

City of Yarra
Heritage Gaps
Review Two

2013



CONTENTS

This report contains two pieces of work that were undertaken in a single amendment (C157).

- CITY OF YARRA HERITAGE GAPS STUDY METHODOLOGY (OVERVIEW) REPORT (Lovell Chen); and
- 196A, 198 & 200-220 BURNLEY STREET, RICHMOND (Context).

CITY OF YARRA HERITAGE GAPS STUDY

METHODOLOGY (OVERVIEW) REPORT

Prepared for

The City of Yarra

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1.0 Introduction

This 'Methodology Report' has been prepared for the City of Yarra. It describes and summarises the methodology and approach, and the tasks and outputs of the recently completed 'City of Yarra Heritage Gaps Study'.

1.1 Background

City of Yarra commissioned Lovell Chen to undertake the 'Heritage Gaps Study' in March 2012. The project involved the assessment and, where justified, documentation of (initially) 145 places within the municipality, with a view to recommending Heritage Overlay controls over the properties. The places had previously been identified as being of potential heritage interest/significance and required further investigation and assessment to ascertain whether they warranted inclusion in the Schedule to the Heritage Overlay. The final number of places increased to 149 (this is explained below).

Individual and precinct-based heritage controls

The 'Heritage Gaps Study' anticipated both individual and precinct-based (or multi-property) Heritage Overlay controls. Accordingly, the heritage places were all assessed for their relative grading or level of heritage significance/value. For a property being considered for an individual Heritage Overlay control, the level of local heritage significance is typically higher than that for a property which is one of a group or collection of properties being considered for a precinct-based or multi-property control.

In Yarra, the local heritage policy at Clause 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay) provides some guidance on this, including definitions of local heritage value. A place assessed to be 'Individually significant' is a 'heritage place in its own right'. A place assessed to be of 'Contributory' heritage value is a place or element 'within a larger heritage place' (the larger heritage place being a precinct or collection of buildings). Precincts can include both individually significant as well as contributory heritage places.

Clause 22.02 also provides a definition of non-contributory heritage buildings/properties, which are places that are not of heritage value but are included (due to their location) within the boundaries of a precinct.

Burra Charter

The methodology and approach to this study was also informed by the principles set out in the *Burra Charter*, 1999, adopted by Australia ICOMOS (International Council on Monuments and Sites), which are recognised Australia-wide in the identification, assessment and conservation of heritage places. Cultural heritage significance is defined in the *Burra Charter* as being 'embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects'. Places may have a range of values for different individuals or groups, including aesthetic, historic, scientific, social or spiritual value. An understanding of the Burra Charter values has informed this assessment process, including the use of the assessment criteria (see Section 2.3 below).

1.2 Heritage places reviewed

The places reviewed during the 'Heritage Gaps Study' encompassed a broad range of building types including residential, commercial, institutional and industrial places. The properties ranged from individual dwellings and commercial buildings, to collections or rows of adjoining buildings, through to larger industrial/manufacturing/commercial/institutional buildings and complexes. The majority of places investigated are located in Richmond and Abbotsford, with others in Cremorne, Collingwood, Clifton Hill, Fairfield, Alphington, North Fitzroy and Fitzroy.

1.3 Project tasks

The principal project tasks, as undertaken during several project stages, were as follows:

- Review of existing documentation relating to the places, including information from previous heritage studies/reports, and other relevant information provided by the City of Yarra.
- Initial review of 145 places (desk top analysis and fieldwork/site visits), to identify places of no or very limited heritage interest, which were subsequently excluded from further investigation.
- Additional research and investigation into the remaining places of potential heritage significance, to further refine the list of places requiring more detailed investigation. This included additional fieldwork/site visits where required, and some comparative analysis with other similar places in Yarra.
- Finalisation of the list of places of heritage significance, including preparation of detailed property citations for 35 individual or small groups of properties (one of which is a property already listed in the Schedule to the Heritage Overlay, but where the address and Heritage Overlay map is recommended to be corrected); one precinct citation for a section of Victoria Street, Richmond; and a citation for an individually significant property within the Victoria Street precinct.
- Preparation of Methodology Report (this report)

The approach to, and outcomes of, the various tasks are outlined below.

2.0 Methodology/approach

2.1 Initial review stage

The initial review stage included the following principal tasks:

- Review of existing documentation relating to the 145 places.
- Desk top analysis and fieldwork/site visits for all 145 places.

The existing documentation on places included information from previous heritage studies/reports, together with other place-specific information held by Council. This included some historical and descriptive information, albeit not necessarily comprehensive, as well as images collated by Council. In some cases, the properties had previously been given an indicative grading. The information was then utilised in combination with the first phase of fieldwork, to arrive at a reduced list of places identified for further investigation.

The fieldwork involved the inspection of each property from the street. Photographs were taken and field notes were made, noting the approximate age of the building, distinguishing architectural features and characteristics, the level of intactness and any obvious alterations to the original form of the building, and also condition. The fieldwork also addressed potential precincts or collections of properties, where properties were co-located.

During this phase, a section of the south side of Victoria Street in Richmond was identified as a potential precinct, and these properties were subsequently assessed on this basis, rather than considering them for individual Heritage Overlay controls. The initial number of properties (145) was increased at this stage to 149, with the addition of several properties in the identified Victoria Street Precinct.

In other areas of clustered properties, such as Johnston Street, Abbotsford, several individual properties or pairs/trios of buildings were identified for further investigation, rather than a precinct.

Places were typically excluded from further investigation at the conclusion of this stage on the basis of having been demolished (in the time since they were previously identified);

modified/altereD to the extent that their original form and historic character was significantly impacted/diminished; or were otherwise of obviously limited heritage interest or value. The impact of modifications goes directly to the issue of intactness, which has traditionally been a key consideration in heritage studies and the assessment of heritage places. Intactness – meaning the degree to which a historic building or structure retains its original fabric and form - is one of the factors which influence the relative ranking or grading of properties.

2.2 Second review stage

The second review stage included the following principal tasks:

- Additional research and investigation into the places of potential heritage significance.
- Finalisation of list of places of heritage significance.

This stage, in order to confirm the places for further assessment and documentation (in the following stage, see Section 2.3 below), included additional research and fieldwork investigation. This additional work assisted in clarifying aspects of the history of places. It also assisted in confirming the relative intactness of places – i.e. helped establish if buildings had experienced significant alteration or reworking, which was not identified or picked up during the initial stage of investigation and fieldwork.

The second stage also included some comparative analysis - literally comparing places with other similar types of places in Yarra – to gain a greater understanding of the relative importance or level of significance of the property in the municipal context. This is a particularly important step where the level of local significance is typically required to be high to justify an individual Heritage Overlay control. As noted previously, Yarra’s definition of an ‘Individually significant’ place is that it be a ‘heritage place in its own right’.

For example, two-storey commercial buildings dating from the late nineteenth century were compared with similar buildings from the same period which already have an individual Heritage Overlay control, or are of identified individual significance in a Heritage Overlay precinct. Comparative factors included the level of intactness, rarity, architectural qualities or merit, or other distinguishing aspects or characteristics of the history and form of the property. Where the comparative analysis established that the subject place was of a lesser order of importance than the other examples in the Heritage Overlay, then it was concluded that the place was not deserving of a heritage control. The property was then excluded from the final list of places identified for further work.

2.3 Documentation of places of heritage significance

This task involved the more detailed assessment of significance, documentation and preparation of property citations for the remaining places of potential heritage significance. As with the preceding stages, further research and fieldwork investigation was also undertaken, where required, to collate the necessary information to assess and document the places in the property citations. The latter were prepared for individual properties, and for pairs or small groups (rows) of properties (see Appendix A); and for a precinct in Victoria Street, Richmond (Appendix B). A citation was also prepared for a property in the precinct which was assessed to be ‘individually significant’ within the precinct (Appendix C).

The citations include images (current, aerial and historical images where available); a thumbnail map of the property indicating the extent of the recommended Heritage Overlay control; brief history; reference to the relevant themes from Victoria’s Framework of Historical Themes; description; comparative analysis; assessment of significance against criteria; statement of significance; recommended Schedule of Heritage Overlay controls; and a list of references used in the research.

Note that while Council provided previous indicative gradings of the subject properties, these were not always assessed to still be relevant. Where there have been changes to properties (such as demolition or significant modification), this typically resulted in a downgrading of the previous grading. The downgrading could also result from a re-appraisal of the significance of the property, as outlined here.

Brief history

The citations include brief histories of the properties, which utilised secondary sources as well as some primary sources including Sands and MacDougall Directories, Council rate books (for individual properties only, not for the precinct citation), MMBW and Property Service Plans, and online historic picture databases and newspapers. The 'Bibliography' at Section 4.0 of this report identifies the full range of sources used.

The historical research investigated the pattern of historical development in the localised areas of the subject properties, to shed light on the context for the construction and use of the properties. More targeted research was also undertaken into individual properties, including the dates of construction, original owners, and in some cases later owners and occupants. The historical research additionally informed the assessment of historical significance.

For the Victoria Street Precinct, the research generally did not focus on individual buildings in detail (save for the identified individually significant property, for which a separate citation was prepared). The dating of properties in the precinct (which is indicated in the schedule of properties attached to the citation) is approximate and based on an assessment made during the physical survey, together with information obtained from the Sands and MacDougall Directories. The Directories were also consulted to assist in documenting the commercial history and uses of the precinct. The date ranges indicated are also consistent with those included in the City of Yarra Heritage Database, specifically the schedule of properties included in Heritage Overlay precincts.

Description

The descriptions included in the citations are mainly based on the fieldwork inspections referred to above. Each property was inspected from the street and photographed, typically to the extent of what was visible and could be seen from the main street frontage. This, combined with review of recent aerial photographs, then formed the basis of the brief descriptions. The relative intactness of buildings is also noted in the descriptions, including identifying where changes have occurred, although changes which are not visible or obvious from the street (or other public vantage points), are not necessarily identified. It is also the case that changes to the rears of buildings do not necessarily diminish the significance of buildings. Overpainting of an original unpainted surface (such as a face brick wall) is in some cases an action which diminishes significance, but this depends on the overall impact of the overpainting, recognising also that such work is ultimately reversible.

For historic commercial/retail buildings, it is often the case that the fabric of the ground floor shopfronts is not original, having been updated and replaced over time. However, where original or early shopfronts remain, this is noted in the description. Awnings/verandahs are also often not original. Conversely, the upper levels (including first floor) facades are more often original. This is a pattern which is common to other commercial heritage buildings across Melbourne.

Comparative analysis

Comparative analysis is referred to above, at Section 2.2, where it was used to refine the list of places, and exclude some from further investigation. Comparative analysis is also

documented in the citations, where it assists in shedding light on the relative significance of the place.

The purpose of comparative analysis is to compare similar 'types' of places with other broadly similar places (similar in architectural style, period, use, etc). This assists in determining the relative significance of the heritage place, and identifying distinguishing characteristics of the properties/precincts. Places are 'compared' with regard to intactness, rarity, architectural qualities or merit, or other distinguishing aspects or characteristics of their history or form.

Assessment against criteria

Amended assessment criteria adopted in 2008 by the Heritage Council Victoria are used and reproduced in the citation. The criteria are:

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

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

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

'N/A' in the citation indicates where the criteria are not relevant.

Statement of significance

Summary statements of significance, in the Heritage Victoria recommended 'What? How? Why?' format, are included in the citations. These reproduce and/or paraphrase the criteria assessments (see above), and identify the key heritage characteristics and attributes of the place.

Extent of recommended Heritage Overlay

As noted above, the citations include a thumbnail map indicating the extent of the recommended Heritage Overlay control. For the majority of places, this applies to the title or allotment of the property, as based on Land Victoria maps. The citations also describe the properties, and in some instances clarify that not all the building components/elements of the properties, as included in the recommended extent of Heritage Overlay, are significant.

In addition, some citations include the heading 'Recommendation regarding extent of Heritage Overlay'. This is included for larger and more complex properties, where the building or elements of heritage significance may represent only a portion of the property.

Given the scope of the heritage study, it has not been possible to document in more detail the extent of heritage elements/fabric on all properties. The explanations included under this heading are intended to shed some light on this.

The heading 'Recommendation regarding extent of Heritage Overlay' can also make reference to a recommended extent of heritage 'curtilage' around significant elements located within a larger complex.

Victoria Street Precinct citation

The preparation of the precinct citation followed the same format for individual property citations (as detailed above) although it is of greater length and includes a schedule of properties located in the precinct. The schedule identifies the property name; address; the relative heritage value/grading (significant, contributory or non-contributory); a date range for the construction of the building; and a brief comment on the building including its integrity where relevant. The schedule does not include a history or detailed description of each property within the precinct although a history of the precinct area is included in the citation. A separate citation was also prepared for the property identified as being individually significant within the precinct.

3.0 Study outcomes and recommendations

The 'City of Yarra Heritage Gaps Study' has identified 35 properties of individual heritage significance, and one heritage precinct which also includes a property of individual significance within the precinct boundary; and recommends these be considered for inclusion in the Schedule to the Heritage Overlay of the Yarra Planning Scheme.

The properties of individual heritage significance are:

- 219-223 Johnston Street, Abbotsford
- 247-253 Johnston Street, Abbotsford
- 258-260 Johnston Street, Abbotsford
- 300-302 Johnston Street, Abbotsford
- 323-325 Johnston Street, Abbotsford
- 407-409 and 411 Johnston Street, Abbotsford
- 1-17 Stafford Street, Abbotsford
- 53-63 Victoria Crescent, Abbotsford (correction to the existing heritage overlay)
- 323-325 Victoria Street, Abbotsford
- 63 Cambridge Street (including 44 Oxford Street), Collingwood
- 90-94 Rokeby Street, Collingwood
- 49 Vere Street, Collingwood
- 64 Wellington Street, Collingwood
- 224 Heidelberg Road, Fairfield
- 4 Henry Street, Fitzroy
- 658 Nicholson Street, North Fitzroy
- 22 -28 Abinger Street; 37-45 Lyndhurst Street, Richmond
- 15-21 Bell Street, Richmond
- 185 Burnley Street, Richmond
- 289, 291 and 293 Burnley Street, Richmond
- 331-333 Burnley Street, Richmond
- 400-402 Burnley Street, Richmond
- 204, 206 and 208 Coppin Street, Richmond
- 1-11 Dickens Street, Richmond
- 42 Edinburgh Street, Richmond
- 19-21 Farmer Street, Richmond
- 75 Fraser Street, Richmond

- 160-166 Lord Street, Richmond
- 89 Neptune Street, Richmond
- 6 Park Avenue, Richmond
- 18 Park Avenue, Richmond
- 22, 24 and 26 Park Avenue, Richmond
- 309 Swan Street, Richmond
- 319 Swan Street, Richmond
- 413-415 Swan Street, Richmond

The property at 53-63 Victoria Crescent, Abbotsford (also above) is already listed in the Schedule to the Heritage Overlay, but the address and Heritage Overlay map are incorrect. The citation for this property clarifies the address and area of Heritage Overlay coverage.

