Elm Grove has asphalt vehicle crossings.

### **Statement of Significance**

The Elm Grove Heritage Overlay Precinct is of significance within the City of Yarra. It contains a representative range of 19th and early 20th century housing, particularly a number of large Edwardian residences on elevated sites in the west of the Precinct, and smaller, mostly attached, housing on flatter land to the east. Collectively they stand out from the surrounding area as a cohesive group of residential buildings which are of aesthetic significance within the municipality. The bluestone street features add to the historic appearance of the Precinct, the nature of which is enhanced by the mature street

plantings in Elm Grove, and the distant views available from the eastern slopes of Richmond Hill.

The most intact streetscapes within the Precinct are Brougham, Charles Street (east side), George, Malleson, Mary and Parker Streets. Streets with a higher proportion of non-heritage buildings are Elm Grove and Charlotte Street.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



Figure 32 North side Lyndhurst Street, Richmond: Edwardian villas on elevated sites



Figure 33 East side Mary Street, Richmond: workers' cottages and converted warehouse





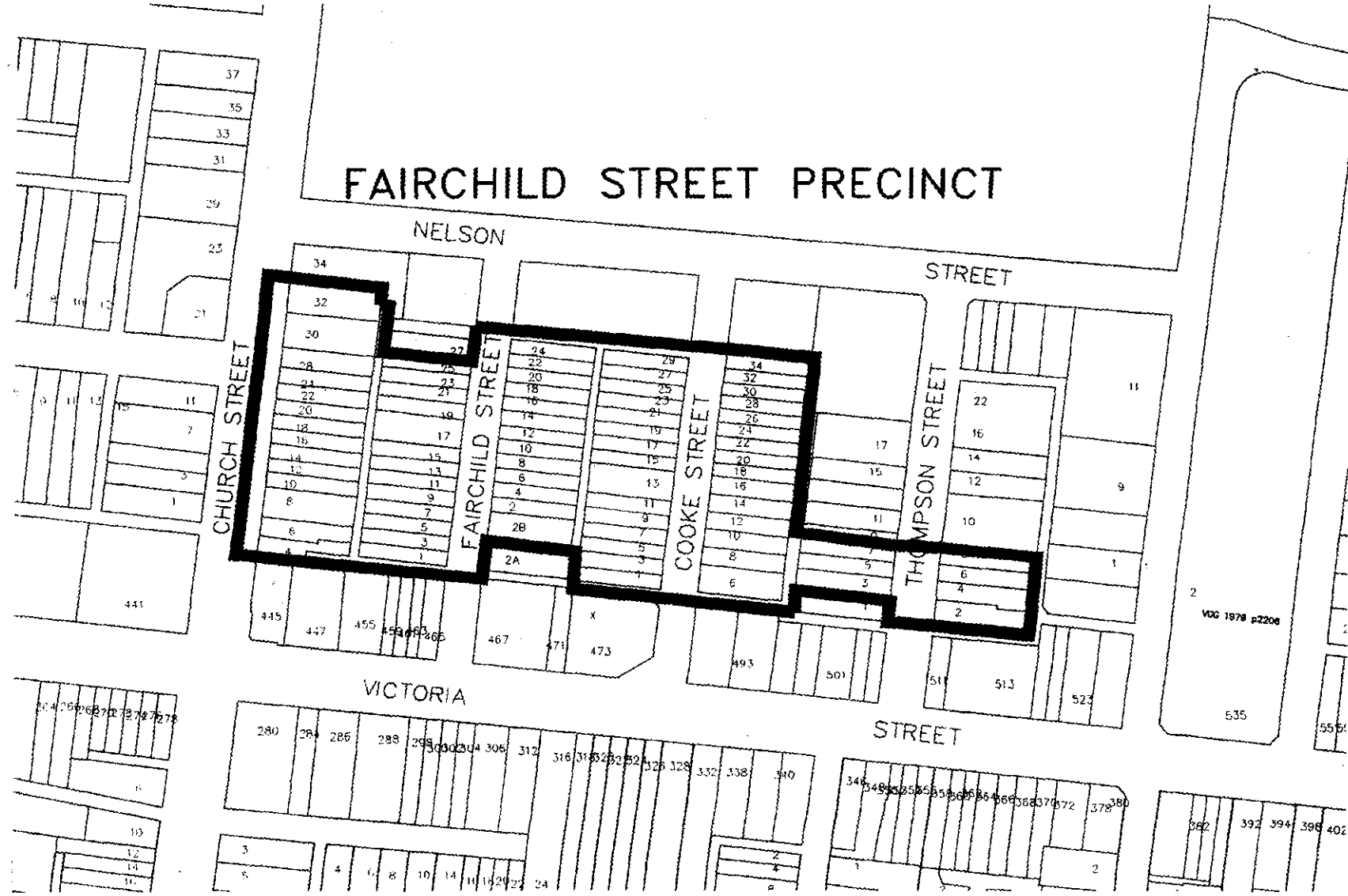


Figure 34 Fairchild Street Precinct, Abbotsford

## 2.12 Fairchild Street (HO311)

## Abbotsford

**Location**

parts of Church, Fairchild, Cooke and Thompson Streets

**History**

The area of Abbotsford bounded by Church Street, Victoria Street (originally known as Simpson's Road) and the Yarra River had been partly subdivided before 1854.<sup>104</sup> Little development occurred before the 1880s and by 1895 the MMBW plans show that the whole of Abbotsford east of Church Street had been subdivided and almost completely developed. Industrial buildings would have lined the Yarra banks, whilst rows of workers' housing was built in Church, Fairchild, Cooke, and Nelson Streets.

In 1886 the land in Cooke Street between Nelson and Victoria Streets remained mostly vacant. Lots 37-40, on the west side, had a frontage totalling 125'10" which was developed into eight terraces by A Cook in 1887; these houses are now Nos. 15-29. Rate books show that the houses were leased in 1886-87, and then sold to Patrick Lacey in 1888. The east side was owned by Thomas Wade (lots 23 and 24) and Edward Wade (lots 25 and 26). Nine terrace houses, now Nos. 18-34 were constructed on this land in 1888.

Thomas George purchased land in Fairchild Street nearest Victoria Street in 1888, and built four two-storey brick terraces, now Nos. 1-7. The east side of Fairchild Street was developed by Thomas Stanford in 1887-88, who built a row of ten single-storey brick terraces.

The two-storey Victorian house at 32 Church Street was built by James Timms in 1888.

At this time, Fairchild and Cooke Streets extended across Nelson Street, and running east-west between them were Bent and Kelly Streets. The extensive and recently constructed Carlton & United Breweries complex extends east from Church to South Audley Street (quite unlike its London namesake), on the site of the former housing north of Nelson Street.

**Description**

The Fairchild Street Precinct comprises Abbotsford's only residential streets east of Church Street. Whilst later redevelopment has eroded the Nelson and Victoria Street streetscapes, the residential stock in between has remained largely intact.

On small blocks, the houses are almost all single-fronted Victorian and Edwardian terraces and semi-detached dwellings. Most are of brick, and a number, including short rows in Fairchild and Cooke Streets, retain their original unpainted brick facades.

Thompson Street contains a number of single- and double-storey Victorian terraces, including the polychromatic two-storey dwelling at No. 3, and the single-storey houses at Nos. 5-9 and 6-8, the latter of which has an interesting scalloped timber frieze.

Cooke Street retains the most intact streetscape, and comprises a number of modest 19th century dwellings, including the two single-storey brick terrace rows: Nos. 15-29 have tuckpointed bichromatic facades, whilst Nos. 18-34 are polychromatic. Also of note are Nos. 6-8, semi-detached late Victorian or Edwardian pair, double- and single-fronted respectively, with a timber verandah frieze.

A similar polychromatic single storey brick terrace exists at 6-24 Fairchild Street, whilst 1-

104 Bernard Barrett. *The Inner Suburbs*. p 19.

7 Fairchild Street is a two-storey Italianate tuckpointed polychromatic brick terrace with highly ornate parapets.

Church Street comprises mostly Victorian houses, interspersed with a few Edwardian dwellings. Of note are Tarpeeno and Mintaro (Nos. 4-6), double fronted two-storey Italianate terraces with balustraded parapets; Nos. 14-16, a two-storey rendered Italianate terrace, which have all had their windows replaced; and No. 32, a substantial double-fronted two-storey Italianate house.

Many of the houses have had their facades altered; the most common alterations include replacement of verandahs, and painting of face brickwork.

Street planting within the Precinct includes a variety of native species, including *Melaleuca* in all four streets and *Callistemon* in Thompson and Cooke Streets.

Private gardens within the Precinct are all small, and few retain any traditional plantings.

Traditional street elements retained include bluestone kerbs and gutters and asphalt footpaths in Cooke, Fairchild and Church Streets, and in Thompson Street, bluestone kerbs and gutters on the east side, and asphalt footpaths on both sides. Bluestone side lanes, some partly asphalted over, have been retained in the Precinct.

### Statement of Significance

The Fairchild Street Heritage Overlay Precinct is of local significance within the City of Yarra. The most easterly housing in Abbotsford, and the only surviving cluster of 19th century buildings east of Church Street, it remains as a microcosm of building stock which once typified the area. In the area east of Thompson Street to the Yarra, fewer than ten 19th century buildings remain. The Precinct contains substantially intact rows of some of the most modest workers' housing to be found in Abbotsford and includes a number of speculatively-developed small brick terrace rows. The Precinct is surrounded on the north and east by later industrial development, including the CUB complex north of Nelson Street, the scale of which starkly contrasts with the fine grain of the small terraces which comprise the Precinct. Together with the bluestone kerbs and paving they illustrate the nineteenth century characteristics which once typified the area.

Although the intactness of individual buildings in the four streets which comprise the Precinct varies somewhat, Cooke Street, which has no non-heritage building stock, is the most intact streetscape.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 35 Workers' cottages, West side Cooke Street, Abbotsford*



*Figure 36 Tarpeeno and Mintaro, 4-6 Church Street, Abbotsford*

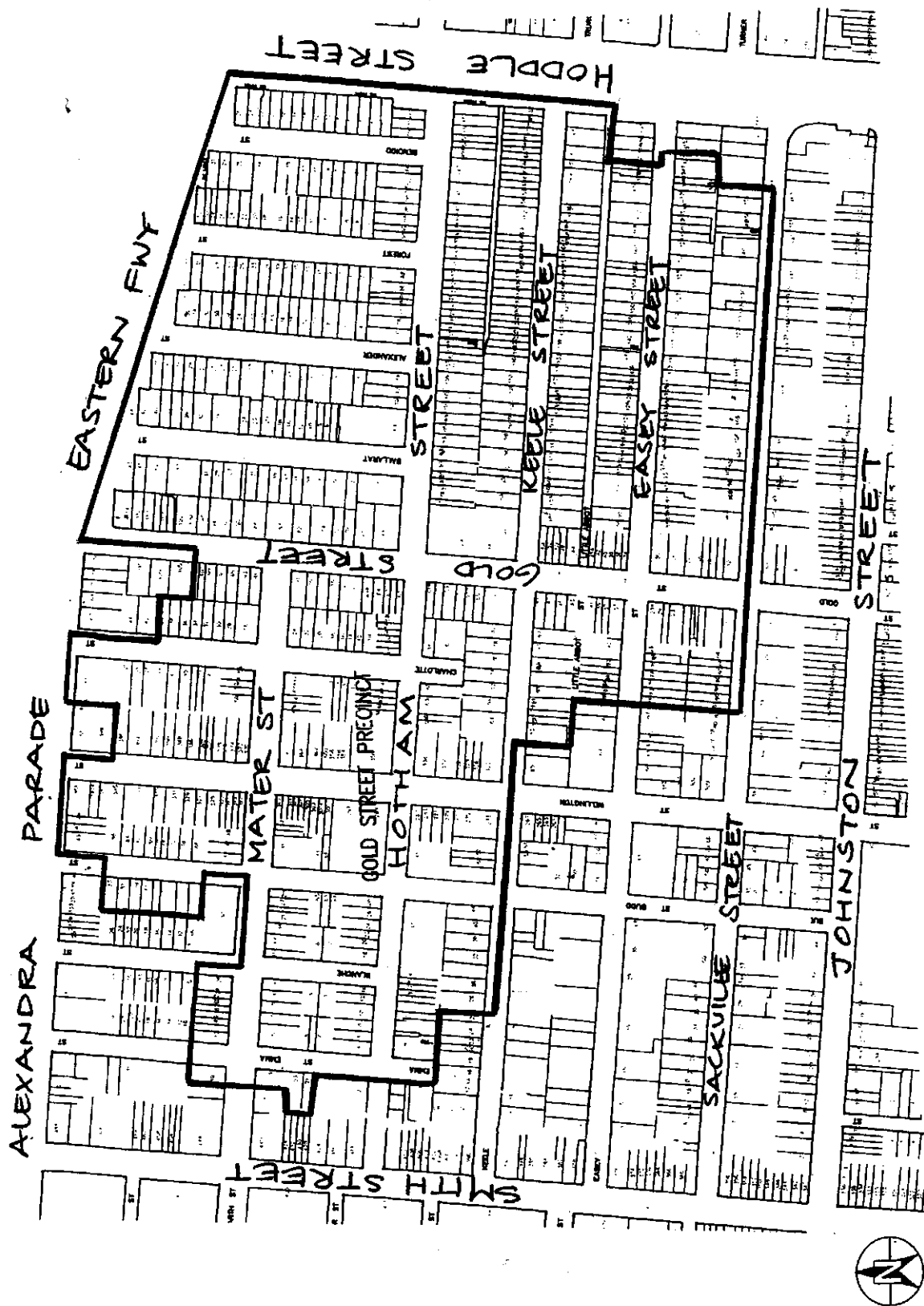


Figure 37 Gold Street Precinct, Collingwood

## 2.13 Gold Street (HO312)

## Collingwood

**Location**

*all of* Ballarat, Alexander, Forest and Bendigo Streets

*parts of* Emma, Blanche, Budd, Wellington, Charlotte, Gold, Mater, Hotham, Keele, Easey and Sackville Streets; Alexandra Parade

**History**

The land comprising this Precinct was alienated in 1839. Part was sold to Sydney-based merchants Hughes and Hoskins, and the northern lots 86 and 87 to J S Ryrie and A Mossman. Subdivision commenced in the south in 1850. Keele Street was originally named Great Ryrie Street, and Alexandra Parade named Reilly Street.

Hodgkinson's map of 1853 indicates a small number of houses at the southern ends of Gold and Wellington Streets. The Proeschel 'Map of Collingwood' c.1855 (Fig. 3) shows the area of Clifton Hill, north of Keele Street, largely as open paddocks, or land, such as Ryries Paddock which abutted the west side of Gold Street. Gold, Ballarat, Alexander, Forest and Bendigo Streets had been formed, named after the principal goldfields. At this time it was proposed to extend Wellington Street north to Heidelberg Road.

Development elsewhere in the Precinct was inhibited by its poor drainage. By the mid-1850s Collingwood had become notorious as an unhealthy flood-prone polluted flat. It was 'Melbourne's multi-problem suburb', which historian Bernard Barrett thought fit to use 'as an ideal case study in the origins of pollution.'<sup>105</sup> He noted that because of its topography, the residents were soon 'wading in [their] own muck ... Collingwood became a cesspool for refuse.'<sup>106</sup> The area was 'akin to a swamp and the few who ventured ... [forth] were looked upon after their return as people who had performed a somewhat perilous journey.'<sup>107</sup> Partly as a response to this sordid reputation land values began to fall. Some improvement was intended with an open channel constructed leading south-west from the corner of Johnston and Dight Streets (south of the Precinct). By 1858 the Reilly Street drain, now under Alexandra Parade, had been cut with the intention of draining the Crown land in Clifton Hill, thus increasing land values and hence enabling profitable sales to developers. However, this vain hope was soon dashed when the drain overflowed onto the Collingwood Flat in the first winter after it was constructed.<sup>108</sup> It continued to be a hazard as 'occasionally someone fell in and was drowned.'<sup>109</sup> Nevertheless the vision of urban improvement advanced and in 1866, James MacKenzie signed a contract to build the north drain, also leading from the south-east corner of the Precinct directly to Blind Creek.

Partly as a result of urban improvements, the 1860s saw building in the Precinct begin in earnest. Surviving buildings from this period include the prefabricated Singapore House (1853; near 140 Sackville Street and now thought to be dismantled), the double-fronted brick house at 125 Easey Street (1868), and the bluestone house at 74 Keele Street (1867).

During the 1870s, Wellington Street was extended north of Johnston Street. By the 1890s, the Precinct had been almost fully developed. In addition to housing was a number of

105 Barrett, *The Inner Suburbs*, p. 9.

106 Barrett, *The Inner Suburbs*, p. 9.

107 Barrett, *The Inner Suburbs*, p. 25.

108 Barrett, *The Inner Suburbs*, p. 45.

109 Barrett, *The Inner Suburbs*, p. 46.

non-residential buildings including hotels, dairies, the House of Hope and Orphanage for destitute children (Easey Street) and the Baptist Tabernacle in Sackville Street were constructed during this period. Construction of the Beath Schiess & Co.'s factory complex at 108-122 Sackville Street was commenced in 1883.

MMBW maps from 1895 show that 90% of the area was developed with the vacant sites tending to be located in the north-east corner of the Precinct. The densest development was indicated in the block bounded by Easey, Keele and Hotham Streets, where most of the housing comprises attached or semi-detached cottages. Houses set back from the street, such as 125 Easey Street, with its deep front garden, are rare.

The widening of Hoddle Street and the construction of the Eastern Freeway in 1976 saw the demolition of several buildings to the east of the Precinct, and the cutting short of Ballarat, Alexander, Forest and Bendigo Streets, at the north-east corner of the Precinct.

### Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

### Description

The Gold Street Precinct is a predominantly residential Precinct, dominated by the streetscapes of small cottages which comprise the main east-west thoroughfares of Hotham, Keele, Easey and Sackville Streets.

The housing in the Precinct comprises primarily small single-storey timber and brick Victorian and Edwardian cottages. Easey and Sackville Streets have relatively few side streets; this enhances the impact of the long blocks of mostly single storey houses.

Early residential buildings of architectural note include the bluestone cottages at 139 Easey Street, and 74 and 130 Keele Street. 74 Keele Street also has unpainted rendered side walls. At 125 Easey Street is a double-fronted brick house, built in 1868, and set far back from the street on a very large block, retaining an early unpainted timber picket fence. Singapore House, near 140 Sackville Street, is an unusual prefabricated dwelling imported from Singapore in the 1850s but which, it is understood, has recently been dismantled. Also of note is the highly intact timber and stucco cottage with unusual timber frieze and window canopies at 23 Alexander Street.

There is a variety of street planting within the Precinct, but that which contributes to the nature of the streetscapes includes the native plantings in Easey, Charlotte, Gold, Keele and Wellington Streets, and the *Platanus* in Hotham Street.

Street planting was indicated in Hotham Street on the 1890s MMBW plans.<sup>109</sup> Private gardens tend to be small, and few contain traditional plantings. The garden of 125 Easey Street, one of the largest in Collingwood, is a notable exception.

Street and footpath construction varies throughout the Precinct. Both bluestone and concrete kerbs and gutters exist in the Precinct.

### Statement of Significance

The Gold Street Heritage Overlay Precinct is of local significance within the City of Yarra. It remains a relatively intact area of mid- to late 19th century working class housing, interspersed with a small number of larger villas and 19th century industrial buildings. The Precinct contains the largest group of nineteenth century residential buildings remaining in Collingwood which have the ability to demonstrate what was the more typical

109 MMBW Map. c.1895.



nature of the broader suburb. Also within the Precinct are a number of buildings which are of individual significance within the local context.

The most intact streetscapes within the Precinct are the south sides of Hotham, Keele and Easey Streets, between Gold and Hoddle Streets, and the north side of Keele Street west of Wellington Street. Also relatively intact are Bendigo, Charlotte, Wellington (north of Hotham Street), Forest and Sackville Streets. Streets with a higher proportion of non-heritage buildings are Ballarat Street, and the north sides of Keele and Easey Streets.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 38 Small brick terraces, south side Keele Street, Collingwood: Nos. 159-161 are in the foreground*



*Figure 39 Typical timber cottages, 95-103 Hotham Street, Collingwood: note mature street planting*



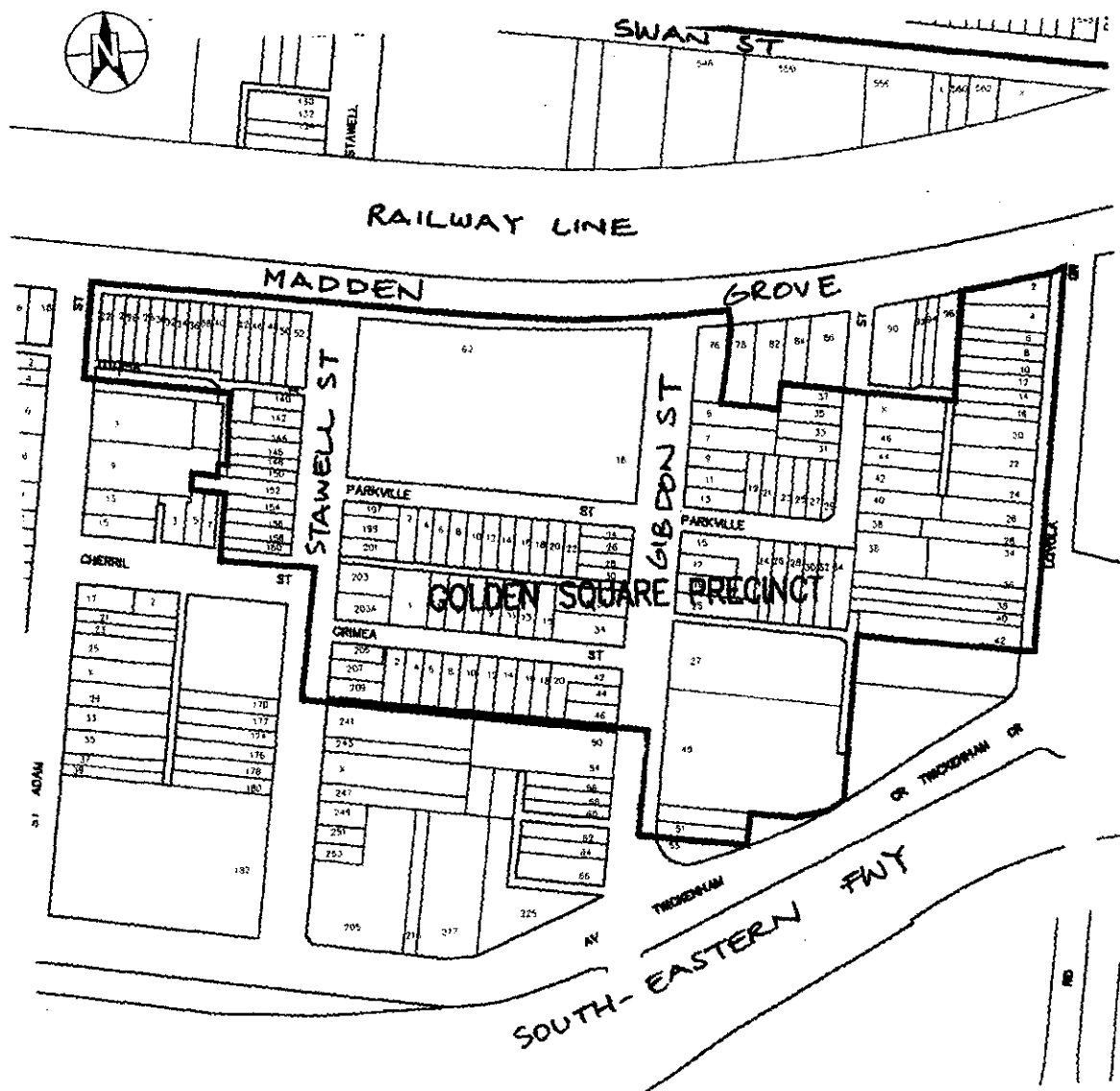


Figure 40 Golden Square Precinct, Richmond

## 2.14 Golden Square (HO313)

Richmond

### Location

*all of Utopia Place, Parkville and Crimea Streets*

*parts of Madden and Loyola Groves; Adam, Stawell, Gibdon and Cherrill Streets*

### History

Golden Square is part of crown allotments 14 and 15, which were originally part of the Police Reserve. The Government subdivided the allotments and sold the blocks during the 1860s and 1870s creating Madden Grove, Barkly Avenue, Stawell and Gibdon Streets. By 1888 these blocks were further subdivided and Parkville, Crimea (formerly Normanby) and Felicia Streets were formed.

MMBW maps from the 1890s show dense development in the block bounded by Madden Grove and Stawell, Cherrill and Adams Streets. Approximately one-third of the remainder of the Precinct had also been developed at that time. A school is shown on the corner of Stawell and Cherrill Streets, as is a large building on the south-west corner of Stawell Street and Madden Grove. A cul-de-sac, Felicia Street, runs south off Madden Grove between Stawell and Gibdon Streets. At the south end of Loyola Grove, a number of buildings beside the Yarra are indicated, and a jetty is shown at the north end of Grange Road, Toorak, on the opposite riverbank.<sup>111</sup>

A number of Edwardian cottages in Parkville and Crimea Streets were allegedly built for Clements Langford, a prominent Melbourne builder whose jobs included the Manchester Unity Building.<sup>112</sup>

Burnley State School, a three storey Gothic Revival school which had suffered structural problems since its construction in the 1880s, was demolished in 1979<sup>113</sup>, along with some adjacent housing. The site has since assumed the appearance, and some local status, as a square within a residential Precinct.

The name Golden Square was first associated with the area in the early 20th century and appears to have been connected with the many champion racing pigeons which were bred in the area

### Original Source

John & Thurley O'Connor, Ros Coleman & Heather Wright. *Richmond Conservation Study*. 1985.

### Description

The Golden Square Precinct is a predominantly residential Precinct in the far south-east corner of Richmond. Adjacent to Burnley Railway Station, it is a largely self-contained Precinct with a strong sense of local identity.

Loyola Grove contains a mix of timber and brick attached and detached single-storey Edwardian houses, which face the Burnley Golf Course, opposite.

The eastern end Madden Grove comprises a combination of Victorian and Edwardian single and double-fronted attached and detached houses, whilst at the west end are two

111 MMBW Map. c.1895.

112 McCalman. op cit. pp 17, 172.

113 McCalman. op cit. p 72.

double-storey terraces. Nos. 22-30 comprise a double-storey Italianate terrace, whilst three of the dwellings (Nos. 32-36) which form part of the longer row at Nos. 32-40 have unusual curved metal window hoods on the single upper windows.

Much of Parkville Street contains semi-detached red brick Edwardian cottages of conventional design, including Nos. 19-29, and Nos. 4-22, on the south side opposite the park. Each single-fronted cottage has face red brick walls, and a primary longitudinal gable roof clad in corrugated iron, with decorative bargeboards and finials. The gable-end is stuccoed and has timber strapping. There is either a single timber-framed double-hung window, or a pair of narrow such windows, facing the street. Coloured glass, variously red, green, amber and purple, appears in chequerboard-patterned highlights over the front windows, and in sidelights beside the front doors. Entrances to adjoining dwellings are paired; small entrance porches are sheltered by skillion roofs which slope towards the street. The porches have timber friezes. The remainder of Parkville Street contains a mix of single-storey single and double-fronted timber and brick Edwardian cottages.

Of similar design are Nos. 24-30, whilst Nos. 11-13 Gibdon Street, Crimea Street contains a series of single-fronted Edwardian cottages to another standard design with side entrances; these are generally less intact and many have had their face brick facades painted. The west side of Stawell Street contains primarily single-fronted Victorian detached timber workers' cottages, whilst the east side contains red brick attached Edwardian dwellings.

Non-residential buildings include a single-storey corner shop on the south-west corner of Stawell Street and Madden Grove, and the Burnley Maltings complex at the southern end of Gibdon Street.

Street planting within the Precinct is predominantly native, and includes *Melaleuca* in Stawell and Parkville Streets and Madden Grove, *Eucalyptus* in Gibdon Street and Loyola Grove and adjoining the railway line in Madden Grove, *Hakea* and *Callistemon* in Madden Grove, and *Acacia* in Gibdon Street. Golden Square Bicentennial Park contains a variety of plantings, including *Eucalyptus* and *Allocasuarina*, and a number of early exotic plantings, including a palm.

Private gardens are generally small, and few have traditional plantings.

Traditional street element retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths in Crimea and Stawell Streets, and asphalt footpaths in Madden Grove. Some bluestone lanes have been retained. A Post Office Receiving Pillar, still operational, stands in Madden Grove outside the shop on the corner of Stawell Street.

### Statement of Significance

The Golden Square Heritage Overlay Precinct is of local significance within the City of Yarra. Distinguished by narrow streets and being somewhat isolated at the far south-east corner of Richmond, the Precinct visually stands out from the surrounding area and contains some of the most intact typical modest Edwardian cottages to be found in the municipality. Golden Square Bicentennial Park, on the site of the former Burnley Primary School and adjacent church, functions well as a contemporary residential square, and enhances the distinctive landscape character of the Precinct.

The most intact streetscapes within the Precinct are the east-west section of Parkville Street, Gibdon Street (north of Crimea Street) and Madden Grove between Stawell and Adam Streets. Whilst the houses in Crimea Street are similar to those in Parkville Street, many of them have been altered. Less intact streetscapes are Madden Grove east of Gibdon Street and the west side of Cherrill Street.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 41 Standard design Edwardian cottages, 4-22 Parkville Street, Richmond*



*Figure 42 Terraces, south side Madden Grove, Richmond*





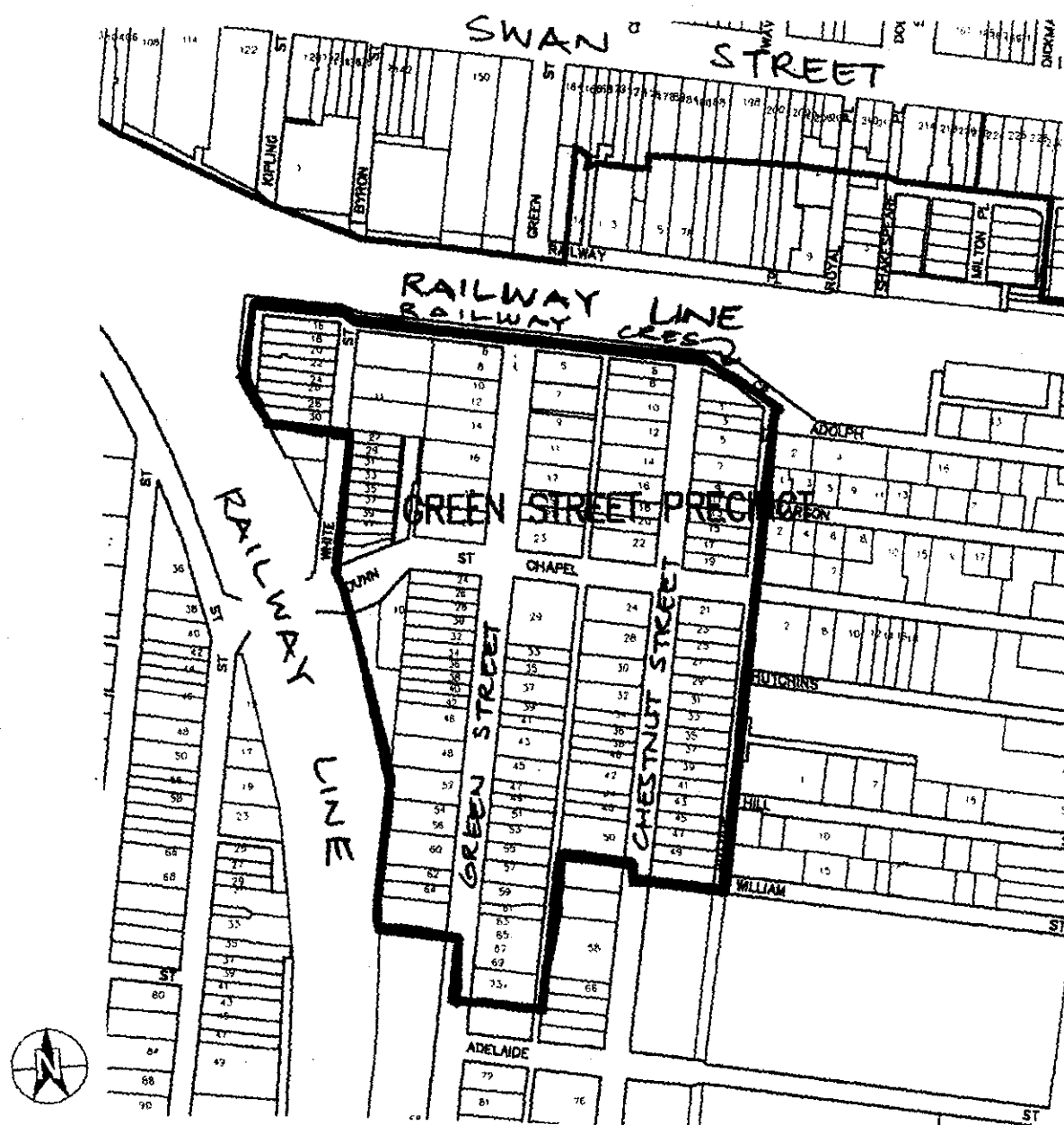


Figure 43 Green Street Precinct, Richmond

## 2.15 Green Street (HO314)

Richmond

**Location**

*all of* Railway Crescent; Dunn and White Streets

*parts of* Green, Chestnut, Walnut and Chapel Streets

**History**

The Green Street Precinct was developed as an area of modest workers' housing in the late 19th century. MMBW maps from 1895 indicate that the Precinct was almost fully developed by that time, with only about six house site in Green Street remaining vacant. Chapel Street between Green and Walnut Streets was formerly known as Oak Street, whilst White Street was still known as Stephenson Street, and Adolph Street was known as White Street.<sup>114</sup>

The flats of Collingwood and eastern Richmond were originally two of the wettest areas in Melbourne, and soon became notoriously diseased.<sup>115</sup> These differences were reflected in the land value; in Richmond the original twelve 25 acre (5 hectare) blocks cost on average three times as much as land in Collingwood.<sup>116</sup>

Much of the adjacent land was redeveloped in the 20th century as the character of south Richmond changed from residential to industrial, a pattern which also occurred on the Collingwood Flat.

**Description**

The Green Street Precinct is a small residential comprising predominantly Victorian cottages and terraces. Bounded on two sides by railway lines, and on the other two by largely post-War industrial and commercial developments, the area is distinct from the adjacent streets. Views of both the Dimmey's tower, to the north, and the Bryant and May complex, to the south, are available from various points within the Precinct.

White Street contains substantially intact 19th century one and two-storey brick terraces. The east side of the street comprises Nos. 23-39, a somewhat unadorned double-storey bichrome brick Victorian terrace with a former corner barber's shop at Dunn Street, unusual for its austere style. Nos. 16-24, opposite, comprise a single-storey row of attached, block fronted timber cottages.

Green Street contains predominantly 19th century and Edwardian brick and timber cottages, as well as number of inter-War and post-War buildings. No. 22 is a single-storey Victorian former shop. Further south, Nos. 62-64 comprises a pair of semi-detached rendered brick cottages with a hipped slate roof and restrained Italianate details including vermiculated quoining. No. 66 is a relatively intact, austere symmetrical Victorian villa.

Chestnut Street comprises a combination of attached and detached Victorian timber cottages in fair condition. Nos. 6-8, at the corner of Adolph Street, is a very intact pair of tuckpointed polychromatic brick cottages with original doors, door knockers and enamelled street number plates. Nos. 39-47 comprise a single-storey tuckpointed bichrome brick terrace with balustraded parapets which have ceramic tiled panels.

Street planting within the Precinct includes small native species such as *Callistemon* and *Eucalyptus* in Chestnut Street, whilst Green Street contains mixed plantings, including

114 MMBW Map. c.1895.

115 Bernard Barrett. *The Inner Suburbs*. p 8.

116 Garryowen (pseud. of Edmund Finn). op cit. p 17.

*Eucalyptus* and a Japanese Maple. There is no street planting in White Street. A small, recently established park marks the corner of White Street and Railway Crescent.

Private gardens within the Precinct are generally small, and few retain traditional plantings.

Traditional street elements retained within the Precinct include bluestone kerbs and gutters in White Street and on the south side of Chapel Street. Asphalt footpaths have been retained in White and Adolph Street. Within the Precinct, Walnut Street is no more than a rear access lane, and is paved with bluestone pavers south of Chapel Street. North of Chapel Street it is asphalt.

### **Statement of Significance**

The Green Street Heritage Overlay Precinct is of local significance within the City of Yarra. The area contains a reasonably intact cluster of modest late 19th century residential buildings which form something of an island of residential buildings in an otherwise industrial area. The Precinct contains several examples of terrace developments of the type which characterised much of the flat land of south Richmond by the late 19th century.