The recommended Victoria Street Precinct includes all the properties on the south side of Victoria Street from the corner of Shelley Street at no.68 up to no.120, as follows:

- 68 Victoria Street, Richmond (Contributory)
- 70 Victoria Street, Richmond (Not Contributory)
- 72 Victoria Street, Richmond (Contributory)
- 74-76 Victoria Street, Richmond (Contributory)
- 78-80 Victoria Street, Richmond (Contributory)
- 82 Victoria Street, Richmond (Not Contributory)
- 84-86 Victoria Street, Richmond (Contributory)
- 88-90 Victoria Street, Richmond (Contributory)
- 92-94 Victoria Street, Richmond (Individually Significant)
- 96-98 Victoria Street, Richmond (Contributory)
- 100-102 Victoria Street, Richmond (Contributory)
- 104-106 Victoria Street, Richmond (Contributory)
- 108-110 Victoria Street, Richmond (Contributory)
- 112 Victoria Street, Richmond (Contributory)
- 114-116 Victoria Street, Richmond (Contributory)
- 118-120 Victoria Street, Richmond (Contributory)

4.0 Bibliography

The following cited references were used.

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Sands and McDougall Melbourne and Suburban Directory, various dates.

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Map of Melbourne and its suburbs, 1855, Lands Department map, surveyed by James Kearney.

Plan of Melbourne & suburbs 1888, A.C. Allan and A. Tuxen, National Library of Australia

Plan shewing streets and buildings in East Collingwood 1 January 1858, Clement Hodgkinson, State Library of Victoria.

Melbourne and Metropolitan Board of Works (MMBW) detail, scale and base plans (various dates), State Library of Victoria.

Other

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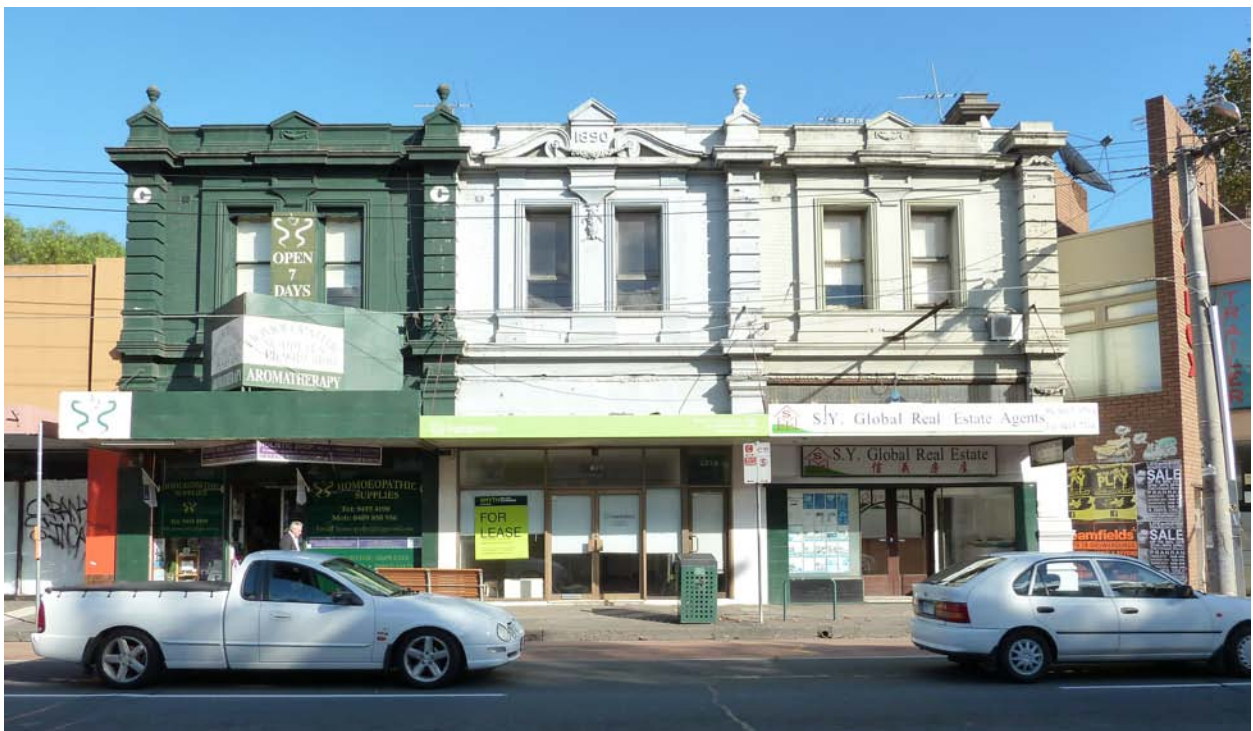
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APPENDIX A INDIVIDUAL HERITAGE CITATIONS (FOR 35 PROPERTIES)

Name		Extent of Overlay
Address	219-223 Johnston Street, Abbotsford	
Place Type	Shop and residences	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1890	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



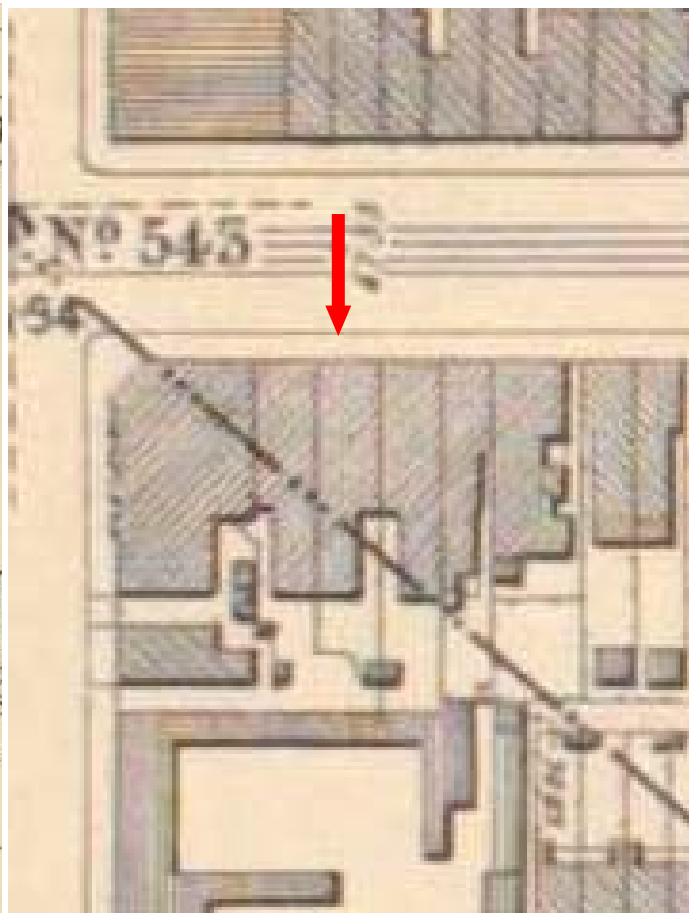
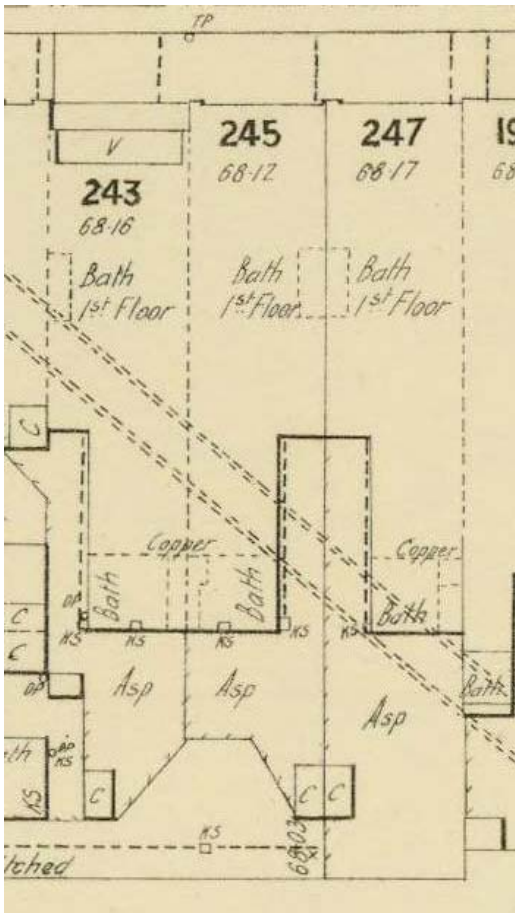
Nos 219-223 Johnston Street; north façade.



From left: 219-223 Johnston Street looking west; the subject properties looking east.



Recent aerial photograph showing the roof forms.
Source: Nearmap (12 March, 2012).



From left: Section of the MMBW plan no. 1283 dated 1901 showing the properties 219-223 numbered 243-247; Detail of MMBW 160':1" base plan number 38, Collingwood and Kew, 1899.
Source: State Library of Victoria.



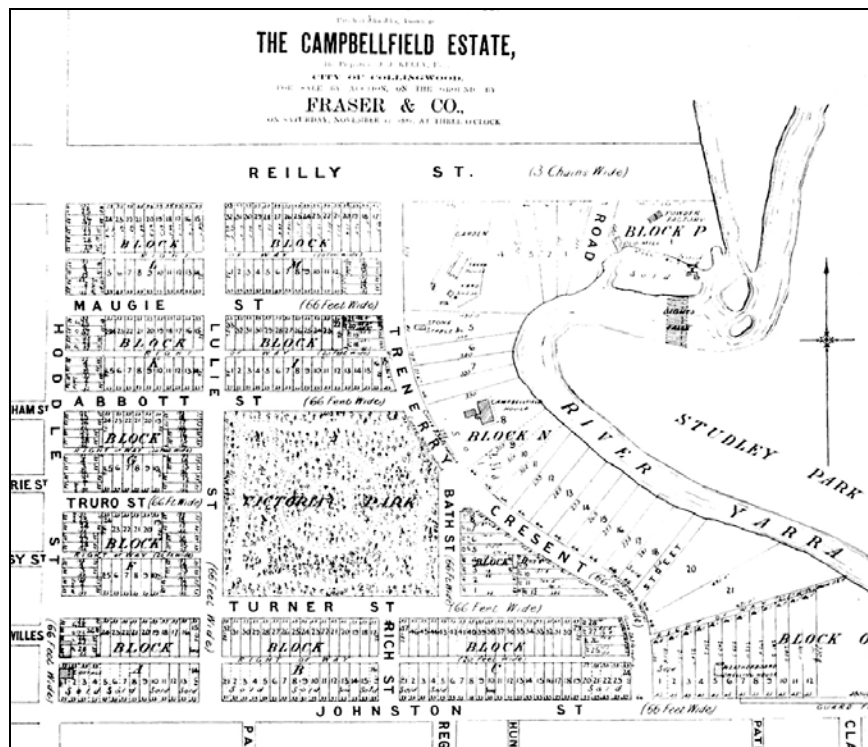
Photograph dated c.1906-1918 showing Johnston Street looking west towards Hoddle Street and the subject properties (indicated).

Source: Picture Australia (held at The City of Yarra Libraries).



Detail view of the properties c. 1906- 1918.

Source: Picture Australia (held at The City of Yarra Libraries).



1881 subdivision plan, showing Johnston Street at bottom, Victoria Park (pre-football ground and pre-railway line), and Campbellfield House near the bend in the river.

Source: Glen McFarlane & Michael Roberts, *Collingwood at Victoria Park*, 1999

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s, and was settled by Melbourne's working classes.² The municipal district of East Collingwood was proclaimed in April 1855.

By 1858, the eastern section of Johnston Street (being the section east of Hoddle Street, where the subject property is located) was partially developed, with some buildings occupying the southern side of the street and a small cluster of buildings near Hoddle Street.³ The entrance to J D Campbell's *Campbellfield* house near the Yarra River was from the still vegetated north side of the street.⁴ Although by the 1870s, Johnston Street west of Hoddle Street and heading towards Smith Street was well established as a commercial precinct, the thoroughfare east of Hoddle Street still remained relatively undeveloped. Only a plasterer, carter, mason, carrier and farrier were listed on the south side of the street.⁵

In 1878, Dight's Paddock (to the north of Johnston Street) was sold to Edwin Trenerry, when it was still a largely wooded paddock. Trenerry offered to transfer the land to the Collingwood Council, on the proviso that Council spend in the order of 250 pounds per acre, making and improving the streets in this area of Abbotsford.⁶ The Melbourne Tramway and Omnibus Company (known as the Melbourne Tramway Co. from 1900) introduced a cable tram service to Johnston Street in 1887 which operated until 1939, at which time buses replaced the cable trams.⁷ In 1888, a railway station at the corner of Johnston and Hoddle streets (later Victoria Park Station) was opened on the Heidelberg railway line.⁸ The south side of Johnston Street (where the subject property is located) was established as a retail precinct by the early 1880s, while businesses such as a fishmonger, tailor and dairy were operating from the north side near Hoddle Street by 1890. In the early 1900s, both sides of the street were occupied by a variety of shops and services for the local area, including a ham and beef shop, estate agents, jeweller, hairdresser and grocers.⁹

The terrace row of three, two-storey shops and combined residences at 219-223 Johnston Street, Abbotsford, was constructed in c.1890. By this time, the south-side of Johnston Street near Hoddle Street had become more established as a retail and service strip. Early occupants of the building included a hairdresser, stationers, and a tailor. No. 219 has had a long association with hairdressing, starting with H L Butler in 1892, followed by W Stokes from 1893 until the late 1920s, Mrs F E Stokes in the 1930s, and L R Fuge from the 1940s into the 1970s, running hairdressing salons on the premises. In the 1960s, Thorold Merrett opened a sports store at no. 223, and Bergs Fashions, clothing manufacturers, occupied number 221.¹⁰ Merrett was a famed footballer with the Collingwood Football Club, which was based at Victoria Park just to the north of Johnston Street. He played with Collingwood from 1950 to 1960; he also subsequently expanded the retail operation into a chain of sports stores.

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Description & Integrity

The properties at 219-223 on the south side of Johnston Street, Abbotsford are a terrace group of three, two storey Victorian shops with combined residences. The buildings have overpainted brick and stuccoed external walls, and separate hipped roof forms clad in corrugated steel. A stuccoed and corniced chimney on the west wall of no.219 is visible from the street and aerial photographs suggest there is another chimney to the wall dividing no. 221-223, and additional chimneys to the rear of the properties.

The centre bay of the first floor façade to Johnston Street has a scroll bracket bearing the construction date '1890'. The scroll consoles are linked across the central panel by a broad floral swag. The three shops are divided by heavy rusticated piers with coffered panels at the top of each, under a prominent moulded cornice. The piers are capped above the cornice by a gabled finial pedestal. Of these, three of the four original orb finials are still in place. The windows on each first floor bay are placed within a shallow breakfront, with the window architraves being supported in the centre bay on a string course set above three further breakfront piers. Two of these breakfront piers resurface at the frieze level, to each side of the corbel supporting the dating panel. This is simplified in the flanking bays to a single apron sill. The central dating panel breaks through the parapet line with a triangular pediment, steeply pitched in the customary early 1890s manner. This is supported in the flanking bays by a simpler corbel with coffered frieze and a smaller breakfront entablature, each of these flanking entablatures holding a small swag. The tops of the outer piers on nos 219 and 223 each have small replicas of the linked scroll consoles, as a kind of capital.

At shopfront clerestory level, below the stringcourse but above the shop canopy, the piers have moulded entablatures flanking the centre bay. The entablatures at each end wall carry other swags, although that to no.223 is missing. The clerestories to no. 221-223 have been covered over or infilled, although no. 219's clerestory panes remain intact. The awnings are all later structures, connected to the first floor façade with tie rods.

On the ground floor, the shop fronts have both been remodeled in recent years and largely overpainted although 219's shopfront is of quite long standing. It comprises bevelled glass and arched door tracery indicating a date of the 1920s, if not 1890.

The rears of the properties were not inspected.

Comparative Analysis

The terraced trio of two storey masonry Victorian shops at 258-260 Johnston Street, Abbotsford, is broadly consistent with many nineteenth century two-storey shop and house combinations, in inner suburban main road locations. This includes the non-original modified ground floor shopfronts. This particular trio is distinguished, however, by the first floor façade which is Victorian Mannerist in style. Characteristics of the Mannerist style, as seen here, include the use of the classical system (classical orders) in a 'free' way in terms of the placing and application of details, and also proportion. The detail of the first floor façade is well preserved, with the treatment steadily modulated across the frontage, and comparatively understated in comparison with similar commercial buildings in

Melbourne of the same period. These include much larger examples of Victorian Mannerist buildings concentrated in Flinders Street, between Swanston and Queen streets.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

Nos 219-223 Johnston Street, Abbotsford, is of local historical significance. The trio of two storey masonry shops and combined residences was constructed in c.1890. This was the period following the introduction of the cable tram service to Johnston Street in 1887, and the opening of the nearby railway station in 1888. The south side of Johnston Street was established as a retail precinct by the early 1880s, with these buildings coming after that period, but consistent with the consolidation of commercial development on the north side of the street, near Hoddle Street. The subject buildings were subsequently occupied by a range of retailers and commercial operations, typical of a main street of the late nineteenth and early twentieth century. These included a hairdresser, stationers, and a tailor; the association with hairdressing was long-standing. Thorold Merrett, a famed Collingwood footballer, also opened his first sports store at no. 223 in the 1960s, the start of an early but successful sports store chain.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Nos 219-223 Johnston Street, Abbotsford, is of local aesthetic/architectural significance, as a well-preserved trio of Victorian two storey masonry shops and residences. The trio is broadly consistent with many nineteenth century two-storey shop and house combinations, in inner suburban main road locations, including having modified ground floor shopfronts. However, the buildings are distinguished by the first floor façade which is Victorian Mannerist in style. Characteristics of the style, as seen here, include the use of the classical system (classical orders) in a 'free' way in terms of the placing and application of details, and also proportion. The detail of the first floor façade is also well preserved, with the treatment steadily modulated across the frontage, and comparatively understated in comparison with similar commercial buildings in Melbourne of the same period. No. 219 retains an older shop front and its original clerestory.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

Nos 219-223 Johnston Street, Abbotsford, is a terrace group of three, two storey masonry shops and combined residences constructed in c.1890. The buildings have overpainted brick and stuccoed external walls; separate hipped roof forms clad in corrugated steel; and chimneys. The centre bay of the first floor façade has a scroll bracket bearing the construction date '1890', scroll consoles and a broad floral swag. The three shops are divided at first floor level by heavy rusticated piers with coffered panels at the top, under a prominent moulded cornice capped above by a gabled finial pedestal. Other details of the first floor include windows placed within shallow breakfronts, and window architraves supported on a stringcourse set above breakfront piers. The central dating panel breaks through the parapet line with a triangular pediment, supported in the flanking bays by a simpler corbel with coffered frieze and smaller breakfront entablatures holding a small swag. The clerestories to no. 221-223 have been covered over or infilled, although no. 219's clerestory panes remain intact. The ground floor shopfronts have been remodeled although no. 219's shopfront is of quite long standing.

How is it significant?

Nos 219-223 Johnston Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

Nos 219-223 Johnston Street, Abbotsford, is of local historical significance, as a trio of two storey masonry shops and combined residences constructed in c.1890. This was the period following the introduction of the cable tram service to Johnston Street in 1887, and the opening of the nearby railway station in 1888. The south side of Johnston Street was established as a retail precinct by the early 1880s, with these buildings coming after that period, but consistent with the consolidation of commercial development on the north side of the street, near Hoddle Street. The buildings were subsequently occupied by a range of retailers and commercial operations typical of a late nineteenth and early twentieth century main street, including a hairdresser, stationers, and a tailor; the association with hairdressing was long-standing. Thorold Merrett, a famed Collingwood footballer, also opened his first sports store at no. 223 in the 1960s, the start of an early but successful sports store chain. Nos 219-223 Johnston Street, Abbotsford, is also of local aesthetic/architectural significance. The trio is a well-preserved group of Victorian two storey masonry shops and residences. Although broadly consistent with many nineteenth century two-storey shop and house combinations, in inner suburban main road locations, including the modified ground floor shopfronts, the buildings are nevertheless distinguished by the Victorian Mannerist first floor façade. Characteristics of the style, as seen here, include the 'free' use of the classical system (classical orders) in terms of the placing and application of details, and also proportion. The detail of the first floor façade is particularly well preserved, and comparatively understated in comparison with similar commercial buildings in Melbourne of the same period. No. 219 retains an older shop front and its original clerestory.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

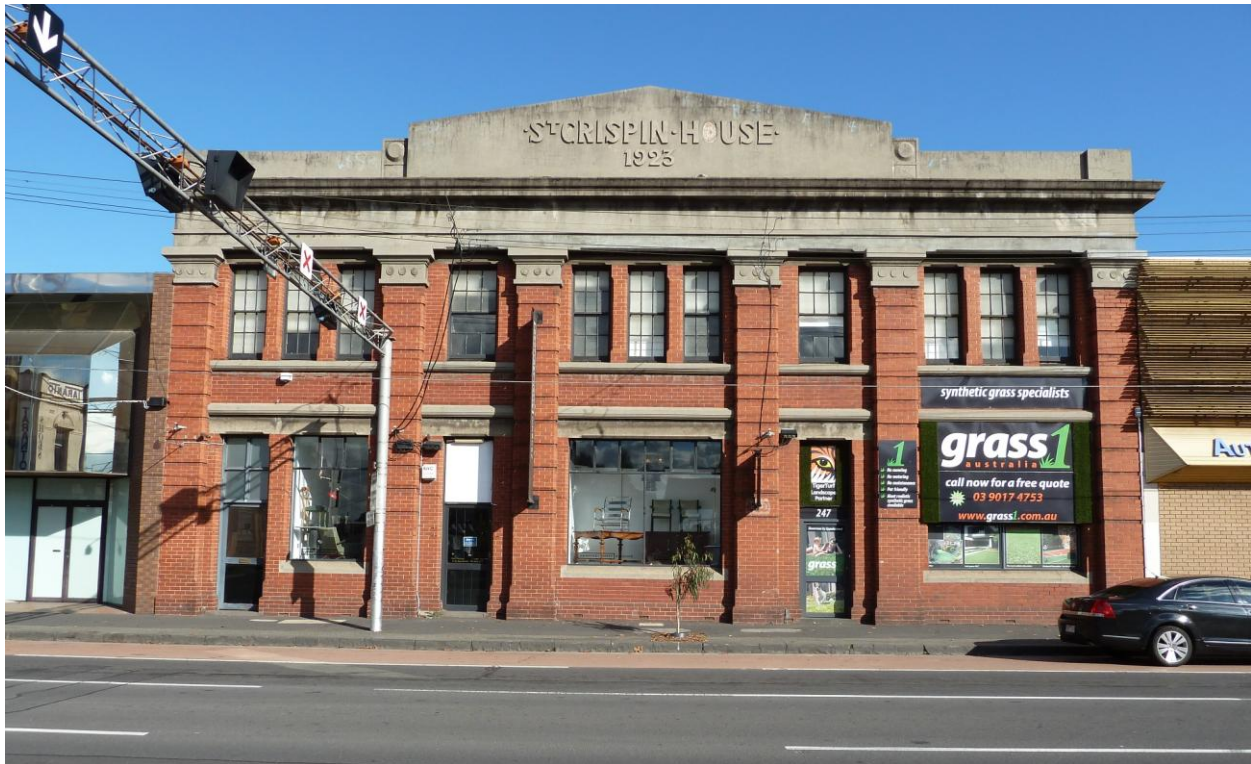
References

Specific:

- 1 Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, pp.9, 12.
- 3 *Plan shewing the streets and buildings in existence in East Collingwood*, Clement Hodgkinson, 1858.
- 4 Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 11.
- 5 *Sands and McDougall Melbourne and suburban directory*, 1874.
- 6 See Glen McFarlane & Michael Roberts, *Collingwood at Victoria Park*, 1999, p. 8.
- 7 Allom Lovell & Associates, City of Yarra Heritage Review, Volume 3, Johnston Street precinct, p. 93.
- 8 Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 26.
- 9 *Sands and McDougall Melbourne and suburban directory*, 1880-1900.
- 10 *Sands and McDougall Melbourne and suburban directory*, 1890-1974

Name	St Crispin House	
Address	247-253 Johnston Street, Abbotsford	Extent of Overlay
Place Type	Warehouse/ commercial building	
Survey Date	April 2012 (external inspection only); May, 2013.	
Date of Construction	1923	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

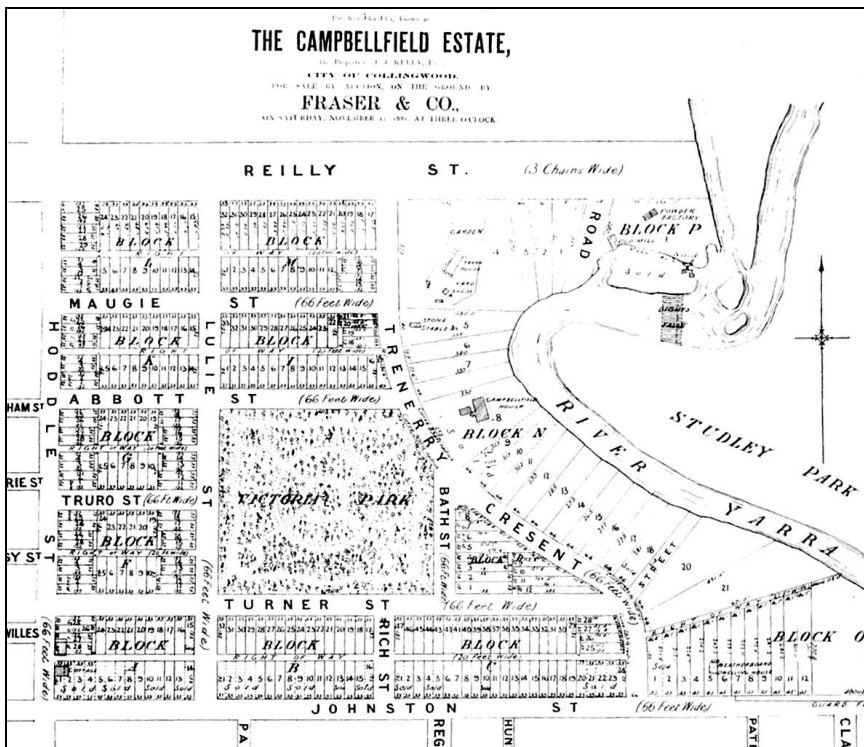
Intactness Good Fair Poor



St Crispin House at 247 Johnston Street, Abbotsford.



Recent aerial photograph of 247- 249 Johnston Street showing the transverse hipped roof over the front wing to Johnston Street, behind the parapet (at top of image), and the hipped wings to the rear. Source: Nearmap (12 March 2012).



1881 subdivision plan, showing Johnston Street at bottom, Victoria Park (pre-football ground and pre-railway line), and Campbellfield House near the bend in the river. Source: Glen McFarlane & Michael Roberts, *Collingwood at Victoria Park*, 1999

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s, and was settled by Melbourne's working classes.² The municipal district of East Collingwood was proclaimed in April 1855.