The most intact streetscapes are White Street, and the west side of Green Street. The intactness of Chestnut Street, and the east side of Green Street, is lower.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



Figure 44 Terrace, 29-39 White Street, Richmond



Figure 45 39-47 Chestnut Street, Richmond: note the landmark Bryant and May complex in background



Figure 46 Johnston Street Precinct, Collingwood

## 2.16 Johnston Street (HO315)

## Collingwood

### Location

*parts of Johnston, Palmer and Harmsworth Streets*

### History

The Johnston Street Precinct comprises part of the Collingwood slope, east of Smith Street, which was alienated from the Crown in 1839. S A Donaldson acquired the major portion, consisting of lot 52 and part of lots 53 and 68, whilst George Otter acquired the northern portion consisting of part of lot 73. Subdivision commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 almost the whole of the area to the south was occupied with small timber workers' cottages.

MMBW maps from the mid-1890s indicate a number of hotels in the Precinct, including the Council Club, the Court House, the Engineers' Arms and the Ivanhoe. At this time most of the street was developed with a combination of residential and commercial buildings, including a blacksmith's shop.<sup>117</sup> Adjacent to the former Court House Hotel, off Johnston Street, stood the former Court House itself, along with council chambers, the police station and Working Men's Club.

Johnston Street was well established as a major east-west thoroughfare through Collingwood by the 1880s, when the Melbourne Tramway and Omnibus Cos. known as the (Melbourne Tramway Cos. from 1900) began a cable tram service along Johnston Street. The service operated from 21 December 1887 until 1939, when the service was replaced by buses.

### Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

### Description

The Johnston Street Precinct is a mixed retail, commercial and industrial Precinct. The main east-west thoroughfare up the Collingwood Slope, it climbs steeply westwards, particularly between Wellington and Smith Streets. The Precinct contains a number of Victorian and Edwardian terraced shops with residences above, a number of hotels, and several late 19th and early 20th century commercial buildings.

Buildings of note in Johnston Street include Belmont (No. 8), an 1850s brick and bluestone residence with an unusual cantilevered first floor balcony (1870s); the former Calloway Arms (1888; No. 117), a double-storey Italianate hotel building; the former Mateer Victoria Bakery complex (1888; No. 139), a highly ornate two-storey rendered Italianate bakery and shop complex with a coach entrance in Campbell Street; the Bendigo Hotel (1911; No. 125), an Edwardian hotel with distinctive Art Nouveau style elements; the Williams' Buildings (1895; Nos. 151-159), double-storey Italianate shops with vermiculated pilasters and panels and ornate window dressings; and the Trevena Buildings (Nos. 178-180), two highly decorative late Victorian shops with unpainted rendered Art Nouveau pedimented parapets. The Northern Metropolitan College of TAFE complex occupies land to the rear of the Ivanhoe (Tote) Hotel, on the south-west corner of Wellington Street, and includes a three storey red brick and render building on the Johnston Street frontage, on which the significant Keith Haring mural appears.

117 MMBW Map. c. 1895.

The character of the Precinct today is mixed. Whilst a large number of 19th century buildings remain, pedestrian amenity in the street is relatively low. The retail character of the street has changed significantly since the construction of most of the shops in the Victorian and Edwardian periods. A majority remain substantially intact at first floor level, but have been completely altered at street level. Additionally, a high proportion of the shops no longer function as such, having been converted into small offices or, in many cases, rental housing. Examples of the latter include Nos. 149-153.

The west side of Harmsworth Street contains a mix of double-storey Victorian terraces and single-storey Edwardian industrial buildings, whilst the east side of Palmer Street includes two Victorian timber cottages, a Victorian former corner shop and, at No. 62, a modest single-storey red brick industrial building.

Non-heritage buildings within the Precinct include a number of single and double-storey commercial and light industrial buildings in Johnston Street, the majority on the north side.

There is no street planting along Johnston Street; street planting in the Precinct is restricted to natives in Harmsworth Street.

Traditional street elements retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths in Johnston, Palmer and Harmsworth Streets.

#### **Statement of Significance**

The Johnston Street Heritage Overlay Precinct is a significant Precinct within the City of Yarra. Encompassing Collingwood's primary east-west thoroughfare, the Precinct contains a number of commercial and retail buildings of note, including hotels and former shops. Several of the buildings display unusual or particularly ornate Italianate and Edwardian details. Although many of the retail buildings have been altered at ground floor level, most retain substantially intact upper storey facades, several of which are of particular architectural note.

The streetscape on the south side of Johnston Street is generally more intact than that on the north. On the north side, the most intact runs of heritage buildings are east of Gold Street, and between Budd and Gold Streets.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.





Figure 47 South side Johnston Street, Collingwood, with the Bendigo Hotel in the foreground



Figure 48 West side Harmsworth Street, Collingwood, from Perry Street

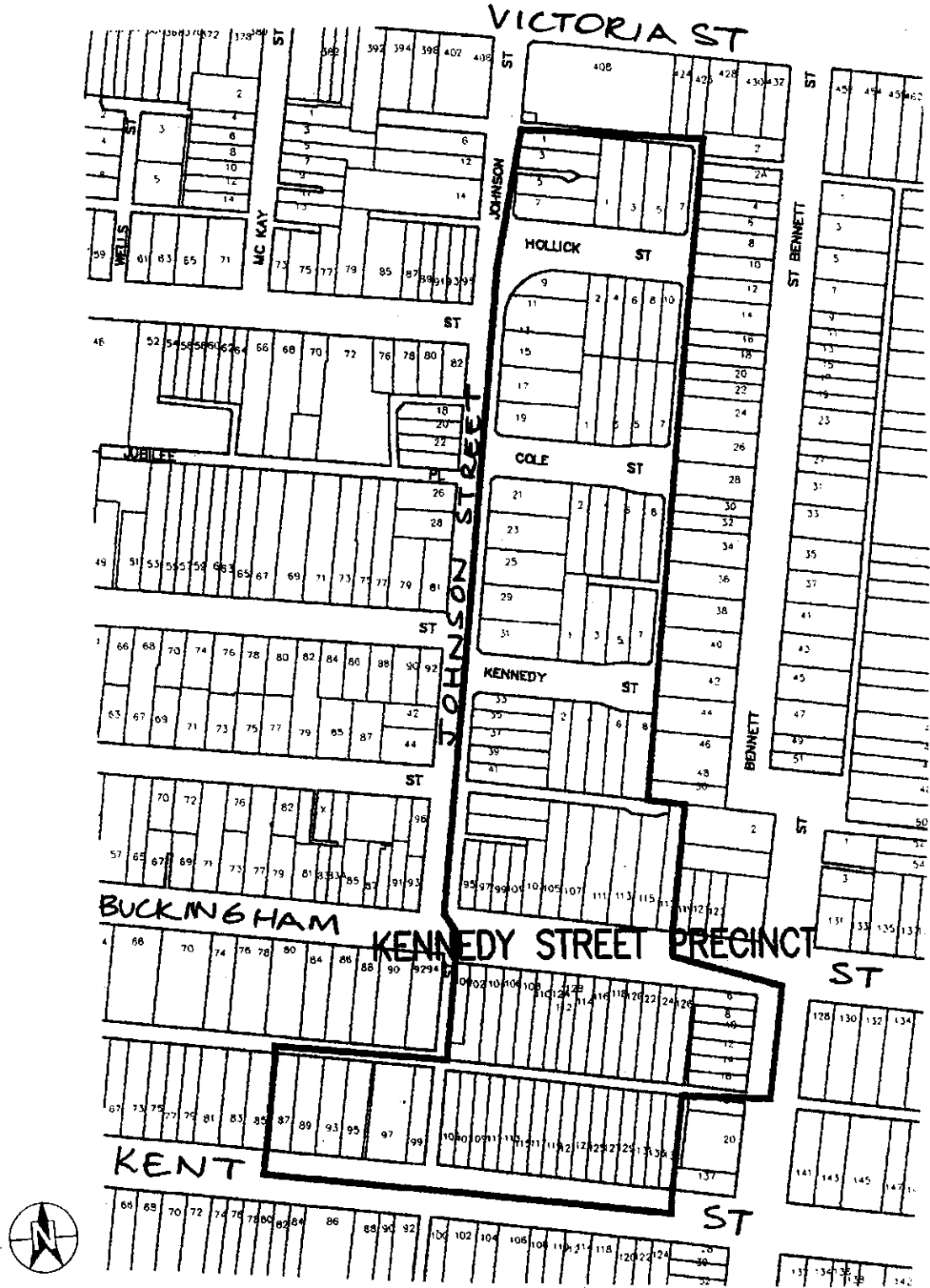


Figure 49 Kennedy Street Precinct, Richmond

**2.17 Kennedy Street (HO316)****Richmond****Location**

*all of Hollick, Cole and Kennedy Streets*

*parts of Johnson, Gardner, Buckingham and Kent Streets*

**History**

The Kennedy Street Precinct comprises part of crown allotments 41 and 44, two 27 acre portions of land which were sold in June 1849.

The surviving building stock derives from two periods of development in Richmond. In the south of the Precinct, the houses in Gardner, Buckingham and Kent Streets date from the late 19th century, when the area was developed as workers' housing.

To the north, the area comprising the east side of Johnson Street, along with Hollick, Cole and Kennedy Streets, reflects a far later phase of development, remaining undeveloped until the inter-War period. Whilst MMBW maps from 1896 show Gardner, Buckingham and Kent Streets to be almost fully developed at that time, the large area bounded by Victoria, Burnley, Buckingham and Johnson Streets, known as Cole's Paddock, was almost completely vacant. The only development was Cole's Terrace, a row of six attached dwellings facing Victoria Street, where Davison Street now stands. Set back approximately 240' from the street, the terrace had a sweeping semi-circular carriage drive.<sup>118</sup>

**Description**

The Kennedy Street Precinct is a small residential area, comprising predominantly single-storey detached dwellings. The building fabric comprises mostly late nineteenth century and inter-War housing.

The houses in Buckingham, Kent and Gardner Streets are single-fronted detached Victorian timber cottages, with many in Buckingham Street having block fronts. Most have hipped corrugated iron roofs with bracketed eaves. The mix of original and non-original verandahs (including skillion, bullnose and convex profiled) and front fences reflects the considerable reconstruction which appears to have taken place in recent years, particularly in Buckingham Street.

Hollick, Cole and Kennedy Streets are three small cul-de-sacs containing mostly detached timber inter-War bungalows built to standard designs. Each is a double-fronted asymmetrical timber bungalow, with a brick porch, with stocky tapered roughcast or pebble-dashed columns. Roofs have two terracotta tiled gables, with the eaves of the front gable extending across a polygonal bay, in which some windows of which contain leadlight. Gable-ends have timber shingle cladding. Johnson Street comprises similar housing stock. No. 9, on the south-west corner of Hollick Street, is a variation on the standard plan, and has a projecting bay which addresses the street corner.

Both Cole Street has a canopy of mature exotic trees, as does Kennedy Street. Hollick Street is planted with *Prunus* and *Eucalyptus*. Kennedy Street has plantings of *Prunus*. Kent Street is planted with *Melaleuca* and *Callistemon*. There is *Callistemon* on the footpaths of Buckingham Street, and *Eucalyptus* along the median.

Private gardens within the Precinct generally contain few traditional plantings. Many of

118 MMBW Maps. c.1895.

the inter-War bungalows retain original timber and woven wire fences and gates of woven wire with decorative wrought iron. Examples include Nos. 1-5 and 2-8 Cole Street.

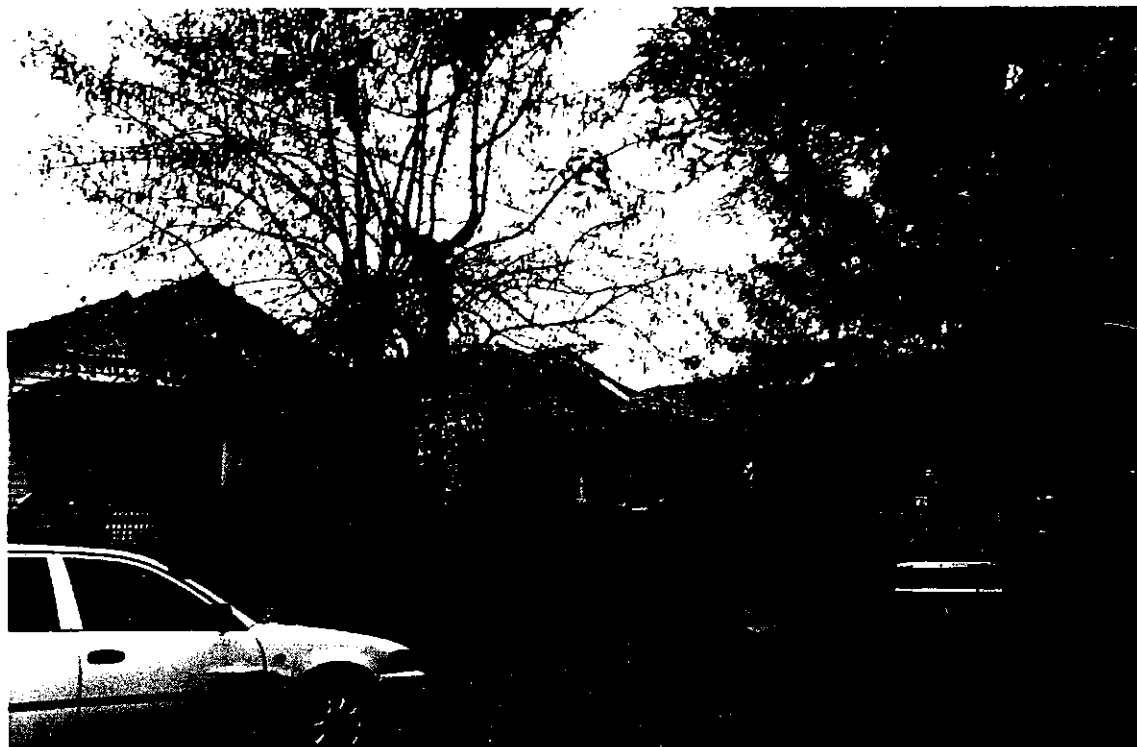
Traditional street elements retained include bluestone kerbs and gutters and asphalt footpaths in Buckingham, Johnson, Hollick, Cole and Kennedy Streets. Johnson Street has asphalt footpaths, as does the north side of Kent Street. The bluestone kerbs and gutters in Johnson Street do not appear to be original. Some bluestone rear lanes have been retained. Johnson Street continues as a concrete-paved pedestrian thoroughfare from Buckingham Street south to Kent Street.

### **Statement of Significance**

The Kennedy Street Heritage Overlay Precinct is of local significance within the City of Yarra. The area contains two groups of housing: the surviving cluster of workers cottages is a cohesive remnant of a housing type which was once common throughout the suburb. The cul-de-sacs containing the inter-War weatherboard bungalows is demonstrative of the same housing tier as the cottages, but is of a later era. Collectively they illustrate housing styles which were typical of the suburb. The Precinct derives its significance from its cohesion rather than from individually significant buildings.

The streetscapes of bungalows in Cole, Hollick, Johnson and Kennedy Streets remain very intact, as are those parts of Buckingham and Kent Streets within the Precinct.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 50 Inter-War bungalows, 1-3 Cole Street, Richmond*



*Figure 51 Workers' Cottages, south side Buckingham Street, Richmond*



Figure 52 North Carlton Precinct, North Carlton

## 2.18 North Carlton (HO317)

## North Carlton

### Location

*the area bounded by Park, Nicholson, Princes and Lygon Streets*

*excepting the area bounded by Newry, Drummond, Princes and Lygon Streets*

### History

The area bounded by Park, Nicholson, Princes and Lygon Streets was largely developed between 1870 and 1890, although some parts to the north of the Precinct did not develop until the 1910s. An 1837 map (See Appendix A) of Melbourne shows the area now occupied by North Carlton as 'wooded'. Kearney's 1855 of Melbourne and its suburbs plan shows the Precinct as occupied by quarries and a stockade, which had been established in the block bounded by Newry, Canning, Reilly (now Princes) and Rathdowne Streets. The street layout was determined by government survey, which ensured planned development occurred at the outset as an extension of the Melbourne grid, and the regular street sets much of the nature of the Precinct.<sup>119</sup> The land as far north as Fenwick Street was initially subdivided into quarter-acre allotments, although by 1875 the land around the stockade had been sold as much smaller blocks with narrower frontages. The Lee Street Primary School was built in 1887 on the former stockade site, and still retained some of the original penal buildings at the turn of the century, whilst Curtain Square was formed from reclaimed land after quarries on the site had been worked out.

These original quarter-acre blocks near Nicholson Street were quickly subdivided and most developed as single and double-storey terrace rows. Larger blocks were retained toward the north of the Precinct, where a number of freestanding houses were built in the Victorian and Edwardian periods.

Topographical distinctions of the North Carlton area also influenced the building styles; Station Street for example, runs across quite low ground and is composed of predominantly single storey dwellings juxtaposed with industrial uses, whereas the higher ground parts of Drummond Street are much more grandiose, with many double storey buildings and far greater ostentation.

The northern part of the Precinct was serviced by the short-lived Inner Circle railway from May 1888, when the line between Royal Park Junction and Clifton Hill was opened, and operated until 1891 when it closed.

The opening of a cable tram route along Rathdowne Street in 1889 stimulated commercial development in this area, as did the line along Nicholson Street. The engine houses for both lines still stand; the North Carlton house at the corner of Rathdowne Street and Park Street (now part of a housing development), and the Fitzroy house at the corner of Nicholson Street and Gertrude Street. In August 1936, the North Carlton cable tramway was closed and replaced by a bus service, with the new electric tramway in Lygon Street providing a more rational spacing of north-south tramlines (i.e. Sydney Road, Lygon Street, Nicholson Street). Today Rathdown Street has an unusual mix of residential and commercial development extending along its entire length, a direct result of the cable tramway.

119 Nigel Lewis & Associates. *Carlton, North Carlton and Princes Hill Conservation Study*. 1984. pp 23, 30.

### Original Sources

Nigel Lewis & Associates. *Carlton, North Carlton and Princes Hill Conservation Study*. 1984.  
E Graeme Roberts. *Carlton*. Rigby, Melbourne, 1974.

### Description

The North Carlton Heritage Overlay Precinct comprises approximately two thirds of the suburb of North Carlton. With the exception of the retail strip mid-way along Rathdowne Street, and a number of commercial and retail properties in Nicholson Street, the Precinct is largely residential. The street layout is a rectilinear grid, with approximately evenly-spaced north-south streets (Lygon, Drummond, Rathdowne, Amess, Canning, Station and Nicholson) providing the basis of an easily accessible inner network of streets and lanes. In general, the Precinct displays a very high level of intactness.

Most of the housing comprises single and double-storey Victorian terraces, with the most prestigious rows located along Drummond and Rathdowne Streets. Common elements of these terraces, which are predominantly Italianate in style, are ornate cast iron lacework to verandah friezes and balcony balustrading, ornate—generally rendered—parapets, often with decoration such as swags, urns and balustrading, fine joinery to windows and front doors, decorative (flushed, etched, leaded) glass front door side- and highlights, iron picket front fences and tessellated tile verandah floors and front paths. Of note Cambridge Terrace, 557-567 Drummond Street (1873), a polychromatic brick terrace with brick cornice; St Edmonds Terrace, 789-795 Drummond Street, an imposing elevated double-storey terrace with ornate Italianate details and original front fences and curved wing walls, and Gladstone Terrace, 548-554 Rathdowne Street. Although the Precinct was developed predominantly in the Victorian period, there are a number of Edwardian, and a few inter-War, residential buildings to the north of the Precinct, particularly in the vicinity of Drummond, Richardson and Macpherson Streets.

Non-residential elements of the Precinct include the small retail area in Rathdowne Street north of Curtain Street, and another further south, north of Princes Street. The former is adjacent to Curtain Square, and includes, shops, cafes, a hotel, and the North Carlton library. Other non-residential buildings within the Precinct include shops along Nicholson Street, near Pigdon Street, many of which retain particularly ornate Italianate first floors. The Family Butcher's Shop, 745 Nicholson Street, is a rare example of an internally and externally intact 19th century butcher's shop, which was constructed in 1895 in front of an 1887 house.

Intrusive elements within the Precinct include a number of two and three storey flats (c.1960s-1970s), the development of which has been facilitated by the larger blocks to the north; flats tend to be concentrated in Lygon and Drummond Streets, particularly north of Richardson Street. Early flat buildings of some architectural merit include the double-storey tapestry brick Moderne development at 887 Drummond Street.

Street planting varies throughout the Precinct, as does street and footpath construction. Traditional street planting of note includes *Ulmus* in Canning and Drummond Streets, and *Platanus* in Lee Street. Planting in Rathdowne Street varies along its length, but includes *Platanus* and *Quercus* near Newry Street. The Precinct is known for its particularly wide streets with divided roadways. These include Drummond, Rathdowne, Canning and Newry, all of which have mature exotic median plantings. The installation of traffic calming devices, including roundabouts and widened nature strips, have affected both, some of these use traditional materials. Both bluestone and concrete kerbs and gutters exist in the Precinct.

The main public open space in the Precinct is Curtain Square, bounded by Curtain, Canning, Newry and Rathdowne Streets. This square contains various mature plantings



and houses community recreation facilities, making it something of a community focus for the south part of Precinct. The north boundary of the Precinct is Park Street, which is adjacent to the linear park created on the site of the former Inner Circle Railway. This falls within the City of Moreland.

Private gardens are generally small, due to the predominance of terrace housing, but houses which appear to retain original or traditional plantings include 948 Lygon Street, a bichromatic brick Victorian villa which retains two tall palms in a large, terraced front garden.

### **Statement of Significance**

The North Carlton Heritage Overlay Precinct is of outstanding significance within the City of Yarra. The Precinct derives much of its nature from a combination of the rectilinear street grid and the very large number of substantially intact 19th century single and double-storey terrace houses, as well as a number of notable Edwardian houses. In combination with the groups of largely 19th century commercial buildings, and a number of schools and hotels, the Precinct exhibits a comprehensive intact and significant range of mostly 19th and some early 20th century building types, which demonstrate the astonishingly rapid and intense main period of development of the area which occurred principally between 1875-c.1891.

Most of the streetscapes within the Precinct have a very high level of intactness. Blocks which include small a small proportion of non-heritage—or substantially altered—buildings are Rathdowne Street between Pigdon and Park Streets, Fenwick Street between Rathdowne and Canning Streets. There is also a number of non-heritage buildings in Nicholson Street, particularly between Fenwick and Pigdon Streets. Small side- and backstreets which have less intact streetscapes are Earl, Mary, Reserve and Sutton Streets. There is a group of non-heritage residential and commercial buildings in Lygon Street between Pigdon and Park Streets.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



Figure 53 Ornate terraces, West side Station Street, North Carlton



Figure 54 East side Rathdowne Street, North Carlton: Victorian shops with original verandahs,



*Figure 55 St Edmonds Terrace, 789-795 Drummond Street, North Carlton: note intact front fences and bluestone steps*



*Figure 56 Edwardian houses, 922-930 Drummond Street, North Carlton*

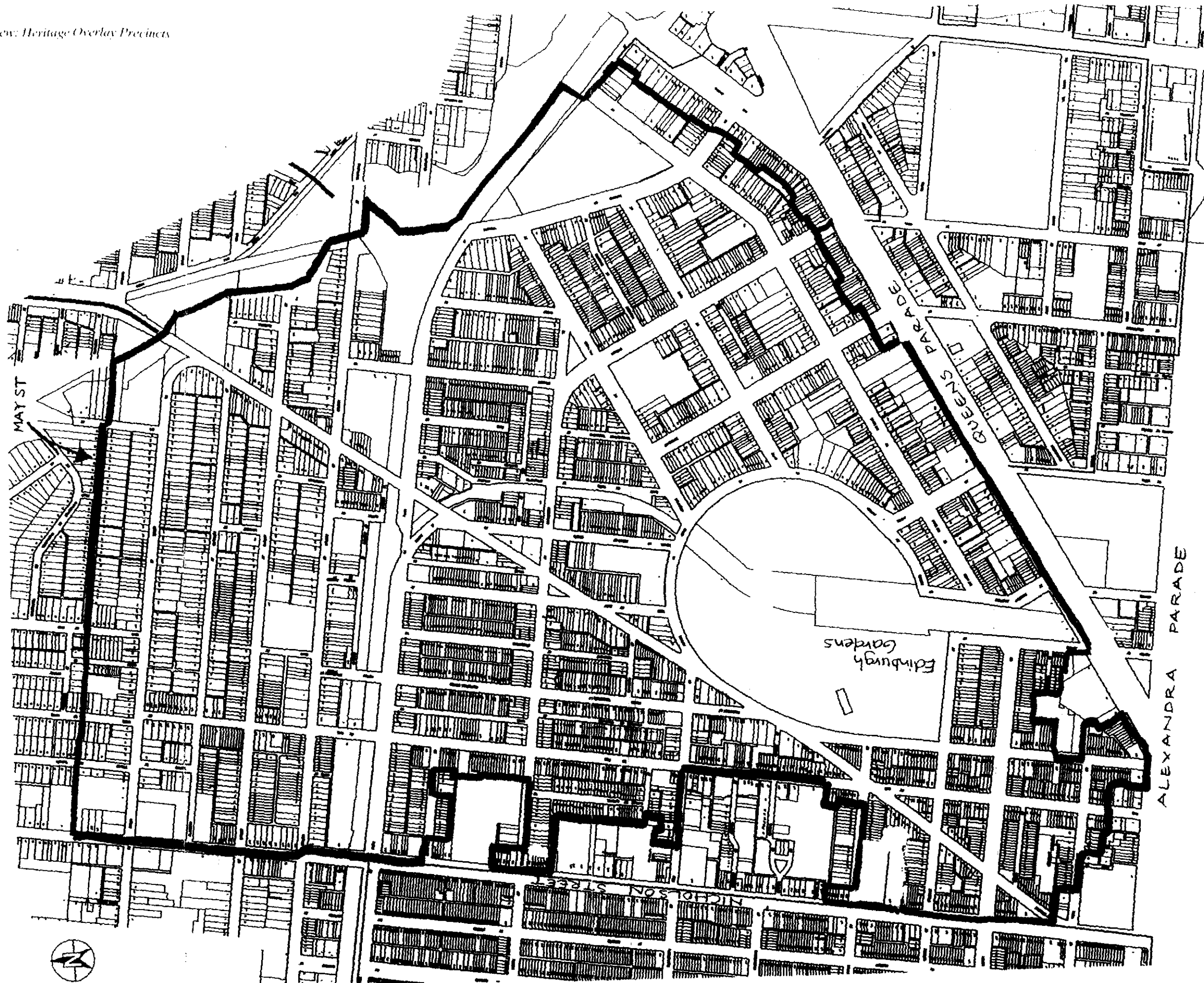


Figure 57 North Fitzroy Precinct, North Fitzroy

## 2.19 North Fitzroy (HO318)

## North Fitzroy

**Location**

*the area approximately bounded by Queens Parade, Smith Street, Alexandra Parade, Nicholson Street, May Street and Merri Creek (see Fig. 57)*

**History and Description**

In contrast to South Fitzroy, which was undergoing vigorous development in the 1840s and 1850s, North Fitzroy's urban development was slow and followed a very different pattern. By the 1850s, very little of North Fitzroy had been developed. The two areas were separated by the Reilly Street drain (Alexandra Parade), as they are now separated by the Eastern Freeway. Garryowen's comments on North Fitzroy have often been quoted:

It was for a long time surmised that building enterprise would never penetrate to any extent beyond the sickly Reilly Street drain. This due north region was the most unpleasant of the surroundings of Melbourne; the cold north wind in winter and the hot wind in summer, produced climatic variations anything but agreeable. One was either half-drowned or half-baked, and between mud and dust, and wet and heat, you could hardly dream that homes and hearths could have an abiding place there.<sup>120</sup>

North of the infamous drain, in the area now known as Clifton Hill, was the desolate wasteland of the Corporation of Melbourne's quarries.

Despite such disincentives to residential development, however, the road to the village laid out by surveyor, Robert Hoddle, at Heidelberg, ran through North Fitzroy. In 1850, the government constructed a bridge and metalled the Heidelberg Road (now Queen's Parade).<sup>121</sup> Within a few years, allotments in the government township of Northcote were sold. In the process portions of land south of the Merri Creek, in what is now North Fitzroy, were also sold. Amongst the first buildings constructed in North Fitzroy were a number of hotels, one of which, situated on the corner of Scotchmer Street and St George's Road, was established to service the quarries.<sup>122</sup>

From the mid-1850s, the colonial government's plans for the subdivision of North Fitzroy unfolded. The plan specified a much more sophisticated and gracious arrangement than the ad hoc street layout of unplanned South Fitzroy.<sup>123</sup> James Kearney's 1855 map of Melbourne and its suburbs shows the layout planned for North Fitzroy by Captain Andrew Clarke, of the Government's Survey Department (See Appendix A). As Miles Lewis has explained, the street layout as proposed by Clarke was never realised, probably because the line taken by the Yan Yean pipe track in the mid-1850s 'determined the line of St Georges Road on an axis incompatible with Clarke's layout'.<sup>124</sup>

Despite the failure of the Government to implement Clarke's plans, however, the eventual subdivision pattern and street layout in North Fitzroy was still vastly different than the uncontrolled development which had taken place south of the Reilly Street drain. For one thing, the streets laid out by the government surveyors were more carefully ordered and

120 Garryowen, pseud. [Edmund Finn]. *The Chronicles of Early Melbourne 1835 to 1852, Historical, Anecdotal, Personal* . . . Fergusson and Mitchell, Melbourne, 1888, Facsimile edition, Heritage, Melbourne, 1976. vol. 1, p. 29.

121 Fitzroy History Society. p. 23.

122 Fitzroy History Society.. p. 23.

123 Fitzroy History Society.. p. 23.

124 Fitzroy History Society. p. 24.

much wider than those in South Fitzroy. Furthermore, a higher standard of development was encouraged by allotments with a minimum size and street frontage.<sup>125</sup>

After the severance of Fitz Roy Ward from the Melbourne City Council, and the establishment of the municipality of Fitzroy in 1858, some moves were made to annex the still largely undeveloped land to the north of Reilly Street as well. In 1860, 480 acres of this land was annexed, comprising an area very close to the current boundaries of North Fitzroy.<sup>126</sup> Part of the Borough of Brunswick was also annexed in 1882, this presumably establishing the current boundaries of the municipality.<sup>127</sup>

The first power driven public transport to be introduced to Fitzroy was the cable tram. One route through Fitzroy ran along Nicholson Street from the city, then divided into two routes at Gertrude Street, one of which ran along Gertrude Street to Smith Street and the other which continued northward along Nicholson Street. The other route ran down Brunswick Street.<sup>128</sup> These routes were established in 1886 and 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into a major commercial strips, the tram routes in Fitzroy were located along streets which were already consolidated commercial precincts. All of Fitzroy's boundaries are defined by tram routes which in historian Charles Sowerwine's opinion, have helped to define a sense of identity in Fitzroy.<sup>129</sup>

The development of the North Fitzroy Precinct largely occurred from the 1870s until the first decade of the 20th century. As a consequence, various housing types from the Victorian and Edwardian periods are represented within the Precinct. The areas which developed first, prior to 1890, have the largest number of single and double-storey attached dwellings: these are best represented in the area near Brunswick, Rae, Birkenhead and Best Streets.

The streets to the north-east of the Edinburgh Gardens contain a mix of single and double-storey, attached and detached housing from both the Victorian and Edwardian periods. Alfred Crescent, which defined the north and east aides of the Gardens is notable for its large number of substantial, and largely intact, mostly double-storey Victorian and Edwardian dwellings which overlook the Gardens. Residential buildings of note include 43 Alfred Crescent (1887; altered 1905), an unusual two-storey unpainted rendered brick house with vermiculated wall surfaces, arched window highlights and a three storey tower; 67 Alfred Crescent (1890), a typical asymmetrical double-storey Italianate house with polygonal bay and cast iron verandah and balcony; 39 Kneen Street (1892), a single-storey residence with rendered facade with arched openings and a balustraded parapet; and, on a more modest scale, Carnforth (1894; 242 Scotchmer Street), a double-fronted polychromatic brick terrace with a pedimented and balustraded parapet with a former dairy to the rear. Simpler, modest two-storey terraces of architectural note include Simpsons Terrace (500-506 Nicholson Street), a row of four rendered brick terraces with relatively plain Italianate detailing and original iron picket fences. Also of note are the buildings which comprise the Old Colonists' Homes (Rushall Park) in Rushall Crescent, which date from the 1870s onwards, and include some finely detailed Italianate and Edwardian cottages in bluestone and brick.

125 Fitzroy History Society. p. 24.

126 Fitzroy History Society. pp. 24-26.

127 *Illustrated Australian News*. 5 August 1882, p. 125.

128 Sowerwine, Charles. 'Public Transport and the Fitzroy Identity', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. p. 116, see also Allom Lovell & Associates Pty Ltd. *Hawthorn and Malvern Tramway Depots: Conservation Report*. Prepared for the Public Transport Corporation, Melbourne, 1990. pp. 5-6.

129 See C Sowerwine. 'Public Transport and the Fitzroy Identity'. pp. 116-117.

Commercial development—which includes a number of Victorian and, to a lesser extent Edwardian, shops with residences above—is concentrated in St Georges Road (also near Scotchmer Street) and in Queens Parade. Smaller retail strips are in Nicholson Street, near Scotchmer Street and further north near Holden Street. Banks, hotels and post offices are also represented. Notable retail buildings include the former shop and residence at 497 Brunswick Street (1886), which has a separate residential entrance, shuttered shop window and fern motif balcony balustrading; and the Gladstone Buildings (1888; 169-187 St Georges Road), a row of ten two-storey Italianate shops and residences with a corner pediment and paired, arched window openings. The North Fitzroy branch of the London Chartered Bank, at 253 Rae Street, opened in 1885. Along with hotels and to some extent public buildings, banks were amongst the largest and most imposing of nineteenth century buildings, and most were located on prominent corner sites.

Other non-residential buildings of architectural note include North Fitzroy Primary School (No. 1490) in Alfred Crescent, a single-storey polychromatic brick Gothic revival building with a tower; St Brigid's Roman Catholic Church (1869, 1873; 387 Nicholson Street), various 19th century Fitzroy Cricket Club buildings in the Edinburgh Gardens, the Edinburgh Gardens Bandstand (1924), a small domed building with Doric columns; and former railway substation at 863 Brunswick Street.

Major non-heritage elements within the Precinct include Housing Commission developments in Holden and Clausen Streets, and the former Fitzroy High School (now part of the John Batman TAFE) on the corner of Michael and Falconer Streets.

The two public open spaces within the Precinct are the Edinburgh Gardens, which contains plantings dating from the 1880s and remains a recreational focus for the Precinct, and the Janet Millman, Park Street and Thomas Kidney Reserves, which were all created along or adjacent to the former railway north of Park Street. The Capital City bicycle path now follows this former rail line; the Edinburgh Gardens spur line reserve has also been preserved as a bicycle path.

Street planting varies throughout the Precinct, as does street and footpath construction. Traditional street planting which enhances the character of the Precinct includes *Platanus* in Brunswick Street North and Grant Street, and *Ulmus* and *Platanus* in McKean Street. The installation of traffic calming devices, including roundabouts and widened nature strips, have affected both, although many of these use traditional materials. Both bluestone and concrete kerbs and gutters exist in the Precinct. There are some concrete footpaths, but the majority are asphalt. Some early lamp posts have been retained within the Precinct, including one on the west side of St George's Road, south of Scotchmer Street.

#### Original Source

Allom Lovell & Associates. *City Of Fitzroy Heritage Study*. 1992.

#### Statement of Significance

The North Fitzroy Heritage Overlay Precinct is of outstanding significance. It contains a wide range of 19th and early 20th century buildings, many of which remain substantially intact. It contains some of the most substantial residential buildings in the municipality, many of which—particularly in Alfred Crescent—show evidence of conservation practices. In addition many are particularly distinguished in their polychromatic brickwork and decorative details. It is also notable for the landscape character of many of the streets surrounding the Edinburgh Gardens, a focus of the Precinct.

The most intact streetscapes within the Precinct are Alfred Crescent, the west side of Brunswick Street between Scotchmer and Park Streets. Birkenhead, Egremont, Falconer, Newry, Rowe and McKean, Moss and Seacombe Streets. Other streetscapes with a low proportion of non-heritage buildings are Rushall Crescent, and Barkly, Bennett, Best, Delbridge, Freeman, Liverpool, Michael, Rae and Scotchmer Streets.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.