By 1858, the eastern section of Johnston Street (being the section east of Hoddle Street, where the subject property is located) was partially developed, with some buildings occupying the southern side of the street and a small cluster of buildings near Hoddle Street.³ The entrance to J D Campbell's *Campbellfield* house near the Yarra River was from the still vegetated north side of the street.⁴ Although by the 1870s, Johnston Street west of Hoddle Street and heading towards Smith Street was well established as a commercial precinct, the thoroughfare east of Hoddle Street still remained relatively undeveloped. Only a plasterer, carter, mason, carrier and farrier were listed on the south side of the street.⁵

In 1878, Dight's Paddock (to the north of Johnston Street) was sold to Edwin Trenerry, when it was still a largely wooded paddock. Trenerry offered to transfer the land to the Collingwood Council, on the proviso that Council spend in the order of 250 pounds per acre, making and improving the streets in this area of Abbotsford.⁶ The Melbourne Tramway and Omnibus Company (known as the Melbourne Tramway Co. from 1900) introduced a cable tram service to Johnston Street in 1887 which operated until 1939, at which time buses replaced the cable trams.⁷ In 1888, a railway station at the corner of Johnston and Hoddle streets (later Victoria Park Station) was opened on the Heidelberg railway line.⁸ The south side of Johnston Street was established as a retail precinct by the early 1880s, while businesses such as a fishmonger, tailor and dairy were operating from the north side near Hoddle Street by 1890. In the early 1900s, both sides of the street were occupied by a variety of shops and services for the local area, including a ham and beef shop, estate agents, jeweller, hairdresser and grocers.⁹

With regard to the subject property, a coach building business was operating on the site by 1890, which by 1897 was run by H E Sage & Son.¹⁰ The MMBW plan of 1897 shows a large timber building occupying the site.¹¹ In c.1923 the current two storey brick 'St Crispin House' was constructed, and was occupied as two separate premises, generally listed as 247, and 249-251. The architect has not been identified. Although the origin of the building's name is unknown, it appears it was related to an early business operating from the building. The Grimson Shoe Machinery Company was the first occupant for number 247, and St Crispin is often referred to as the patron saint of shoemakers. By 1934, number 247 was occupied by the Standard Engineering Company Ltd, boot machinery manufacturers, who remained until at least 1964. The second tenancy, listed as 249-51, was also occupied by manufacturers – with Ullathorne, Hartridge & Co, leather manufacturers listed from 1926, Shoe Fabrics Pty Ltd from as early as 1934, and Austral Agnes Pty Ltd importers, in occupancy by 1954 until the mid-1960s.¹²

There were numerous shoe and boot factories in Collingwood and Abbotsford, due to the proximity of tanneries based on the banks of the Yarra River¹³ The boot manufacturing industry moved away from small scale shop based operation to factory based industry in the 1870s.¹⁴ There were several shoemaking and related companies and operations in Abbotsford. The Harold Boot Company operated in Abbotsford for over 90 years; the large Williams Shoe factory was established in Langridge Street in 1904; and Taranto's Shoes were (and remain) located opposite the subject property in Johnston Street.

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.2: Developing a manufacturing capacity.

Description & Integrity

Titled St Crispin House and dated 1923 on its parapet panel, this is a large two storey red brick warehouse/commercial building with classical influences in the façade design. The main front component to Johnston Street is substantially externally intact, and is rectangular in plan form with a

transverse hipped roof clad in (recent) galvanized corrugated steel. To the rear of the front component, the building extends with two hipped roof wings orientated north-south.

The red brick north façade to Johnston Street is divided by rusticated brick pilasters (piers), with horizontal brick bands and capitals, including two central pairs of pilasters and one at each of the west and east ends. The façade has cement rendered dressings, rounded string courses and a large entablature and parapet with a gabled signage panel. There are shops at ground level, with notched and chamfered mullions and steel glazing bars; the central window has been replaced with plate glass. On the upper level, the windows are double-hung sash-paned windows set in groups of three, and one each between the central pilaster pairs. They also have chamfered mullions. The upper level windows appear to be original. At ground floor level there are three entry bays, albeit with non-original doors. To the rear of the property, there is a concreted car parking area which is associated with the properties at 36 and 40 Stafford Street.

Comparative Analysis

St Crispin House, of 1923, is an example of a stripped and stylized classicist phase of architecture following World War One. That, and details such as the rusticated pilasters in exposed face brick, link the building with the Brunswick and Canterbury post offices (1909) and the more monolithic Melbourne Mail Exchange building (1915-17) of the Commonwealth Public Works under John Smith Murdoch. The style carries through into the 1920s, as with the Victorian Railways substations at East Camberwell and Caulfield (c.1921-23) and the Members' Stand at Flemington Racecourse, by Robertson and Marks (c. 1925-6). The quasi capitals of the pilasters, the thickness of the rounded string courses and the notched and chamfered mullions are rather ornate, and link the subject building with earlier Edwardian Baroque examples, including in Melbourne institutional buildings. Similarly, many suburban and country bank branches were still being designed in this mode at the time St Crispin House was developed. The building additionally has a strength of presence in Johnston Street which rivals that of the Yarra Hotel at 293-295 Johnston Street, further east.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

St Crispin House, at 247-253 Johnston Street, Abbotsford, is of local historical significance. The building was constructed in 1923 and was originally occupied by two separate tenancies. One of the first occupiers, the Grimson Shoe Machinery Company, is assumed to have been responsible for the name, as St Crispin is referred to as the patron saint of shoemakers. Other, including later, shoe-related operations in the building included Standard Engineering Company Ltd, boot machinery manufacturers; and Shoe Fabrics Pty Ltd. The building is also demonstrative of the wider history of shoemaking and related operations in Abbotsford, which was historically a focus for this type of manufacturing.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

St Crispin House, at 247-253 Johnston Street, Abbotsford, is of local aesthetic/architectural significance. The main front component to Johnston Street is substantially externally intact, with the red brick north façade being an example of the stripped and stylized classicist architecture seen in some commercial and institutional buildings in Melbourne following World War One. Ornate details of the façade include the quasi capitals of the rusticated pilasters, the thick rounded string courses, and the notched and chamfered mullions to the windows. The symmetrical placement of the pilasters across the façade, including framing the entrances, is skillfully done. The high parapet with gabled signage panel also enhances the prominence of the building, which has a strong presence to Johnston Street.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

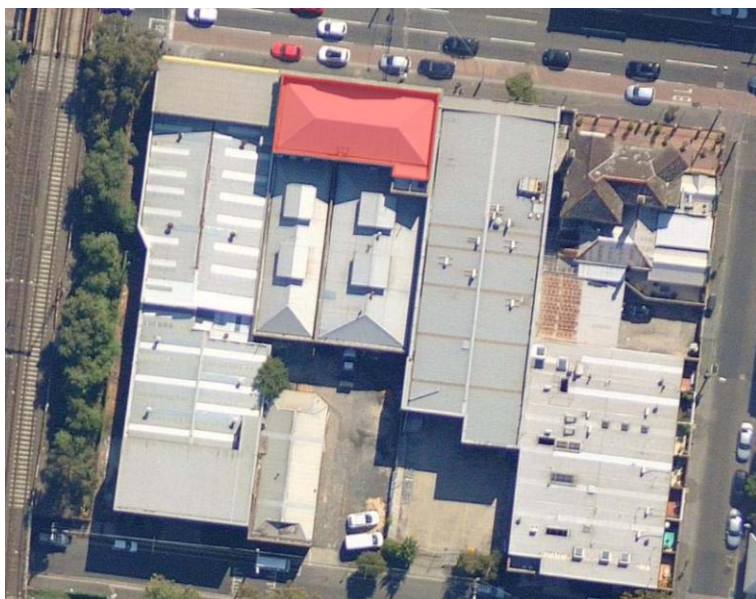
St Crispin House, at 247-253 Johnston Street, Abbotsford, dates from 1923 and is a large two storey red brick warehouse/commercial building with classical influences. The main front (north) component is substantially externally intact, and is rectangular in plan form with a transverse hipped roof. The façade is divided into bays by rusticated brick pilasters (piers), with horizontal brick bands and capitals; three of the bays have entries. The façade also has cement rendered dressings, rounded string courses and a large entablature and parapet with a gabled signage panel. Windows have notched and chamfered mullions. The main (front) component of the building is of primary aesthetic/architectural significance (as shown on the thumbnail aerial image below).

How is it significant?

St Crispin House, at 247-253 Johnston Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

St Crispin House is of local historical significance. The building was constructed in 1923 and was originally occupied by two separate tenancies, one of which - the Grimson Shoe Machinery Company - is assumed to have been responsible for the building name, as St Crispin is referred to as the patron saint of shoemakers. Other, including later, shoe-related operations in the building included Standard Engineering Company Ltd, boot machinery manufacturers; and Shoe Fabrics Pty Ltd. The building is also demonstrative of the wider history of shoemaking and related operations in Abbotsford, which was historically a focus for this type of manufacturing. St Crispin House is also of local aesthetic/architectural significance. The main front component to Johnston Street is substantially externally intact, with the façade being an example of the stripped and stylized classicist architecture seen in some commercial and institutional buildings in Melbourne following World War One. Ornate details include the quasi capitals of the rusticated pilasters, the thick rounded string courses, and the notched and chamfered mullions to the windows. The symmetrical placement of the pilasters across the façade, including framing the entrances, is skillfully done. The high parapet with gabled signage panel also enhances the prominence of the building, which has a strong presence to Johnston Street.



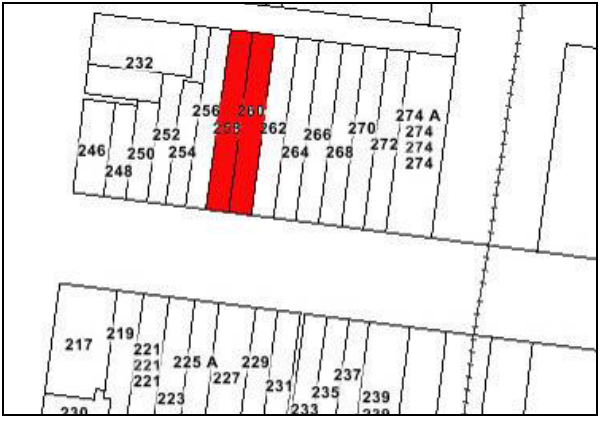
Recent aerial photograph showing areas of aesthetic/ architectural significance.
 Source: Nearmap (basemap).

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, pp.9, 12.
- 3 *Plan shewing the streets and buildings in existence in East Collingwood*, Clement Hodgkinson, 1858.
- 4 Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 11.
- 5 *Sands and McDougall Melbourne and suburban directory*, 1874.
- 6 See Glen McFarlane & Michael Roberts, *Collingwood at Victoria Park*, 1999, p. 8.
- 7 Allom Lovell & Associates, City of Yarra Heritage Review, Volume 3, Johnston Street precinct, p. 93.
- 8 Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 26.
- 9 *Sands and McDougall Melbourne and suburban directory*, 1880-1900.
- 10 *Sands and McDougall Melbourne and suburban directory*, 1885-1900.
- 11 Melbourne and Metropolitan Board of Works plan, scale 160 feet to 1 inch. no.38, Collingwood & Kew, 1897.
- 12 *Sands and McDougall Melbourne and suburban directory*, 1923-1974.
- 13 G.M. Hibbins, *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 13.
- 14 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p. 53.

Name		Extent of Overlay 
Address	258-260 Johnston Street, Abbotsford	
Place Type	Shop and residence	
Survey Date	April 2012 (external inspection only)	
Date of Construction	c. 1890	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

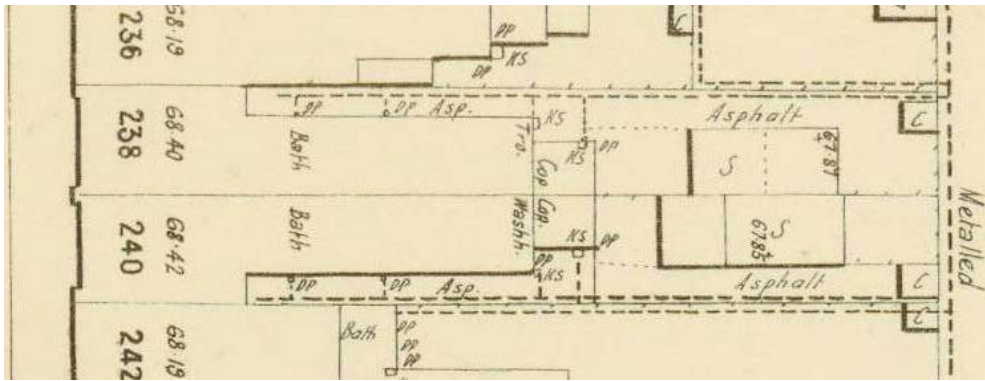
Intactness Good Fair Poor



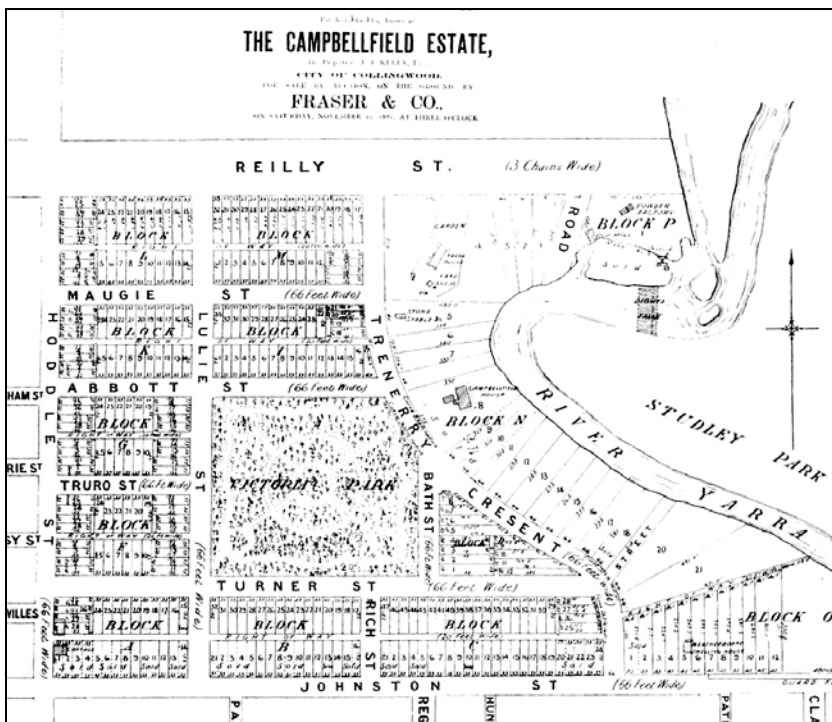
Numbers 258- 260 Johnston Street, Abbotsford, showing front facade at left and right.