*Figure 58 Typical modest Victorian brick terraces, 3-5 Birkenhead Street, North Fitzroy*



*Figure 59 41-47 Alfred Crescent, North Fitzroy: substantial houses overlooking the Edinburgh Gardens*



Figure 60 Victorian shops, 98-114 Scotchmer Street, North Fitzroy, with the former Ennis Tymon Bakery in the foreground



Figure 61 Gladstone Buildings, 169-187 St Georges Road, North Fitzroy



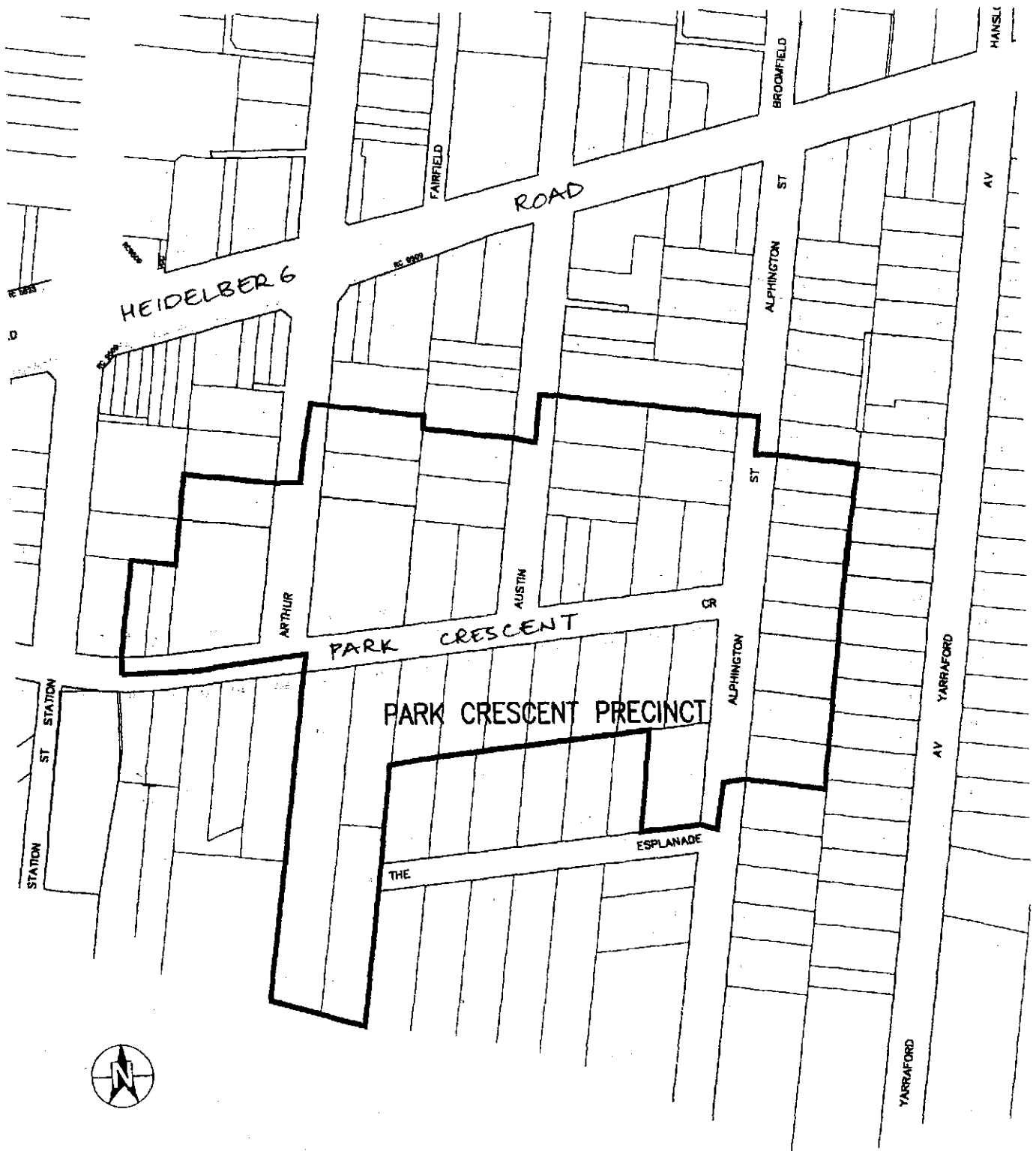


Figure 62 Park Crescent Precinct, Alphington

## 2.20 Park Crescent (HO319)

## Alphington

### Location

parts of Park Crescent; Arthur, Austin and Alphington Streets

### History

The Park Crescent Precinct comprises the southernmost parts of Crown Portions 113, 114, 115, 116 and 117, which were sold at the land sales of 10 June 1840. Each portion comprised approximately 93 acres, and stretched north from the Yarra River approximately two kilometres, to the line of what is now Chingford Street, Fairfield. Although most of this land had been subdivided, and much of it sold, by the late 1880s, little development had occurred prior to this point in time.

Early development in the area derived from the sale to C H James and Percy Dobson, of the Fulham Grange orchards and associated jam and preserves factory, established by the Perry Brothers before the mid-1860s on land stretching from the Yarra to north of the (now) railway line. The land was subdivided into one acre lots and sold as Fulham Grange Estate, advertised as 'ideal for gentlemen's residences'. While accessible by the carriages of those who could afford them, a horse tramway was constructed up Station Street from the railway, to give the illusion of public transport and greater accessibility. One of James and Dobson's later subdivisions, was the salubrious St James Park Estate, which was created from Vidal's Crown Portion 114, in 1883.

Rate books show that much of the land changed hands in the 1880s, but that further development of a large number of the sites did not get underway until the early years of the 20th century. Bella Vista, built by Sarah and James Marriott, at 23 Alphington Street in 1887, was one of the first houses to be built on the St James Park Estate and was soon followed by 'The Nook' (1892-3) located next door. One of Marriott's early enterprises was a boat hire business on the Yarra, and a steam ferry service between his boathouse and the Studley Park boathouse downstream in Kew.

### Original Source

Graeme Butler. *Northcote Urban Conservation Study*. 1982.

### Description

The Park Crescent Precinct is a residential Precinct on steep land between the Yarra River and the Hurstbridge railway line. Although the land was subdivided in the 1880s, much of the housing dates from the Edwardian period and later. In general the houses are single-storey, on relatively large blocks.

Park Crescent contains an even mix of brick and timber Edwardian and inter-War houses. Many are particularly wide in plan, set on large blocks. Of particular note are Ontario (1902; 44 Park Crescent), a large Edwardian house with a hipped and gabled terracotta tiled roof, timber verandah frieze and an original picket fence; and Stranhaer (1902; 46 Park Crescent), which retains its original picket fence and early iron and woven wire front gates.

Alphington Street contains a mix of architectural styles, from the Victorian period onwards. Almost all the houses are of timber construction. Bella Vista (1887; No. 23), a symmetrical Victorian block-fronted timber house with ornate verandah, is of particular note. The Nook (early 1890s; now known as Tower House, No. 25) is an unusual late Victorian timber villa with 'cricket bat' timber quoining to the weatherboarded walls,

Italianate timber mouldings to the arched windows, Edwardian carved timber gable-ends and a two-storey square timber tower with bracketed eaves. Studley Villa, at No. 18, set on a large site at the corner of The Esplanade, is a substantial, elevated timber Edwardian house with extensive Queen Anne style timber detailing. It has a large garden with traditional plantings, and an appropriate, apparently reconstructed, timber picket fence.

Non-heritage elements within the Precinct include a number of blocks of flats constructed in the 1960s and later, particularly in Park Crescent.

Street plantings within the Precinct includes *Platanus* in Coate and Yarraford Avenues and Alphington Street. Park Crescent has *Platanus*, *Eucalyptus* and *Prunus*, whilst The Esplanade has plantings of *Prunus* and small natives including *Acacia*. There are several large private gardens with traditional plantings, particularly in Park Crescent.

Public open space within the Precinct comprises two parks on the banks of the Yarra. Coate Park is a formal park with exotic plantings, whilst Rudder Grange comprises native bushland.

Traditional street elements include bluestone kerbs and gutters on the south side of Park Crescent, and bluestone kerbs in Alphington Street. There are grassed nature strips throughout the Precinct.

#### **Statement of Significance**

The Park Crescent Heritage Overlay Precinct is of local significance within the City of Yarra as it contains important suburban attributes which are atypical in the municipality. It comprises an aesthetically pleasing group of largely Edwardian villas, many on large blocks, and with extensive gardens some of which are individually significant. The Precinct is unusual in the municipality as elsewhere most of the riverbank land, in Abbotsford and Richmond, was monopolised by industry requiring access to the water. Alphington has the only houses in the municipality with private river access. The Precinct is also distinguished by its hilly topography and somewhat rural landscape character and to a lesser extent by bluestone kerbs and gutters.

The most intact streetscapes within the Precinct are the east side of Alphington Street and the north side of Park Crescent west of Austin Street.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



Figure 63 East side Alphington Street, Alphington, with Tower House (No. 25) at the left



Figure 64 Alphington Street, Alphington

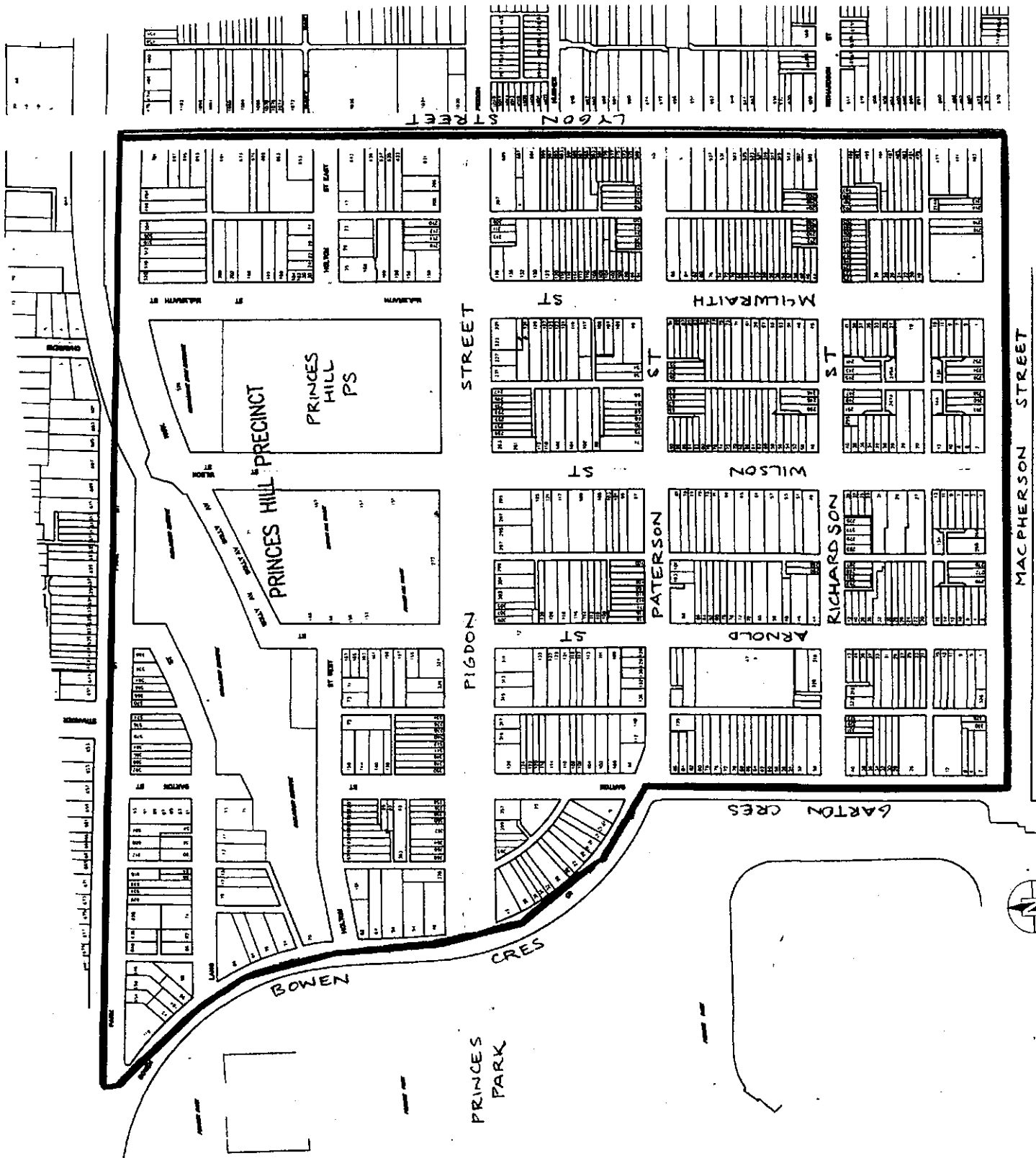


Figure 65 Princes Hill Precinct, North Carlton



## 2.21 Princes Hill (HO320)

## North Carlton

### Location

the area bounded by Park Street, Lygon Street, Macpherson Street, Garton Street and Bowen Crescent

### History

In 1855 the whole of the area now known as Carlton, including Princes Hill and North Carlton, formed part of Princes Park on the South Ward of the municipality of Melbourne. Both areas were wooded. The 1866 map of Carlton, while not extending north of the Cemetery, appears to indicate that the area was still in the same state as shown on the Kearney plan (see Appendix A). The Crown land between the cemetery and Pigdon Street was not subdivided until 1876-79. By 1878 at least twelve dwellings had been erected, and development continued rapidly thereafter. The 1879 plan shows that the present street grid had been laid out in the whole of the previously wooded area, and the Princes Park had been reduced in size. With the exception of a few blocks to the north of the Precinct, few vacant sites remained after the First World War. The street layout of the Princes Hill Precinct was by government survey, as had been the case with the rest of North Carlton, which ensured that planned and regular development occurred from the outset. In Princes Hill, even the generous rear access lanes appeared in the government subdivision, leaving even less to the whims of private developers. The Royal Park to Clifton Hill railway, part of the Inner Circle, opened in May 1888, with North Carlton station located at the corner of Park and Arnold Street.<sup>130</sup> The station building is now used as a community centre, and the surrounding land, now a park, is known as Gallagher Reserve.

### Original Sources

Nigel Lewis & Associates. *Carlton, North Carlton and Princes Hill Conservation Study*. 1984.  
E Graeme Robertson. *Carlton*. 1974.

### Description

The Princes Hill Precinct comprises approximately one-third of the suburb of North Carlton. With the exception of the a few retail properties in Lygon Street, the Precinct is largely residential. The core of the Precinct is laid out in a rectilinear grid, defined by the approximately evenly-spaced north-south streets (Garton, Arnold, Wilson and McIlwraith Streets) crossed by Macpherson, Richardson, Paterson and Pigdon Streets.

The majority of the housing comprises single and double-storey Victorian terraces, many of which are notable for their ornate decoration; particularly decorative render and cast iron, and their intactness. Of particular architectural note are: Maelstrom (58 Garton Street; 1889), an elaborate brick terrace with pedimented parapet and iron lacework; Lime's Grove (265 Pigdon Street; 1891), an unpainted rendered brick two-storey boom style terrace; Ormuz, Orotava and Oruba (c.1900; 299-303 Pigdon Street), three unusually-composed double-fronted terraces with bullnose verandahs, very high curved pedimented parapets and iron picket front fences; and Lyttleton (93 Holtom Street West; 1890), a relatively modest single-storey terrace with elaborately decorated rendered facade. A modest single-storey terrace notable for its intact repetitive polychromatic brick facades, is 100-118 Paterson Street, constructed gradually from 1889-1894.

There is a small number of Victorian shops on the west side of Lygon Street south of Pigdon Street, as well as an original corner shop on the south-east corner of Paterson and

<sup>130</sup> Lewis. op cit. p 32.

#### Pigdon Streets.

Other non-residential buildings within the Precinct include Princes Hill Primary School, in Pigdon Street, and Princes Hill High School, in Arnold Street, an award winning Brutalist building dating from the 1970s, designed by Daryl Jackson Pty Ltd. To the west of the Primary School is Princes Hill Village (1960), a five storey elderly persons' residence built and operated by the Freemasons, is . To the north of this is a number of walk-up flats constructed by the Housing Commission of Victoria. In the mid-1990s, the area to the immediate north of the primary school was redeveloped as medium-density housing.

Street planting varies throughout the Precinct. The most notable street planting occurs in the wide median of Pigdon Street, which comprises *Platanus* and palms in alternating pairs.

Gallagher Reserve, north of Solly Avenue, forms part of a linear park created along the former Inner Circle railway reserve. The former North Carlton railway station is now used as a community centre. The Precinct also derives some of its character from two adjacent spaces: Princes Park, to the west, and the Melbourne General Cemetery to the south. Both of these fall within the City of Melbourne.

Private gardens are generally small, due to the predominance of terrace housing, and few retain traditional plantings.

Street and footpath construction vary throughout the Precinct. The majority of kerbs and gutters are bluestone, and footpaths asphalt. The unusually wide bluestone rear lanes, some of which have been partly asphalted over, laid out as part of the government subdivision remain, and now act as the primary access for several outbuildings, some of which have been redeveloped as housing within the Precinct.

#### Statement of Significance

The Princes Hill Heritage Overlay Precinct is of outstanding significance. The Precinct, which is relatively self-contained, derives much of its character from a combination of the rectilinear street grid, laid out by government survey, and by the very large number of substantially intact 19th century single and double-storey terrace houses, several of which are individually significant for their elaborate designs. The surviving bluestone pitched lanes underpin the 19th century characteristics of the Precinct.

The streetscapes within the Precinct are remarkably intact: of particular note are Pigdon, Bowen and Lygon Streets, the east side of Wilson Street between MacPherson and Paterson Streets, and McIlwraith Street between MacPherson and Pigdon Streets. With the exception of the medium-density housing on the south side of Solly Avenue and Park Street, parts of Princes Hill Primary School and all of the High School, non-heritage elements within the Precinct are generally small and non-intrusive.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 66 Ormuz, Orotava and Oruba, 299-303 Pigdon Street, North Carlton*



*Figure 67 Terraces, 100-118 Paterson Street, North Carlton*

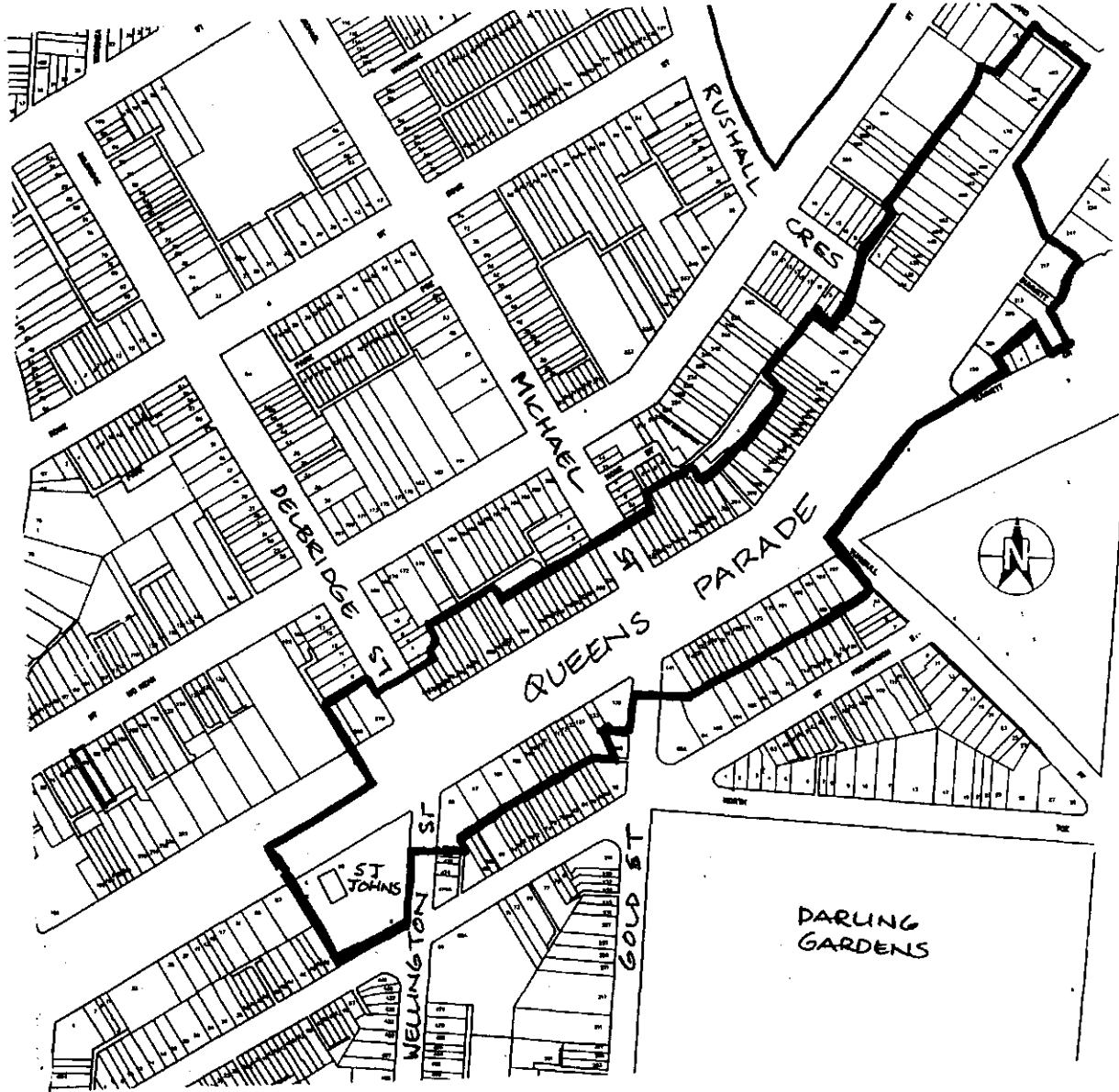


Figure 68 Queens Parade Precinct, North Fitzroy

## 2.22 Queens Parade (HO321)

## Clifton Hill / North Fitzroy

### Location

part of Queens Parade (approximately between Wellington Street and Brennand Street)

### History

Queens Parade forms part of the boundary between North Fitzroy and Clifton Hill. Whilst South Fitzroy had developed as a dense urban settlement from the 1840s, and Brunswick and Coburg to the north as agricultural land, the comparative wasteland of North Fitzroy from Alexandra Parade to Holden Street remained almost completely undeveloped. When South Fitzroy was severed from Melbourne in 1858, the north remained part of Melbourne.<sup>131</sup>

By the time the East Collingwood Council had been established in 1855, Smith, Wellington and Hoddle Streets were extended north to the Queens Parade, making the whole of the area more accessible. In the mid-1850s the Survey Department, under Andrew Clark, proposed to develop North Fitzroy as 'Merriville'. Queens Parade, then still known as Heidelberg Road, formed the major axis through the scheme, which included an elegant crescent-like curved street layouts<sup>132</sup> The scheme did not eventuate in quite so elaborate a form, but Queens Parade remained the main thoroughfare from Fitzroy and Collingwood to Heidelberg, through Hoddle's village of Northcote.<sup>133</sup> The original allotments in the eventual subdivision ranged from a quarter to more than three-quarters of an acre (0.3 to 1 hectare), and the deepest allotments, at four chains (80 metres) were on the main streets.<sup>134</sup>

Land in Queens Parade between Rushall Crescent and Alexandra Parade and Nicholson Street were sold between 1865 and 1869, and most of the land in the Precinct was sold by 1875.<sup>135</sup>

The Fitzroy side of Queens Parade developed as a retail strip, with most of the land being built on by the turn of the century. Two-storey shops with residences above predominated. Banks were drawn to the developing commercial strip: the National Bank (No. 270) was built in 1886, and the former London Chartered Bank (later the ANZ Bank, No. 370), designed by Oaken Addison and Kemp in the Queen Anne Style, was built in 1889. Later buildings on this side include the former Clifton Hill and Northcote Dispensary (No. 470), which was built in 1914.

The Clifton Hill side was developed to a small extent with shops, but tended to attract larger commercial enterprises and public buildings. The Post and Telegraph Office (No. 141) was built in 1883, and the State Savings Bank (No. 99) was built in 1888-89. Dainton's Family hotel, now the Normanby Hotel (No. 139), was built in 1875, whilst the Clifton Hill Hotel (No. 89) was built in 1884 on the south-east corner of Queens Parade and Wellington Street. An earlier Clifton Hill Hotel, two blocks further east, was converted into police barracks in 1885.

In North Fitzroy, however, commercial and retail outlets, most of them single-fronted, continued to provide goods and services to what remained of a market made up of local residents.

131 Fitzroy History Society. op cit. p 23.

132 Fitzroy History Society. op cit. p 24.

133 Fitzroy History Society. op cit. pp 23-25.

134 Fitzroy History Society. op cit. p 27.

135 Fitzroy History Society. op cit. p 27.

John Speirings has argued that the success of Queens Parade as a predominantly local shopping centre was partly a function of the width and scale of the road itself, which was 'was not conducive to the establishment of an extensive shopping district, despite the volume of passing trade'. The street has always retained a strong reputation for good local business, however, serving the daily needs of Clifton Hill and North Fitzroy residents.<sup>136</sup> It certainly witnessed the strongest commercial development in North Fitzroy in the late nineteenth century.

The most prominent element on the South side of Queens Parade, which forms part of the north boundary of the Precinct, is the St John's Roman Catholic Church complex, at Nos. 61-77. Crown land was reserved from sale for the Catholic Church in November 1864, and on 27 February 1876, the foundation stone for the bluestone Church was laid by Archbishop Gould. The church was substantially complete by 1893, and the spire was added in 1906-07. Clifton Hill became a separate parish in 1885, and a temporary residence for the pastor was rented in Delbridge Street, North Fitzroy. The parish later acquired a cottage adjoining the church. The present presbytery was opened in August 1914. The complex was completed with the construction of the St John the Baptist School in 1906.

The first power driven public transport to be introduced to Fitzroy was the cable tram. One route through Fitzroy ran along Nicholson Street from the city, then divided into two routes at Gertrude Street, one of which ran along Gertrude Street to Smith Street and along Queens Parade. These routes were established in 1886 and 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into a major commercial strips, the tram routes in Fitzroy were located along streets which were already consolidated commercial precincts. All of Fitzroy's boundaries are defined by tram routes which in historian Charles Sowerwine's opinion, have helped to define a sense of identity in Fitzroy.<sup>137</sup>

Clifton Hall (No. 85, on the corner of Wellington Street), was built by the trustees of St John's Church in 1917-18, on the site of former brick shops they already owned. They erected the Clifton Picture Theatre in a building which incorporated two shops on either side of the hall. The former Albert Hall (No. 127-129) was built for William Holgate and William Hall in 1885, and rebuilt in 1927. It operated as an important social venue for the North Fitzroy and Clifton Hill communities until the mid-20th century.

Later 20th century development includes the former United Kingdom Hotel (No. 199), which, until the early 1990s, had been the site of a hotel of that name since at least 1880. The United Kingdom Hotel which occupied the site in 1880 had been demolished by 1906, and a new hotel was operating by 1910. The present Moderne building, designed by J H Wardrop and built by Hansen and Yuncken, was built in 1937-38.

### Original Sources

Andrew Ward. *Collingwood Conservation Study*. 1995.  
Allom Lovell & Associates. *City Of Fitzroy Heritage Study*. 1992.

### Description

The Queens Parade Precinct is a linear Precinct comprising retail, commercial, public and institutional buildings. Queens Parade is a very wide road, with a wide central tram reservation, incorporating a tram and bus interchange, and service lanes on both sides.

<sup>136</sup> *ibid.* p. 203.

<sup>137</sup> See C Sowerwine. 'Public Transport and the Fitzroy Identity'. pp. 116-117.

The National Bank (1886; No. 270) is a two-storey corner bank with a bluestone base, recessed loggia to the first floor, and a highly elaborate balustraded parapet. The former London Chartered Bank (later the ANZ Bank, No. 370) is a three storey Queen Anne style building with steeply pitched gable roofs with tall elaborate chimneys, exposed brick walls with rendered mouldings and no roof parapets, and arched windows.

Typical of the more ornate Italianate shops is No. 284, a three storey brick shop, constructed in 1883, which has rendered quoins, projecting moulded string courses and parapet with a central name plate flanked by scrolls and topped by a segmental arch with acroteria.

A number of important non-residential buildings line the south side of Queens Parade: 19th century buildings of note include the former State Savings Bank (No. 99), an ornate Italianate double-storey rendered brick building with unusual oculus-style highlights to the front windows; the former Albert Hall (No. 127-129), a restrained Neo-Classical, pedimented composition built in 1888; and two-storey Italianate hotels, the Normanby (No. 139) and the Clifton Hill (No. 89).

The St John's Roman Catholic Church complex, which comprises a substantial bluestone Gothic Revival Church (1882-1907), double-storey red brick Gothic Revival school, which has arched openings with rendered dressings (1906), and the double-storey Edwardian Presbytery (1914), another substantial buildings with Queen Anne and bungalow elements.

Two of the municipality's most notable Moderne buildings are in this Precinct: the former United Kingdom Hotel, 199 Queens Parade, is a two-storey polychromatic brick building with a glazed terracotta tiled tower and curved, cantilevered concrete balconies. Nearby, at 205 Queens Parade, the former garage (now Tru-Mould Tyres) which incorporates a similar tiled tower element.

Street planting within the Precinct includes *Ulmus*.

Some traditional street elements within the Precinct, including bluestone kerbs and gutters, have been retained (or reconstructed), however some kerbs and gutters and concrete, particularly along the median and on the east side.

The majority of the kerbs and gutters within the Precinct are concrete. Footpaths are predominantly asphalt.

#### **Statement of Significance**

The Queens Parade Heritage Overlay Precinct is of considerable significance within the City of Yarra. A key historic thoroughfare from the inner suburbs to the developing fringe which formed a strong division between North and South Fitzroy, Queens Parade retains several notable late 19th and early 20th century buildings, including a number of Victorian shops—which have substantially intact upper storey facades, on the North Fitzroy side, and some larger late 19th and early 20th century non-residential buildings, including two Italianate and one Moderne hotel building and the St John's Church complex, on the other.

Both sides of Queens Parade are remarkably intact, with no groupings of non-heritage buildings on either side.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 69 North side Queens Parade, North Fitzroy*



*Figure 70 South side Queens Parade, Clifton Hill: St John's School is in the background*







Figure 71 Racecourse Precinct, Richmond

## 2.23 Racecourse Housing Estate (HO322)

Richmond

### Location

all of O'Connell, Longfield, Lightfoot, Jackson and Vesper Streets

parts of Tudor Street, south side Bridge Road, west side Westbank Terrace

### History

The Richmond Racecourse was operated by the notorious entrepreneur John Wren, who offered £100 stake money for the first feature race in 1907. Located at the eastern end of Bridge Road, the track became popular immediately, and was Melbourne's principal trotting track for many years before it closed in 1932.<sup>137</sup> When, in September 1935, the Richmond Council began investigating possible sites on behalf of the new state government committee which had been formed following *The Herald's* and F Oswald Barnett's inner suburban slum abolition campaign, the council was informed by John Wren's Victorian Trotting and Racing Association that its lease on the Richmond Racecourse was due to expire the following February.

In January 1936, the Council announced that it was having difficulty raising the £200,000 required to build the proposed new housing estate which had been recommended as a result of the slum clearance program. To solve the problem, the area of the estate was reduced by 10 percent and the Council re-zoned fifteen of the 157 acres to allow the erection of a factory by British Australasian Tobacco.

The estate was completed in 1941. The streets were named after the trade unionist and MHR for Yarra, Frank Tudor, and Richmond Councillors O'Connell, Lightfoot, Vesper, Longfield and Jackson.<sup>138</sup> The properties have gradually moved from Housing Commission into private ownership with approximately only half the residents being public tenants.

### Description

The Racecourse Precinct is a residential area comprising a combination of single-storey detached and semi-detached houses, and double-storey attached clinker and red brick maisonettes. The dwellings are simple in form, and are based on a restricted number of standard plans. The houses have terracotta tiled roofs which are either hipped or gabled, or a combination of both. Original windows are timber-framed double-hung sashes, often paired and entrances are often marked by flat-roofed cantilevered porches. Chimneys are plain; some retain original semi-circular concrete cowls. The blocks have utilitarian gardens and large concreted areas.

Street planting throughout the Precinct is restricted to small natives, including *Callistemon*, *Melaleuca* and *Eucalyptus*. All the streets have wide grassed nature strips. Some of the properties retain their original low brick front fences, which are curved in plan in the case of corner properties. Some front gardens retain their original privet hedges. Generally the landscape is more utilitarian rather than attractive or lush.

Gutters, footpaths and vehicle crossings are concrete, whilst kerbs are bluestone.

### Statement of Significance

The Racecourse Heritage Overlay Precinct is of local significance within the City of Yarra.

137 City of Richmond. *Copping It Sweet: Shared Memories of Richmond*. Richmond. 1988. pp 167.

138 McCalman. op cit. p 173.

Historically, it was the first public housing estate to be built in Richmond and is substantially intact in terms of hard and soft fabric. The Precinct derives its significance from the uniformity rather than diversity of its housing. While the intactness of the streetscapes is fairly even throughout the Precinct; the houses in private ownership tend to have been altered the most, but the buildings as a whole continue to display an expected uniformity of setback, scale, style, detailing and materials. This distinguishes them from the surrounding Victorian and Edwardian residential streetscapes.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 72 East side Tudor Street, Richmond: note original hedge plantings*



*Figure 73 Typical maisonettes, 6-8 Longfield Street, Richmond*



Figure 74 Richmond Hill Precinct, Richmond

## 2.24 Richmond Hill (HO323)

Richmond

**Location**

the area bounded by Punt Road, rear south side Bridge Road, rear west side Church Street and rear north side Swan Street

**History**

The land which now comprises the Richmond Hill Precinct was purchased from the Crown in 1839, and consisted of eight allotments each of 25 acres. The purchasers were Dr. Farquhar McCrae (surgeon), Rev. Joseph Docker (squatter), W H Yaldwyn (squatter, banker), H G Brock, J McNall (Melbourne's first butcher) and Charles Williams (auctioneer).

In 1840 McCrae sold two acres of his allotment, to Charles Williams who erected Jasmin Cottage on the east side of what later became Strode Street. This was sold to George Arden, and then to Thomas Strode, who were the proprietors of the *Port Phillip Gazette*.<sup>140</sup> In the same year, McCrae had 36 half acre blocks subdivided and Rowena Parade, Sherwood and Rotherwood Streets were laid out. His brother Alexander McCrae, who became Victoria's first Post Master General in 1851, purchased an acre on the corner of Rotherwood and Sherwood Streets and erected a prefabricated timber house there in 1840.<sup>141</sup> Another purchaser was Alfred Woolley, who built a timber cottage on the north corner of Rowena Parade and Punt Road in 1842.<sup>142</sup> This house was occupied by Judge Pohlman from 1843 to 1877.<sup>143</sup> Further subdivisions to McCrae's allotment took place in the 1870s and 1880s.

Yaldwyn sold his allotment to W Meek in 1840, and by 1853 the Waltham Street and Darlington Parade areas were subdivided, and further subdivided in the 1880s. The Vaucluse area was laid out in the 1860s and a private street was created to link Rowena Parade and Church Street. It was further subdivided in 1874. The Vaucluse, the only private street in the inner suburbs, has its eastern entry at St Ignatius Church. The mansion Richmond Hill, belonging to merchant James Henty, was built in Waltham Street in 1851, and was demolished in 1928 to make way for the Pelaco factory. Next door the distinguished architect James Blackburn Jr constructed his two-storey Italianate house which still stands with a block of modern flats in its front garden at 42 Waltham Street.

Docker had subdivided his two allotments by 1853; the 1857 ratebooks record that he owned many of the houses built on these allotments. His own townhouse was at 370 Church Street, while his principal residence was at Bontharambo, Wangaratta. By the 1880s, this area was almost fully developed.

Brock's allotment was purchased by overlander John Gardiner<sup>144</sup> who erected a villa on it when he retired from his grazing activities to take up the position of managing director of the Port Phillip Bank in 1840.<sup>145</sup> By 1853, Lennox Street, Rowena Parade and Goodwood Street had been laid out. Further subdivisions occurred in the 1870s and 1880s. The mansion Pine Grove was built for Dr Thomas Black, who, with Farquhar McCrae, was the first to administer chloroform in Victoria in 1844. George Coppin, actor and entrepreneur, extended the house and lived there from 1864 to 1906. Pine Grove was

140 White. op cit. pp 1, 14.

141 H McCrae. op cit. p 169.

142 *Port Phillip Gazette*. 12 May 1942.

143 White. op cit. p 12.

144 *Port Phillip Patriot*. 29 August 1839.

also demolished when the Pelaco factory was established.

The allotment purchased by McNall had undergone minor subdivision by 1853. McNall erected his house there, and his widow continued to live there following his death in the 1850s.<sup>146</sup> In 1859, the railway was established, and Richmond Station were constructed at the south-west corner of the Precinct. The allotment had undergone major subdivision by the 1870s and 1880s. Most of the streets in the two allotments owned by Williams were laid out by 1853.

The majority of the Precinct was developed by the early 20th century.