Recent aerial photograph showing the hipped roof forms and rear additions.
Source: Nearmap (5 December, 2011).



Section of the MMBW plan no. 1233 c.1901 showing stables to the rear of the properties.
Source: State Library of Victoria



1881 subdivision plan, showing Johnston Street at bottom, Victoria Park (pre-football ground and pre-railway line), and Campbellfield House near the bend in the river.

Source: Glen McFarlane & Michael Roberts, *Collingwood at Victoria Park*, 1999

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s, and was settled by Melbourne's working classes.² The municipal district of East Collingwood was proclaimed in April 1855.

By 1858, the eastern section of Johnston Street (being the section east of Hoddle Street, where the subject property is located) was partially developed, with some buildings occupying the southern side of the street and a small cluster of buildings near Hoddle Street.³ The entrance to J D Campbell's *Campbellfield* house near the Yarra River was from the still vegetated north side of the street.⁴ Although by the 1870s, Johnston Street west of Hoddle Street and heading towards Smith Street was well established as a commercial precinct, the thoroughfare east of Hoddle Street still remained relatively undeveloped. Only a plasterer, carter, mason, carrier and farrier were listed on the south side of the street.⁵

In 1878, Dight's Paddock (to the north of Johnston Street) was sold to Edwin Trenerry, when it was still a largely wooded paddock. Trenerry offered to transfer the land to the Collingwood Council, on the proviso that Council spend in the order of 250 pounds per acre, making and improving the streets in this area of Abbotsford.⁶ The Melbourne Tramway and Omnibus Company (known as the Melbourne Tramway Co. from 1900) introduced a cable tram service to Johnston Street in 1887 which operated until 1939, at which time buses replaced the cable trams.⁷ In 1888, a railway station at the corner of Johnston and Hoddle streets (later Victoria Park Station) was opened on the Heidelberg railway line.⁸ The south side of Johnston Street was established as a retail precinct by the early 1880s, while businesses such as a fishmonger, tailor and dairy were operating from the north side near Hoddle Street by 1890. In the early 1900s, both sides of the street were occupied by a variety of shops and services for the local area, including a ham and beef shop, estate agents, jeweller, hairdresser and grocers.⁹

The pair of two-storey commercial buildings at 258-260 Johnston Street were constructed in c. 1890, as the north side of the street was becoming more developed. Initially listed as numbers 238 and 240 Johnston Street, the shops were occupied in 1893 by Albert Curnow, a grocer, and Robert Jolly, a fruiterer. The MMBW detail plan no.1233 c.1901 shows stable buildings to the rear of nos 238- 240. Numbering along the north side of Johnston Street changed in 1910.¹⁰ Delicatessens operated out of no. 260 for over thirty years, as a ham and beef shop from 1904, and a small goods shop run by Ada Blight from 1924. Grocers Olver & Sons (previously Little & Olver) occupied no. 258 from 1908 until at least the mid-1950s. The upper levels of the buildings were also, at least for periods, used as residences.¹¹ By the early 1970s, the shops were being operated as a pie shop and fruit shop run by S. Papanikos.¹²

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Description & Integrity

The property at 258-260 Johnston Street is a terraced pair of two storey rendered brick Victorian shops. The south street façade has a stuccoed, overpainted and elaborately detailed first floor with a pair of shallow breakfronts to each bay, and moulded string courses running across each breakfront. The window aedicules form part of four more shallow breakfronts, each about 3 centimetres deep. The ventilators are integrated with rosettes between each aedicule, and the aedicules themselves are astylar, being standard Renaissance bracketed sills at their base, coupled to a moulded portal to the sides of each window and across their heads, and moulded bosses at each corner and halfway up. The window heads are capped by a recessed panel with two scroll consoles, a bowed cushion panel immediately above and a breakfront above that, slicing through a moulded string course and a second string course immediately below the cornice. Above the cornice is a moulded parapet comprising six pedestals (which may have supported finials), and four steep-sided pediments supported on panelled blocks, in front of a concave curved gable. The visible west side wall is in overpainted brick and there is a quadrant reveal to the top corner connecting the wall to the front parapet. The wall partly conceals a hipped roof in corrugated galvanised steel punctuated by cement dressed chimneys with moulded cornices at the front, and exposed face brick chimneys with stepped brick cornices at the rear. The ground level shopfronts are not original, probably dating from the 1970s, although the pilaster dividing the shops retains its capital. The awning tie rods may date back to the 1920s, but the awnings themselves are more probably 1970s.

The rear of the property was not inspected.

Comparative Analysis

The terraced pair of two storey rendered brick Victorian shops at 258-260 Johnston Street, Abbotsford, is broadly consistent with many nineteenth century two-storey shop and house combinations, in inner suburban main road locations. This includes the non-original modified ground floor shopfronts. However, the buildings are distinguished by their elaborately detailed first floors. The steep-sided triangular pediments are a typically 1890s 'Queen Anne' detail. These are coupled to consoles and panels that are Dutch-Baltic flavoured, in a manner popular with architects inclining towards a free manner or 'free style' at the time. This is also reflected in the avoidance of orders at the aedicule perimeters, and greater emphasis on fine line and shallow plane recession, much lighter in gauging (or depth) than more typical yet earlier Renaissance Revival shop frontages of the 1880s.

The stuccoing to first floor level has also been executed with subtlety, particularly in the shallowness of each breakfront.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

Nos 258-260 Johnston Street, Abbotsford, is of local historical significance. The pair of two storey masonry shops and combined residences was constructed in c.1890. This was in the period following the introduction of the cable tram service to Johnston Street in 1887, and the opening of the nearby railway station in 1888. While the south side of Johnston Street was established as a retail precinct by the early 1880s, businesses on the north side near Hoddle Street were consolidating around 1890. The subject buildings were subsequently occupied by a range of retailers and commercial operations, typical for a main street of the late nineteenth and early twentieth century. These included a grocer, fruiterer, delicatessens and small goods retailers.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Nos 258-260 Johnston Street, Abbotsford, is of local aesthetic/architectural significance, as a well-preserved pair of Victorian two storey masonry shops and residences. The pair is broadly consistent with many nineteenth century two-storey shop and house combinations, in inner suburban main road locations, including having modified ground floor shopfronts. However, the buildings are distinguished by their elaborately detailed first floors. Notable elements include the steep-sided triangular pediments which are a typical 1890s 'Queen Anne' detail. The stuccoing to first floor level has been executed with subtlety, particularly in the shallowness of each breakfront. There is also an emphasis on fine line and shallow plane recession, which results in a lighter gauging (or depth) to the detailing than was seen in the more typical yet earlier 1880s Renaissance Revival shop frontages of inner Melbourne. Further, the twin pediments to each parapet are eye-catching, drawing attention to these buildings in the crowded Johnston Street context.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

Nos 258-260 Johnston Street, Abbotsford, is a terraced pair of two storey rendered masonry Victorian shops with combined residences. The south street façade has a stuccoed, overpainted and elaborately detailed first floor with a pair of shallow breakfronts to each bay, and moulded string courses running across each breakfront. Other details include window aedicules; ventilators integrated with rosettes between each aedicule; moulded portals to the sides of each window and across their heads, and moulded bosses at each corner and halfway up; bowed cushion panels; moulded stringcourses; and a parapet with six pedestals and four steep-sided pediments in the form of twin pediments to each parapet. The visible west side wall is in overpainted brick; the roof is hipped and punctuated by cement dressed chimneys with moulded cornices at the front, and exposed face brick chimneys with stepped brick cornices at the rear. The ground level shopfronts are not original.

How is it significant?

Nos 258-260 Johnston Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

Nos 258-260 Johnston Street, Abbotsford, is of local historical significance, as a pair of two storey masonry shops and combined residences constructed in c.1890. This occurred after the introduction of the cable tram service to Johnston Street in 1887, and the opening of the nearby railway station in 1888. While the south side of Johnston Street was established as a retail precinct by the early 1880s, businesses on the north side near Hoddle Street were consolidating around 1890. The subject buildings were subsequently occupied by a range of retailers and commercial operations, typical for a main street of the late nineteenth and early twentieth century, including a grocer, fruiterer, delicatessens and small goods retailers. The pair at nos 258-260 Johnston Street is also of local aesthetic/architectural significance. They are well-preserved buildings, broadly consistent with many nineteenth century two-storey shop and house combinations in inner suburban main road locations, including having modified ground floor shopfronts. However, the buildings are distinguished by their elaborately detailed first floors. Notable elements include the steep-sided triangular pediments which are a typical 1890s 'Queen Anne' detail. The stuccoing to first floor level has been executed with subtlety, particularly in the shallowness of each breakfront. There is also an emphasis on fine line and shallow plane recession, which results in a lighter gauging (or depth) to the detailing than was seen in earlier 1880s Renaissance Revival shop frontages in inner Melbourne. Further, the twin pediments to each parapet are eye-catching, drawing attention to these buildings in the crowded Johnston Street context.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, pp.9, 12.
- ³ *Plan shewing the streets and buildings in existence in East Collingwood*, Clement Hodgkinson, 1858.
- ⁴ Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 11.
- ⁵ *Sands and McDougall Melbourne and suburban directory*, 1874.
- ⁶ See Glen McFarlane & Michael Roberts, *Collingwood at Victoria Park*, 1999, p. 8.
- ⁷ Allom Lovell & Associates, City of Yarra Heritage Review, Volume 3, Johnston Street precinct, p. 93.
- ⁸ Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 26.
- ⁹ *Sands and McDougall Melbourne and suburban directory*, 1880-1900.
- ¹⁰ *Sands and McDougall Melbourne and suburban directory*, 1909-1910.
- ¹¹ *Sands and McDougall Melbourne and suburban directory*, 1900-1965.
- ¹² *Sands and McDougall Melbourne and suburban directory*, 1973.

Name		Extent of Overlay
Address	300-302 Johnston Street, Abbotsford	
Place Type	Shop and residence	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1909	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor

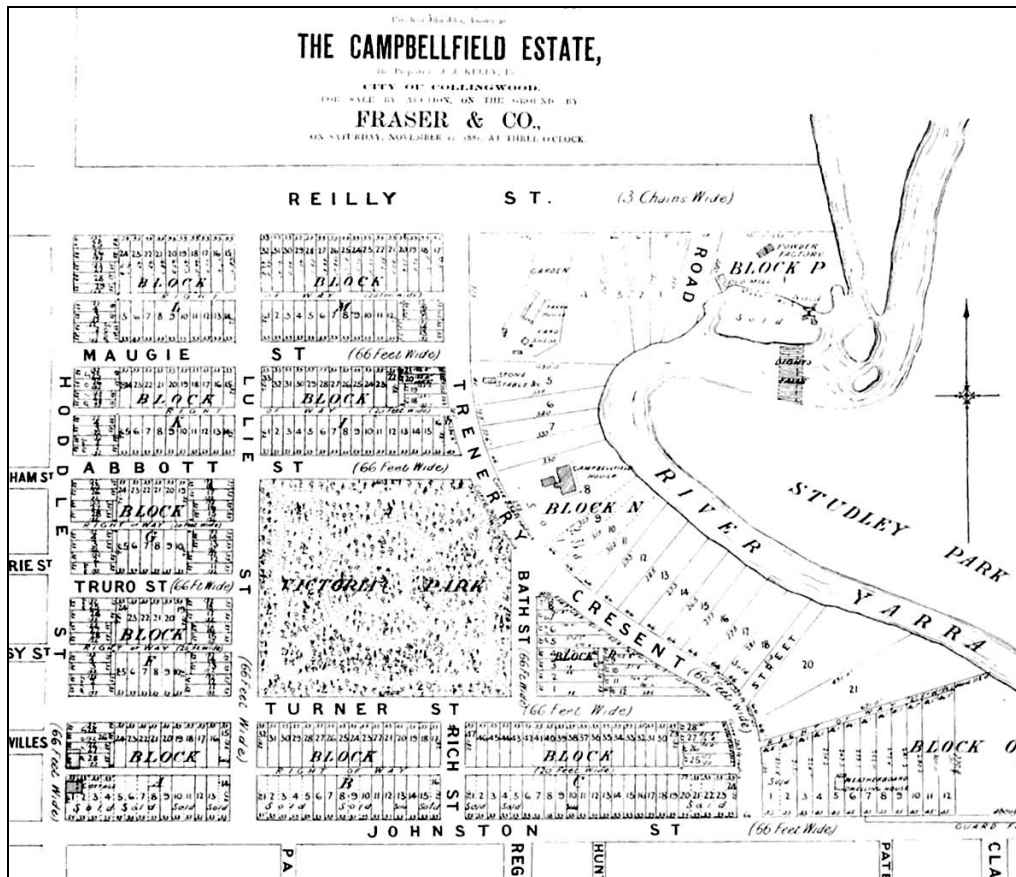


300- 302 Johnston Street, Abbotsford.



Aerial image of the properties at nos 300-302 Johnston Street (two at left). The third dwelling (at right) is no. 304.

Source: Nearmap (12 March 2012)



1881 subdivision plan, showing Johnston Street at bottom, Victoria Park (pre-football ground and pre-railway line), and Campbellfield House near the bend in the river.

Source: Glen McFarlane & Michael Roberts, *Collingwood at Victoria Park*, 1999

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s, and was settled by Melbourne's working classes.² The municipal district of East Collingwood was proclaimed in April 1855.

By 1858, the section of Johnston Street to the immediate east of Hoddle Street, was partially developed, with some buildings occupying the southern side of the street and a small cluster of buildings near Hoddle Street.³ The entrance to J D Campbell's *Campbellfield* house near the Yarra River was from the still vegetated north side of the street.⁴ Although by the 1870s, Johnston Street west of Hoddle Street and heading towards Smith Street was well established as a commercial precinct, the thoroughfare east of Hoddle Street still remained relatively undeveloped.