### Original Source

John & Thurley O'Connor, Ros Coleman & Heather Wright. *Richmond Conservation Study*. 1985.

### Description

The Richmond Hill Precinct is a mixed residential, commercial and industrial Precinct bounded to the north and south by the predominantly retail and commercial Precincts of Bridge Road and Swan Street respectively.

The precinct contains a high number of individually significant buildings, many of them good examples of their architectural styles. The Faithful Companions of Jesus Convent, between the Vaucluse and Darlington Parade, is of particular note as a complex of intact and architecturally significant buildings. Adjacent to the complex in The Vaucluse are several houses of architectural merit: No. 5 is a single storey villa with unusual fenestration and Gothick-inspired timberwork; No. 10 is a simple symmetrical villa with ornate polychromatic brickwork; and Nos. 12-14 comprise Brinsley Place, a pair of semi-detached two-storey Italianate mansionettes.

One of Richmond's oldest surviving houses, Orwell Cottage, is a single-storey slate-roofed timber house at 221 Lennox Street. Howlands, 37 Docker Street is a very intact double-storey Italianate residence with an ornate urn-decorated parapet. Lennox Street, the main north-south thoroughfare through the centre of the Precinct, contains a number of large 19th century houses: of note are the two-storey Italianate rendered brick houses at Nos. 184 and 198, the former of which has highly unusual bracketed segmental arched window hoods. At a similar scale are 53 Richmond Terrace and 33 Rotherwood Street, and the extraordinary bluestone Greek Revival house at 12 Union Street. Union Street contains several two-storey timber terrace-style houses, whilst the terrace at 8-12 Gipps Street is a row of three ornate Italianate houses with an unusual side elevation to Grattan Place. On a more modest scale is the terrace at 12-24 Waltham Street, adjacent to the former Bedggood Shoe factory, at No. 10.

The south-west corner of the Precinct, bounded by Hoddle, Botherambo and Tanner Streets and the railway line is predominantly industrial, with a number of large red brick and rendered brick factory buildings, most dating from the early decades of the 20th century. The former Pelaco factory, in Goodwood Street, is a prominent four-storey red brick building which, with its rooftop sign, is an important local landmark.

Non-heritage elements are scattered throughout the Precinct, and include a number of houses and blocks of flats constructed on large sites in the 1960s and 1970s, particularly in Lennox, Sherwood and Rotherwood Streets and Rowena Parade. Botherambo Street contains a strip of non-heritage buildings.

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145 *Port Phillip Patriot*. 11 June 1847.

146 White. *op cit.* p 10.



Street planting varies throughout the Precinct, as does street and footpath construction. The installation of traffic calming devices, including roundabouts and widened nature strips, have affected both. Both bluestone and concrete kerbs and gutters exist in the Precinct. There are some concrete footpaths, but the majority are asphalt.

#### **Statement of Significance**

The Richmond Hill Heritage Overlay Precinct is of outstanding significance. One of the first parts of Richmond to be subdivided, it was situated in the elevated position which attracted people of substance, which is demonstrated by the comparatively more substantial and aesthetically diverse housing stock as compared with other areas of the suburb. The Precinct is characterised variously by its irregular street patterns, evidence of private subdivisions, dating from the early 1840s; the diversity of form, scale and style of its buildings; and its associations with some of Melbourne's most prominent early settlers and their residences. It includes a number of individually significant buildings, in particular the ecclesiastical buildings in Church Street and The Vacluse.

The most intact streetscapes within the Precinct are Berry Street, Darlington Parade, Docker Street (north of Gipps Street), Fordham Street, Goodwood Street, King Street, Lennox Street (south of Gipps Street), Miles Street, Richmond Terrace (particularly west of Woodlawn Street), Rowena Parade (north side), Stanley Street, The Crofts, The Vacluse and Waltham Street. The streetscapes of lesser intactness are Botherambo Street, Lennox Street (between Gipps Street and Rowena Parade), Montgomery Street and Sherwood Street.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 75 Faithful Companions of Jesus Convent, The Vacluse, Richmond*



*Figure 76 View west along Gipps Street, Richmond: note city views*



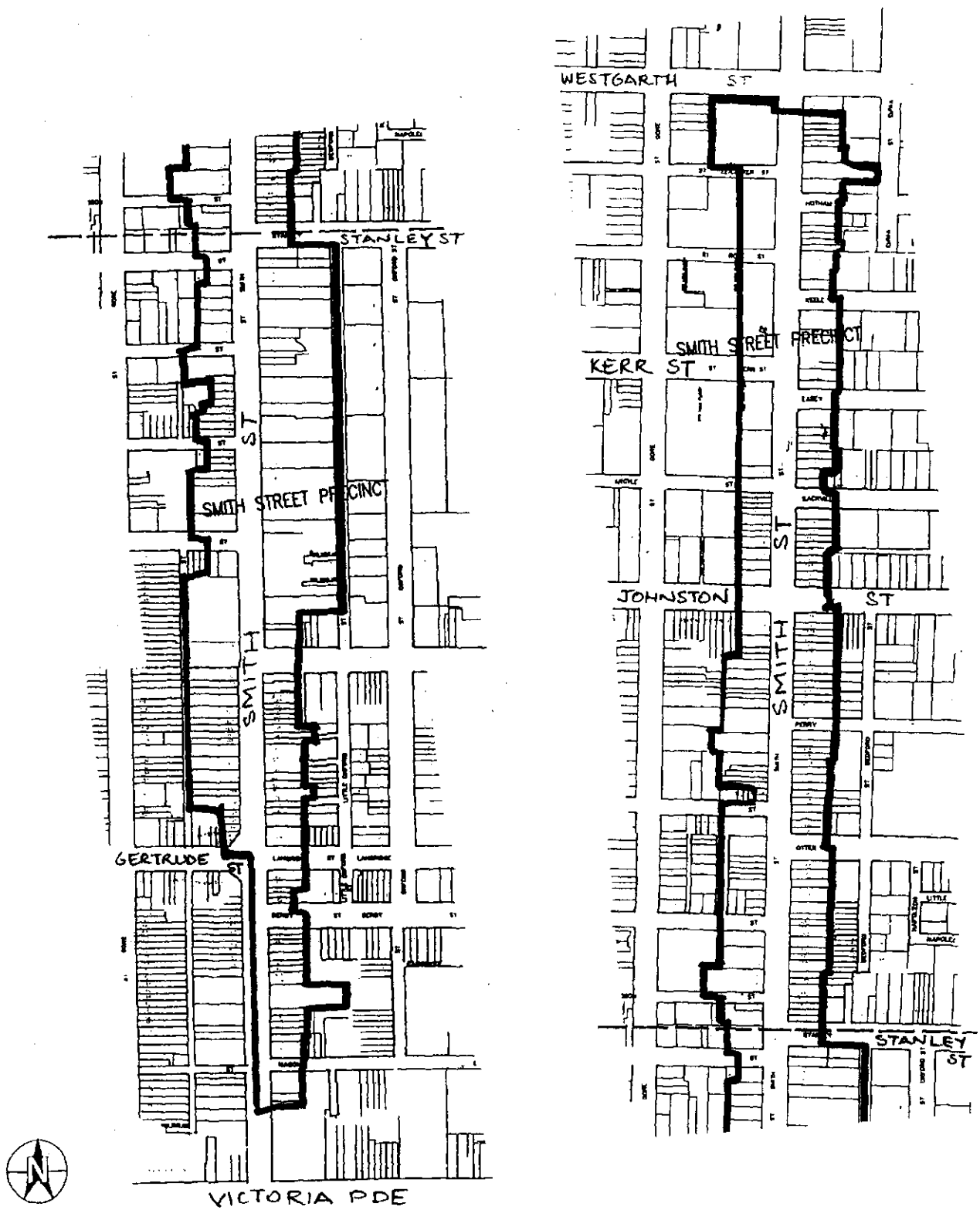


Figure 77 Smith Street Precinct, Collingwood / Fitzroy

## 2.25 Smith Street (HO324)

## Collingwood / Fitzroy

**Location**

parts of Smith Street between Alexandra and Victoria Parades.

**History**

The Smith Street Precinct comprises the eastern edges of Crown Allotments 51, 69, 72, 82 and 85, and the western edges of Allotments 52, 68, 73 and 81, as subdivided in 1838.<sup>147</sup> The first subdivision in the Precinct had commenced by 1842, and affected half of the west side south from Johnston Street. By December 1849, the east side had begun to be subdivided, and by December 1854, only the two allotments to the south of Alexandra Parade (Nos. 85 and 86) were yet to be subdivided.

Before this land was sold, Smith Street had been developed as a route to Heidelberg by early Heidelberg settlers such as Octavius Browne, and followed an irregular route north-east from the top of Bourke Street. The formalised route of Smith Street relates to Hoddle's grid, occurring mid-way between the mile-apart thoroughfares of Nicholson and Hoddle Streets.<sup>148</sup> Smith Street was named after T J Smith (b. 1816), a Sydney-born hotelier, theatre-owner and MLC, who was also mayor of Melbourne, and an alderman on the Fitzroy Council.<sup>149</sup>

One of the earliest buildings remaining in Smith Street is the Grace Darling Hotel (No. 144), built in 1854 for Thomas Risby, a timber merchant from Tasmania. The name commemorates the heroine of the wreck of the *Forfarshire* in 1838. In 1870, the hotel was sold to John Woods, who commissioned the Victoria Buildings (193-207). The shops at 293-295 Smith Street (1852-53) are some of the earliest surviving retail buildings in Melbourne.

By 1858, East Collingwood had been established as a separate municipality for three years<sup>150</sup>, with Smith Street, which ran along the top of what became known as the Collingwood Slope becoming the municipal boundary between Fitzroy and Collingwood. The Borough of Fitzroy, to its west, was created in 1858.<sup>151</sup>

Both Brunswick Street and Gertrude Street in South Fitzroy, and to a lesser extent Smith Street, Victoria Parade and the south end of Napier Street were home to a range of small businesses by 1864. The Sands and McDougall's Melbourne Directory of 1864 lists several enterprises including Harriet Dodge, greengrocer, J Maconachie, bookseller, R Flockhart, leathercutter and J Hughes, pawnbroker.<sup>152</sup>

The Forester's Hall (1868; No. 114), an early public building, was built for the first Victorian branch of the Ancient Order of Foresters, which had been established in 1850. The hall became a major social and cultural focus of the area. It housed the local court, and was the location of a variety of gatherings, from concerts and exhibitions to meetings of public companies, including the Langridge Mutual Permanent Building Society.

The 1860s and 1870s were a period of consolidation in Fitzroy's commercial strips, as the rude structures of the early decades were replaced with more substantial premises. This is most apparent in South Fitzroy, along Gertrude and Brunswick Streets, and along Smith

147 Fitzroy History Society. op cit. p 9.

148 Fitzroy History Society. op cit. p 7.

149 Fitzroy History Society. op cit. p 336.

150 Fitzroy History Society. op cit. p 38.

151 Fitzroy History Society. op cit. p 38

152 Sands & McDougall's Melbourne Directories. 1864

Street, the border between Fitzroy and Collingwood. The 1870s and 1880s saw the replacement of many earlier single fronted shop buildings with rows of shops.

During the 1870s and 1880s, several banks were established in Fitzroy. Early banks included established in the Precinct the Bank of Australasia on the south-west corner of Moor and Smith Streets (at 229 Smith Street) in 1875, the State Savings Bank of Victoria on the north-west corner of Smith and Johnston Street in 1879, and the Bank of New South Wales (on the west side of Smith Street) in 1873. Along with hotels and to some extent public buildings, banks were amongst the largest and most imposing of nineteenth century buildings, and most were located on prominent corner sites.

By the turn of the century, Smith Street had been almost fully developed, and contained a number of highly ornate Victorian buildings dating from the 1870s and 1880s. Whilst the street had attracted banks, hotels and other businesses, it was its retail emporia which distinguished the Precinct and gave rise to the exuberant architecture. The street was remembered as being,

a thoroughfare only second to three or four of the central streets in the city in regard to the multitude of its traffic. The drapers' shops and the great produce stores, the shoemakers, the clothiers and scores of other trades here make a display that gives to this street a metropolitan air; and on Saturday nights the crowds thronging through its gaslit footpaths are as dense as those in Bourke Street itself.<sup>153</sup>

The original scheme for the Victoria Buildings (Nos. 193-207), designed by Norman Hitchcock for John Woods, proposed four projecting domed pavilions capped with unusual flag holders. This scheme was never fully realised, although early photographs show a three storey section at the corner of Condell Street,<sup>154</sup> and much of the original unpainted rendered facade remains.

Smith Street became identified with businesses which combined manufacturing and retailing on a large scale; most notable of these enterprises was Foy & Gibsons, which developed a series of buildings stretching for approximately two kilometres from north to south. The majority of the manufacturing took place on the Collingwood side, with its western edge being Smith Street, between Peel and Stanley Streets. On the Fitzroy side was the men's store (1885; Nos. 135-143) and the adjoining ladies' store (1911; Nos. 145-163). In 1911, F&G broached the municipal divide with a 3.6 metre wide tunnel under Smith Street, connecting the ladies' store with the furniture store.<sup>155</sup> Similarly, Henry Ackman & Co., which had expanded its business from pawnbroking to dealing in second-hand furniture and general merchandise, occupied shops, warehouses and factories on both sides of Smith Street, with a bias towards the west.<sup>156</sup> The Stanford Block, at Nos. 119-129, was built for Ackman's by T W Stanford, an inner-city landlord who owned the building occupied by Ackman's first furniture shop at 111 Smith Street.<sup>157</sup> Other large retail entities were established into the early part of the 20th century, for example the Paterson's store, which was built at No. 173-181 in 1911.<sup>158</sup>

By the turn of the century, Smith Street also had its own large warehouse/showrooms-come emporia. Most of these were based in the furniture trade as well, although some concentrated on other goods, either locally manufactured or imported. In 1901 they included Morcombe's furniture warehouse at 95 Smith Street, Davis furniture warehouse

153 Collingwood History Committee, *In Those Days*, p. 35.

154 Fitzroy History Society. op cit. p 29.

155 Fitzroy History Society. op cit. pp 29-30.

156 Fitzroy History Society. op cit. pp 30-31.

157 Fitzroy History Society. op cit. p. 30.

at 211 Smith Street, the Fitzroy Furniture Company's business at 103 Smith Street, A Hazell's furniture warehouse, Proffitt Bros. furniture warehouse, the Foy and Gibson bulk store at 130-148 Smith Street, Collingwood, Paterson's furniture warehouse at 231 Smith Street, and Ackman's furniture warehouse at 243-247 Smith Street.<sup>159</sup> Some of these large businesses had developed a manufacturing arm, or had originally been manufacturers who had expanded into retailing. This approach was in a number of cases a very successful one; witness the growth of the Foy and Gibson complex of retail and manufacturing buildings. Both Foy and Gibson's manufacturing sector and its central retail outlet were located near the boundary between Fitzroy and Collingwood. By the 1930s, Foy and Gibson was making the claim in its newspaper advertisements that from its northern to southern extremities, the series of buildings associated with the firm stretched two miles.<sup>160</sup> Though this claim was rather exaggerated, the size of the complex was extraordinary. As early as 1897 the firm's first Smith Street store, situated on the east, or Collingwood, side of Smith Street, had been joined by a number of factories to its east. These represented the first part of what later became an enormous manufacturing complex. The only building which still remains of those Foy and Gibson buildings which were located on the Fitzroy side of Smith Street is the former Foy & Gibson Men's Clothing Store at 145-163 Smith Street.

The first power driven public transport to be introduced to Fitzroy was the cable tram. One route through Fitzroy ran along Nicholson Street from the city, then divided into two routes at Gertrude Street, one of which ran along Gertrude Street to Smith Street and the other which continued northward along Nicholson Street. The other route ran down Brunswick Street.<sup>161</sup> These routes were established in 1886 and 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into a major commercial strips, the tram routes in Fitzroy were located along streets which were already consolidated commercial precincts. All of Fitzroy's boundaries, and some of Collingwood's, are defined by tram routes which in historian Charles Sowerwine's opinion, have helped to define a sense of identity in Fitzroy.<sup>162</sup>

### Original Sources

Allom Lovell & Associates. *City Of Fitzroy Heritage Study*. 1992.  
Andrew Ward. *Collingwood Conservation Study*. 1995.

### Description

The Smith Street Precinct is a linear retail and commercial precinct along the boundary between Fitzroy and Collingwood. Retail and commercial buildings line the east side of Smith Street from Langridge to Johnston Streets. Many of these are Italianate shops with residences above, particularly north of Stanley Street, and there are several particularly elaborate examples of 19th century boom style design.

Early buildings of architectural note include the former Forester's Hall (1868; No. 114), a two-storey rendered brick and bluestone building with a wide, panelled parapet and curved

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158 Fitzroy History Society. op cit. p 31.

159 *Sands and McDougall's Melbourne Directory*. 1901. pp. 294.

160 M Lewis. 'The First Suburb'. pp. 29-30.

161 Sowerwine, Charles. 'Public Transport and the Fitzroy Identity', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. p. 116, see also Allom Lovell & Associates Pty Ltd. *Hawthorn and Malvern Tramway Depots: Conservation Report*. Prepared for the Public Transport Corporation, Melbourne, 1990. pp. 5-6.

162 See C Sowerwine. 'Public Transport and the Fitzroy Identity'. pp. 116-117.

pediment; and the bluestone Grace Darling Hotel (1854; No. 144), which has a rusticated and tuckpointed facade; and the shops at 293-295 Smith Street (1852-53), a two-storey building with a facade of a combination of bluestone, face brick and render.

Victorian buildings which give the Precinct its somewhat flamboyant architectural character include the former Collingwood Post Office (1891; now the Australian Toy Museum, No. 174), which has a boom style arcaded facade and a tower; the three storey red brick and render shop at No. 284 (on the south-west corner of Otter Street), which has unusual, large horseshoe motifs on the rendered parapet; and the ornate Italianate shops at Nos. 298-312. Of particular note are the three storey Victoria Buildings (1888-89; 193-207 Smith Street), designed by Norman Hitchcock, which has an elaborate unpainted rendered Corinthian facade. The Stanford Block (Nos. 119-129), a two and three storey row of shops formerly part of the Ackman's retail empire, has unpainted rendered upper facades, and is similarly exuberant.

Two bank buildings of note are the former Union Bank of Australia (1889-90; Nos. 165-167), a rendered brick building with eclectic architectural motifs, designed by Inskip & Robertson; and the National Bank of Australasia (1872; No. 171), a freestone building with a banded rusticated ground floor and bluestone plinth, designed by Leonard Terry.

There is no street planting in Smith Street.

Traditional street elements within the Precinct include bluestone gutters and kerbs which appear to have been relaid. The footpath paving is variously concrete and asphalt.

#### **Statement of Significance**

The Smith Street Heritage Overlay Precinct is of considerable significance within the City of Yarra. It was the municipality's most important shopping strip for the whole of Collingwood and Fitzroy in the late 19th and early 20th centuries. It contains a number of important Victorian and Edwardian commercial buildings, several of which have associations with enterprises which have had a significant role in the broader history of manufacturing, retailing and commerce within the former municipalities of Collingwood and Fitzroy and further afield. Today, Smith Street is less vibrant than cafe-lined Brunswick Street, but nevertheless remains an important local shopping centre for the daily necessities of life. Architecturally, many of these buildings are individually significant, ornate, boomstyle, commercial and retail buildings are particularly well represented.

The Street is generally intact but with variously sized pockets of later infill at several points along its length.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.





Figure 78 East side Smith Street, Collingwood, with the former Collingwood Post Office in the foreground



Figure 79 West side Smith Street, Fitzroy

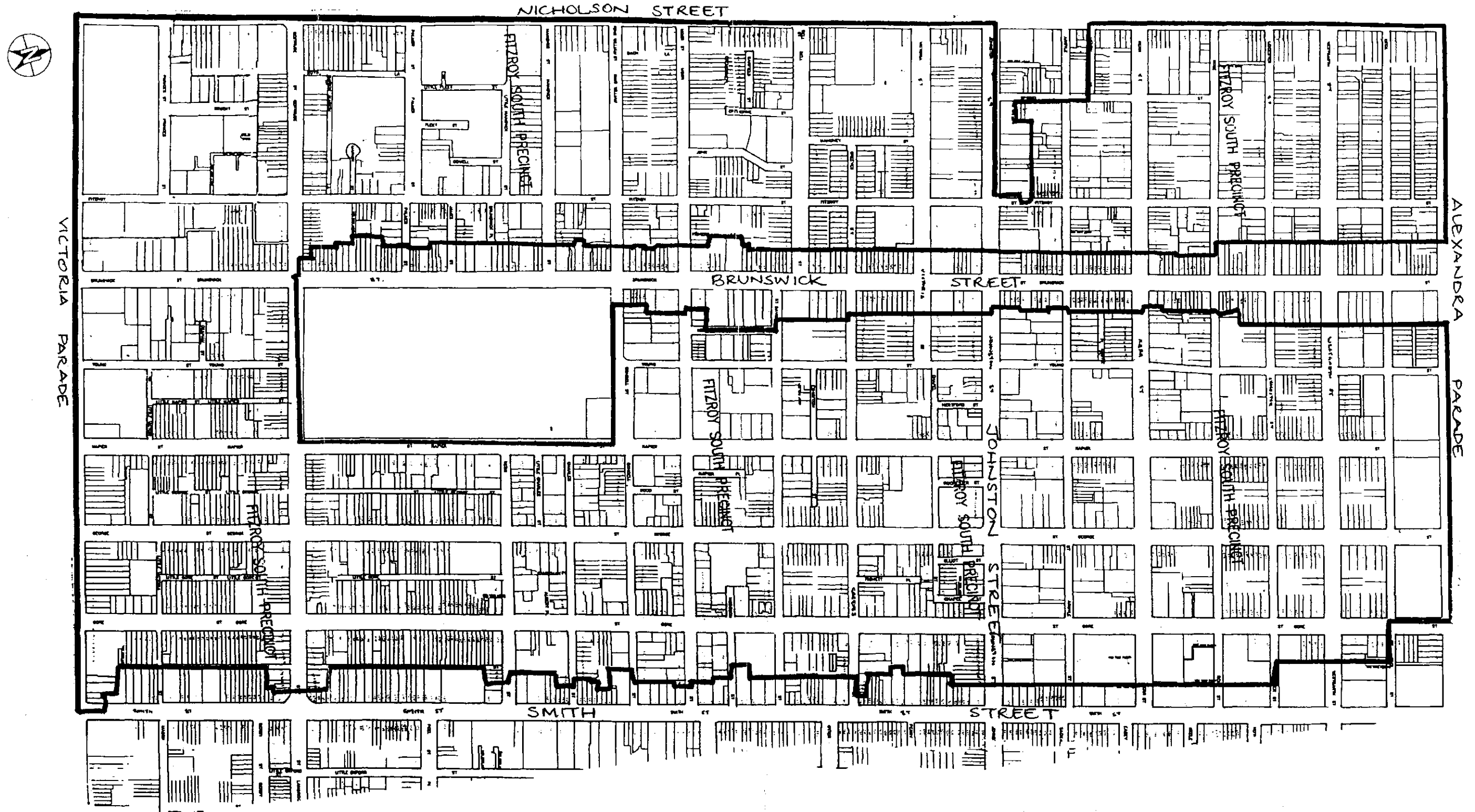


Figure 80 South Fitzroy Precinct, Fitzroy

## 2.26 South Fitzroy (HO325)

## Fitzroy

**Location**

*the area bounded by Alexandra Parade, Smith Street, Victoria Parade and Nicholson Street*

**South Fitzroy**

The first 'suburban' land allotments to be sold outside the town reserve were in the areas now known as Fitzroy, Collingwood, and Richmond. The allotments were numbered 1 to 88. The first 47 made up what was to become the municipality of Richmond, while numbers 48 to 88 covered the area known colloquially in the mid-nineteenth century as the 'district of Collingwood'. (Fig. 2) These 'Collingwood' allotments lay to the north-east of the City of Melbourne, and covered the area bounded in the west by Nicholson Street, to the east by the Yarra River, to the north by Reilly Street (now Alexander Parade), and to the south by Victoria Parade. The smaller portion of this area, the land bounded by Nicholson Street, Smith Street, Victoria Parade and Alexandra Parade is now known as South Fitzroy.<sup>163</sup>

Bernard Barrett noted that Clement Hodgkinson's 1853 *Contour Plan of Collingwood and East Melbourne*, shows, the distinctive topography

Travelling east from Melbourne along Victoria Parade, one finds several sharp changes. First, there is a hill, known as Melbourne's Eastern Hill. The hill's crest, about three-quarters of a mile from Melbourne's General Post Office, lies in southern Fitzroy, in Portions 48, 49, 50, and 51.<sup>164</sup>

For about 200 metres, the land then slopes dramatically down from about Smith Street to the east and into Collingwood, where it becomes a low-lying plain, known in the nineteenth century as the Collingwood 'Flat'.<sup>165</sup> North from Gertrude Street towards Alexandra Parade in Fitzroy, the land also slopes downward, but only very gradually.

The original allotments in Fitzroy were of varying sizes, most falling between about 12 acres and 28 acres, a size suitable for large estates, and small-scale rural or semi-industrial pursuits such as dairy farms, market gardens, and brickyards.<sup>166</sup> Accordingly, land reserved by the Government for roads in the Fitzroy area consisted only of Nicholson Street, Victoria Parade (originally called Simpson's Road), Alexandra Parade (known variously as Darebin or Reilly Street), Johnston Street and Smith Street.<sup>167</sup> In 1838-39, following the first sale there were no controls imposed upon the purchasers of land in Fitzroy in terms of the way they could subdivide and resell the land. As a result, as land changed hands and was progressively subdivided throughout the 1840s, a peculiar street layout emerged. Though the Government roads provided a framework for a regular pattern of roads which made it easy for speculators to proceed with subdivisions, the lack of controls on the size and orientation of subdivision allotments and the width of roads, together with a general lack of cooperation or coordination between landowners, led to the emergence of an ad hoc street pattern and layout of allotments in South Fitzroy.<sup>168</sup>

Writer, Anthony Trollope, visiting the colony in 1874, noted the way in which Melbourne's inner suburbs were clearly distinguished from the city by the differences in street layout.

163 B Barrett. *The Inner Suburbs*. p. 14.

164 B Barrett. *The Inner Suburbs*. pp. 14-15.

165 B Barrett. *The Inner Suburbs*. p. 15.

166 B Barrett. *The Inner Suburbs*. p. 7.

167 B Barrett. *The Inner Suburbs*. p. 7.

Though the suburbs of Melbourne, - such specially as Collingwood, Fitzroy, and Richmond, - are, in fact parts of the town, they seem to have been built on separate plans . . . . these subsidiary towns are all rectangular and parallelogrammic on their own bottom, though not all parallelogrammic in regard to Melbourne. If the streets of the one run from north to south and from east to west, the streets of the other run from north-east to south-west and from south-east to north-west.<sup>169</sup>

The first main non-Government streets to be laid out by landowners in Fitzroy were Brunswick and Gertrude Streets. These two streets became the most important non-Government streets in South Fitzroy, mainly because of the fact that their original line was continued for a considerable distance by a number of landowners. This contrasted strongly with the pattern of subdivision and street layout which developed in other allotments in South Fitzroy.

the district is really a mosaic of several dozen different bits of amateur urban design. The original subdivider of each Crown portion would draw up a street plan with little, if any, reference to the layout being adopted in neighbouring portions . . . . The speculator was credited with the immediate profits resulting from his operations; the long-term losses accrued to the public purse.<sup>170</sup>

Looking back on the chaos from the 1880s, chronicler, Edmund Finn (Garryowen), observed that:

The streets of Fitzroy, were a tangled skein of topography, which taxed the power of the Public Works Committee to unravel. They set to work, however, and submitted a comprehensive report, declaring that 'scarcely one of the streets is continuous; nearly everyone is a mere cul-de-sac, and the whole arrangement proves a very intricate labyrinth...'<sup>171</sup>

In 1854, the Victorian Parliament passed a special Act of Parliament, known as the *Act for Improvements in Fitz Roy Ward in the City of Melbourne*. This Act was designed to solve the street alignment problems in South Fitzroy, for which task the Government allocated the considerable sum of £50, 000. Fitzroy's problems were described in the preamble to the Act:

Whereas the area now constituting the Fitz Roy Ward in the City of Melbourne is in several parts deficient of direct lines of communication whereby the drainage and ventilation of most of the public thoroughfares in the said Ward are rendered difficult and in some cases impossible and whereas a sum of fifty thousand pounds has been voted by the Legislative Council . . . .It shall be lawful for the Council of the City of Melbourne to make widen [sic.] and complete throughout the said Ward the several streets specified in the Schedule hereunto annexed marked A . . . .<sup>172</sup>

In the 1850s and 1860s then, local politics in the Fitzroy-Collingwood area were concerned largely with the realignment of the worst of these *ad hoc* streets and with the removal of bottlenecks such as the one which had been formed at the eastern end of

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168 B Barrett. *The Inner Suburbs*. p. 17, and Fitzroy History Society. p. 7.

169 A Trollope. *Victoria and Tasmania*. Chapman and Hall, London, 1874, pp. 33-34.

170 B Barrett. *The Inner Suburbs*. p. 20.

171 Quoted in R Kiss. *Neither Power Nor Glory: A Study of the Origin and Development of the Suburb of Fitzroy, Melbourne, in the Nineteenth Century*. MA thesis, University of Melbourne, 1980. p. 46.

172 *Victoria. An Act for Improvements in Fitz Roy Ward in the City of Melbourne. 1854. Acts and Ordinances of Victoria. 1851-6, p. 561.*

Gertrude Street.

Hodgkinson's 1853 map of Collingwood and East Melbourne shows the range of inconsistent allotments and street patterns which had developed through uncontrolled subdivision. Hodgkinson's map also gives a valuable insight into the development and location of the building stock in South Fitzroy to the early 1850s. Building activity in Fitzroy virtually stopped for a full year between March 1852 and March 1853,<sup>173</sup> so that the map represents a pre-goldrush Fitzroy. Several of the buildings shown on the maps are still standing today.

Fitzroy was home to a range of people and dwellings in the 1840s and 1850s. Some of the subdivided allotments were of a size which were suitable for the comfortable single-storey villas at the southern end of Brunswick Street shown in Sara Susannah Bunbury's watercolour *Brunswick Street - Newtown, from the front of our house, June 1841*.<sup>174</sup> Few 1840s structures are known to be still extant, a notable exception being the former Devonshire Arms Hotel in Fitzroy Street..

Particularly after 1850, however, a number of blocks of land underwent more intensive private subdivision. At each level of subdivision the land was sold to someone worse off than the previous owner, and the size of each block was reduced. Depending on how far the process went and how small the allotments were, the buildings constructed on much of this land were smaller and meaner than those built on the hill where gentleman had built their villas (though the land attached to many of these early villas in many cases was also eventually subdivided<sup>175</sup>). For example, the house at 21 Brunswick Street known as Mononia, was designed by the architect, Charles Laing and constructed in 1851 for John Mickle.<sup>176</sup> Mononia's considerable setbacks, both from the street and from adjacent properties clearly contrast with the line of tiny dwellings shown on Hodgkinson's map on the south-west corner of Young and Moor Streets.

Like subdivision and allotment sizes, the building industry in the 1840s was also unregulated, and a range of temporary shanties and primitive huts was constructed in the lower-lying areas of Fitzroy, amidst the 'maze of muddy alleys'<sup>177</sup> which had resulted from the subdivision carve-up. The 1853 map shows much of the block bounded by Smith Street, Webb Street, St David Street and Brunswick Street taken up with higgledy-piggledy groups of small buildings. This block was a significant distance down the slope towards Collingwood and in an area with relatively bad drainage. Circumstances developed later which reinforced the existing topographic advantages held by Fitzroy over the lower-lying Collingwood and to some extent dictated the separate paths the suburbs' fortunes would take, but in the earlier years, there was little to differentiate one side of Smith Street from the other.

While showing the range of meaner and less substantial 1840s buildings in this area of Fitzroy and less prestigious Collingwood, Hodgkinson's map also shows the effect of the introduction of the controls on building construction which were imposed by an Act of Parliament known as the *Act for regulating Buildings and Party Walls, and for preventing mischiefs by fire in the City of Melbourne (1849)*, (referred to here as the Melbourne Building Act). The Act, which was passed in 1849 and came into effect from the beginning of 1850,<sup>178</sup> enforced fireproof construction and minimum street widths in the City of Melbourne, which at this stage still included the area now known as Fitzroy. Under

173 Fitzroy History Society. p. 18.

174 Fitzroy History Society. p. 12.

175 Fitzroy History Society. p. 14.

176 Fitzroy History Society. p. 19.

177 Fitzroy History Society. p. 19.

178 Fitzroy History Society. p. 15.

the provisions of the Act wooden or iron buildings could only be constructed with a prescribed set-back from the adjacent buildings and from the street.<sup>179</sup> Without a setback of at least one-third of its height (or eight feet, if the building was less than 24 feet in height), any new building was required to be constructed of brick and/or stone.

And with regard to the component materials of external walls to buildings of whatever class. Every such wall must be built of bricks and stone, or of such bricks and stone together laid in and with mortar and cement in such a manner as to produce solid work; and every such wall must be carried up of its full thickness to the underside of the plate under the roof.<sup>180</sup>

Strict rules also governed the use of other materials in the new stone and/or brick buildings. Wooden eaves and balconies, for example, were also prohibited under the Act.<sup>181</sup>

[N]o timber must be laid into any external wall in such a manner, or of such a length, as to render the part of the wall above it wholly, or in great part, dependent upon the wood for support, or so that each wood might not be withdrawn without endangering the safety of the . . . structure, except in the case of brestsummers [sic].<sup>182</sup>

Residents of Fitzroy were obviously not required to demolish buildings which had already been erected in contravention of the provisions of the Act; however, they were required to rebuild any demolished components in stone or brick as specified.<sup>183</sup>

Miles Lewis has noted that as a result of the *Melbourne Building Act*, 1850s Fitzroy buildings were typically 'cement finished bluestone or brick, exposed rough-face bluestone, or exposed brick'.<sup>184</sup> Many of the structures shown on Hodgkinson's 1853 map in the south-west corner of Fitzroy, along most of Brunswick Street, and the full length of Gertrude Street and George Street, for example, appear to have been constructed out of stone or brick under the provisions of the Act. They are generally of a more substantial size than some of the smaller wood or iron buildings which appear to date from the 1840s. Many groups of these smaller structures appear on the map, some in Fitzroy around the north-east corner of the suburb (near Smith and St David Streets), but many more in Collingwood. Because of the materials used and their methods of construction, however, they usually had a finite life. Gradually, as they became dilapidated and fell into disrepair, they were replaced by brick or stone buildings.

At this time, the influx of goldrush immigrants increased the demand for housing in the fledgling metropolis. Despite possible anomalies in the enforcement of the *Melbourne Building Act* and the likelihood that some Fitzroy buildings were constructed in contravention of its provisions, the introduction of the Act still had a marked impact on the building industry. It considerably slowed the rate at which new houses could be built, with the result that supply fell far short of demand.<sup>185</sup> These developments served to encourage the construction of smaller and less permanent houses into areas beyond the control of the Act, such as Collingwood, North Melbourne and Richmond, where a range

179 Act for regulating Buildings and Party Walls, and for preventing mischiefs by fire in the City of Melbourne. (1949). Schedule b, Part 5, p. 235.

180 Act for regulating Buildings and Party Walls. p. 236.

181 Fitzroy History Society. pp. 18-20.

182 Act for regulating Buildings and Party Walls. p. 237. Much more complex rules applied to brestsummers.

183 Act for regulating Buildings and Party Walls. p. 237.

184 ibid. p. 20.

185 ibid. p. 24.

of small wooden buildings were constructed in the early 1850s. Census information on the building materials of Collingwood and Fitzroy dwellings shows the contrast between the two suburbs. In 1861, 64% of dwellings in Fitzroy were constructed of brick or stone, while only 24% of those in Collingwood were similarly built. An enormous 74% of Collingwood dwellings were constructed of wood or iron. In Fitzroy, this figure was only 28%. The proportion of houses which were constructed of brick or stone increased steadily in both suburbs right up until the turn of the century. Still, by 1891, only 51% of Collingwood's houses were brick or stone while in Fitzroy, the figure had risen to 83%.<sup>186</sup>

The 1860s and 1870s were a period of consolidation in Fitzroy's commercial strips, as the rude structures of the early decades were replaced with more substantial premises. This is most apparent in South Fitzroy, along Gertrude and Brunswick Streets, and along Smith Street, the border between Fitzroy and Collingwood. The 1870s and 1880s saw the replacement of many earlier single fronted shop buildings with rows of shops.

The first power driven public transport to be introduced to Fitzroy was the cable tram. One route through Fitzroy ran along Nicholson Street from the city, then divided into two routes at Gertrude Street, one of which ran along Gertrude Street to Smith Street and the other which continued northward along Nicholson Street. The other route ran down Brunswick Street.<sup>187</sup> These routes were established in 1886 and 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into a major commercial strips, the tram routes in Fitzroy were located along streets which were already consolidated commercial precincts. All of Fitzroy's boundaries are defined by tram routes which in historian Charles Sowerwine's opinion, have helped to define a sense of identity in Fitzroy.<sup>188</sup>

This early history set the parameters for later development most of which occurred in the next three decades. The consequence has been the survival of an extraordinary amount and comparatively homogeneous concentration of nineteenth century building stock in Fitzroy, as compared to either the City of Melbourne or neighbouring suburbs as Collingwood or Richmond. Perhaps because of the comparative solidity of the building stock, more of Fitzroy survived the ravages of the slum clearances of the inter- and post-War years.

#### Original Source

Allom Lovell & Associates. *City Of Fitzroy Heritage Study*. 1992.

#### Description

The South Fitzroy Heritage Overlay Precinct comprises the whole of the suburb of Fitzroy, with the exception of a few doughnuts such as the Atherton and Brooks Crescent Housing Commission Estates, itself an indication of the number and density of buildings of architectural and historical significance within the suburb.

The Precinct contains representative examples of a range of building types from the mid-1800s to the turn of the century.

Best represented are single and double-storey Victorian cottages, terraces, some villas and shops ranging from the small and plain to larger and grander examples, constructed

186 Figures quoted in B Barrett. *The Inner Suburbs*. p. 29.

187 Sowerwine, Charles. 'Public Transport and the Fitzroy Identity', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. p. 116, see also Allom Lovell & Associates Pty Ltd. *Hawthorn and Malvern Tramway Depots: Conservation Report*. Prepared for the Public Transport Corporation, Melbourne, 1990. pp. 5-6.

188 See C Sowerwine. 'Public Transport and the Fitzroy Identity'. pp. 116-117.

variously from brick, render and bluestone.

Examples include Mononia (1851; 21 Brunswick Street), an early symmetrical, rendered brick villa with double polygonal front bays; the early Regency style terrace at 36-50 Gore Street (pre-1858); Cobden Terrace (1869-75; 209-221 Gore Street), a two-storey bichrome brick terrace with particularly fine cast iron lacework and unusual brick parapet, Falconer Terrace (1866-84, 36-50 Napier Street) an arcaded rendered brick and bluestone terrace and Royal Terrace (1853-58), at 50-68 Nicholson Street. Typical of smaller terraces is the single-storey tuckpointed red brick terrace at 55-63 Argyle Street, which retains its original bluestone and iron picket front fences, and four of five unpainted rendered parapet finishes and the 1-29 Greeves Street, a series of largely unpainted terrace cottages. There are few buildings of note from the inter-War period within the Precinct; Cairo (1936; 98 Nicholson Street), a red brick Moderne flat development, is an exception.

Commercial development—which comprises predominantly Victorian and, to a lesser extent Edwardian, shops with residences above—is concentrated in four strips along Brunswick, Smith and, to a lesser extent, Gertrude and Johnston Streets. Banks, hotels and post offices are also represented. Some hotels are also located in residential areas. Concentrated more, but not exclusively located, in the northern end of Fitzroy are a number of industrial buildings, such as the MacRobertson buildings, and the former J Baron & Son Wool Store, a double-storey polychromatic brick building at 12 Spring Street, many of which have been converted to residential use.

Other non-residential buildings of note include the former cable tram engine house on the corner of Nicholson and Gertrude Streets (1886), a red brick and render buildings with cable motifs and a balustraded parapet; the Convent of Mercy complex at the south end of Nicholson Street (1852 onwards) and the former Wesleyan Sunday School (1864), in King William Street, a simple bluestone building with a gabled slate roof and the Fitzroy Town Hall, on the corner of Moor and Napier Streets.

Major intrusive elements within the Precinct include several Housing Commission developments, principally the Atherton Estate, King William Street and the Brooks Crescent development.

With the exception of Atherton Reserve, which adjoins the Atherton Gardens fronting Napier Street, the Precinct has no major public open spaces although there are some small parks and reserves.

Street planting varies throughout the Precinct, as does street and footpath construction. The installation of traffic calming devices, including roundabouts and widened nature strips, have affected both, although many of these use traditional materials. In this respect, Argyle Street is perhaps typical: it has bluestone kerbs and gutters and asphalt footpaths, and traffic control devices formed of bluestone pitchers. Both bluestone and concrete kerbs and gutters exist in the Precinct. There are some concrete footpaths, but the majority are asphalt. Many bluestone side and rear lanes and narrow rights-of-way have been retained. Concentrated in the south end of the Precinct, particularly in Little Smith and Little Gore Streets, are a number of night soil hatches and privies.

### **Statement of Significance**

The South Fitzroy Heritage Overlay Precinct is of outstanding significance. Comprising most of Melbourne's first true suburb, the Precinct contains and extraordinarily high density of low rise, predominately nineteenth century street patterns, building stock and urban infrastructure, dating from the first phase of permanent development and covering almost all building types. While many buildings are typical examples, many stand out as being individually significant, at either state, regional or local levels, for historic, aesthetic, technological and social reasons. Collectively the urban fabric sets the context which



presents a microcosmic tableau of nineteenth century urban development and aspects of daily life ranging from the civic to the public, from the residential to the industrial, from the utilitarian to the commercial.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 81 Typical double-storey terraces, 65-67 Westgarth Street, Fitzroy*



*Figure 82 Semi-detached brick cottages, 183-191 Moor Street, Fitzroy*



*Figure 83 Streetscape, King William Street, looking east*

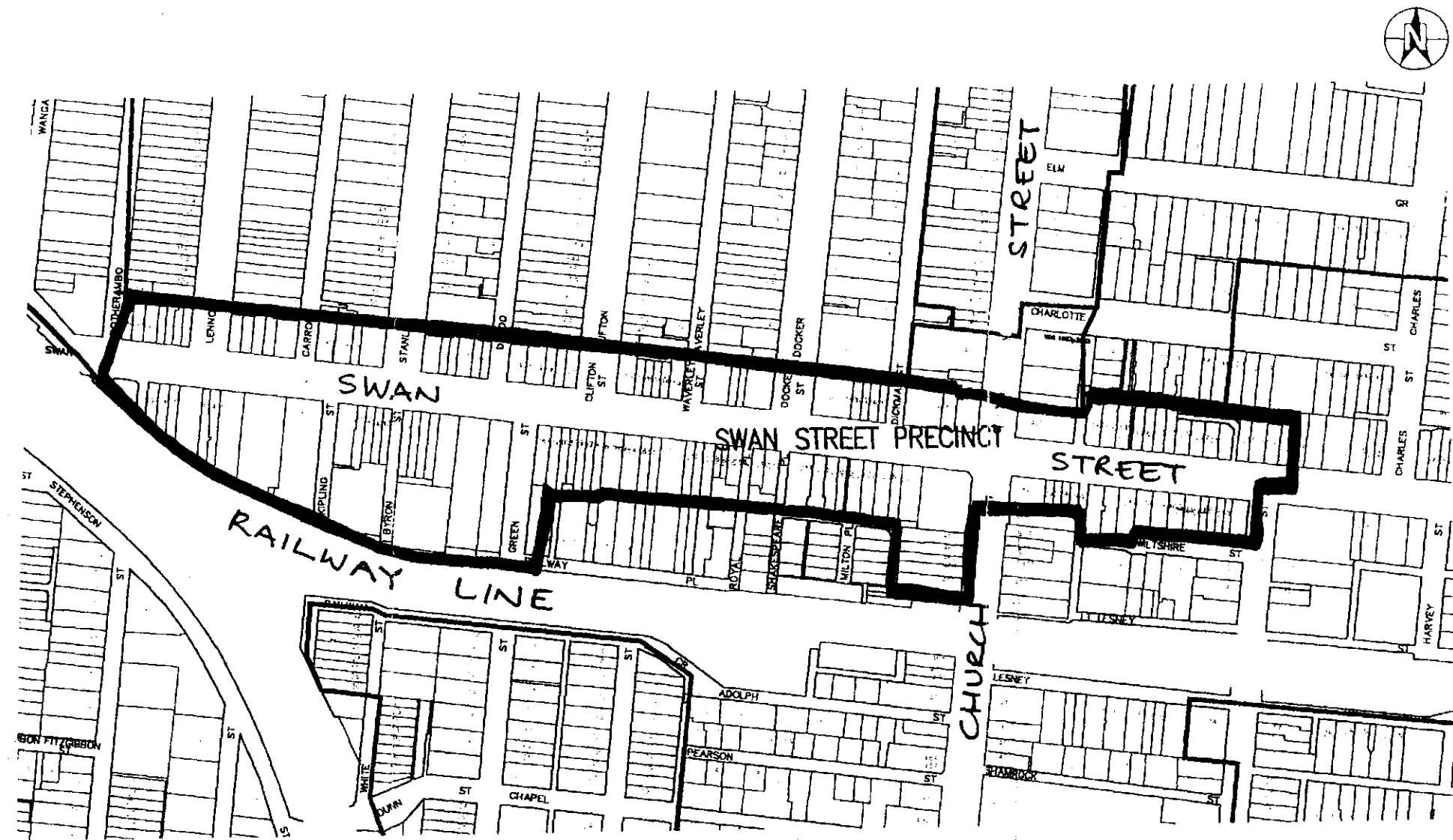


Figure 84 Swan Street Precinct, Richmond

## 2.27 Swan Street (HO326)

Richmond

**Location**

*all of* Kipling and Byron Streets

*parts of* Swan (approximately between Richmond Railway Station and Brighton Street), Church, Wiltshire Streets; Railway, Royal and Shakespeare Places

**History**

Swan Street was designated as a road reserve in the Crown Allotment survey of 1837. It was allegedly named after the Swan Inn, built in 1850 on the south east corner of Church Street.

The north side of Swan Street within the Precinct comprises parts of crown Allotments 21, 22 and 23, which were sold by the crown on 1 August 1839 to J McNall (Allotment 232) and Joseph Docker (Allotments 21 and 22). Allotment 27, to the north-east of the corner of Church Street, was purchased by C Williams on 3 October 1839. By 1853, much of Docker's and Williams' land had been subdivided; Wangaratta, Lennox, Stanley, Clifton, Docker and Charles Streets had been laid out. The precinct comprises parts of Crown Allotments Nos. 1-8, which stretching south to the river comprise the Precinct; these were sold between June 1846 and March 1849.

By 1885 there was a concentration of buildings around the intersection with Church Street. Traders in Swan Street by 1857 included butchers, drapers, fruiterers, tailors, shoemakers, hairdressers and hoteliers. Hotels which existed by 1858 were the Swan Inn, Whitehorse, Dover and Royal.<sup>189</sup> By 1889 Swan Street appears to have been fully developed. The roadway was sealed in 1901.

Swan Street originally terminated at the Survey Paddock (now Burnley Park), but was extended to the Yarra River some time between 1874 and 1888. The Wallen Road Bridge, connecting Richmond to Hawthorn, was built in 1881.

The Swan Street area was first served by public transport in November 1857, the newly-formed Melbourne and Suburban Railway Co. was authorised to build a line from Princes bridge Station to Windsor, with a branch line through Richmond to Hawthorn. On 8 February 1859, the line opened as far as Punt Road; operation of the extension to Church Street (now East Richmond) and Pic-nic (between Burnley and Hawthorn) opened in September 1860. In December 1859, the Punt Road Station was closed and the station relocated to Swan Street (now Richmond).<sup>190</sup> The line to Cremorne Station (south of Richmond, near the Yarra) opened on 12 December 1859<sup>191</sup>; the level crossing across Swan Street was replaced by an overhead bridge in 1887.<sup>192</sup>

Whilst Victoria Street and Bridge Road had been served by cable trams since the mid-1880s, the electric tram service in Swan Street, which duplicated the nearby railway, was established in 1916.<sup>193</sup>

**Original Source**

John & Thurley O'Connor, Ros Coleman & Heather Wright. *Richmond Conservation*

189 Electoral Roll. 1856-57.

190 L J Harrigan. *Victorian Railways to '62*. 1962. pp 53-54.

191 Harrigan, p 54.

192 White, op cit.

193 City of Richmond. *Copping It Sweet*. p 71.

Study. 1985.

### **Description**

The Swan Street Precinct comprises part of the southernmost of three major east-west thoroughfares through Richmond. It is a linear retail and commercial Precinct, comprising a mix of retail and commercial buildings.

A large number of the buildings within the Precinct are double-storey Italianate shops with residences above, although there are a number of single and double-storey Edwardian buildings, most notably Dimmey's department store, at No. 148. Dimelow and Gaylard's original store in Richmond was burnt out in 1906, and in 1907, a new store was built by Robert McDonald; the architects were HW and FB Tompkins. The buildings is a two-storey brick and render composition, with large arched openings to the first floor, and a simple panelled pediment. The distinctive clock tower, which is topped with a copper ball, was added between 1908 and 1916.

Other Edwardian building of note include the unusual former State Savings Bank of Victoria (1907; No. 216), a double-storey red brick building with quoined arched rendered openings, first floor oriel windows, two with wrought iron railings, and an unusual parapet, and the former South Richmond Post and Telegraph Office (1905; No. 92), a single-storey brick building with rendered string courses, a steeply pitched slate roof and a two-storey tower with heavy bracketed eaves, and the rendered three storey Italianate shops at Nos. 232-234 (c.1880s), which retain their original yellow ochre washed rendered first floor facade. Later buildings of some architectural merit include the simple Art Deco Vaucluse Hotel, at No. 157.

Traditional street elements retained include asphalt footpaths in Swan and Church Streets. Within the Swan Street retail strip, footpaths have decorative tiled panels near the gutter. Street furniture includes burgundy enamelled rubbish bins and bollards, the latter topped by balls reminiscent of that on the Dimmey's tower.

### **Statement of Significance**

The Swan Street Heritage Overlay Precinct is of significance within the City of Yarra. One of three main east-west thoroughfares through Richmond, it is a Victorian and Edwardian commercial streetscape, containing a mixture of shops, hotels and other commercial buildings, many of which are substantially intact at first floor level. Within the Precinct, there are a number of individually significant buildings, several of which have very intact, elaborate Italianate facades. Collectively they demonstrate the variegated nature of a typical 19th century retailing strip.

The most intact streetscapes within the Precinct are the south side of Swan Streets between Brighton Street and Shakespeare Place, and the shops near the south-west corner of Swan and Church Street. Non-heritage building stock occurs throughout the Precinct, with small grouping on the north side of Swan Street between Lennox and Carroll, and Waverley and Docker Streets, and on the south side, west of Shakespeare Place.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 85 North side Swan Street, looking towards Church Street*



*Figure 86 Looking west along Swan Street, Richmond: note Dimmey's, a local landmark, in the background*

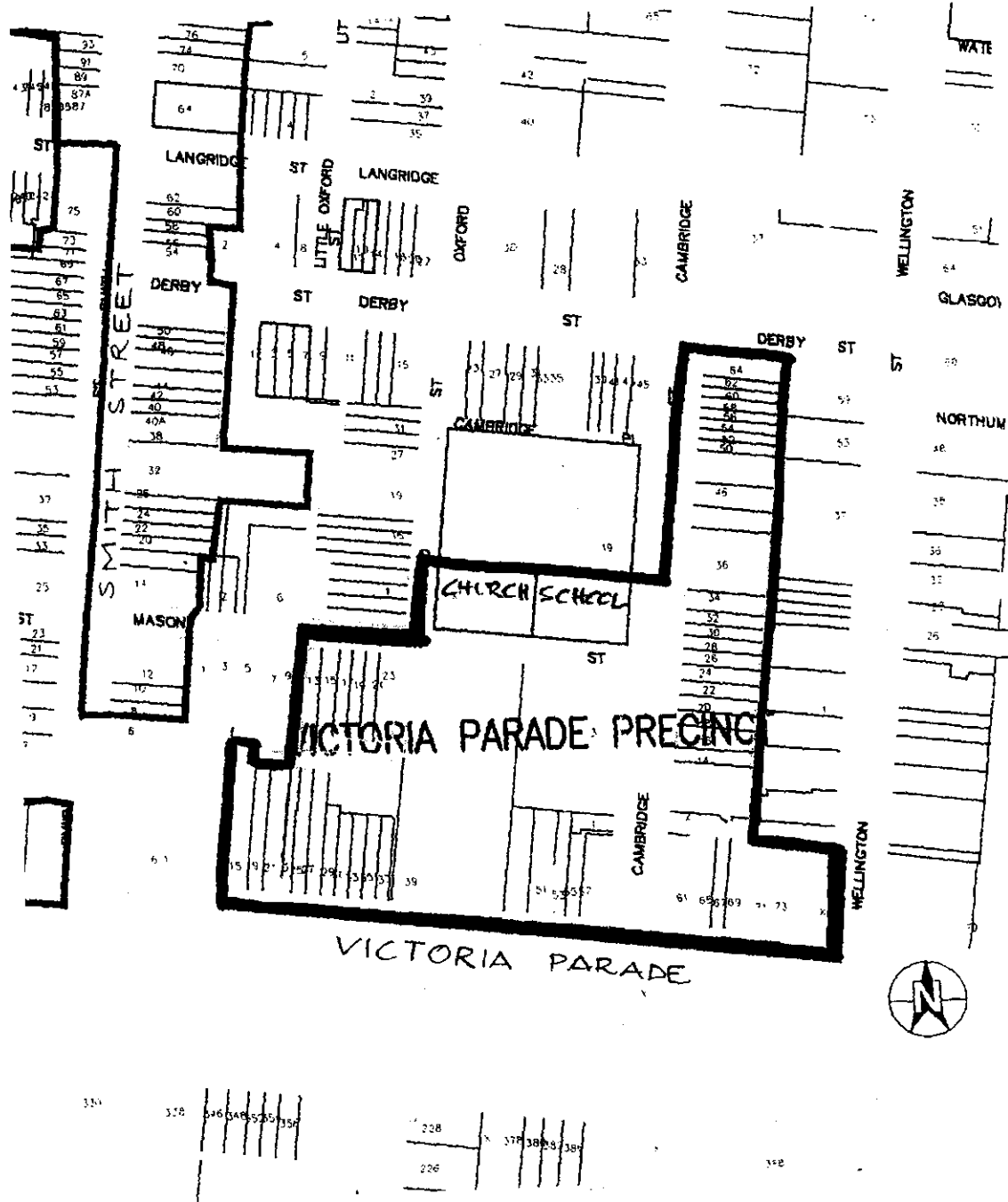


Figure 87 Victoria Parade Precinct, Collingwood



## 2.28 Victoria Parade (HO327)

Collingwood

### Location

parts of Victoria Parade; Oxford, Cambridge and Mason Streets

### History

The Victoria Parade Precinct is located at the southern boundary of Collingwood, and includes a range of buildings from the second wave of building development in Collingwood, which occurred during the 1880s and 1890s. Hodgkinson's map of 1853 shows a smattering of buildings in the Precinct, although most of the building in the suburb had occurred further north, especially around Oxford and Stanley Streets. The future site of Walmer (47 Victoria Parade) has been delineated, but Mason Street was yet to be formed. Hodgkinson's second map of 1858, shows the street pattern which exists today. Oxford Street south of Derby Street was known as Fife Street. Cambridge Place is shown as a cul-de-sac off the north side of Mason Street; this, and the surrounding houses, are on the future site of the Cambridge Street School and St Saviour's Church. Walmer, and its extensive grounds, had been erected in Victoria Parade, and a number of buildings of varying sizes and setbacks are indicated in Victoria Parade and Mason Street. Cambridge Street contains a number of contiguous buildings, most built right to the property line.

The 1858 map shows a terraced building on the site of what is now Cambridge Terrace, and rate books show that six timber houses occupied the site in 1891. A year later, in 1892, John Raphael had begun to construct Cambridge Terrace, which appears on the 1897 MMBW maps. Further south in Cambridge Street, the 1858 map shows a timber house where, by 1891, a two-storey terrace with unusual cast iron lacework (Tyrone House (No. 20), had been constructed by Robert Kinnin.

By the early 1860s, a number of villas had been constructed in Victoria Parade, including Portia (No. 15) and Floraston (No. 39). Walmer (now demolished), at No. 47, was set well back on a deep site which backed onto Mason Street, and had a large front garden, unusual for Collingwood. Its site is now occupied by the former Victoria Parade Geriatric Care Centre, constructed in the inter-War period.

Of the non-residential building within the Precinct, the largest is the former Cambridge Street School (No. 1895). Built to replace three smaller schools in Collingwood, it was opened in September 1877. In 1905 twelve cottages facing the lane to the north of the school were demolished to enlarge the school's playground. In the early 1920s, the school was granted Higher Elementary School status, and was renamed Cambridge Street Central School. The school now operates as the Collingwood English Language School.

The former St Saviour's Church of England, a bluestone Gothic Revival church, was built adjacent to the school, on the corner of Oxford and Mason Streets, in 1874-75, and enlarged in 1879. Hodgkinson's 1858 map shows a number of small buildings on the site. The church has operated as the Holy Virgins Protection Russian Orthodox Church since 1958.

Cable trams had run along the (now) outbound lane of Victoria Parade since 1886; with electrification in the late 1920s, the tracks were moved to the central reservation and ornamental overhead wire supports erected.

### Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

## Description

The Victoria Parade Precinct is a mixed residential, commercial and retail Precinct, with a number of former residential buildings now converted to commercial or professional uses.

Of architectural note in Victoria Parade are the two-storey 19th century villas Portia (1889; No. 15) and Floraston (1876; No. 39), with an arched facade with ceramic tiled spandrels; Irwell Terrace (1860s; Nos. 19-23), a two-storey rendered brick terrace with original bluestone and iron picket front fences; Nos. 65-69A (1870s) a terrace row with a shop at either end; and the former Sir John Franklin Hotel (No. 75) a two-storey rendered Italianate building with a balustraded parapet. Of note from the 20th century is the former Victoria Parade Geriatric Care Centre (formerly the After-Care Hospital) (No. 45), a large three storey brown brick building with inter-War clinker brick neo-Classical facade and central vehicle driveway in the style of a coach entrance.

The southern end of Cambridge Street is largely residential, and includes a number of Victorian terraced houses, most of which are now used as commercial or professional premises. Cambridge Terrace (1892; Nos. 50-64), a row of eight bichrome brick terraces with a former corner shop, built on the street, and all of retaining their face brick facades. Clyde Terrace (Nos. 28-32) is a simple Victorian terrace with original iron picket fences. Nos. 36-44 is a double-storey red brick Edwardian industrial building with rendered dressings. The facade of the Baden Powell Hotel, on the north-east corner of Cambridge Street at 61 Victoria Parade, dates from an apparent inter-War remodelling. Also included is the Vine Hotel at 59 Wellington Street, on the corner of Derby Street.

On the north side of Mason Street is the former Cambridge Street School, a two-storey polychromatic brick Gothic Revival building on a bluestone plinth, and which has an unusually detailed fenestration pattern, and a three storey pavilion at the Cambridge Street corner. To its immediate west is the former St Saviour's Church of England is a simple bluestone Gothic Revival church with a simple gabled roof. The north side of Mason Street includes a number of small single-storey single-fronted brick terraces.

Street planting within the Precinct include the mature plantings of *Ulmus* along the central reservation of Victoria Parade. These add considerably to the landscape character of this part of the Precinct; indeed, the 'boulevard' atmosphere of Victoria Parade contrasts sharply with the distinctly more barren working-class nature of many of the back streets of Collingwood. There are plantings of *Platanus* in Wellington Street and plantings of small natives, including *Melaleuca*, on the footpath in Victoria Parade,

Private gardens within the Precinct are small or generally non-existent. Along Victoria Parade only a few of the former residences have gardens, and these generally have non-traditional plantings, whilst others have been converted in car parking spaces.

Traditional street elements within the Precinct includes bluestone kerbs and gutters in part of Mason Street, and asphalt footpaths in Victoria Parade and Mason and Cambridge Streets.

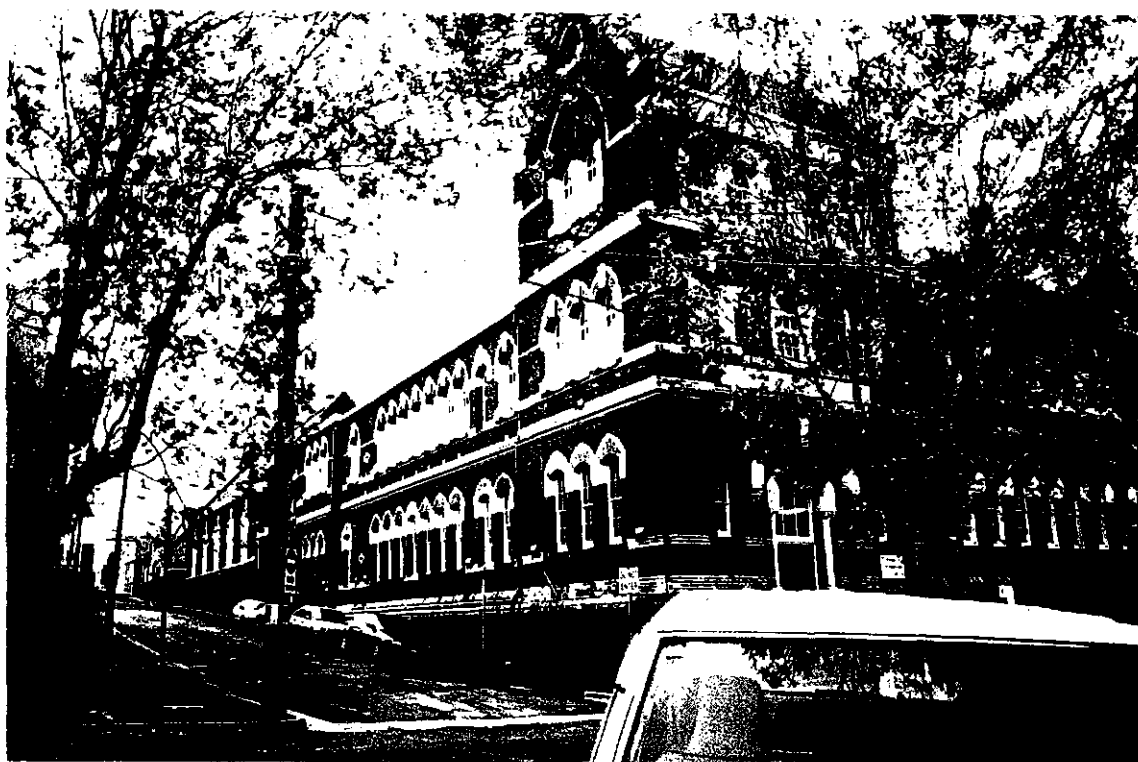
## Statement of Significance

The Victoria Parade Heritage Overlay Precinct is of local significance within the City of Yarra. It contains remnants of the middle class residential buildings which were constructed along both sides of Victoria Parade in the late 1800s, and is one of the boulevard entrances to Melbourne. As well as a number of other late 19th century buildings of interest, are several which represent the second generation of building development in this part of Collingwood, which was formerly predominantly occupied by small, mostly timber, buildings dating from the settlement of Collingwood in the 1850s. In addition to residential buildings, within the Precinct are a number of other building

types, both industrial and for habitation (churches, schools, hotels, shops) which demonstrate the functions of daily life as they were in the 19th century. These, together with the remaining bluestone street infrastructure, comprise a significant amalgam of historic urban fabric.

The most intact streetscapes within this small Precinct are Victoria Parade, and the east side of Cambridge Street, although in the latter there is a small number of non-heritage buildings. The south side of Mason Street, between Cambridge and Oxford Streets, is currently undergoing development.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 88*      *Former State School No. 1895, corner Cambridge and Mason Streets, Collingwood*



*Figure 89 North side Victoria Parade, Collingwood, looking west*



*Figure 90 Cambridge Terrace, 50-64 Cambridge Street, Collingwood*





## 2.29 Victoria Park (HO328)

Abbotsford

**Location**

*all of* Abbott, Bath, Maugie and Turner Streets  
*parts of* Trenerry Crescent, Lulie Street

**History**

The Victoria Park Precinct comprises parts of Crown Allotments 78, 79 and 88, which were sold in 1839 to R Dacre, J D L Campbell (a pastoralist) and J Dight respectively. On the Proeschel map of c. 1855, the area is shown as Dight's Paddock which was lightly treed. John Dight built his house, Yarra House (later the Shelmerdine residence) and mill on his allotment. Campbell built his house Campbellfield House, later architect and MLA William Pitt's Mikado, on his land overlooking the Yarra River. These are more clearly defined on Hodgkinson's Map of East Collingwood of 1858 which shows that the Precinct was mostly 'covered with gum trees and she oaks until a comparatively recent period.'<sup>194</sup> The map also shows that access to Campbellfield House was obtained across Dacre's former holding with a front gate off Johnston Street.

In 1878, Edwin Trenerry, a shareholder in a deep shaft mining company<sup>195</sup>, had a plan of subdivision prepared for all three lots which recalled the earlier proposed Darling Gardens development at Clifton Hill. The central element of the development was to be Victoria Park, ornamental gardens surrounded by residential properties with 33' frontages to the park. At its eastern end, Victoria Park was to be dominated by Campbellfield House, which was approached from Trenerry Crescent.

By 1879 much of the land had been sold to David Abbott, with some sold to James and John Kelly the next year. By 1885, all the street lots had again been sold, and development of many had begun. The railway line south from Clifton Hill was opened in 1901 following the reclamation of 90 house lots, six of which had already been built upon.<sup>196</sup> The western ends of Turner, Truro, Abbott and Maugie Streets, west of the Precinct, are remnants of Trenerry's original subdivision, before it was disrupted by the railway. Trenerry's vision of another Darling Gardens, as the centrepiece for the Campbellfield House subdivision failed in one respect but succeeded in another. Instead of creating a landscaped park, the Council established quite a different park - Victoria Park, the home of the Collingwood Football Club.

The Council had purchased Victoria Park from the developers in for £2,562 in 1878 for use as a recreational facility. From 1882, Victoria Park was being used as a cricket and football ground by the Capulet Cricket Club and Britannia junior football club, the predecessor of Collingwood Football Club. Collingwood Football Club, now a national sporting icon, was formed in June 1889 and admitted to the Victorian Football Association in 1892. The first grandstand was completed on the west side of the ground in June 1892 but was moved in 1909, when a much larger structure was built in its place, and subsequently demolished in 1951. A third grandstand, the Members' Stand, was built by the Council in 1929 on the north side of the ground; bars were operated from this building from 1940, when Collingwood became the first sporting club to gain a liquor

194 E A Petherick. 'Early Collingwood Recollections of the '50s and '60s of Last Century', *Victorian Historical Magazine*, Vol. 1, Jan. 1911, p 6.

195 Bernard Barrett. *The Making of an Industrial Environment: Collingwood, Victoria, 1881-1891*. MA Thesis, University of Melbourne, 1970, p 206.

196 State Transport Authority Plan and Section Book 8568: 'Royal Park and Clifton Hill Line, Fitzroy Line and a Portion of Richmond and Alphington Line from Johnston Street to Heidelberg Road', undated.

licence. In 1956, the Club negotiated a 40 year lease on the ground and in 1959 the present clubrooms, on the corner of Lulie and Abbott Streets, were opened. The outer grandstand, a 700 feet long terraced structure, was completed in 1966. The most recent grandstand, the Sherrin Stand, was built in 1969 on the site of the first grandstand.<sup>197</sup> The clubrooms and facilities have been extended and altered again in the 1980s and '90s.

Speculative residential development in the Precinct during the 1880s included Winniefred and Dorothy Terraces in Lulie Street. The Abbott Street school, later Victoria Park Primary School, opened in Abbott Street in 1889; this was demolished c.1997. In 1888, Theodore Fink, notorious property speculator, built Winniefred Terrace - the initials WTC on this building indicate an association with William Chidzey, developer of Dorothy Terrace, 34-48 Lulie Street which was constructed in 1888. The name Winniefred may be a reference to Fink's daughter of that name.<sup>198</sup>

Trenerry Crescent, like Victoria Crescent to the south-east, followed the line of the river and separated the larger riverside allotments from the smaller subdivisions further west. By the turn of the century, the river frontage allotments along Trenerry Crescent were undergoing a transformation from residential to industrial uses. D Stretton and Company's Flour Mills being one industry west of Trenerry Crescent and the Melbourne Flour Milling Company being located at Dight's Mill on the Yarra below Trenerry Crescent. The Shelmerdine's Yarra Hat Works were operational by this date, and a quarry was in existence further south. At Johnston Street, the cable tram sheds had been opened in 1887 and there was a small residential subdivision at the flood-prone end of Turner Street, east of Trenerry Crescent, which was later replaced by industrial buildings after flood walls were built adjacent to the Yarra Falls complex. By the late 1920s, the inventory of property owned by Yarra Falls Spinning Mills, one of Melbourne's major textile producers, was extensive. The industrial complexes along Trenerry Crescent continued to expand until the mid-20th century; the Byfas building was established by an offshoot of Yarra Falls to produce textiles during World War Two. In the last two decades, these large industrial and mill buildings have gradually been decommissioned and often recycled for light industrial or commercial uses.

The construction of the Eastern Freeway in the mid-1970s caused the demolition of the buildings on the north side of Maugie Street

### Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study*. 1992.

### Description

The Victoria Park Precinct is a residential and commercial Precinct with its focus being Victoria Park.

The housing stock within the Precinct dates largely from the late nineteenth century and is a mix of single- and double-storey attached and detached houses.

Several of the streets within the Precinct are built along one side only with Abbott and Bath Streets, and Turner Street west of Bath Street being remnants of the original planning of the subdivision to surround a central residential square. The west side of Lulie Street comprises the railway line and former rail yards. Maugie Street's similar layout is the result of the construction of the Eastern Freeway in the mid-1970s.

197 Collingwood Football Club. 'The History and Tradition', 1998. [looseleaf document]

198 Rate Books. Cannon, *The Land Boomers*, pp 274-280.



The most intact streetscape within the Precinct is Bath Street, which comprises a row of single-storey brick terraces at its south end, and a number of substantially intact Italianate houses and villas further north. 12 Bath Street is typical of a number of the more ornate Victorian houses in the Precinct. It is a single-storey symmetrical bichromatic brick villa with hipped slate roof, bracketed eaves, cast iron lacework verandah and an original iron picket front fence. No. 10 is similarly styled, but asymmetrical in plan, and with a corrugated iron-clad roof. 8 Bath Street is similar in form to No. 12, but timber-framed and clad in imitation ashlar boards.

Of note in Turner Street is an Italianate polychromatic brick terrace at Nos. 97-103, which has richly ornamented pedimented parapets and unusual tessellated tile patterning to the friezes above the verandahs. Nos. 39-41 comprises a pair of two-storey brick terrace houses with typical Italianate detailing.

Lulie Street contains two extraordinary terrace developments in the blocks between Maugie and Abbott Street. Winniefred Terrace (Nos. 18-32) and Dorothy Terrace (Nos. 34-48) are identically-designed symmetrical, two-storey polychromatic brick terraces each comprising six houses and two corner shops. The shops are built to the street alignment, whilst the houses are recessed. The walls are of red brick with cream and brown brick dressings to openings. The shops have a central door flanked by large shop windows with timber panelled stallboards. The windows of the residences are double-hung sashes, with alternating cream and brown brick voussiors. The houses have two-storey verandahs, with cast iron lacework friezes and balustrading, separated by brick wing walls. The roofs are concealed behind a rendered parapet, embellished with both swagged and vermiculated panels. The northern shop of Winniefred Terrace, No. 32, was demolished c.1989, but was reconstructed in the early to mid-1990s.

Trenerry Crescent contains a number of notable early to mid-20th century industrial complexes. The main building of the former Yarra Falls Weaving Mills (No. 80-110; 1922, 1935) is a large two-storey brick building with a curved trabeated facade to Trenerry Crescent, relieved by rendered spandrels and bracketed parapet coping. The former Austral Silk and Cotton Mills (1927; No. 112-120) is a more prominent three-storey red brick building with large banks of steel-framed windows between brick pilasters and rendered spandrel panels. On the south side an elevated reinforced concrete tank and frame and brick chimney stack are not in use. On the north-east corner there is a turret with cantilevered timber walkway and bull-nosed roof. The Byfas building (Nos. 8-12; c.1940) is a red brick two- and three-storey building. It is an interesting composition which incorporates a number of distinctive Moderne elements, including narrow brick string courses, streamlining, narrow bands of windows, textured brick panels and original signage.

Victoria Park football ground is a dominant architectural element which is a landmark and a focus for the Precinct. The 1929 Member's Stand is a prominent element on the north side of the ground, much of which comprises grandstands and club facilities dating from the post-War period which are of little architectural interest.

Non-heritage elements within the Precinct include the large medium-density housing development (1998) on the former Victoria Park Primary School site, and a small number of relatively non-intrusive residential buildings on mostly small sites on the south side of Turner Street.