In 1878, Dight's Paddock (to the north of Johnston Street, and north of the subject property) was sold to Edwin Trenerry, when it was still a largely wooded paddock. Trenerry offered to transfer the land to the Collingwood Council, on the proviso that Council spend in the order of 250 pounds per acre, making and improving the streets in this area of Abbotsford.⁵ The Melbourne Tramway and Omnibus Company (known as the Melbourne Tramway Co. from 1900) introduced a cable tram service to Johnston Street in 1887 which operated until 1939, at which time buses replaced the cable trams.⁶ In 1888, a railway station at the corner of Johnston and Hoddle streets (later Victoria Park Station) was opened on the Heidelberg railway line.⁷ The south side of Johnston Street closer to Hoddle Street was established as a retail precinct by the early 1880s, while businesses such as a fishmonger, tailor and dairy were operating from the north side near Hoddle Street by 1890.⁸

The two red brick cottages at nos 300 and 302 Johnston Street, Abbotsford were constructed in c.1909, as part of a row of four cottages (two pairs of two, the other pair being abutting to the east at nos 304-306). Prior to their construction, the land had been vacant, although a number of other dwellings had been constructed by 1901 in the block on the north side of Johnston Street, between Lulie Street and Trennery Crescent.⁹ In 1909, the buildings were listed as '4 vacant houses', but by the following year all were occupied. Early residents of no. 300 included Mrs E Sheldine, Albert Peacock and John Sheedy, between 1910 and 1924. A Mrs Hannah Grose occupied no. 302 from 1911 until at least 1918, whilst carrier George Cope lived in the cottage in the 1920s. A long term resident of no. 300 was F H Bryon, who resided at that address between the mid-1940s into the 1970s.¹⁰

Also by the 1970s, the abutting and matching pair of cottages at nos 304-306 Johnston Street had been incorporated into a commercial development, and in part subsumed by the commercial building.¹¹ The subject cottages at nos 300-302 remain as residences.

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The properties at nos 300-302 Johnston Street, Abbotsford are an imposing pair of brick single-storey terrace houses, with verandahs and a shared prominent parapet. The dwellings have well-preserved detailing in exposed face brick and stucco contrasts, including course lines, panels and swag ornament to the parapet. There is a single hipped roof over both houses clad in galvanised corrugated steel and punctuated by two corniced chimneys. Each house has a (non-original) front door next to the dividing wall, and a large double-hung sash window with two narrow sidelights fronting each façade to Johnston Street. The verandah retains its original tile paving and bluestone facings, and the iron columns, frieze and roof structure to the verandah appear original. The parapet is high and prominent, it retains the parapet brackets, their intermediate star-rosettes, and separating moulded panels; together with an impressive and gracefully detailed swag in the centre panel, linking the two cottages. Miniature balustrades are also both in place on the parapet, as are the consoles supporting the central swag panel. The divider wall lugs have vermiculation and ring detailing, although the far right lug has been overpainted in the colour of the neighbouring property. The cottages are fronted by later timber and cyclone wire fences, behind which are shallow garden setbacks.

The rears of the properties were not inspected.

Comparative Analysis

The properties at nos 300-302 Johnston Street, Abbotsford, as a pair of single-storey terrace cottages of the early twentieth century, have counterparts throughout inner Melbourne. However, Italianate pairs in exposed face brick with extensive stucco dressing and detailing are less common, as many have been overpainted (as per the adjoining cottage at no. 304 Johnston Street). The houses also retain their verandahs with the original frieze, the detail and intricacy of which complements that of the stucco dressing and parapet detail. The main window sidelights are unusually narrow for Italianate houses of this period, another distinctive attribute of these dwellings. The high and prominent parapet, with swagged centre panel, is also a strong element.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

Nos 300-302 Johnston Street, Abbotsford, is of local historical significance. The pair of cottages were constructed in c.1909, as part of a row of four cottages on vacant land in this still developing section of the north side of Johnston Street, between Lulie Street and Trennery Crescent. Johnston Street west of Lulie Street was an established retail precinct by the end of the nineteenth century, with this later residential development occurring further east on the street.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Nos 300-302 Johnston Street, Abbotsford, is of local aesthetic/architectural significance. While single-storey terrace cottages of the early twentieth century are found throughout inner Melbourne, this substantially externally intact pair (as seen from Johnston Street) is distinguished through retaining the exposed face brick walls with extensive Italianate stucco dressing and detailing; the original verandahs, where the detail and intricacy of the frieze complements that of the richly detailed parapet; and the unusually narrow window sidelights. The high and prominent parapet also draws attention to the dwellings in the Johnston Street context, including the eye-catching centre panel with swag.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

Nos 300-302 Johnston Street, Abbotsford, constructed in c.1909, are an imposing pair of brick single-storey terrace houses, with verandahs and a shared prominent parapet. The dwellings have well-preserved detailing in exposed face brick and stucco contrasts, including course lines, panels and a swag ornament to the parapet. There is a single hipped roof over both houses, entrance doors either side of the dividing wall, and large double-hung sash windows with narrow sidelights. The verandah retains its original paving, bluestone facings, and iron columns, frieze and roof structure. The parapet is high and prominent, with brackets, star-rosettes, moulded panels, miniature balustrades, and a swagged centre panel linking the two cottages.

How is it significant?

Nos 300-302 Johnston Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

Nos 300-302 Johnston Street, Abbotsford, is of local historical significance. The pair of cottages were constructed in c.1909, as part of a row of four cottages on vacant land in this still developing section

of the north side of Johnston Street, between Lulie Street and Trennery Crescent. Johnston Street west of Lulie Street was an established retail precinct by the end of the nineteenth century, with this later residential development occurring further east on the street. Nos 300-302 Johnston Street is also of local aesthetic/architectural significance. The substantially externally intact pair is distinguished through retaining exposed face brick walls with extensive Italianate stucco dressing and detailing; original verandahs, where the detail and intricacy of the frieze complements that of the richly detailed parapet; and unusually narrow window sidelights. The high and prominent parapet also draws attention to the dwellings in the Johnston Street context, including the eye-catching centre panel with swag.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, pp.9, 12.
- ³ *Plan shewing the streets and buildings in existence in East Collingwood*, Clement Hodgkinson, 1858.
- ⁴ Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 11.
- ⁵ See Glen McFarlane & Michael Roberts, *Collingwood at Victoria Park*, 1999, p. 8.
- ⁶ Allom Lovell & Associates, City of Yarra Heritage Review, Volume 3, Johnston Street precinct, p. 93.
- ⁷ Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 26.
- ⁸ *Sands and McDougall Melbourne and suburban directory*, 1880-1900.
- ⁹ MMBW detail plan 1230, City of Collingwood, 1901.
- ¹⁰ *Sands and McDougall Melbourne and suburban directory*, 1900-1974.
- ¹¹ *Sands and McDougall Melbourne and suburban directory*, 1974.

Name		Extent of Overlay
Address	323-325 Johnston Street, Abbotsford	
Place Type	Corner shop	
Survey Date	April 2012 (external inspection only)	
Date of Construction	c. 1892	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



Nos 323- 325 Johnston Street, Abbotsford, at the corner of Nicholson Street.

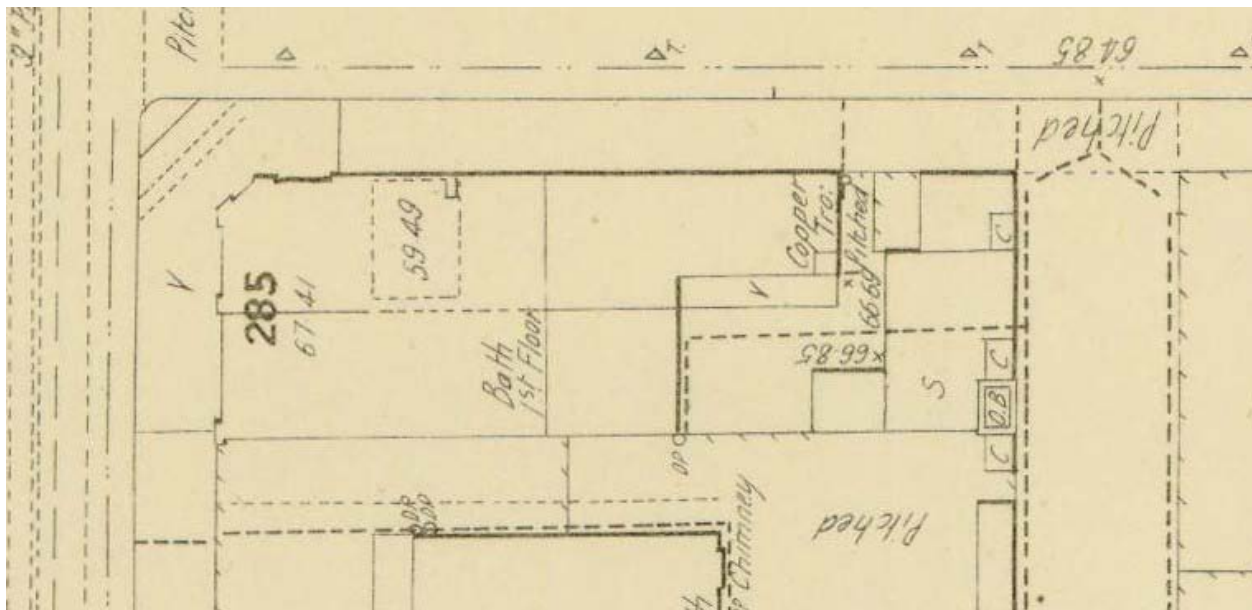


View of north façade and west wall of nos 323- 325 Johnston Street.



Left to right: View of 323- 325 Johnston Street, looking west up Johnston Street; the overpainted east elevation is at left; recent aerial photograph of the subject properties showing the rear single storey section.

Source: Nearmap (12 March, 2012)



Extract from the MMBW detail plan no. 1283, dated 1901, showing the original envelope of the property. North is at left.

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s, and was settled by Melbourne's working classes.² The municipal district of East Collingwood was proclaimed in April 1855.

By 1858, the section of Johnston Street to the immediate east of Hoddle Street, was partially developed, with some buildings occupying the southern side of the street and a small cluster of buildings near Hoddle Street.³ The entrance to J D Campbell's *Campbellfield* house near the Yarra River was from the still vegetated north side of the street.⁴ Although by the 1870s, Johnston Street west of Hoddle Street and heading towards Smith Street was well established as a commercial precinct, the thoroughfare east of Hoddle Street still remained relatively undeveloped.

In 1878, Dight's Paddock (to the north of Johnston Street, and north of the subject property) was sold to Edwin Trenerry, when it was still a largely wooded paddock. Trenerry offered to transfer the land to the Collingwood Council, on the proviso that Council spend in the order of 250 pounds per acre, making and improving the streets in this area of Abbotsford.⁵ The Melbourne Tramway and Omnibus Company (known as the Melbourne Tramway Co. from 1900) introduced a cable tram service to Johnston Street in 1887 which operated until 1939, at which time buses replaced the cable trams.⁶ In 1888, a railway station at the corner of Johnston and Hoddle streets (later Victoria Park Station) was opened on the Heidelberg railway line.⁷ The south side of Johnston Street closer to Hoddle Street was established as a retail precinct by the early 1880s, while businesses such as a fishmonger, tailor and dairy were operating from the north side near Hoddle Street by 1890.⁸

The subject building, being the two storey shop and residence on the corner of Nicholson and Johnston streets, was constructed in c.1892. It was originally known as no. 285 Johnston Street, and was occupied by A Downey & Co., grocers and product merchants. By 1909, when street numbering on the south side of Johnston Street changed,⁹ the building was known as nos 323-325 Johnston Street, and remained occupied by Downey & Co, grocers and product merchants. By the mid-1920s, the building was occupied by two tenancies: the grocers in the corner shop at no. 325 and the Atlas Sole Cutting Company, leather merchants at no. 323. The latter tenancy is consistent with Abbotsford being a focus of shoemaking and related companies in the late nineteenth and early twentieth century.

Other occupants of no. 323 included a confectionery manufactory; an engineer; Monarch Modes, frock manufacturers; and an office stationery supplier in the 1970s. At no. 325, a butcher replaced the grocers from the 1930s until the mid-1950s, then a fruiterer in the 1970s.¹⁰

Nicholson Street was also an important street in Abbotsford. It accommodated residential and commercial development, as well as a significant factory operation in the form of the substantial Denton Hat Mills (further south along the street), which was established in the late 1880s.¹¹

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Description & Integrity

The properties at nos 323-325 Johnston Street, Abbotsford are a pair of two storey polychrome brick parapeted Victorian shops, at the corner of Johnston and Nicholson streets, Abbotsford. Each building has a hipped roof, clad in corrugated steel, concealed behind the façade parapet. The first floor is divided into bays by heavy pilasters (piers). No. 325 returns, in a chamfered corner, to Nicholson Street. The corner door appears to be longstanding as does the shop front to no. 325. The shop front to no.323 has been modified and there is a mosaic tile apron and dividers. The original return verandah, shown on the MMBW plan, has been removed.

The polychrome brickwork to the first floor is in four colours, with bluestone window sills, a diaper/diamond pattern in cream and orange brick in the corner chamfer, and burnt-brown brick more generally across the façade. The first floor windows to the north façade and first bay of the east façade are double-hung sashes, and have an unusual head treatment, with a cambered lintel above each, marked out in cream brick and capped in turn by a segmentally arched pediment moulding. There is spiral diapering in the aprons below the window sills, and two-stepped quoining in cream brick around each window. The first floor pilasters are in dressed cement render, and in ionic form with half-height fluting; flat impost blocks are above each capital. The parapet, which returns from the north to part (one bay) of the east façade, is also in dressed cement render, and has raised central mouldings to the pediments, comprising a stilted arch-coffered panel flanked by two finial pedestals and supporting scroll brackets, topped again by a floral scroll on two more curved scroll brackets. The west wall, to the neighboring property, is bereft of detail, overpainted and has a non-original first floor window. The southern component of the east elevation, beyond the detailed return bay from Nicholson Street, is also overpainted. It has two visible double-hung sash windows; there is also a large sign to this elevation. A squat (brick?) chimney is located in the roof valley between the two buildings, behind the parapet at the north end.

At the southern end of both buildings is an L-shaped single storey exposed brick component, with its east wall to Nicholson Street. It has a single low hipped roof (with recent cladding) across both building rears, with a brick chimney. The footprint of this rear portion appears to be consistent with that shown on the MMBW plan (above), indicating that it may be contemporary with the original construction date of the property, or at least early.