Street planting within the Precinct includes natives, including *Melaleuca*, in Bath Street, and immature exotics in Lulie Street and Trenerry Crescent. There is a small amount of planting associated with Victoria Park. Public open space within the Precinct comprises two small, triangular parks: Brearley Reserve, on the south-west corner of Bath and Turner Streets, and a small paved area with barbecues on the south-east corner of Bath Street and

Trenerry Crescent. The houses in Maugie Street face an open area adjacent to the Eastern Freeway.

Private gardens in the Precinct are generally small, and few retain traditional plantings.

Traditional street elements retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths in Bath, Lulie, Maugie, and Turner Streets. A crossing of bluestone pitchers exists at the intersection of Lulie and Maugie Streets.

### **Statement of Significance**

The Victoria Park Heritage Overlay Precinct is of local significance within the City of Yarra. Historically, the street layout reflects Trenerry's original subdivision which had Victoria Park as a central residential square. The present football ground, which forms the centrepiece of the Precinct, has been a social focus of the Collingwood and Abbotsford area since the late 1800s, and the site remains a national sporting landmark.

Architecturally, the Precinct contains a number of substantially intact 19th century houses, villas and terraces together with large Edwardian and inter-War industrial buildings, some of which are of individual significance. (See Appendix) Together they form a cohesive picture of the mixed residential and industrial themes and layers which are typical throughout the municipality and which were particularly drawn to this Precinct by the opportunities afforded by the Yarra River.

The historic and scenic nature Yarra River makes a major contribution to the significance of the Precinct overall, particularly the towering bank and factories which overlook the river valley from Trenerry Crescent. Just outside the Precinct, but individually listed at state level is the Dight's Mill building and parkland which has a strong thematic and visual connection with the Precinct.

The most intact streetscapes within the Precinct are Bath Street, Maugie Street, Lulie Street north of Abbott Street. The south side of Turner Street is also a relatively intact streetscape.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



Figure 92 Streetscape of Victorian Houses, Bath Street, Abbotsford



Figure 93 Former Austral Hat Mills, 112 Trenerry Crescent, Abbotsford



Figure 94 West Richmond Precinct, Richmond

## 2.30 West Richmond (HO329)

Richmond

### Location

*all of* Egan, Kingston and Bastow Places; Station, Muir, Moorhouse, Leeds and Bowen Streets; Normanby Place

*parts of* Hoddle, Lennox, Egan, Highett, Freeman and Erin Streets

### History

The West Richmond Precinct is part of the two allotments purchased from the Crown in 1839 by William Highett and R W Wrede.

Highett, an early settler from Tasmania, was a squatter, merchant and banker. In the early 1850s, he erected the mansion Yalcowinna on the south side of Erin Street, where the Epworth hospital now stands. The house was progressively demolished as the hospital expanded, the last section, a ballroom, disappeared in 1977. William Hull purchased a section of Highett's allotment and built a large stone residence in the early 1850s on the Bridge Road frontage. Next door was George Jame's residence, a cottage orneé.<sup>199</sup> Both these buildings have been demolished.

Diagonally opposite Yalcowinna, on the north side of Erin Street, a pair of semi-detached houses were built in the 1850s. One was owned by the pioneer Presbyterian the Rev. Dr Adam Cairns, the other, from the 1860s, by merchant William Muir. These two houses were demolished in 1889, and the mansion Yooralbyn built on the site for merchant William Harper. This still stands in its original grounds at 29 Erin Street, and has been renamed Elim; it is now occupied by a rehabilitation centre. Further subdivisions occurred on the north side of Erin Street in the 1870s. The south side of Erin Street was subdivided in the early 1880s.

In the 1880s the mansion Millew was built for Robert Hoddle's widow next door to Yalcowinna. This was leased by the Salvation Army in 1903 as the Bethesda hospital, then purchased and extended by them in 1912. The house has been gradually engulfed by the present hospital structure. On the south corner of Erin and Hoddle Streets is the unusual Urbrae (171 Hoddle Street), the combined houses of Dr. Tom Boyd and Dr. William Boyd.

R W Wrede sold his allotment to James Hodgson (one of the first members of the Legislative Assembly) a few weeks after he purchased it from the Crown.<sup>200</sup> By 1855 it had been subdivided into the present street layouts.<sup>201</sup> There were two houses on the south side of Highett Street at this time, most of them set back from the street, with formal gardens. The present sitings in this location may derive from this period although the houses appear to be later. The houses at 44 and 46 Highett Street however, have early sections at the rear.

The house at 137 Punt Road, on the north-east corner of Highett Street, was also established by 1855. It is now partly obliterated by additions but the design of its internal joinery indicate it could date from the early 1850s. 145 Hoddle Street is the only remaining house from a group of four known as Caspar Place, built prior to 1855 for William Highett. Notable occupants were the McCraes in the 1850s and 1860s.<sup>202</sup>

199 White. op cit.

200 White. op cit.

201 Magee Map, 1855.

202 Ratebooks; Magee map; Electoral Rolls.

The railway linking Princes Bridge to Collingwood opened in 1901; the West Richmond Station was built at the western end of Highett Street, diverting traffic to Hoddle Street via Muir Street and the Freeman Street.

To the south of the Precinct are the Bethesda and Epworth Hospital complexes; their presence is reflected in the large number of nearby former residences—especially in Erin Street and Normanby Place—which are now occupied by medical practices.

### Original Source

John & Thurley O'Connor, Ros Coleman & Heather Wright. *Richmond Conservation Study*. 1985.

### Description

The West Richmond Precinct is a predominantly residential Precinct, and one of the more prestigious parts of Richmond. The housing stock dates from the 1870s to the 1910s, and contains a mix of single and double-storey attached and detached houses, which range from the most modest workers' cottages to large villas and mansions.

Erin and Muir Streets comprise predominantly Victorian houses, including detached villas and double-storey Italianate terraces. Substantial houses of architectural note in Erin Street include the Victorian polychromatic brick villa (1873) at No. 15; the two-storey terrace pair at Nos. 25-27; and Elim (formerly Yalcowinna, c.1889), at No. 29. Smaller houses include the double-fronted Victorian cottage at No. 49 (1884), and the rendered Italianate villa at No. 67 (1881), which has an arched entrance with highly elaborate leadlight side and highlights to the front door.

The west side of Lennox Street and the north side of Egan Street contain far more modest single-storey brick and timber cottages. Egan Street is notable for the consistency in scale and setback of its brick and timber housing stock. Of note in Lennox Street is No. 138, on the south-west corner of Bowen Street, an unusually wide early Edwardian timber villa with tripartite timber-framed double-hung windows, polygonal front bay, and return verandah. The hipped and gabled corrugated iron roof is painted red. Leeds Street contains less than five original houses, a mix of Victorian and Edwardian.

Highett Street is notable on several counts. Approximately half its buildings stock dates from the Victorian and Edwardian periods, but it also contains a number of inter-War and post-War houses. The dwellings along the south side are elevated; many—particularly towards the east end—have large, terraced front gardens, some with substantial steps leading to their front doors. Nos. 22-26, adjacent to West Richmond Railway Station, are unusual elevated Edwardian red brick cottages. The Kingston Hotel (No. 55), a red brick and rendered Edwardian hotel with a large arched entrance, is unusually located for a hotel, in the middle of an otherwise solely residential block.

The west side of Normanby Place contains a number of substantially intact double-storey Victorian terraces, which face onto the Bethesda Hospital complex, whilst Moorhouse Street, at the south-west of the Precinct, is similar, but also contains a number of single-storey terraces. Of note are the double-storey rendered Italianate terrace at Nos. 2-6, which has a tiled frieze and balustraded parapet and original bluestone and iron picket fences.

Hoddle Street contains a mix of 19th century and Edwardian attached houses and villas, of which Urbrae (1901), an unusual house built in two stages, at 171 Hoddle Street, is of particular note.

West Richmond Railway Station, sited obliquely at the corner of Highett and Muir Streets, terminates the visual axes of both, and, with its adjacent palm trees and pedestrian paths,

creates somewhat of a pedestrian focus for the Precinct.

Non-heritage elements within the Precinct comprise predominantly the recent medium-density housing development—comprising predominantly double-storey townhouses which covers much of the block between Kingston Place and Egan Street, from Station Street in the west to the end of Leeds Street in the east.

Street planting within the Precinct includes *Platanus* in Erin, Highett and Hoddle Streets, and *Callistemon* and *Melaleuca* in Moorhouse Street.

Private gardens of note include that of Elim (29 Erin Street), which includes remnant plantings, but which has been significantly altered to accommodate new buildings and car parking for the Besthesda complex, of which it forms part. Several houses on the south side of Highett Street are set well back from the street and have substantial gardens with traditional plantings, such as the large palm in the garden of No. 58. The combination of large gardens with mature plantings, mature street trees, and sloping topography enhance the landscape character of Highett Street.

Traditional street elements retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths in Bowen, Muir and Erin Streets and Normanby Place, and asphalt footpaths in Highett, Hoddle and Moorhouse Streets. The bluestone kerbs and gutters in Lennox Street do not appear to be original. A stepped pedestrian path with planting on either side leads from Highett Street (between Nos. 50 and 56) uphill through to Freeman Street; such paths are unusual in Melbourne, and rare in Richmond.

#### Statement of Significance

The West Richmond Heritage Overlay Precinct is of significance within the City of Yarra. It retains intact groupings of some of Richmond's most substantial late 19th century houses, originally the residences of some eminent Victorians. Elim is the only mansion remaining in Richmond to retain its extensive grounds and remnant planting. The Precinct's landscape character is enhanced by its topography and mature street plantings, and unusual elements such as the obliquely-sited railway station and stepped pedestrian path, more typical of Sydney, add to its interest.

The most intact streetscapes within the Precinct are Erin Street, which has remarkably few altered buildings, and only one non-heritage building within the Precinct, Moorehouse Street, Normanby Place, the north side of Egan Street and the south side of Highett Street. There is a small number of non-heritage buildings in the otherwise heritage streetscapes of Bowen, Hoddle, Lennox and Leeds Streets, and the north side of Highett Street. There is an area of medium-density housing in the block approximately bounded by Egan and Station Streets, Kingston Place, and the west end of Leeds Street.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 95 North side Erin Street, Richmond, looking west: note Taragona (1883)*



*Figure 96 South side Highett Street, Richmond, looking east: note elevated Edwardian cottages*





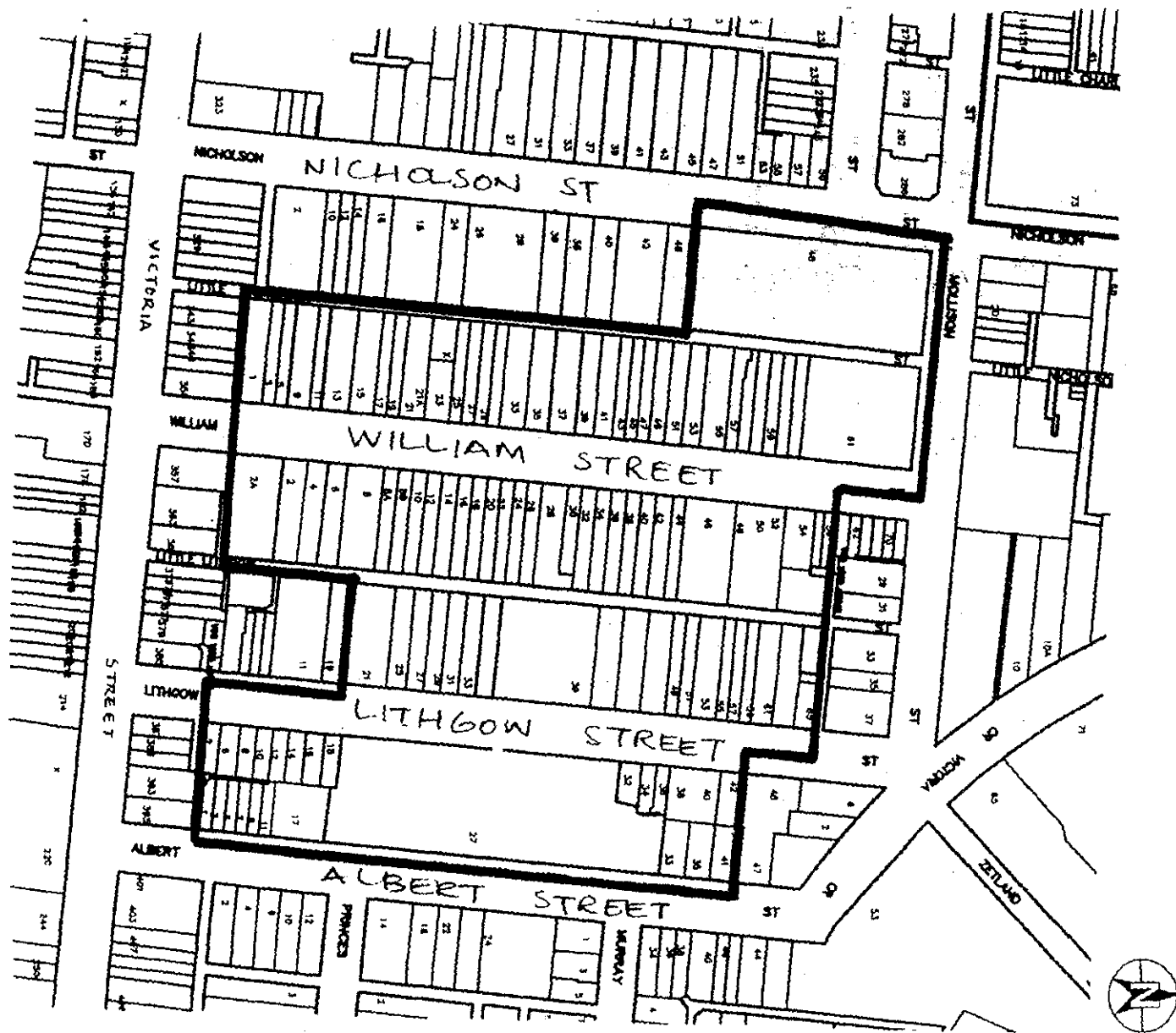


Figure 97 William Street Precinct, Abbotsford

## 2.31 William Street (HO330)

Abbotsford

### Location

parts of Nicholson William, Lithgow, Albert and Mollison Streets

### History

The land now occupied by the William Street Precinct was alienated from the Crown in 1839 and remained in a semi-rural state until the 1850s. In 1841, the McCrae family settled at Mayfield, overlooking the Yarra River at Church Street; this appears to have been the first building in the Precinct. It later became the home of Sir Francis Murphy (1809-1891), MLC. The house was demolished to make way for industrial buildings in 1962, although Mayfield Street remains.

By the 1850s the area had been cleared of timber<sup>203</sup> and was constantly subject to flash floods from the rainwater shed by the higher land to the west. Drainage was an important and recurring factor in the early development of the Collingwood Flat. Collingwood had become notorious as an unhealthy flood-prone polluted flat and was 'Melbourne's multi-problem suburb ... an ideal case study in the origins of pollution.'<sup>204</sup> Barrett noted that because of its topography, the residents were soon 'wading in [their] own muck ... Collingwood became a cesspool for refuse.'<sup>205</sup> The area was 'akin to a swamp and the few who ventured ... [forth] were looked upon after their return as people who had performed a somewhat perilous journey.'<sup>206</sup>

Large sections of the Collingwood Flat were subdivided in 1853, including the property of R Henry Way, known as Islington, and forming Lot 74 between Vere Street and Johnston Street.<sup>207</sup> Hodgkinson's map of 1858 shows that Islington was one of the earliest areas within the Precinct to witness development, of a mixed residential and industrial nature, but that much of the land south of Vere Street was vacant, due mainly to its susceptibility to flooding.

During the decades leading up to the 1890s Depression, however, the Abbotsford Flat became an area of intensive speculative development, giving rise to rows of timber, brick and occasionally bluestone cottages with Gipps and Nicholson Streets invariably attracting larger and more prestigious development, which is still evident today.

Of the non-residential buildings, Abbotsford Primary School (No. 1886), originally known as Collingwood (Lithgow Street) School, a two-storey bichrome brick building, was built in Lithgow Street in 1877, and extended in 1926. The three storey brick Denton's Hat Factory complex (now Brush fabrics), was built in 1874 at the corner of Nicholson and Mollison Streets. It was Australia's first steam-powered hat-making plant, and one of the largest hat factories in Australia. The bluestone former St David's Presbyterian Church at the south end of William Street (now No. 2A), was built in 1882.

The MMBW maps of 1895 show the Precinct to be almost completely built over, predominantly with small working class cottages. The densest development is indicated in William Street, where most of the cottages are attached or semi-detached.

203 Petherick. op cit. p 4.

204 Barrett, *The Inner Suburbs*, p. 9.

205 Barrett, *The Inner Suburbs*, p. 9.

206 Barrett, *The Inner Suburbs*, p. 25.

207 City of Collingwood Engineer's Office. Lithograph No. 0003.

### Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

### Description

The William Street Precinct is a predominantly residential precinct with housing stock dating largely from the late Victorian period. The housing comprises small, single-storey, attached or semi-detached, brick and timber workers' cottages on narrow sites. In general, the intactness of the Precinct is good, and the housing is representative of a range of types built for the lower-middle and working classes during the late 1800s.

Albert, William and Lithgow Streets all contain small, single-fronted attached and detached Victorian workers' cottages. William Street also contains a number of Edwardian houses, including No. 23, a relatively large double-fronted asymmetrical red brick house with a hipped and gabled terracotta tiled roof and leadlight bay windows. The Edwardian brick pair at Nos. 8-8A have interesting timber details, including the return verandah friezes and party wall, and scalloped timber gable ends. Earlier residential buildings of note in William Street include the bluestone cottages at Nos. 9-11 (1870) and No. 37 (1869), the former of which has a rendered parapet and concave profile corrugated iron verandah. No. 13 (c.1860) is a symmetrical timber villa with a projecting timber porch with arched opening.

Non-residential buildings include Abbotsford Primary School (No. 1886) in Lithgow Street, a two-storey Gothic Revival bichrome brick building with a steeply gabled roof (1877, extended 1926). The three storey brick Denton's Hat Factory complex (48-60 Nicholson Street, at the corner Mollison Street), was built in 1874, and remains a landmark and key building in the Precinct. Its highly repetitive west facade, has relatively small window openings with bluestone dressings, and rendered parapet. At 2A William Street is the former St David's Presbyterian Church (1882), a bluestone Gothic Revival building on a relatively small site.

Street planting within the Precinct includes mature *Platanus* in Albert Street and William Streets and *Melaleuca* in Lithgow Street.

Private gardens in the Precinct are generally small, and few, if any, retain traditional plantings.

Traditional street elements retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths in Lithgow and William Streets, and asphalt footpaths in Albert Street. Although the Precinct is surrounded on the north and east by industrial buildings, the relatively quiet residential character of both Albert and Lithgow Streets is retained by barriers to through traffic to and from Victoria Street, to the south.

### Statement of Significance

The William Street Heritage Overlay Precinct is of local significance within the City of Yarra. It comprises a number of substantially intact Victorian brick and timber villas and workers' cottages, including several of bluestone, as well as the nationally significant and highly intact Denton's Hat Mill, which is a major landmark. Abbotsford Primary School also contributes to the streetscapes of Lithgow and Albert Streets. The nature of the Precinct is greatly enhanced by the street plantings in Albert and William Streets and the surviving bluestone infrastructure.

The most intact streetscapes within the Precinct are the west side of Albert Street, the east side of William Street, and the small block on the east side of Albert Street south of Princes Street. The west side of William Street is substantially intact, but includes small number of non-heritage buildings.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.



*Figure 98 Bichromatic terraces, west side William Street, Abbotsford, looking south*



*Figure 99 Edwardian cottages, 8-8A William Street, Abbotsford.*

APPENDIX A

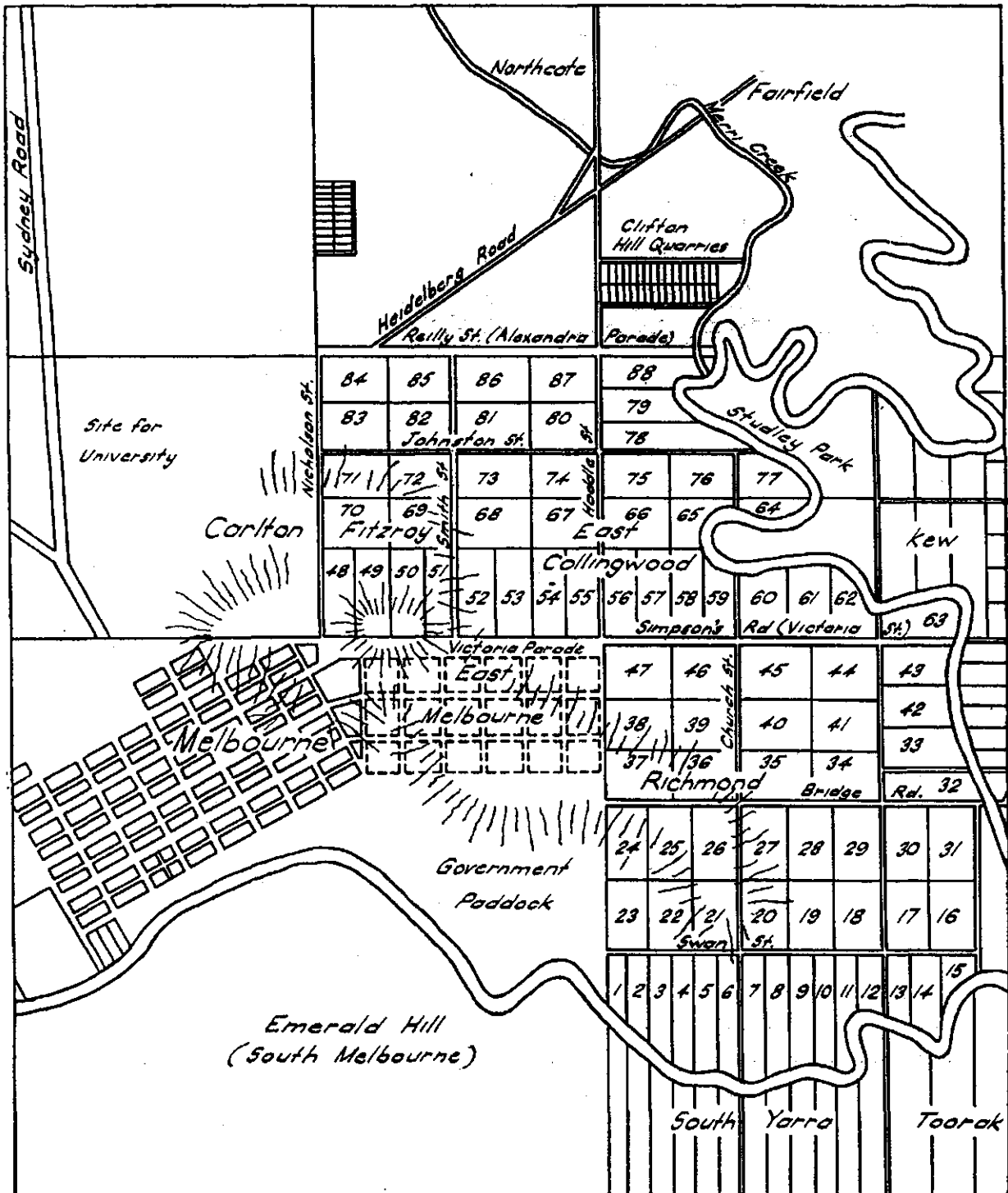
Historical Maps

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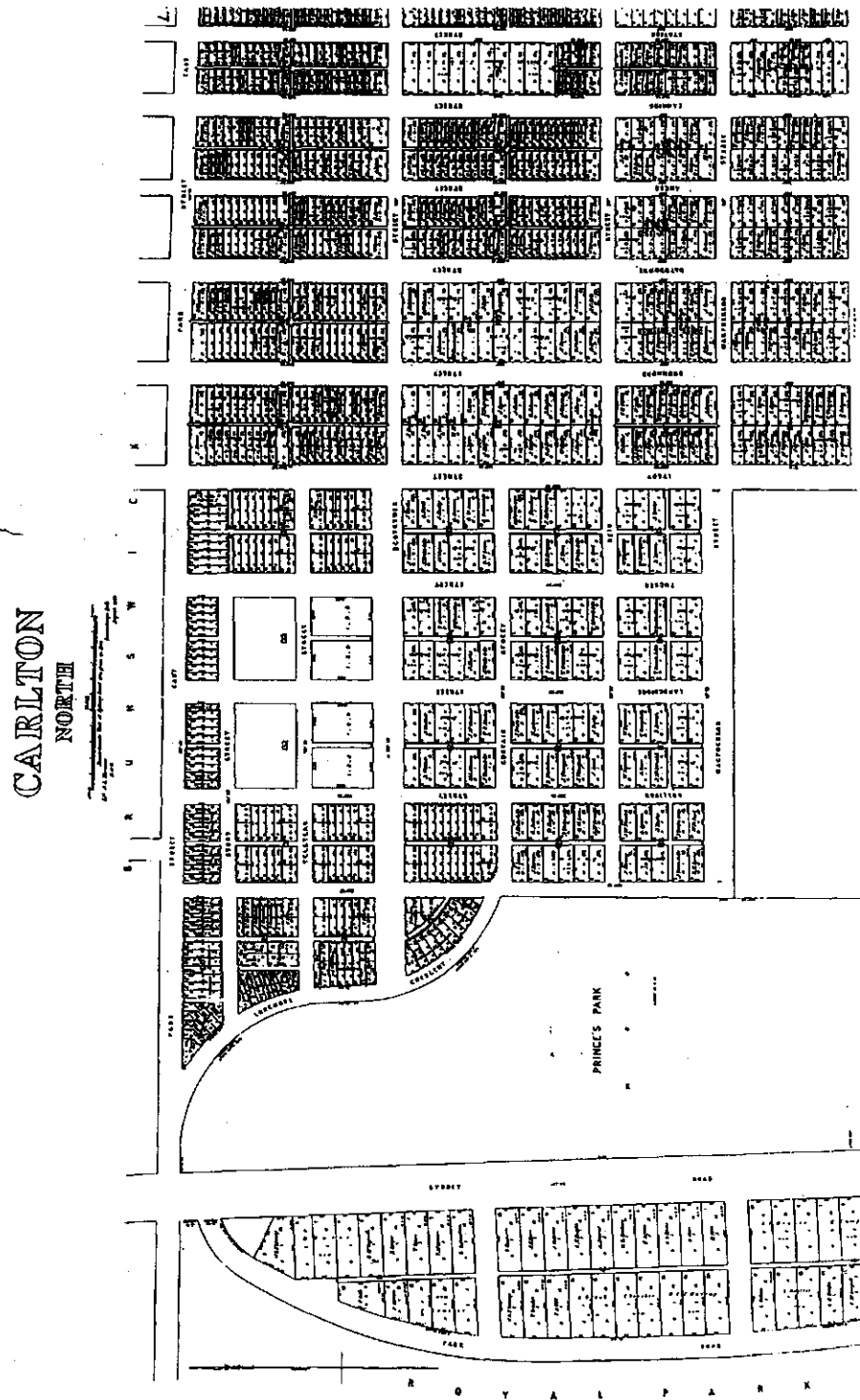




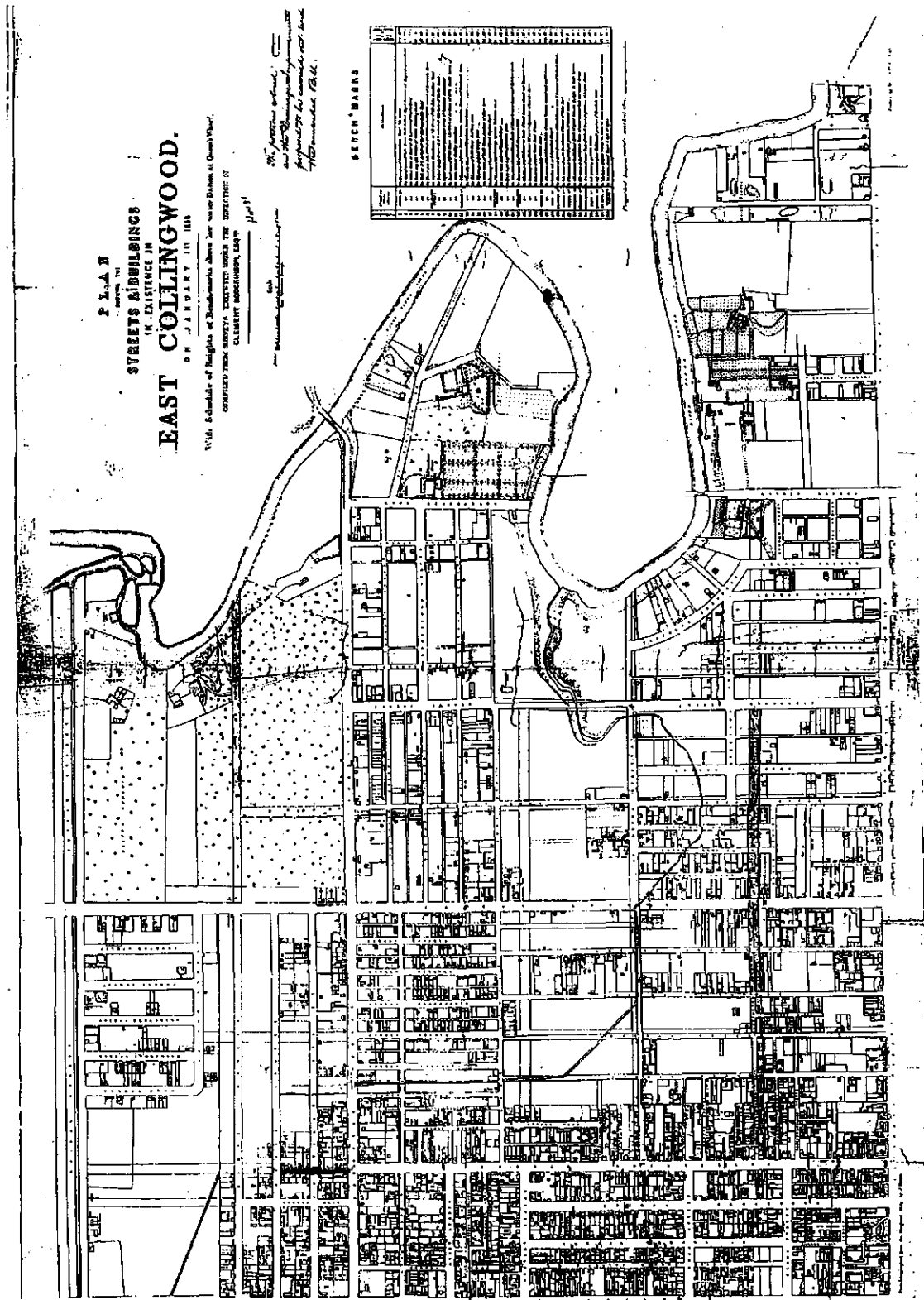




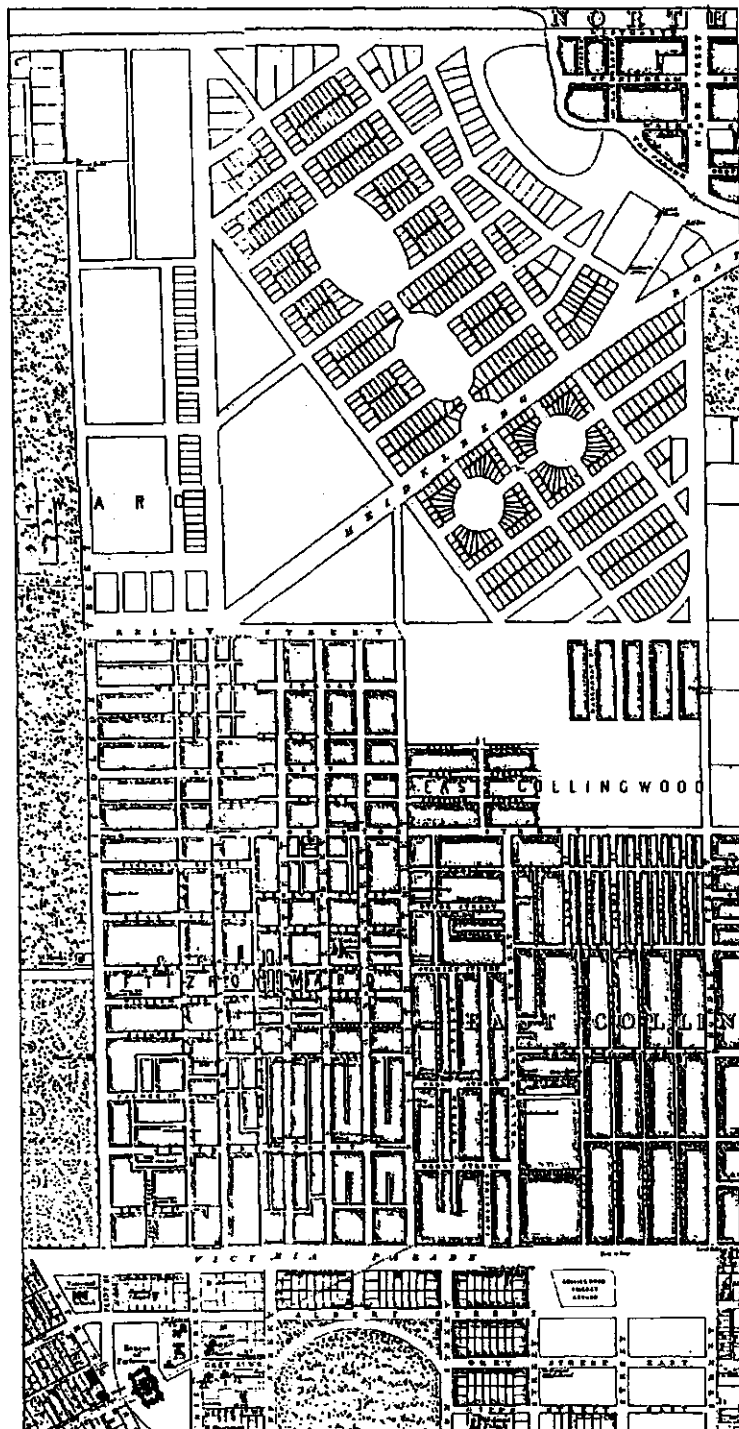
Melbourne, Richmond, Fitzroy and Collingwood. Allotments as sold by the Crown in the 1830s. Reproduced from B Barrett. The Inner Suburbs.



Map showing Carlton North, August 1877.

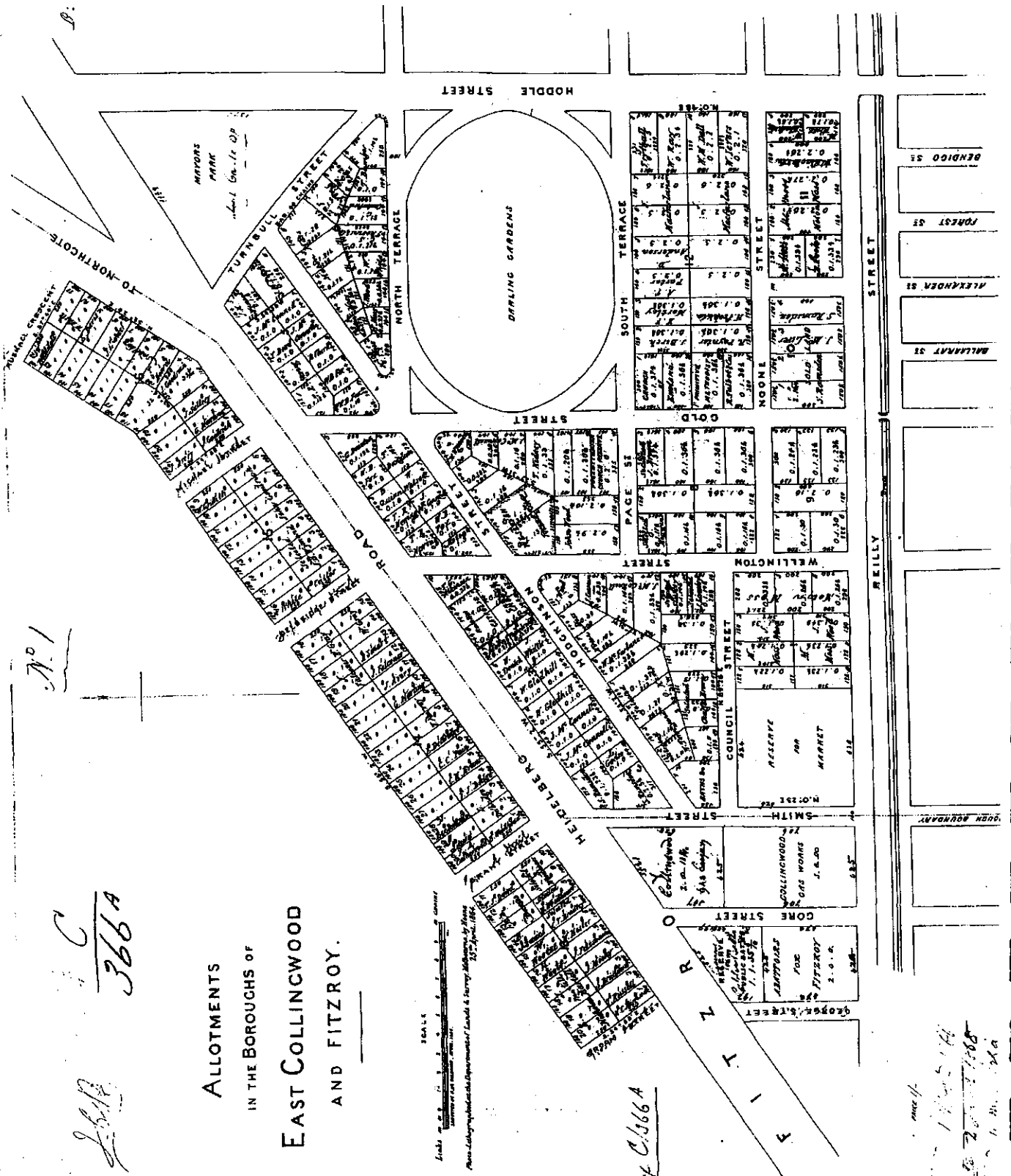


Plan showing the streets and buildings in existence in East Collingwood on January 1st 1858. Surveyed by Clement Hodgkinson.