Comparative Analysis

Nos 323-325 Johnston Street, Abbotsford, is a late nineteenth century two-storey shop and residence development in an inner suburban main road location. While it is therefore broadly consistent with other similar developments, the prominent corner location and elaborate Boom style first floor treatment distinguish this building. The polychrome brickwork is particularly rich, and has survived unpainted allowing the four colours and patterning to stand out. The cement render of the heavy first floor pilasters has also survived unpainted, and enables the originally intended contrast with the brickwork, and the pilaster detailing, to remain legible. The prominence of the parapet is also enhanced by its return to Nicholson Street, with each bay of the building distinguished by the dramatic pediment treatments.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

Nos 323-325 Johnston Street, Abbotsford, is of local historical significance. The two storey polychrome brick parapeted Victorian shops, at the corner of Johnston and Nicholson streets, date from 1892. The building was constructed in the period following the introduction of the cable tram service to Johnston Street in 1887, and the opening of the nearby railway station in 1888. The building was also placed at the junction with Nicholson Street, the latter being one of Abbotsford's significant streets in the nineteenth century, accommodating substantial residential, commercial and factory developments.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Nos 323-325 Johnston Street, Abbotsford, is of local aesthetic/architectural significance. It is a substantially externally intact late nineteenth century two-storey combined shop and residence development, distinguished by a prominent corner location and elaborate Boom style first floor architecture. The polychrome brickwork is particularly rich, and has survived unpainted allowing the four colours and patterning to stand out. The cement render of the first floor pilasters has also survived unpainted, enabling the originally intended contrast with the brickwork, and the pilaster detailing, to remain legible. The prominence of the parapet is also enhanced by its return to Nicholson Street, with each bay of the building distinguished by the dramatic pediment treatments.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

Nos 323-325 Johnston Street, Abbotsford, is a pair of two storey polychrome brick parapeted Victorian shops, at the corner of Johnston and Nicholson streets, constructed in 1892. Each building has a hipped roof concealed behind the parapet, with the first floor divided into bays by heavy pilasters. The building has a chamfered corner; the shopfront to no. 325 appears to be of longstanding, while that to no 323 has been modified. The polychrome brickwork to the first floor is in four colours and

richly patterned. The first floor windows have elaborate surrounds, while the cement render pilasters are in ionic form. The parapet, which returns from the north façade to one bay of the east façade, is also in dressed cement render, and has raised central mouldings to the pediments, finial pedestals, scroll brackets, and floral scrolls. On the south side is an L-shaped single storey brick component, which may be contemporary with the original construction date of the property, or at least early.

How is it significant?

Nos 323-325 Johnston Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

Nos 323-325 Johnston Street, Abbotsford, is of local historical significance. The two storey brick parapeted Victorian combined shops and residences date from 1892. The building was constructed following the introduction of the cable tram service to Johnston Street in 1887, and the opening of the nearby railway station in 1888. The building was also placed at the junction with Nicholson Street, the latter being one of Abbotsford's significant streets in the nineteenth century, accommodating substantial residential, commercial and factory developments. Nos 323-325 Johnston Street is of local aesthetic/architectural significance. It is a substantially externally intact building, distinguished by a prominent corner location and elaborate Boom style first floor architecture. The polychrome brickwork is particularly rich, and has survived unpainted allowing the four colours and patterning to stand out. The cement render of the first floor pilasters has also survived unpainted, enabling the originally intended contrast with the brickwork, and the pilaster detailing, to remain legible. The prominence of the parapet is also enhanced by its return to Nicholson Street, with each bay of the building distinguished by the dramatic pediment treatments.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

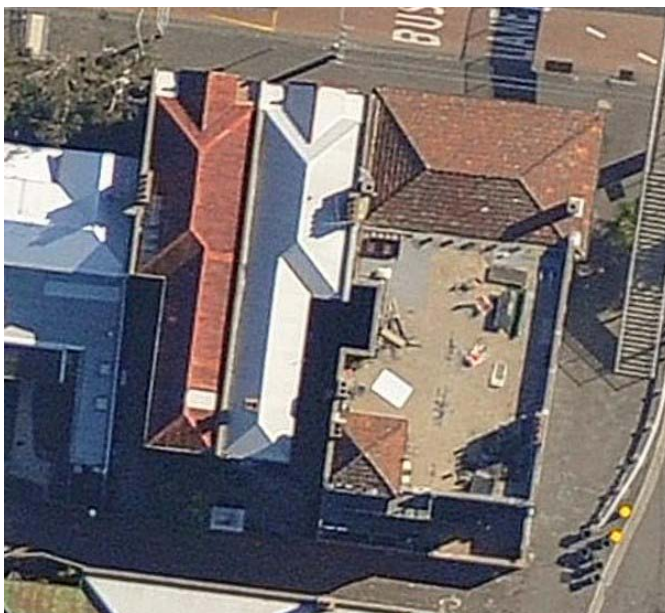
- ¹ Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, pp.9, 12.
- ³ *Plan shewing the streets and buildings in existence in East Collingwood*, Clement Hodgkinson, 1858.
- ⁴ Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 11.
- ⁵ See Glen McFarlane & Michael Roberts, *Collingwood at Victoria Park*, 1999, p. 8.
- ⁶ Allom Lovell & Associates, City of Yarra Heritage Review, Volume 3, Johnston Street precinct, p. 93.
- ⁷ Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 26.
- ⁸ *Sands and McDougall Melbourne and suburban directory, 1880-1900.*
- ⁹ *Sands and McDougall Melbourne and suburban directory, 1908-1909.*
- ¹⁰ *Sands and McDougall Melbourne and suburban directory, 1890-1974.*
- ¹¹ Victorian Heritage Register citation (VHR 815).

Name		Extent of Overlay
Address	407, 409 and 411 Johnston Street, Abbotsford	
Place Type	Dwellings	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1910, 1932	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



From left: 411 Johnston Street; 407-409 Johnston Street.



From left: Recent aerial photograph of the subject properties; historical (undated) photograph of the corner property at no. 411 showing the original verandah awning and brick band to the upper level. Source: Nearmap (12 March, 2012) and the State Library of Victoria.



Photograph of the corner of Johnston and Clarke streets with 411 Johnston Street operating as a milk bar, c.1950.

Source: State Library of Victoria.

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s, and was settled by Melbourne's working classes.² The municipal district of East Collingwood was proclaimed in April 1855.

By 1858, the section of Johnston Street to the immediate east of Hoddle Street was partially developed, with some buildings occupying the southern side of the street and a small cluster of buildings near Hoddle Street.³ The entrance to J D Campbell's *Campbellfield* house near the Yarra River was from the still vegetated north side of the street.⁴ Although by the 1870s, Johnston Street west of Hoddle Street and heading towards Smith Street was well established as a commercial precinct, the thoroughfare east of Hoddle Street still remained relatively undeveloped.

The Melbourne Tramway and Omnibus Company (known as the Melbourne Tramway Co. from 1900) introduced a cable tram service to Johnston Street in 1887 which operated until 1939, at which time buses replaced the cable trams.⁵ In 1888, a railway station at the corner of Johnston and Hoddle streets (later Victoria Park Station) was opened on the Heidelberg railway line.⁶ The south side of Johnston Street closer to Hoddle Street was established as a retail precinct by the early 1880s, while businesses such as a fishmonger, tailor and dairy were operating from the north side near Hoddle Street by 1890.⁷

In 1897, a timber building occupied the corner of Johnston and Clarke streets, at which W. Applegarth, cab proprietor, was listed the previous year.⁸ A postal receiving box was also located on this corner. Between the timber building and the villas at nos 403 and 405 Johnston Street was a

vacant allotment (the site of the future nos 407-409 Johnston Street).⁹ From 1913 until 1931, Mrs A Climie, a confectioner, occupied the corner allotment.

The pair of two-storey brick residences at nos 407-409 Johnston Street was constructed in c.1910, and listed in the *Sands & McDougall* directory in 1911 as 'two vacant houses'. The following year Edward L Hill occupied no. 407 (listed as 405) and Mrs Ellen M Evans occupied no. 409. Alfred Tipping was a long term resident of no. 407, residing at that address from as early as 1944 into the 1970s. The occupants of no. 409 changed on a more regular basis, with different names listed at the address each decade between the 1930s and 1970s.¹⁰

By 1933, the current building at no. 411 Johnston Street, on the corner of Clarke Street, was under construction.¹¹ It replaced the earlier timber building, and incorporated individual flats, at first and ground floor levels, as well as shopfronts to Johnston Street. During the interwar years flats were a more common housing type in Melbourne, and in the Depression era – which was particularly hard on the suburbs of Collinwood and Abbotsford - blocks of flats were seen as a good investment, as each flat could be rented out.¹² Interwar blocks of flats were also more typically found in bayside suburbs and areas south of the Yarra River, than in Abbotsford and areas around. The property's easy access to transport along Johnston Street may have been a factor in its construction in Abbotsford.

Following the building's completion in 1934, C D Whitfield, a grocer, was situated in the ground floor shop at no. 411, and James Opie, a confectioner was operating at no. 411a, with the flats listed under Wallace H Keir's name. By 1939, Mrs E Hodges had taken over the confectionary business, which from the 1950s was run by Brooker & Holek, and in the 1970s by R L Blom.¹³ Photographs of the corner of Johnston and Clarke streets dating from c.1950 (see above) shows the corner shop in operation as a confectionery or milk bar, featuring advertising for Cadbury's chocolate and the Sun newspaper.

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

Nos 407-411 Johnston Street, Abbotsford comprises two main building components. Nos 407-409 was constructed in 1910 and is an exposed brick double-storey Federation terrace of two large dwellings, with wing walls and a double-height verandah. The dwellings have hipped roof forms clad in galvanised corrugated steel, punctuated by two half-timbered corbelled gables facing Johnston Street, and red brick chimneys with stucco banding and terracotta chimney pots to the east and west sides. The roof to no. 407 has been overpainted. The walls are in exposed red face brick with flat-faced string courses. The front doors, on either side of the central wing wall, are both round arched and retain their original doors with square flanking panels and a central segmentally-arched panel in each. The ground floor walls have a five-light canted bay with a timber frame and brick apron sill, set with hinged casements is a double set of square fanlights, running up to the verandah soffit. There are paired double-hung sash windows with cambered lintels to the first floor. The gables have overpainted half timbered fronts with stucco, and both have terracotta horn finials. The upper verandah frieze and first floor balustrade to no. 407 is missing; the ground floor verandah frieze to no. 407, and the balustrade and friezes to no. 409 are all original and have an Art Nouveau pattern. Both terraces have substantial bluestone footings in coursed ashlar, bluestone front steps, and what appear to be original iron palisade fences to the ground floor verandahs.

No. 411 Johnston Street was constructed in the 1930s and is a double-storey rendered brick apartment building with a symmetrical presentation to Johnston Street, two downstairs shops and a terracotta tiled roof with a transverse hip. The building is surfaced in stucco on both its Johnston Street front and its side wall (east) to Clarke Street. The main entry to the flats is located centrally in the Johnston Street façade, has a sidelight and arched fanlight, and gives access to the stairs to the apartments. The shops are positioned to each side of this doorway. The left (east) shop is entered through a recessed corner entry; the right (west) through a recessed front door. The shopfronts are substantially original and comprise plate glass display windows with an upper zigzagging Art Deco fan light panel or transparent frieze. The original verandah awning has been removed and the band of narrow brick above the awning has been overpainted. Most of window placements and framing are original, although the central entrance door has been replaced. The upper stair well window (above

the entry) has also been replaced with a single rectangular pane and arched fan light. The recessed balconies to the upper level are Art Deco in their detailing, although with short turned Doric columns flanking each balcony; the balcony soffits are in plasterboard and timber straps. Double-leafed doors with multi-pane windows give access to the balconies, and are set between two large-scale double-hung sliding sash windows. The east wall to Clarke Street is in overpainted stucco and plainly treated, although the original double hung sash windows are intact, albeit with non-original bars fitted to the windows at ground level. The roof has its original chimneys in place, although only the rear chimneys retain their pots and the left (east) front chimney has its tapestry brick cornice overpainted. Behind the main transverse gable hip there is a flat roofed deck over the southern portion of the building, extending to the rear lane. An external stair to the rear of the property provides access to the roof deck, including a pyramid roof 'pavilion' to the south-west corner (visible in the aerial photograph).

A ROW is located on the south side of the property.

Comparative Analysis

The two main building components at nos 407-411 Johnston Street, Abbotsford, are demonstrably different in terms of their form and architecture. However, they are marked by their relative external intactness, and their comparative rarity in the City of Yarra. The 1910 building at nos 407-9 Johnston Street is a fine example of a Federation terrace, distinguished by the comparatively large size of the dwellings, and the skillfully designed and executed Federation detailing. The double-height verandah friezes and balustrades have a distinctive Art Nouveau pattern. The elevated entries with recessed doors beneath rounded arches, bluestone footings, and wing walls are also strong elements, helping to further distinguish the terrace in the Johnston Street context. The dwellings also date from a time when the terrace was being criticized as a house type, and fewer were being designed and constructed.