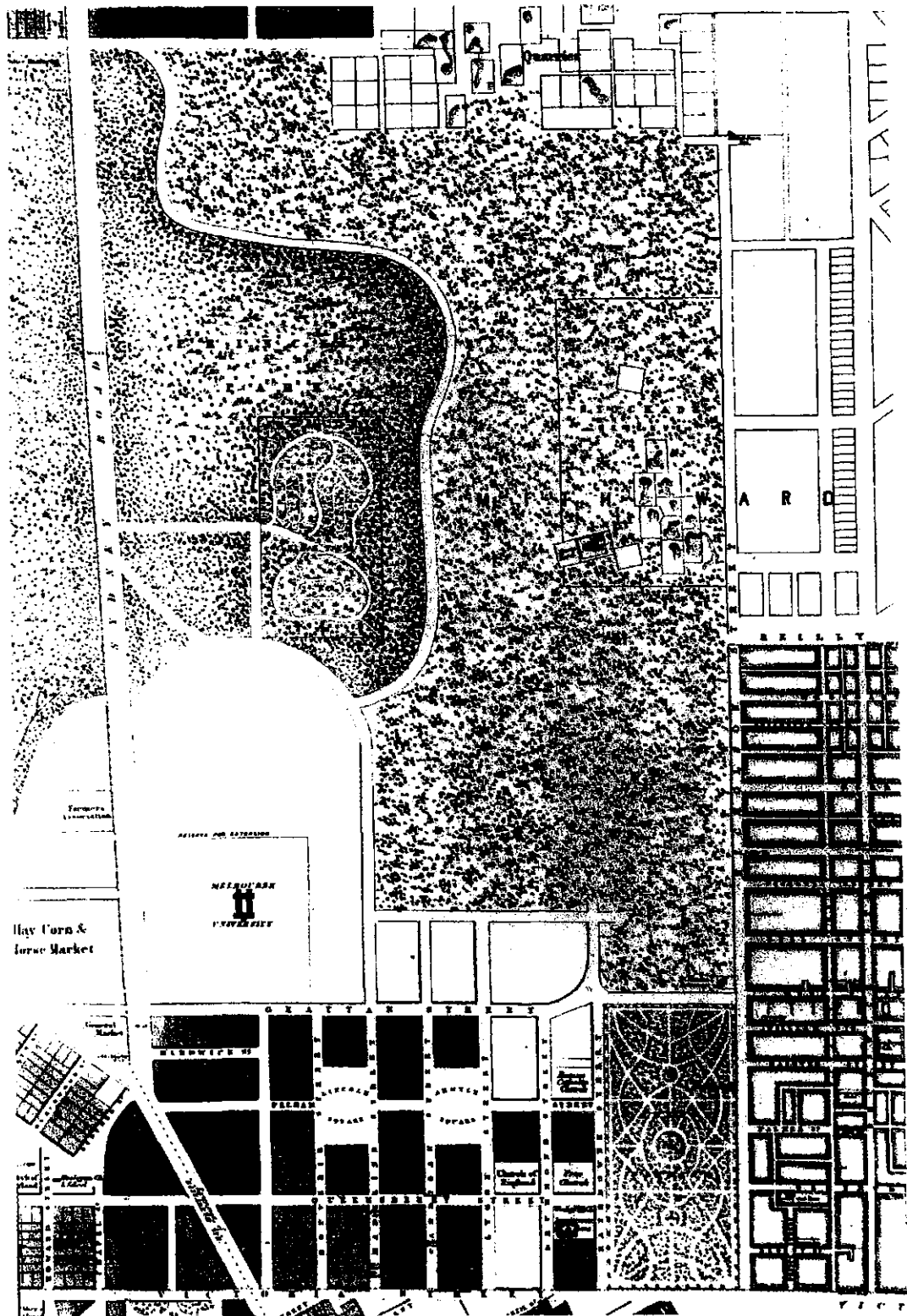
Map A5

*Planned layout of North Fitzroy, 1855, indicating the contrast with the street pattern which had already developed in South Fitzroy. Reproduced from Fitzroy: Melbourne's First Suburb.*



The plan of 'Allotments in the Boroughs of East Collingwood and Fitzroy' surveyed by P M Goldbrick in April 1864, showing the names of the purchasers. Source: State Library of Victoria (Map Room)



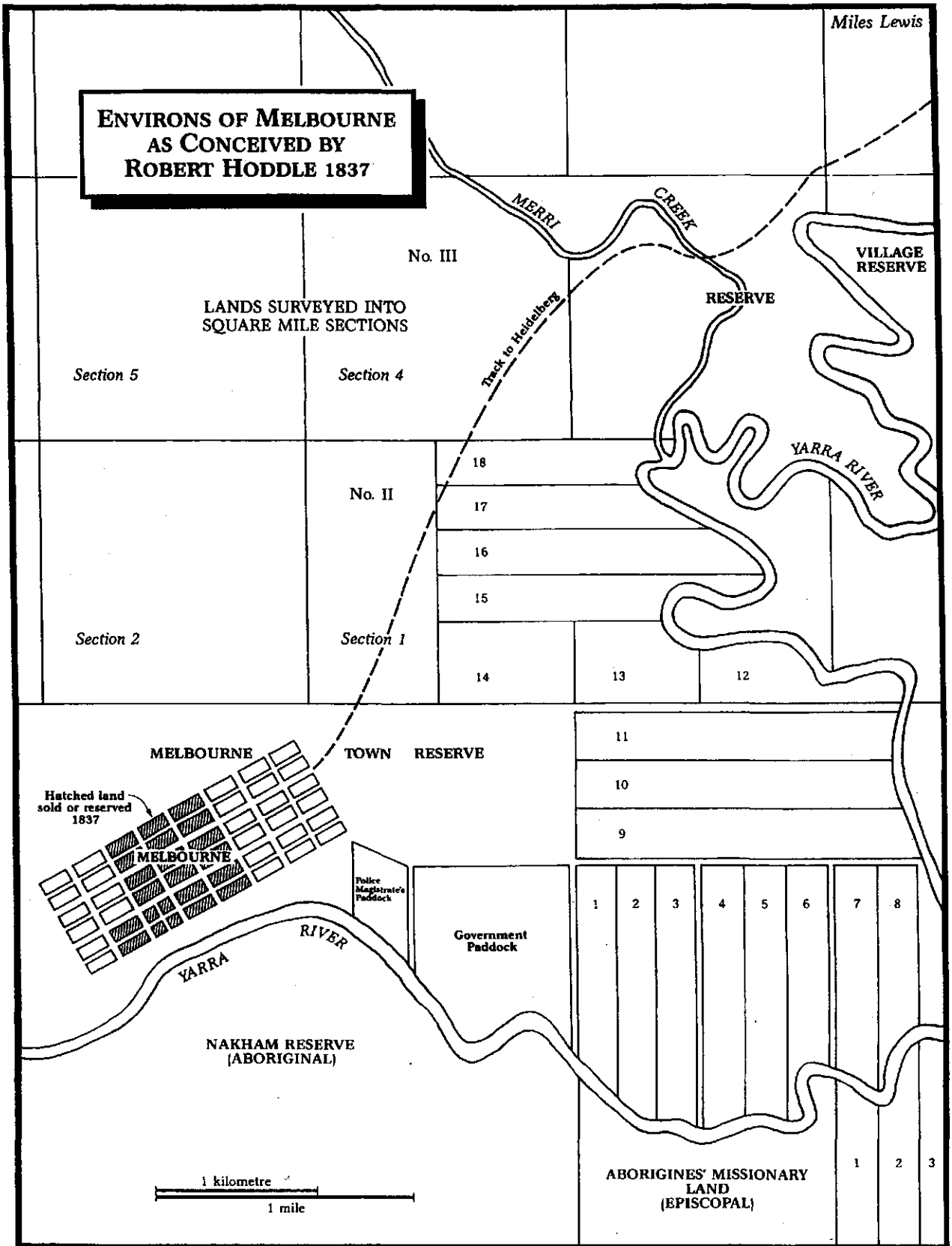


*Kearney Map 'Melbourne and its Suburbs', 1855. Portion Showing Carlton and North Carlton. Source: State Library of Victoria (Map Room)*

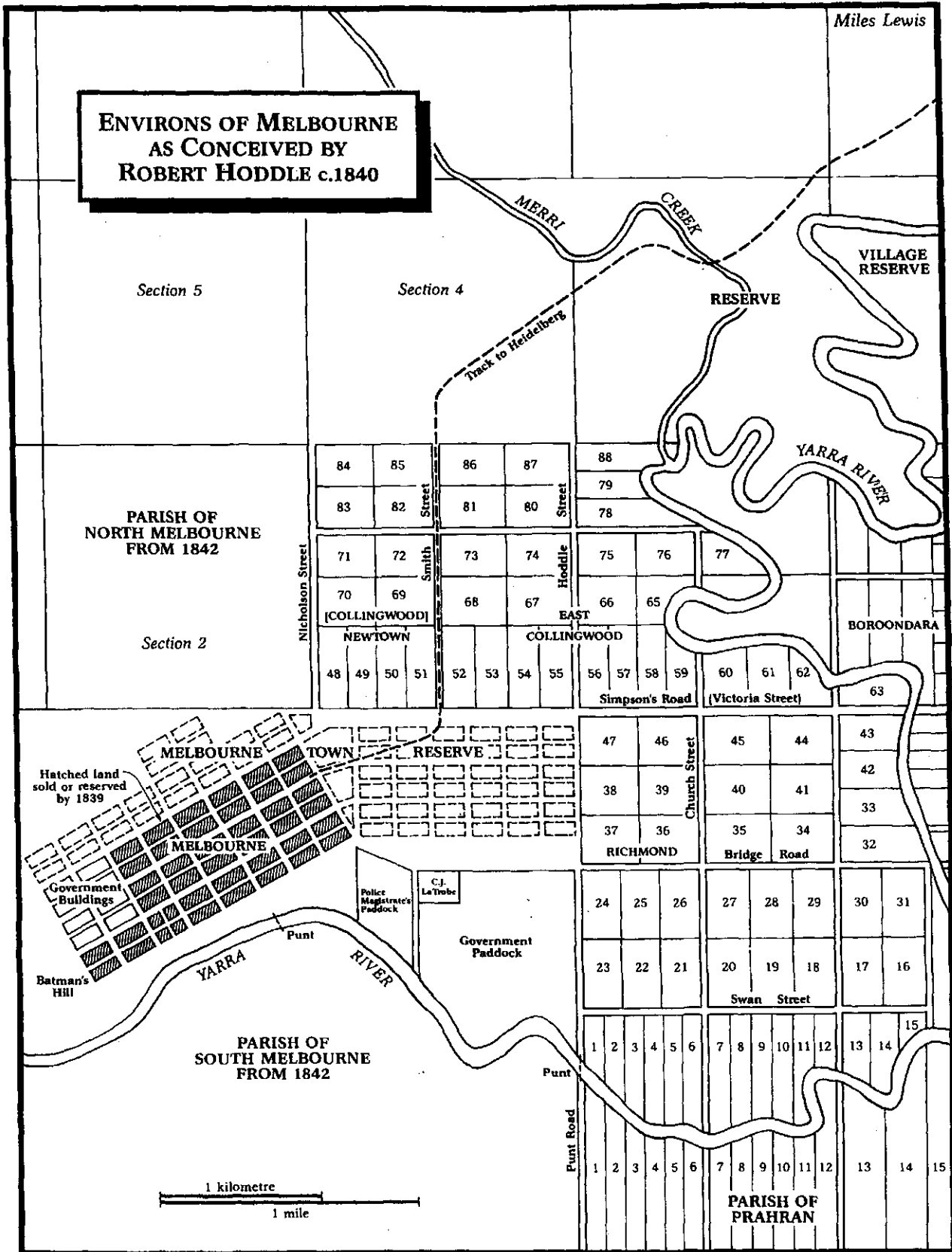




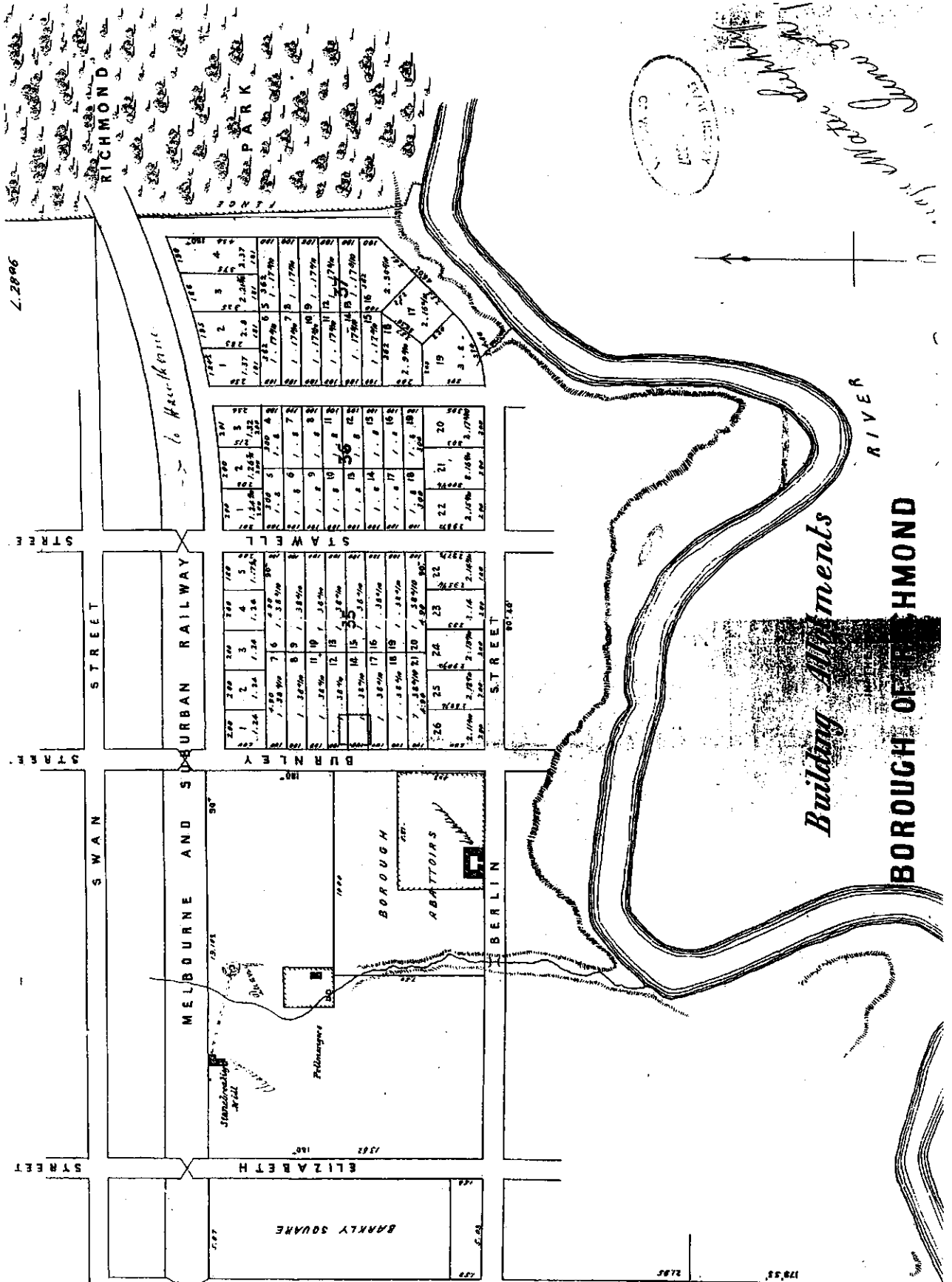
Portion of an 1879 map showing Princes Park, Carlton and part of Fitzroy.



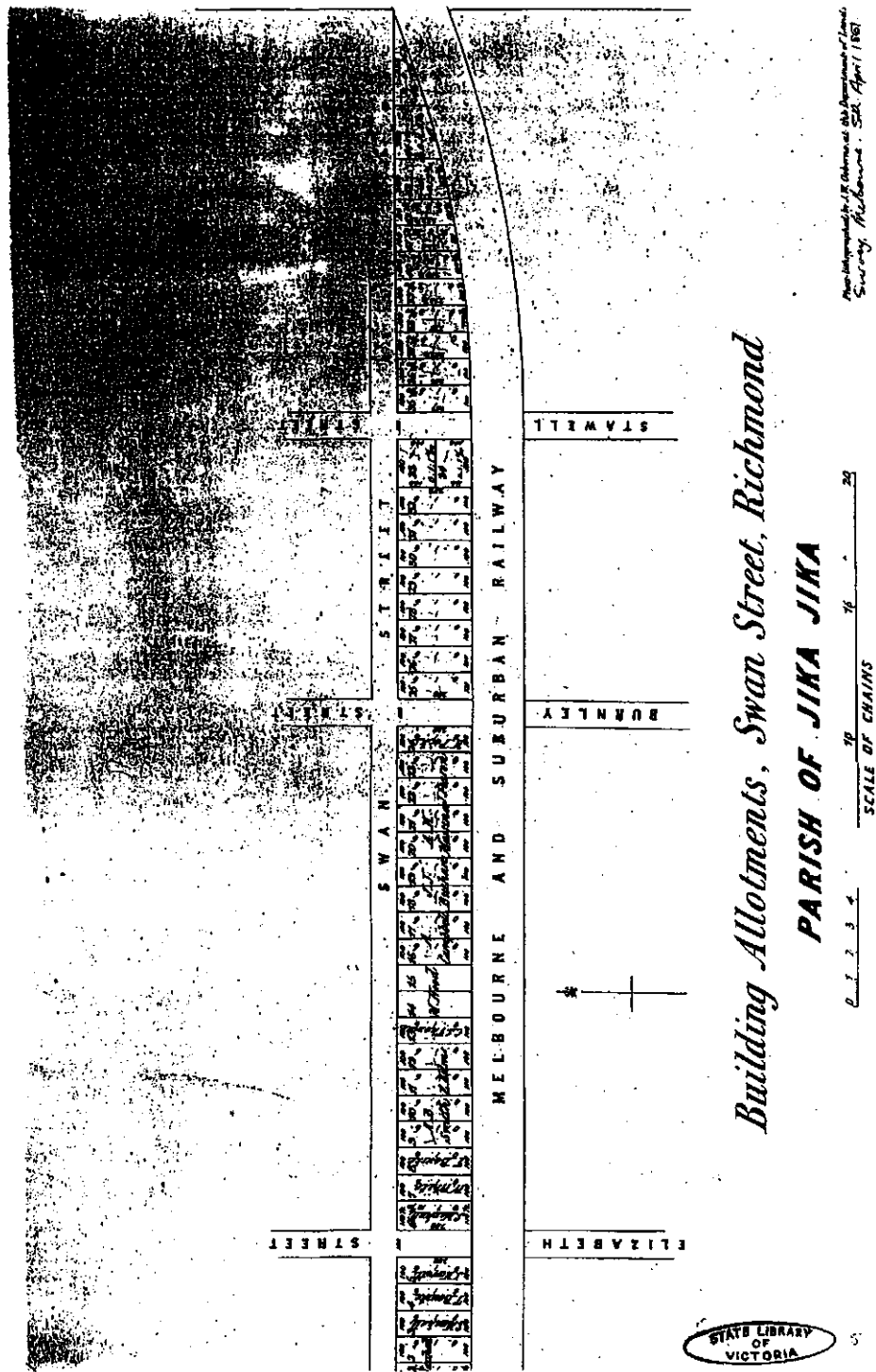
*Environs of Melbourne as conceived by Robert Hoddle, 1837. Reproduced from Fitzroy History Society. Fitzroy: Melbourne's First Suburb.*



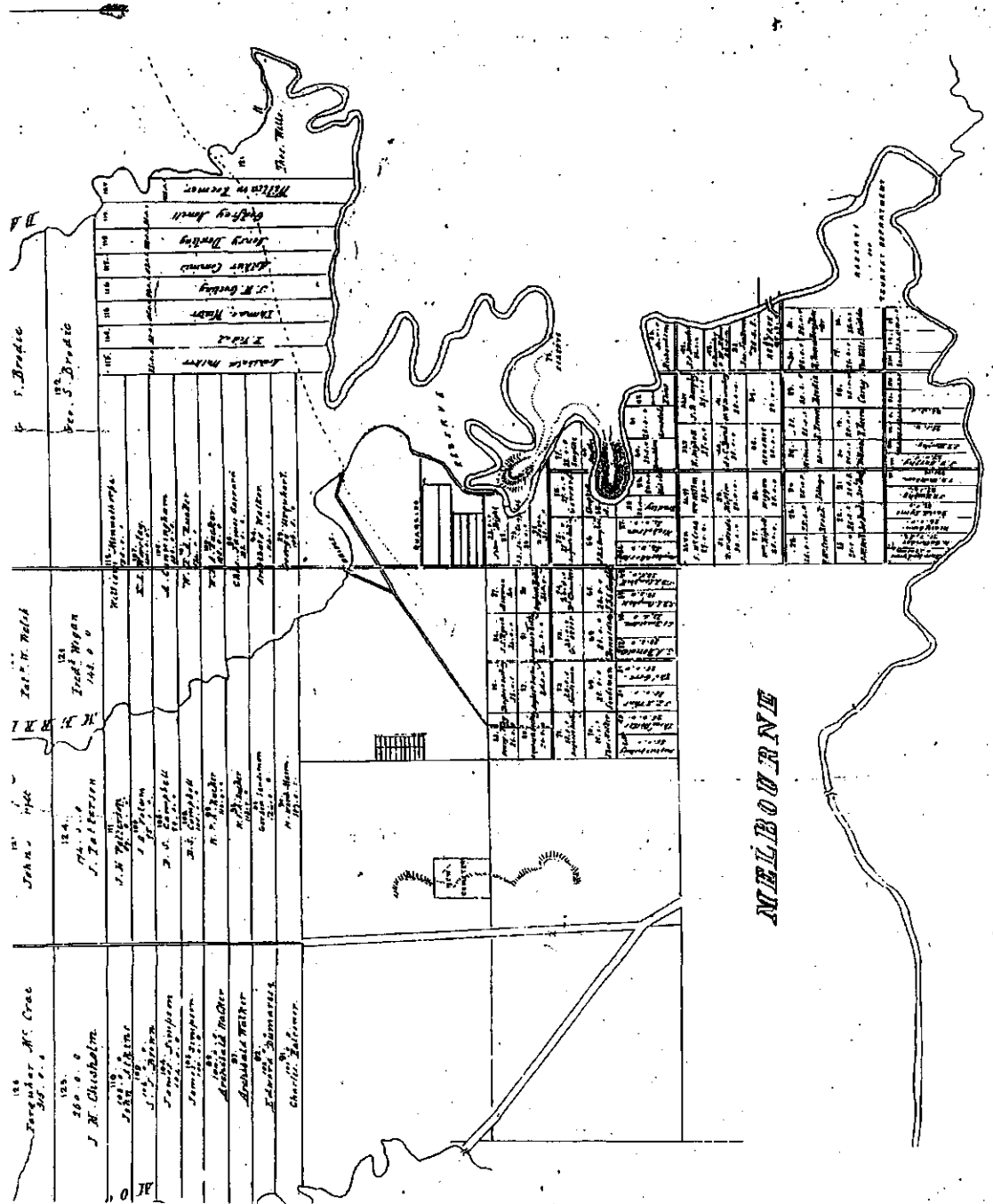
Environs of Melbourne as conceived by Robert Hoddle, c.1840.  
 Reproduced from Fitzroy History Society. Fitzroy: Melbourne's First Suburb.



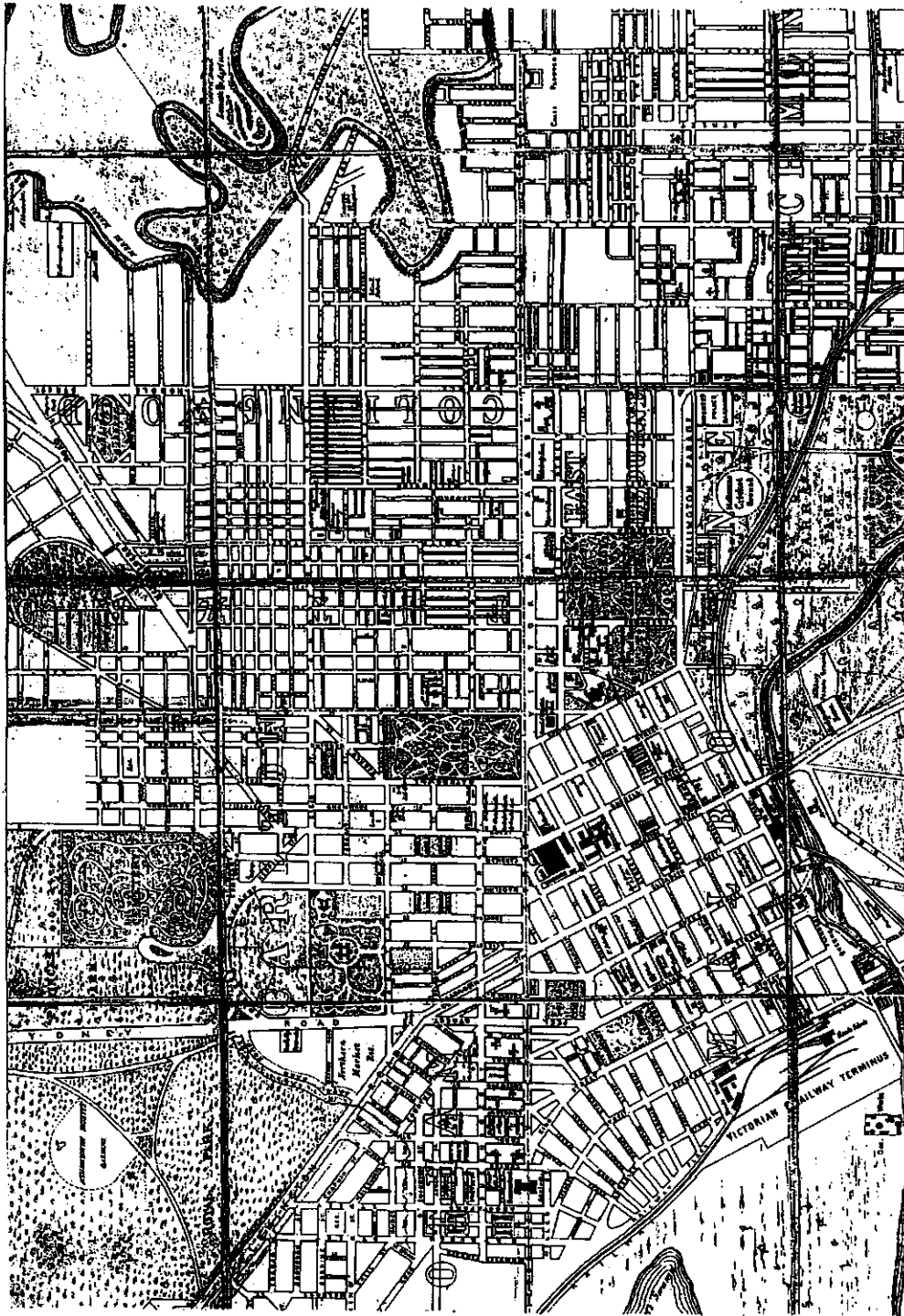
Building Allotments in the Borough of Richmond. Undated. Source: State Library of Victoria (Map Room).



Building Allotments, Swan Street, Richmond. April 1867. Source: State Library of Victoria (Map Room).



Map showing part of Melbourne's inner eastern area, 1856.



Portion of De Gruchy map of Melbourne, 1870.

**APPENDIX B**

**Individual Buildings Within Precincts**

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## APPENDIX B

## Individual Buildings Within Precincts

The following buildings are of individual significance and/or make a particular contribution to each Precinct.

### **Barkly Gardens, Richmond**

- Terrace, 17-19 Brighton Street, Richmond
- Former Gardeners Arms Hotel, 51 Brighton Street, Richmond
- Elm Grove Terrace, 113-121 Brighton Street, Richmond
- Behemore Terrace, 122-130 Brighton Street, Richmond
- Terrace, 123-129 Brighton Street, Richmond
- House, 154 Brighton Street, Richmond
- House, 2 Burgess Street, Richmond
- House, 234 Mary Street, Richmond
- Houses, 266-280 Mary Street, Richmond
- House, 227 Coppin Street, Richmond
- House, 235 Coppin Street, Richmond
- Houses, 13-15 James Street, Richmond
- House, 14 James Street, Richmond
- House, 20 Lesney Street, Richmond
- House, 24 Lesney Street, Richmond
- House, 28 Lesney Street, Richmond
- House, 30 Lesney Street, Richmond
- House, 36 Lesney Street, Richmond
- House, 240 Mary Street, Richmond
- Houses, 290-292 Mary Street, Richmond
- House, 2 Rose Street, Richmond
- Mavine, 7 Rose Street, Richmond
- House, 11 Rose Street, Richmond

### **Bendigo Street, Richmond**

- Terrace, 100-102 Bendigo Street, Richmond
- Houses, 1-15, 2-16 Moore Street, Richmond
- House, 10 Park Grove, Richmond
- House, 12 Park Grove, Richmond
- Houses, 22-26 Park Grove, Richmond
- House, 521 Swan Street, Richmond
- Terrace, 523-533 Swan Street, Richmond

### **Bridge Road, Richmond**

- Shops, 108-112 Bridge Road, Richmond
- Shop, 122 Bridge Road, Richmond
- Wustemann's Buildings, 138-144 Bridge Road, Richmond
- Former Melbourne Savings Bank, 184 Bridge Road, Richmond
- Shops, 199-205 Bridge Road, Richmond
- Former National Bank of Australasia, 231 Bridge Road, Richmond
- Theobald's Buildings, 294-296 Bridge Road, Richmond
- Stanford Block, 314-328 Bridge Road, Richmond
- Police Station, 333 Bridge Road, Richmond
- Richmond Town Hall, 333 Bridge Road, Richmond
- Shops, 381-389 Bridge Road, Richmond
- Bleasby's Buildings, 398-404, Bridge Road, Richmond

**Brunswick Street, Fitzroy**

- Old Colonial Inn (former Brunswick Hotel), 125 Brunswick Street,
- Shops, 155-159 Brunswick Street, Fitzroy
- Former National Hotel, 174 Brunswick Street, Fitzroy
- Shops, 189 Brunswick Street, Fitzroy
- Perseverance Hotel, 196 Brunswick Street, Fitzroy
- Former Labour in Vain Hotel, 197 Brunswick Street,
- Shops and Offices, 236-252 Brunswick Street, Fitzroy
- Post Office, 296 Brunswick Street, Fitzroy
- Provincial Hotel, 299 Brunswick Street, Fitzroy
- Shops, 329 Brunswick Street, Fitzroy
- Former James Reilly Flour Mill, 433 Brunswick Street, Fitzroy

**Campbell Street, Collingwood**

- Terrace, 52-58 Gipps Street, Collingwood
- Terrace, 21-27 Vere Street, Collingwood

**Charles Street, Abbotsford**

- House, 4 Abbotsford Street, Abbotsford
- Former Village Belle Hotel, 5-7 Abbotsford Street, Abbotsford
- Winterlea, 9 Abbotsford Street, Abbotsford
- Former Shop and Residence, 16 Abbotsford Street, Abbotsford
- House, 80 Charles Street, Abbotsford
- House, 137 Charles Street, Abbotsford
- Easton Terrace, 138-158 Charles Street, Abbotsford
- Royal Terrace, 139-143 Charles Street, Abbotsford
- Linda Terrace, 145-153 Charles Street, Abbotsford
- Culnare Terrace, 138-148 Charles Street, Abbotsford
- Laird O'Cockpen Hotel, 149 Gipps Street, Abbotsford
- Terrace, 169-187 Gipps Street, Abbotsford
- Collingwood Town Hall, 140 Hoddle Street, Abbotsford
- Former Collingwood Bowling Club Building, rear 140 Hoddle Street, Abbotsford
- Rectory, St Phillips Anglican Church, 144 Hoddle Street, Abbotsford
- Collingwood RSL, 150 Hoddle Street, Abbotsford
- Ballarat Terrace, 8-16 Mollison Street, Abbotsford
- House, 99 Nicholson Street, Abbotsford
- House, 51 Nicholson Street, Abbotsford
- The Retreat Hotel, 226 Nicholson Street, Abbotsford
- Terrace, 87-89 Park Street, Abbotsford
- House, 91 Park Street, Abbotsford
- House, 17 Raphael Street, Abbotsford
- Milric Cottage, 35 Raphael Street, Abbotsford
- Former Church of Christ Tabernacle, 11 Stanton Street, Abbotsford
- Terrace, 20-24 St Phillips Street, Abbotsford
- Merthyr Tydvil, 26 St Phillips Street, Abbotsford
- House, 28 St Phillips Street, Abbotsford
- Ellesmere House, 128A Vere Street, Abbotsford
- Yarra Cottages, 64-70 Yarra Street, Abbotsford
- House, 72 Yarra Street, Abbotsford

**Church Street, Richmond**

- Former UFS Dispensary, 292-294 Church Street, Richmond

- Lalor House, 293 Church Street, Richmond
- Aden House, 296 Church Street, Richmond
- Richmond Uniting Church, 300 Church Street, Richmond
- Former Wesleyan School House (1853), 300 Church Street, Richmond
- Former Wesleyan School House (1871), 300 Church Street, Richmond
- Former Wesleyan Parsonage, 300 Church Street, Richmond
- Former Hibernian Society Hall, 316 Church Street, Richmond
- St Ignatius Church, 326 Church Street, Richmond
- St Ignatius Presbytery, 326 Church Street, Richmond
- House, 339 Church Street, Richmond
- House, 357 Church Street, Richmond
- St Stephens Church, 360 Church Street, Richmond
- House, 364 Church Street, Richmond
- Helenville, 377 Church Street, Richmond
- Terrace, 379-381 Church Street, Richmond
- Ohio Cottage, 382 Church Street, Richmond
- House, 384 Church Street, Richmond

#### **Clifton Hill Eastern, Clifton Hill**

- House, 25 Berry Street, Clifton Hill
- House, 28 Berry Street, Clifton Hill
- Woodlawn Terrace, 56-68 Berry Street, Clifton Hill
- Houses, 74-76 Berry Street, Clifton Hill
- Houses, 27-29 Clifton Avenue, Clifton Hill
- Tarrangower, 83 Fenwick Street, Clifton Hill
- House, 2 Ford Street, Clifton Hill
- House, 3 Gordon Street, Clifton Hill
- House, 43 Gordon Street, Clifton Hill
- Ristoria House, 49 Heidelberg Road, Clifton Hill
- House, 47 Heidelberg Road, Clifton Hill
- House, 83 Heidelberg Road, Clifton Hill
- House, 85 Heidelberg Road, Clifton Hill
- House, 95 Heidelberg Road, Clifton Hill
- House, 103 Heidelberg Road, Clifton Hill
- Former Llewellyn's Shoe Factory, 408-420 Hoddle Street, Clifton Hill
- Houses, 1-3 Horne Street, Clifton Hill
- Former Clifton Shoe Co., Parslow Street, Clifton Hill
- Former Puttifoote Boot Factory, 200 Noone Street, Clifton Hill
- Sunnyside House, 33 Ramsden Street, Clifton Hill
- House, 42 Ramsden Street, Clifton Hill
- Ormiston, 66 Ramsden Street, Clifton Hill
- House, 91 Ramsden Street, Clifton Hill
- House, 97 Ramsden Street, Clifton Hill
- Railway 'A' Signal Box, Ramsden Street, Clifton Hill
- Former Boot Factory, 51-57 Ramsden Street, Clifton Hill
- Houses, 64-66 Roseneath Street, Clifton Hill
- Houses, 68-70 Roseneath Street, Clifton Hill
- House, 72 Roseneath Street, Clifton Hill
- Houses, 2-4 Rutland Street, Clifton Hill
- Terrace, 16-28 Rutland Street, Clifton Hill
- Shops, 15-17 Spensley Street, Clifton Hill
- Shops, 24-30 Spensley Street, Clifton Hill
- Royal Hotel, 41 Spensley Street, Clifton Hill

- Shops, 57-69 Spensley Street, Clifton Hill
- Elgin, 84 The Esplanade, Clifton Hill
- Merrivue, 88 The Esplanade, Clifton Hill

**Clifton Hill Western, Clifton Hill**

- Former Box's Hair Curling Works, 62 Alexandra Parade, Clifton Hill
- Shot Tower, 94-124 Alexandra Parade, Clifton Hill
- Former Hall Bros. Factory, 174 Alexandra Parade, Clifton Hill
- Sunnyside, 27 Council Street, Clifton Hill
- Ben Lomond House, 40 Council Street, Clifton Hill
- House, 154 Gold Street, Clifton Hill
- House, 156 Gold Street, Clifton Hill
- House, 173-179 Gold Street, Clifton Hill
- Houses, 203-207 Gold Street, Clifton Hill
- Elsie Leigh, 231 Gold Street, Clifton Hill
- Terrace 235-241 Gold Street, Clifton Hill
- Primary School No. 1360, Gold Street, Clifton Hill
- House, 12 Hodgkinson Street, Clifton Hill
- Former Wesleyan Methodist Church and Parsonage, 69 Hodgkinson Street, Clifton Hill
- Elwood & Collingwood, 71-73 Hodgkinson Street, Clifton Hill
- House of the Gentle Bunyip, 94 Hodgkinson Street, Clifton Hill
- Iron drain railing, corner of Hodgkinson and Gold Streets, Clifton Hills
- House, 122 Hodgkinson Street, Clifton Hill
- St Mark's Baptist Church & Hall, 96-100 Hodgkinson Street, Clifton Hill
- House, 1 North Terrace, Clifton Hill
- Kentley Lodge, 6A North Terrace, Clifton Hill
- Wellington House, (St John's Convent), 12 North Terrace, Clifton Hill
- Venice, 26 North Terrace, Clifton Hill
- Former Yates Boot Factory (Organ Factory), 6-10 Page Street, Clifton Hill
- Former Bed Factory, 612-614 Smith Street, Clifton Hill
- House,s 4-6 South Terrace, Clifton Hill
- Kenilworth and Woodlands, 13 & 14 South Terrace, Clifton Hill
- Shop, 397 Wellington Street, Clifton Hill
- Minerva, Kew View Terrace, 399-405 Wellington Street, Clifton Hill
- House, 435 Wellington Street, Clifton Hill
- House, 474 Wellington Street, Clifton Hill
- Terrace, 476-478 Wellington Street, Clifton Hill

**Collingwood Slope and the Foy and Gibson Complex, Collingwood**

- House, 93 Cambridge Street, Collingwood
- Former Foy & Gibson Fingering & Spinning Mills, 106-120 Cambridge Street, Collingwood
- Former Foy & Gibson Store and Wool Scouring Sheds, 107 Cambridge Street, Collingwood
- Former Foy & Gibson Engineering & Machine Shop, 125 Cambridge Street, Collingwood
- Former Foy & Gibson Wool Spinning & Carding Mills, 125-127 Cambridge Street, Collingwood
- Former Foy & Gibson Woollen Mills 129-135 Cambridge Street, Collingwood
- Former Factory, 44 Oxford Street, Collingwood
- Former Foy & Gibson Cabinet Factory, Wool Stores and Sorting Rooms, 70 Oxford Street, Collingwood
- Former Foy & Gibson Furnishings Warehouse and Clothing Factory, 79-93 Oxford

**Street, Collingwood**

- Former Foy & Gibson Powerhouse and Motor Garage, 95-101 Oxford Street, Collingwood
- Former Foy & Gibson Hosiery and Knitting Mills, 103-109 Oxford Street, Collingwood
- Former Foy & Gibson Hosiery Factory, 115 Oxford Street, Collingwood
- Former Foy & Gibson Woollen Mills, 120-130 Oxford Street, Collingwood
- Former Foy & Gibson Whitework and Shirt Factory, 125 Oxford Street, Collingwood
- Former Foy & Gibson Woollen Mills Offices, 150-154 Oxford Street, Collingwood
- Terrace, 2-4 Peel Street, Collingwood
- House, 6 Peel Street, Collingwood
- Former Congregational Church Hall, 22 Peel Street, Collingwood
- Barnard's Buildings, 28-32 Peel Street, Collingwood
- Former Foy & Gibson Whitework and Shirt Factory, 7 Stanley Street, Collingwood
- Former Foy & Gibson Boiler House, 11 Stanley Street, Collingwood
- Former Foy & Gibson Woollen Mills, 113 Wellington Street, Collingwood

**Elm Grove, Richmond**

- Residence, 3 Elm Grove, Richmond
- House, 17 Elm Grove, Richmond
- House, 19 Elm Grove, Richmond
- House, 21 Elm Grove, Richmond
- Whitehaven, 5 George Street, Richmond
- House, 2 Malleson Street, Richmond
- Houses, 63-85 Mary Street, Richmond

**Fairchild Street, Abbotsford**

- Tarpeeno & Mintaro, 4-6 Church Street, Abbotsford
- House, 32 Church Street, Abbotsford
- Terrace, 15-29 Cooke Street, Abbotsford
- Terrace, 18-34 Cooke Street, Abbotsford
- Terrace, 1-7 Fairchild Street, Abbotsford
- Terrace, 6-24 Fairchild Street, Abbotsford
- Terrace, 6-8 Thompson Street, Abbotsford

**Gold Street, Collingwood**

- Terrace, 9-11 Alexander Street, Collingwood
- House, 15 Alexander Street, Collingwood
- House, 23 Alexander Street, Collingwood
- House, 125 Easey Street, Collingwood
- House, 139 Easey Street, Collingwood
- House, 18 Forest Street, Collingwood
- Leinster Arms Hotel, 66 Gold Street, Collingwood
- Former Dairy, 59A Harmsworth Street, Collingwood
- Electricity Substation, Hotham Street (cnr Ballarat Street), Collingwood
- Terrace, 21-31 Hotham Street, Collingwood
- Falmouth Villa, 24 Hotham Street, Collingwood
- Terrace, 48-58 Hotham Street, Collingwood
- Former Dairy and House, 51 Keele Street, Collingwood
- Shamrock Villa, 68 Keele Street, Collingwood
- House, 74 Keele Street, Collingwood
- Everfresh Snowball Co., 97 Keele Street, Collingwood
- Terrace, 118-120 Keele Street, Collingwood

- House, 131 Keele Street, Collingwood
- Collingwood Christian Chapel, Mater Street (corner Emma Street), Collingwood
- Anitaville & Minnieville, 52-54 Mater Street, Collingwood
- Former Hyam's Boot Factory, 108 Sackville Street, Collingwood
- Former Beith, Schiess & Co., 110-122 Sackville Street, Collingwood
- Belfast Cottage, 130-132 Sackville Street, Collingwood
- House, 143 Sackville Street, Collingwood
- Singapore House, 136 Sackville Street, Collingwood
- Linden Villa, 388 Wellington Street, Collingwood

#### **Golden Square, Richmond**

- 4-22 Parkville Street, Richmond
- 19-29 Parkville Street, Richmond

#### **Green Street, Richmond**

- Houses, 6-8 Chestnut Street, Richmond
- Terrace, 39-47 Chestnut Street, Richmond
- Houses, 62-64 Green Street, Richmond
- House, 66 Green Street, Richmond
- Terrace, 23-41 White Street, Richmond

#### **Johnston Street, Collingwood**

- Belmont, 8-10 Johnston Street, Collingwood
- Bendigo Hotel, 125 Johnston Street, Collingwood
- Former Mateer's Victoria Bakery Complex, 139 Johnston Street, Collingwood
- Trevena Buildings, 178-180 Johnston Street, Collingwood

#### **North Carlton, North Carlton**

- Cambridge Terrace, 557-567 Drummond Street, North Carlton
- Terrace, 589-593 Drummond Street, North Carlton
- Shop, 595 Drummond Street, North Carlton
- Gunvena & Lancarr, 758-760 Drummond Street, North Carlton
- Cheltenham, 40 Garton Street, North Carlton
- House, 50 Garton Street, North Carlton
- House, 52 Garton Street, North Carlton
- Former Fetter Mills, 14-18 Holtom Street East, North Carlton
- Lyttleton, 93 Holtom Street West, North Carlton
- Primary School No. 1252, Lee Street, North Carlton
- Former Wesleyan Parsonage, 636 Lygon Street, North Carlton
- House, 948 Lygon Street, North Carlton
- House, 254 Macpherson Street, North Carlton
- S T Numquam, Nicholson Street (corner Newry Street), North Carlton
- Butcher Shop, 745 Nicholson Street, North Carlton
- Shop, 505 Nicholson Street, North Carlton
- Carlton Hall, 150 Princes Street, North Carlton
- Ardblair, 518 Rathdowne Street, North Carlton
- Gladstone Terrace, 548-554 Rathdowne Street, North Carlton
- Factory, 660 Rathdowne Street, North Carlton
- Houses, 751-767 Rathdowne Street, North Carlton
- Former Cable Tram Sheds, 1015-1029 Rathdowne Street, North Carlton

### North Fitzroy, North Fitzroy

- Former North Fitzroy Methodist Church, Cnr Church and Nicholson Streets, North Fitzroy
- North Fitzroy Primary School No. 1490, Alfred Crescent, North Fitzroy
- Houses, 16-18 Alfred Crescent, North Fitzroy
- House, 19-21 Alfred Crescent, North Fitzroy
- Houses, 41 Alfred Crescent, North Fitzroy
- House, 43 Alfred Crescent, North Fitzroy
- Houses, 53-61 Alfred Crescent, North Fitzroy
- House, 67 Alfred Crescent, North Fitzroy
- House, 69 Alfred Crescent, North Fitzroy
- House, 73-75 Alfred Crescent, North Fitzroy
- House, 79 Alfred Crescent, North Fitzroy
- House, 62 Bennett Street, North Fitzroy
- Former Purina Foods Factory, 14-20 Best Street, North Fitzroy
- Former C E Ellen Jam Factory, 9 Birkenhead Street, North Fitzroy
- Fitzroy Cricket Club Grandstand, Brunswick Street, North Fitzroy
- Shop, 497 Brunswick Street, North Fitzroy
- Riverside Villa, 557 Brunswick Street, North Fitzroy
- House, 591 Brunswick Street, North Fitzroy
- Former National Bank, 460 Brunswick Street, North Fitzroy
- Lord Newry Hotel, 543 Brunswick Street, North Fitzroy
- Former Shop, 599 Brunswick Street, North Fitzroy
- Former North Fitzroy Electricity Railway Sub Station, 863 Brunswick Street, North Fitzroy
- Valentia, 716 Brunswick Street, North Fitzroy
- Salvation Army Barracks, 720 Brunswick Street, North Fitzroy
- Fitzroy Cricket Club Complex, Brunswick Street, North Fitzroy
- Brunswick Street, North Fitzroy
- Leamington Terrace, 24-30 Church Street, North Fitzroy
- House, 17 Delbridge Street, North Fitzroy
- Houses, 47-49 Delbridge Street, North Fitzroy
- Houses, 20 Falconer Street, North Fitzroy
- House, 62 Falconer Street, North Fitzroy
- J Imbesi & Sons, 25 Grant Street, North Fitzroy
- Former Moran & Cato Shop, 63-69 Holden Street, North Fitzroy
- St Josephs School, 106 Holden Street, North Fitzroy
- House, 253 Holden Street, North Fitzroy
- House, 39 Kneen Street, North Fitzroy
- Strome, 78 Rowe Street, North Fitzroy
- House, 78 McKean Street, North Fitzroy
- House, 86 McKean Street, North Fitzroy
- Hinton Villa, 77 McKean Street, North Fitzroy
- House, 96 McKean Street, North Fitzroy
- St Albans & St Leonard, 111-113 McKean Street, North Fitzroy
- House, Dentonville, 151 McKean Street, North Fitzroy
- House, 177 McKean Street, North Fitzroy
- Denton Hall, 151 Rear McKean Street, North Fitzroy
- House, 191 McKean Street, North Fitzroy
- Hatherlie, 222 McKean Street, North Fitzroy
- Cameron House, 223 McKean Street, North Fitzroy
- Moss Vale, 225 McKean Street, North Fitzroy
- Haslemere, 227 McKean Street, North Fitzroy
- House, 234 McKean Street, North Fitzroy
- House, 124 Michael Street, North Fitzroy



- St Brigids Roman Catholic Church & Organ, 387 Nicholson Street, North Fitzroy
- Simpson's Terrace, 500-506 Nicholson Street, North Fitzroy
- Former State Savings Bank, 720 Nicholson Street, North Fitzroy
- Methodist Church, Nicholson Street, North Fitzroy
- Former K G Luke Metal Works, 28 Queens Parade, North Fitzroy
- House, 118 Queens Parade, North Fitzroy
- Former Pullan & Co. Building, 142 Queens Parade, North Fitzroy
- Former shop, 123 Rae Street, North Fitzroy
- Former Temperance Hall, 270 Rae Street, North Fitzroy
- Former Barrett Bros. Cordial Factory, 529-33 Rae Street, North Fitzroy
- Terrace, 16-20 Rowe Street, North Fitzroy
- House, 35 Rowe Street, North Fitzroy
- House, 37 Rowe Street, North Fitzroy
- House, 18 Woodhead Street, North Fitzroy
- Fashoday, 21 Woodside Street, North Fitzroy
- Terrace, 16-20 Rowe Street, North Fitzroy
- House, 35 Rowe Street, North Fitzroy
- House, 37 Rowe Street, North Fitzroy
- Strome, 78 Rowe Street, North Fitzroy
- Leone, 125 Rowe Street, North Fitzroy
- Old Colonists Homes, Rushall Crescent, North Fitzroy
- Clifton & Preston, 39-41 Rushall Crescent, North Fitzroy
- Orthina, 45 Rushall Crescent, North Fitzroy
- House, 63 Rushall Crescent, North Fitzroy
- Former Birmacley Margarine Factory, 125-127 Scotchmer Street, North Fitzroy
- Parkview Hotel, 131 Scotchmer Street, North Fitzroy
- Carnforth, 242 Scotchmer Street, North Fitzroy
- Monkey Grip House, 259 Scotchmer Street, North Fitzroy
- Parkview Hotel, 131 Scotchmer Street, North Fitzroy
- Former St Lukes Church, 121 St Georges Road, North Fitzroy
- Former St. Lukes Parish Hall, 123 St Georges Road, North Fitzroy
- York House, 131 St Georges Road, North Fitzroy
- Post Office, 251 St Georges Road, North Fitzroy
- Former Christ Church, St Georges Road, North Fitzroy
- Church of Christ, St Georges Road, North Fitzroy
- Gladstone Buildings, 169-187 St Georges Road, North Fitzroy
- Fire Station, St Georges Road, North Fitzroy
- Aberdeen Hotel, 324 St Georges Road, North Fitzroy
- Former D C Veitch Bread Factory, 379 St Georges Road, North Fitzroy
- Rushall Park, 61 York Street, North Fitzroy

**Park Crescent, Alphington**

- Studley Villa, 18 Alphington Street, Alphington
- The Nook, 25 Alphington Street, Alphington
- Residence, 31 Park Crescent, Alphington
- Ontario, 44 Park Crescent, Alphington
- Stranhaer, 46 Park Crescent, Alphington

**Princes Hill, North Carlton**

- House, 37-43 Arnold Street, North Carlton
- House, 54 Bowen Crescent, North Carlton
- Maelstrom, 58 Garton Street, North Carlton
- St Michael's Anglican Church, McIlwraith Street, North Carlton

- 55-61 MacIlwraith Street, North Carlton
- Houses 71-75 McIlwraith Street, North Carlton
- Terrace 100-118 Paterson Street, North Carlton
- Limes Grove, 265 Pigdon Street, North Carlton
- Ormuz, Orotava & Oruba, 299-303 Pigdon Street, North Carlton
- 27 Wilson Street, North Carlton
- Avely, 29 Wilson Street, North Carlton

#### **Queens Parade, Clifton Hill / North Fitzroy**

- St Johns Church Complex, 61 Queens Parade, Clifton Hill
- Former Iron Store, 111 Queens Parade, Clifton Hill
- Former United Kingdom Hotel, 199 Queens Parade, Clifton Hill
- Former National Bank, 270 Queens Parade, North Fitzroy
- ANZ Bank, 370-374 Queens Parade, North Fitzroy
- Kingdom Cycle Works, 376 Queens Parade, North Fitzroy

#### **Richmond Hill, Richmond**

- 18 Berry Street, Richmond
- House, 6 Bosisto Street, Richmond
- House, 7 Bowen Street, Richmond
- House, 29 Clifton Street, Richmond
- Howlands, 37 Docker Street, Richmond
- Terrace, 8-12 Gipps Street, Richmond
- Former Pelaco Building, 29 Gipps Street, Richmond
- House, 39 Gipps Street, Richmond
- Former Richmond Drill Hall, Gipps Street, Richmond
- House, 6 Grattan Place, Richmond
- Rehilla, 182 Lennox Street, Richmond
- House, 184 Lennox Street, Richmond
- House, 195 Lennox Street, Richmond
- House, 198 Lennox Street, Richmond
- House, 207 Lennox Street, Richmond
- Orwell Cottage, 221 Lennox Street, Richmond
- Terrace, 17-25 Miles Street, Richmond
- 2 Miller Street, Richmond
- Nunbank, 53 Richmond Terrace, Richmond
- House, 57 Richmond Terrace, Richmond
- Cricketers' Arms Hotel, 329 Punt Road, Richmond
- House, 3 Portland Street, Richmond
- St Stephen's Hall, Richmond Terrace, Richmond
- House, 21 Rowena Parade, Richmond
- House, 7 Rotherwood Street, Richmond
- House, 33 Rotherwood Street, Richmond
- House, 37 Rotherwood Street, Richmond
- House, 97 Rowena Parade, Richmond
- House, 3 Sherwood Street, Richmond
- House, 60 Stanley Street, Richmond
- House, 68 Tanner Street, Richmond
- Faithful Companions of Jesus Complex, The Vaocluse, Richmond
- House, 5 The Vaocluse, Richmond
- St Ignatius' Primary School, 10 The Vaocluse, Richmond
- House, 10 The Vaocluse, Richmond
- Brinsley Place, 12-14 The Vaocluse, Richmond

- 10 Waltham Place, Richmond
- Terrace, 12-24 Waltham Place, Richmond
- The Elms, 6 Waltham Street, Richmond
- House, 9 Union Street, Richmond
- House, 12 Union Street, Richmond
- House, 13 Union Street, Richmond

#### **Smith Street, Collingwood / Fitzroy**

- Former Foresters Hall, 114 Smith Street, Collingwood
- Former Cromarty's Store, 284 Smith Street, Collingwood
- Grace Darling Hotel, 144 Smith Street, Collingwood
- Former Collingwood Post Office, 174 Smith Street, Collingwood
- Stanford Block, 119-129 Smith Street, Fitzroy
- Former Union Bank, 165-167 Smith Street, Fitzroy
- Victoria Buildings, 193-207 Smith Street, Fitzroy
- Shops and Residence, 298-312 Smith Street, Collingwood
- Albion Hotel, 314 Smith Street, Collingwood
- Shops, 316-320 Smith Street, Collingwood
- Shop, 378 Smith Street, Collingwood
- National Bank, 169-171 Smith Street, Fitzroy
- Former Patersons, 173-181 Smith Street, Fitzroy
- Shops, 293-295 Smith Street, Fitzroy
- Former MacRobertson's Garage And Workshops, 421 Smith Street, Fitzroy
- Former British United Shoe Machinery Co., 423-425 Smith Street, Fitzroy
- Former MacRobertson's Factory, 369-383 Smith Street, Fitzroy

#### **South Fitzroy, Fitzroy**

- British United Shoe Machinery Co. of Australia, 200 Alexandra Parade, Fitzroy
- Murray's Hat Factory, 23-29 Argyle Street, Fitzroy
- Irons & Piper boot factory, 71 Argyle Street, Fitzroy
- MacRobertson's Factory, 214 Argyle Street, Fitzroy
- George Pizzey & Son, 100-112; 131-135 Argyle Street & Johnston Street, Fitzroy
- Former Exhibition High School Residence, 17 Bell Street, Fitzroy
- House, 20 Bell Street, Fitzroy
- Former National School, 38-40 Bell Street, Fitzroy
- Building, 56-60 Bell Street, Fitzroy
- Spicer Bros / Howgate & Hellings Boot Factory, 62-66 Bell Street, Fitzroy
- Conroy Bunn & Co. clothing factory, 82 Bell Street, Fitzroy
- Dodgshun House, 9 Brunswick Street, Fitzroy
- Mary McKillop Centre, 11 Brunswick Street, Fitzroy
- Building, 13 Brunswick Street, Fitzroy
- Building, 15 Brunswick Street, Fitzroy
- Central Hall, 20 Brunswick Street, Fitzroy
- Mononia, 21 Brunswick Street, Fitzroy
- Mon Sejour, 22-24 Brunswick Street, Fitzroy
- Barcelona Terrace, 25-37 Brunswick Street, Fitzroy
- Former Melbourne Veterinary Hospital, 38-40 Brunswick Street, Fitzroy
- Royal Terrace, 39-49 Brunswick Street, Fitzroy
- Former Champion Hotel, 50 Brunswick Street, Fitzroy
- Shops, 109-115 Brunswick Street, Fitzroy
- Former Lewis & Whitty Blacking Factory, 52-54 Charles Street, Fitzroy
- Building, 106 Charles Street, Fitzroy
- House, 93 Condell Street, Fitzroy

- Former Devonshire Arms Hotel, 36-38 Fitzroy Street, Fitzroy
- Rosephil Terrace, 70-82 Fitzroy Street, Fitzroy
- Former Factory, 129 Fitzroy Street, Fitzroy
- Joseph Lyddy Factory, 167-169 Fitzroy Street, Fitzroy
- Barnett's clothing factory, 175 Fitzroy Street, Fitzroy
- Terrace, 178-180 Fitzroy Street, Fitzroy
- Former Independent Hall, 182 Fitzroy Street, Fitzroy
- Christian Israelite Sanctuary, 193 Fitzroy Street, Fitzroy
- Terrace, 214-216 Fitzroy Street, Fitzroy
- Terrace, 218-222 Fitzroy Street, Fitzroy
- House, 265 (cnr Moor St) Fitzroy Street, Fitzroy
- Building, 408 Fitzroy Street, Fitzroy
- State School No. 450, George Street, Fitzroy
- Former Buvelot's Studio, 41 rear George Street, Fitzroy
- St Mark's Anglican Church, 268 George Street, Fitzroy
- Former Drill Hall, 16 George Street, Fitzroy
- Houses, 32-34 George Street, Fitzroy
- House, 40 George Street, Fitzroy
- House, 44-46 George Street, Fitzroy
- Brooklyn, 48-50 George Street, Fitzroy
- House, 52 George Street, Fitzroy
- Building, 53-59 George Street, Fitzroy
- Terrace, 54-56 George Street, Fitzroy
- Terrace, 67-69 George Street, Fitzroy
- House, 88 George Street, Fitzroy
- Building, 106 George Street, Fitzroy
- Boston Villa, 119 George Street, Fitzroy
- Letham's Buildings, 121-127 George Street, Fitzroy
- House, 236 George Street, Fitzroy
- Terrace, 342-346 George Street, Fitzroy
- Glass Terrace, 64-78 Gertrude Street, Fitzroy
- Shops, 158-164 Gertrude Street, Fitzroy
- Shops, 181-183 Gertrude Street, Fitzroy
- House, 11 Gertrude Street, Fitzroy
- Former Bennett's Surgery, 14-16 Gertrude Street, Fitzroy
- Building, 62 Gertrude Street, Fitzroy
- Former Gertrude Hotel and shops, 65-73 Gertrude Street, Fitzroy
- Former E S & A Bank, 136 Gertrude Street, Fitzroy
- Former Renown Tavern, 148 Gertrude Street, Fitzroy
- Shops, 177-179 Gertrude Street, Fitzroy
- Rob Roy Hotel and Shops, Gertrude Street, Fitzroy
- Former Johnston's Buildings, 204 Gertrude Street, Fitzroy
- Builder's Arms Hotel, 211 Gertrude Street, Fitzroy
- Cobden Terrace, 209-221 Gore Street, Fitzroy
- Russian House, 287 Gore Street, Fitzroy
- Holyrood Terrace, 331-335 Gore Street, Fitzroy
- Terrace, 12-20 Gore Street, Fitzroy
- Building, 13-15 Gore Street, Fitzroy
- Shop, 22 Gore Street, Fitzroy
- Terrace, 26-28 Gore Street, Fitzroy
- Terrace, 30-34 Gore Street, Fitzroy
- Terrace, 36-50 Gore Street, Fitzroy
- House, 43 Gore Street, Fitzroy

- Terrace, 49-51 Gore Street, Fitzroy
- Terrace, 52-54 Gore Street, Fitzroy
- Terrace, 56-58 Gore Street, Fitzroy
- Building, 60-62 Gore Street, Fitzroy
- Building, 64-66 Gore Street, Fitzroy
- Building, 68-70 Gore Street, Fitzroy
- House, 72 Gore Street, Fitzroy
- Brooks Buildings, 80-82 Gore Street, Fitzroy
- Houses, 106-108 Gore Street, Fitzroy
- Mount View Villas, 145-147 Gore Street, Fitzroy
- Bradford, 189 Gore Street, Fitzroy
- House, 191 Gore Street, Fitzroy
- House, 202 Gore Street, Fitzroy
- Former Ackman's Motor Garage, 237-239 Gore Street, Fitzroy
- Former Bible Christian Chapel, 278 Gore Street, Fitzroy
- House [bluestone], 280 Gore Street, Fitzroy
- Captain's House, 300 Gore Street, Fitzroy
- Clifton Villa, 323 Gore Street, Fitzroy
- Former MacRobertson's Factory, 412 Gore Street, Fitzroy
- Former MacRobertson's Garage and Workshop, 430 Gore Street, Fitzroy
- Former MacRobertson's Factory, Gore Street (Argyle to Kerr Streets), Fitzroy
- Former MacRobertson's Factory, Gore Street (Johnston to Argyle Streets), Fitzroy
- Building, 1-15 Greeves Street, Fitzroy
- Building, 2-30 Greeves Street, Fitzroy
- Building, 17-29 Greeves Street, Fitzroy
- Edward Wills House, 35-39 Hanover Street, Fitzroy
- Terrace, 36-38 Hanover Street, Fitzroy
- Building, 8-9 Hargreaves Street, Fitzroy
- Former Surgery, 120-122 Johnston Street, Fitzroy
- Former American Candy Co. Factory, 157 Kerr Street, Fitzroy
- Former MacRobertson's Fitzroy Box Factory, 171 Kerr Street, Fitzroy
- Former MacRobertson's Bulk Store, 183 Kerr Street, Fitzroy
- All Saints Church and Hall, 32-42 King William Street, Fitzroy
- Building, 9-19 King William Street, Fitzroy
- House, 21 King William Street, Fitzroy
- House, 23 King William Street, Fitzroy
- House, 51-53 King William Street, Fitzroy
- Katamatite, 70-74 King William Street, Fitzroy
- Terrace, 69-79 King William Street, Fitzroy
- Terrace, 80-82 King William Street, Fitzroy
- House and shop, 81 Leicester Street, Fitzroy
- Terrace, 131-137 Leicester Street, Fitzroy
- Johnston Bros. Furniture, 66 Leicester Street, Fitzroy
- Burston and Treleaven Boot Factory, 68 Leicester Street, Fitzroy
- Wynn's Boot Factory, 116 Leicester Street, Fitzroy
- Lydia Terrace, 1-5 Moor Street, Fitzroy
- Shop and Houses, 205-209 Moor Street, Fitzroy
- House, 224 Moor Street, Fitzroy
- C F Rojo & Sons, Napier Street, Fitzroy
- Building, 16 Napier Street, Fitzroy
- Houses, 17-19 Napier Street, Fitzroy
- Cadzow Terrace, 18-24 Napier Street, Fitzroy
- Terrace, 33 Napier Street, Fitzroy

- Falconer Terrace, 36-50 Napier Street, Fitzroy
- Houses, 64-68 Napier Street, Fitzroy
- Uniting Church, 122-124 Napier Street, Fitzroy
- Building, 166-180 Napier Street, Fitzroy
- Former Bucks Head Hotel, 182 Napier Street, Fitzroy
- Fitzroy Town Hall, 201 Napier Street, Fitzroy
- Napier Hotel, 210 Napier Street, Fitzroy
- Terrace, 255-261 Napier Street, Fitzroy
- Houses, 264,265 Napier Street, Fitzroy
- Phoenix Chemical Co., 280 Napier Street, Fitzroy
- Houses, 287-289 Napier Street, Fitzroy
- Terrace, 291-295 Napier Street, Fitzroy
- Crispin Engineering Co., 302 Napier Street, Fitzroy
- Terrace, 337-341 Napier Street, Fitzroy
- Terrace, 370-382 Napier Street, Fitzroy
- Terrace, 383-387 Napier Street, Fitzroy
- House, 361 Napier Street, Fitzroy
- Terrace, 418-422 Napier Street, Fitzroy
- Terrace, 113-123 Moor Street, Fitzroy
- Houses, 192-194 Moor Street, Fitzroy
- Houses, 189-199 Moor Street, Fitzroy
- House, 403 George Street, Fitzroy
- Terrace, 384-402 Napier Street, Fitzroy
- Terrace, 399-401 Napier Street, Fitzroy
- House, 413 Napier Street, Fitzroy
- Lancaster's farrier, 423 Napier Street, Fitzroy
- Terrace, 427-431 Napier Street, Fitzroy
- WH Blackley & Sons Pty Ltd, 18-20 Nicholson Street, Fitzroy
- DePaul Community Health Centre, 28 Nicholson Street, Fitzroy
- Salisbury Place, 34-36 Nicholson Street, Fitzroy
- Former Fitzroy Cable Tram Engine House, Nicholson Street (cnr Gertrude Street), Fitzroy
- Osborne House, 40 Nicholson Street, Fitzroy
- Royal Terrace, 50-68 Nicholson Street, Fitzroy
- Grantown House, 82 Nicholson Street, Fitzroy
- Convent of Mercy Complex, 88 Nicholson Street, Fitzroy
- Cairo, 98 Nicholson Street, Fitzroy
- Daughters of Charity (The Nunnery), 116-118 Nicholson Street, Fitzroy
- House, 122 Nicholson Street, Fitzroy
- Catherine Terrace , 150-160 Nicholson Street, Fitzroy
- Terrace, 172-176 Nicholson Street, Fitzroy
- Former Avon Butter Factory, 218 Nicholson Street, Fitzroy
- House, 42-44 Palmer Street, Fitzroy
- House, 46 Palmer Street, Fitzroy
- Anderson & Ritchie, 143 Rose Street, Fitzroy
- MacRobertson's box factory, 150-160 Rose Street, Fitzroy
- MacRobertson's, 171 Rose Street, Fitzroy
- MacRobertson's Old Gold chocolate factory, 198 Rose Street, Fitzroy
- Robert Harrison's cordial factory, 8-10 Spring Street, Fitzroy
- Ackman's Furniture Factory, 107-109 St David Street, Fitzroy
- St Vincent's Hospital: 1905 Wing, Victoria Parade, Fitzroy
- St Vincent's Hospital: Druids Wing, Victoria Parade, Fitzroy
- St Vincent's Hospital: Main Wing, Victoria Parade, Fitzroy

- Tara, 181 Victoria Parade, Fitzroy
- House, 203 Victoria Parade, Fitzroy
- Acme Shirt Factory, 19 Victoria Street, Fitzroy
- Moran & Cato tea warehouse and factory, 95 Victoria Street, Fitzroy
- Moran & Cato, 111 Victoria Street, Fitzroy
- Sparrow engineering works, 121 Westgarth Street (cnr Young Street), Fitzroy
- Ferguson's Mantle Factory, Wood Street, Fitzroy
- House, 8-10 Palmer Street, Fitzroy
- House, 36-38 Palmer Street, Fitzroy
- Thusnelda, 40 Palmer Street, Fitzroy
- Building, 48 Palmer Street, Fitzroy
- House, 62 Palmer Street, Fitzroy
- Robert Harrison's stables, 11 Spring Street, Fitzroy
- St Vincent's Hospital: Brenan Hall, Victoria Parade, Fitzroy
- Former Eastern Hill Hotel, 77 Victoria Parade, Fitzroy
- Former Cable Tram Engine House, 91 Victoria Parade, Fitzroy
- Blanche Terrace, 169-179 Victoria Parade, Fitzroy
- Ornamental overhead tramway poles [street furniture], Victoria Parade, Fitzroy
- Terrace, 139-149 Victoria Parade, Fitzroy
- House, 167 Victoria Parade, Fitzroy
- Abrahams Jute works, 316-318 Young Street, Fitzroy
- Walter Roberts & Sons Furniture Factory, 342-344 Young Street, Fitzroy

#### **Swan Street, Richmond**

- The Depot Hotel, 60 Swan Street, Richmond
- Former Post Office, 92 Swan Street, Richmond
- Richmond Club Hotel, 100 Swan Street Richmond
- Former National Bank of Australasia, 105 Swan Street Richmond
- Former Maples Piano Building, 122 Swan Street Richmond
- State Bank, 216 Swan Street, Richmond
- Shop, 230 Swan Street, Richmond
- Shops, 232-234 Swan Street, Richmond
- Former M Ball & Cos. Building, Richmond
- Former Whitehorse Hotel, 252 Swan Street, Richmond
- Shops, 254 Swan Street, Richmond

#### **Victoria Parade, Collingwood**

- Former State School No. 1895, Cambridge Street, Collingwood
- Cambridge Terrace, 50-62 Cambridge Street, Collingwood
- Former St Saviour's Church, 2 Oxford Street, Collingwood
- Portia, 15 Victoria Parade, Collingwood
- Irwell Terrace, 19-25 Victoria Parade, Collingwood
- Floraston, 39 Victoria Parade, Collingwood
- Shops, 65-69A Victoria Parade
- Former Sir John Franklin Hotel, 75 Victoria Parade, Collingwood
- Ornamental Overhead Tramway Poles, Victoria Parade, Collingwood

#### **Victoria Park, Abbotsford**

- Terrace, 17-19 Abbott Street, Abbotsford
- House, 7 Bath Street, Abbotsford
- House, 8 Bath Street, Abbotsford
- House, 12 Bath Street, Abbotsford
- Winniefred Terrace, 18-32 Lulie Street, Abbotsford

- Dorothy Terrace, 34-48 Lulie Street, Abbotsford
- Byfas Building, 8-12 Trenerry Crescent, Abbotsford
- Former Yarra Falls Spinning Mills, 80-110 Trenerry Crescent, Abbotsford
- Former Austral Hat Mills, 112 Trenerry Crescent, Abbotsford
- Terrace, 39-41 Turner Street, Abbotsford
- Terrace, 97-103 Turner Street, Abbotsford

**West Richmond, Richmond**

- House, 7 Bowen Street, Richmond
- House, 15 Erin Street, Richmond
- Elim, 29 Erin Street, Richmond
- House, 49 Erin Street, Richmond
- House, 67 Erin Street, Richmond
- Kingston Hotel, 55 Highett Street, Richmond
- Urbrae, 171 Hoddle Street, Richmond
- Terrace, 2-6 Moorhouse Street, Richmond

**William Street, Abbotsford**

- House, 23A Little Nicholson Street, Abbotsford
- Abbotsford Primary School No. 1886, Lithgow Street, Abbotsford
- Former Cordial Factory, 35-37 Lithgow Street, Abbotsford
- Former Denton's Hat Factory, 48-60 Nicholson Street, Abbotsford
- 1 William Street, Abbotsford
- Bohemia Cottage, 2 William Street, Abbotsford
- Former St David's Presbyterian Church, 2A William Street, Abbotsford
- House, 4 William Street, Abbotsford
- House, 6 William Street, Abbotsford
- House, 8 William Street, Abbotsford
- Houses, 8A-8B William Street, Abbotsford
- Residences, 9-11 William Street, Abbotsford
- 13 William Street, Abbotsford
- Rodboro, 35 William Street, Abbotsford
- Residence, 37 William Street, Abbotsford
- Terrace, 41-47 William Street, Abbotsford
- Houses, 57-59 William Street, Abbotsford