While nineteenth and early twentieth century double-storey combined shops and residences are ubiquitous on main roads in the City of Yarra, a substantial interwar example such as that at no. 411 Johnston Street, which is more in the way of a flat block, is a rarer building type. Such buildings are more common in bayside suburbs and areas south of the Yarra River, but its construction in Abbotsford, during the Depression, distinguishes this particular building. The symmetrical presentation of the building to Johnston Street, including the recessed balconies as counterpoint to the original shopfronts, is also of note; the Art Deco shopfront friezes are uncommonly well-preserved.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The properties at 407-409 and 411 Johnston Street, Abbotsford, are of local historical significance. The two-storey Federation brick residences at nos 407-409 Johnston Street, constructed in c.1910, are associated with later residential development at the east end of the street, coming some years after the consolidation of Johnston Street further west. Their substantial size also points to the historical desirability of larger dwellings on main road frontages. The adjoining interwar development, comprising the 1930s combined apartment and shops building at 411 Johnston Street, replaced an earlier commercial building. Interwar flat blocks are unusual in the City of Yarra context; the construction during the Depression years is also of note, given the particularly difficult economic conditions that prevailed in Abbotsford and Collingwood at the time.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

The properties at 407-409 and 411 Johnston Street, Abbotsford, are comparatively rare building types in the City of Yarra. The 1910 Federation terrace is unusual as a later substantial terrace development in the municipality, which is more commonly known for its nineteenth and early twentieth century terrace housing. It was also built at a time when fewer terraces, as a housing type, were being designed and constructed. The interwar combined apartment and shops building at 411 Johnston Street is also a rare building type in Yarra. While nineteenth and early twentieth century

double-storey combined shops and residences are ubiquitous, substantial interwar examples, including this building which is more in the way of a flat block, are not.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The properties at 407-409 and 411 Johnston Street, Abbotsford, are of local aesthetic/architectural significance, marked by their relative external intactness and their comparative rarity in the City of Yarra. The 1910 building at nos 407-9 Johnston Street is a fine example of a large Federation terrace, with skillfully designed and executed Federation detailing. The double-height verandah friezes and balustrades have a distinctive Art Nouveau pattern; the elevated entries with recessed doors beneath rounded arches, bluestone footings, and wing walls are also strong elements which further distinguish the terrace in Johnston Street. While nineteenth and early twentieth century double-storey combined shops and residences are ubiquitous on main roads in the City of Yarra, the interwar example at no. 411 Johnston Street is a rarer building type. Such buildings are more common in bayside suburbs and areas south of the Yarra River, but its construction in Abbotsford distinguishes the building. The symmetrical presentation to Johnston Street, including the recessed balconies as counterpoint to the original shopfronts, is of note, as are the Art Deco shopfront friezes which are uncommonly well-preserved.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

Nos 407-411 Johnston Street, Abbotsford comprises two main building components. Nos 407-409 was constructed in 1910, and is an exposed brick double-storey Federation terrace comprising two large dwellings, with wing walls and a double-height verandah. The dwellings have hipped roof forms clad in galvanised corrugated steel, punctuated by two half-timbered corbelled gables facing Johnston Street. The façade walls have flat-faced string courses; front doors with round arches either side of a central wing wall; and a five-light canted bay to the ground floor façade. The upper verandah frieze and first floor balustrade to no. 407 is missing; the ground floor verandah frieze to no. 407, and the balustrade and friezes to no. 409 are original and have an Art Nouveau pattern. Both terraces have substantial bluestone footings, bluestone front steps, and what appear to be original iron palisade fences to the ground floor verandahs. No. 411 Johnston Street was constructed in the 1930s and is a double-storey rendered brick apartment building with a symmetrical presentation to Johnston Street, two downstairs shops and a terracotta tiled roof with a transverse hip. The main entry to the flats is

located centrally in the Johnston Street façade; the shops are positioned to each side of this doorway and have substantially original shopfronts including an upper zigzagging Art Deco fan light panel or transparent frieze. The recessed balconies to the upper level are Art Deco in their detailing, although with short turned Doric columns flanking each balcony. Behind the main transverse gable hip is a flat roofed deck over the southern portion of the building, accessed by an external stair to the rear of the property.

How is it significant?

The properties at 407-409 and 411 Johnston Street, Abbotsford, are of local historical and aesthetic/architectural significance.

Why is it significant?

The properties at 407-409 and 411 Johnston Street, Abbotsford, are of local historical significance. The two-storey Federation brick residences at nos 407-409 Johnston Street, constructed in c.1910, are associated with later residential development at the east end of the street, coming some years after the consolidation of Johnston Street further west. Their substantial size also points to the historical desirability of larger dwellings on main road frontages. The adjoining interwar development, comprising the 1930s combined apartment and shops building at 411 Johnston Street, replaced an earlier commercial building. Interwar flat blocks are unusual in the City of Yarra context; the construction during the Depression years is also of note, given the particularly difficult economic conditions that prevailed in Abbotsford and Collingwood at the time. The properties at 407-409 and 411 Johnston Street, Abbotsford, are of local aesthetic/architectural significance, marked by their relative external intactness and their comparative rarity in the City of Yarra. The 1910 building at nos 407-9 Johnston Street is a fine example of a large Federation terrace, with skillfully designed and executed Federation detailing. The double-height verandah friezes and balustrades have a distinctive Art Nouveau pattern; the elevated entries with recessed doors beneath rounded arches, bluestone footings, and wing walls are also strong elements which further distinguish the terrace in Johnston Street. While nineteenth and early twentieth century double-storey combined shops and residences are ubiquitous on main roads in the City of Yarra, the interwar example at no. 411 Johnston Street is a rarer building type. Such buildings are more common in bayside suburbs and areas south of the Yarra River, but its construction in Abbotsford distinguishes the building. The symmetrical presentation to Johnston Street, including the recessed balconies as counterpoint to the original shopfronts, is of note, as are the Art Deco shopfront friezes which are uncommonly well-preserved. The properties at 407-409 and 411 Johnston Street, Abbotsford, are comparatively rare building types in the City of Yarra. The 1910 Federation terrace is unusual as a later substantial terrace development in the municipality, which is more commonly known for its nineteenth and early twentieth century terrace housing. It was also built at a time when fewer terraces, as a housing type, were being designed and constructed. The interwar combined apartment and shops building at 411 Johnston Street is also a rare building type in Yarra. While nineteenth and early twentieth century double-storey combined shops and residences are ubiquitous, substantial interwar examples, including this building which is more in the way of a flat block, are not.

Recommendation regarding extent of Heritage Overlay

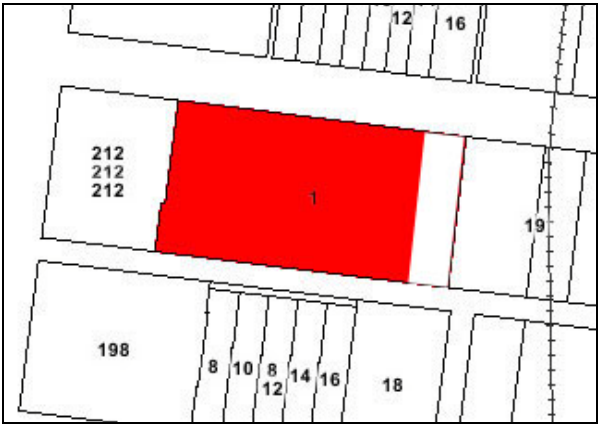
The buildings assessed in this citation are identified by their street addresses as nos 407, 409 and 411 Johnston Street, Abbotsford. The recommended extent of Heritage Overlay, as per the map above, covers these buildings. The Land Victoria map, which is the basis of the map included here, identifies no. 407 as the property immediately to the west. This latter property is not part of this assessment.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, pp.9, 12.
- 3 *Plan shewing the streets and buildings in existence in East Collingwood*, Clement Hodgkinson, 1858.
- 4 Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 11.
- 5 Allom Lovell & Associates, City of Yarra Heritage Review, Volume 3, Johnston Street precinct, p. 93.
- 6 Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 26.
- 7 *Sands and McDougall Melbourne and suburban directory*, 1880-1900.
- 8 *Sands and McDougall Melbourne and suburban directory*, 1896, MMBW 160:1 plan no. 38, Collingwood and Kew, 1899.
- 9 MMBW 160':1" base plan, Number 38 Collingwood and Kew, 1899.
- 10 *Sands and McDougall Melbourne and suburban directory*, 1933-1974.
- 11 *Sands and McDougall Melbourne and suburban directory*, 1913-1933
- 12 'Flats', Encyclopedia of Melbourne, <http://www.emelbourne.net.au/biogs/EM00582b.htm>, accessed 1 June 2012.
- 13 *Sands and McDougall Melbourne and suburban directory*, 1933-1974.

Name	Whybrow's Boot Factory	
Address	1-17 Stafford Street, Abbotsford	Extent of Overlay 
Place Type	Factory/ Warehouse	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1892	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



1-17 Stafford Street, Abbotsford; view of the south (left) and east (right) elevations looking west to Hoddle Street.

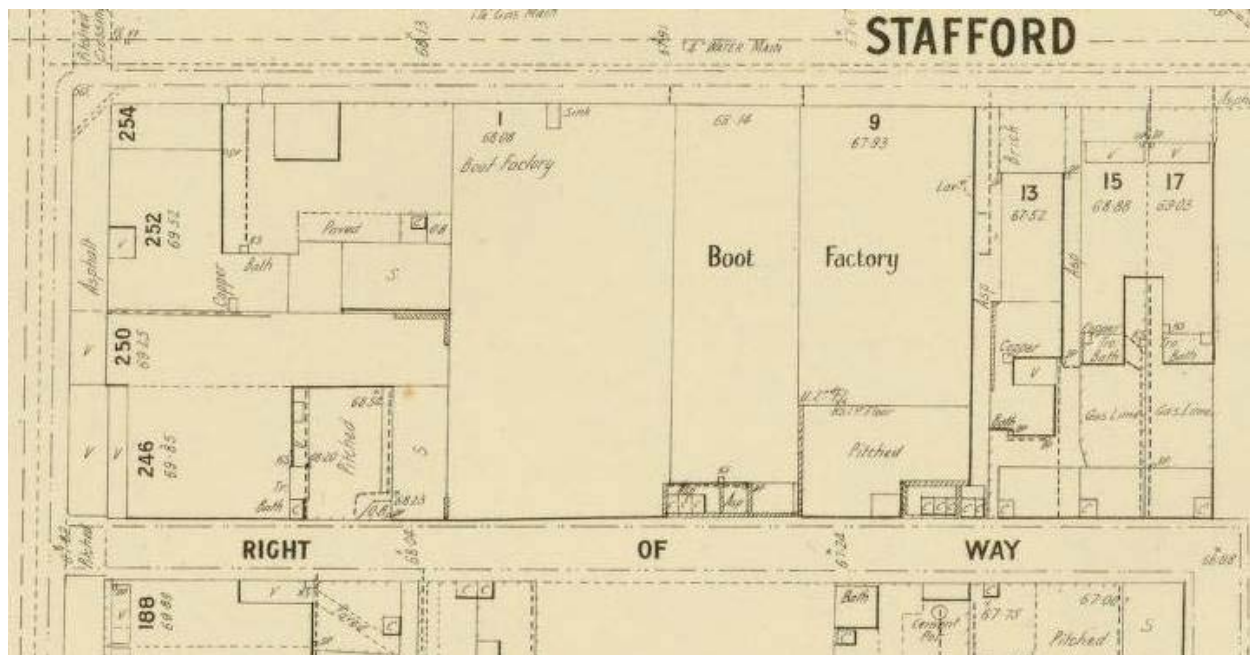


View of the south façade, looking east down Stafford Street.



Recent aerial photograph showing the shallow gable roof form to 1-17 Stafford Street. Hoddle Street is at left.

Source: Nearmap (12 March 2012).



Section of the MMBW plan no.1283 dated 1901 showing the 'Boot factory' along Stafford Street.
Source: State Library of Victoria

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s, and was settled by Melbourne's working classes.² The municipal district of East Collingwood was proclaimed in April 1855.

By 1858, Johnston Street east of Hoddle Street (and just north of the subject property) was partially developed, with some buildings occupying the southern side of the street and a small cluster of buildings near Hoddle Street.³ The entrance to J D Campbell's *Campbellfield* house near the Yarra River was from the still vegetated north side of the street.⁴ Other nineteenth century development in the area included the transfer of Dight's Paddock (future Victoria Park) from Edwin Trenerry to the Collingwood Council in 1878; the introduction of a cable tram service to Johnston Street in 1887 which operated until 1939; and the opening of the Heidelberg line railway station at the corner of Johnston and Hoddle streets (later Victoria Park Station) in 1888.

The area began to develop a manufacturing industry from the 1840s, with the numbers of factories increasing significantly after the commencement of the gold rushes.⁵ In the nineteenth century, there were numerous shoe and boot factories established in Collingwood and Abbotsford, benefitting from the proximity to tanneries which in turn were located near the Yarra River.⁶ Boot manufacturing also began to move away from small-scale shop-based operations to larger factory-based industry in the 1870s.⁷ Other shoemaking and related companies and operations in Abbotsford included the Harold Boot Company which operated for over 90 years; the large Williams Shoe factory in Langridge Street of 1904; and Taranto's Shoes in Johnston Street. There was also William Peatt's boot factory, of 1895, in Wellington Street, Collingwood.

In 1892, the subject brick factory building was constructed in Stafford Street; it was later rated at a net annual value of £90 in 1895. The owner was Arthur Whybrow, a leading boot manufacturer, and one of the first to introduce lasting machines which enabled the mass production of shoes.⁸ The 1890s economic depression was also impacting in this period, and was particularly felt in the working class suburbs of Collingwood and Abbotsford. The new factory would have provided much welcome employment opportunities.

In 1901, when the factory was employing about 330 workers, a new wing was added to the operation. This was a three-storey brick building known as the 'No. 2 boot factory', with a construction cost of £4000.⁹ The 1901 wing was located across the ROW on the south side of the 1892 building, on the block fronting Studley Street; this building was destroyed by fire in December 1903.¹⁰ It is not known if the fire had an impact on the subject building, although the top level of the building has been removed (see 'Description' below).

The expanded factory complex prior to the fire therefore comprised two components in the block between Stafford and Studley streets. Again prior to the fire, the two factories in operation employed over 600 people.¹¹ The company claimed around this time that it was the largest shoe manufacturer in the southern hemisphere.¹² The *Australian Leather Journal* noted that the large Whybrow factory 'continues to expand in dimensions, absorbing like a great monster, the adjoining allotments and cottages, and causing each and all to marvel at the continuity of its marvelous growth'.¹³

In 1914, the company erected another building, being the substantial three-storey brick factory at 198-210 Hoddle Street, Abbotsford immediately south of the subject property. The company eventually owned the entire Hoddle Street frontage between Studley and Stafford streets. It is interesting to note that the 1914 building, which is extant, has a similar external treatment to the 1892 building, albeit it remains unpainted (see 'Comparative Analysis' below). This indicates that the company was seeking a generally uniform appearance for the factory complex, visually linking the earlier and later buildings. [Note: the 1914 building at 198-210 Hoddle Street is individually included in Yarra's Schedule to the Heritage Overlay, as HO18.]

Whybrow is understood to have supported the *Factory Act*, stating that the welfare, comfort and health of his employees was his first consideration.¹⁴ By the mid-1940s, the company had vacated the factory, which was by then occupied by Bayley & Grimster electrical engineers. An office of Whybrow & Co operated from 15-17 Stafford Street, but by 1960, the company had also vacated this address. Electrical and plumbing company Bayley and Grimster occupied the factory building at least until the mid-1970s.¹⁵

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.2: Developing a manufacturing capacity.

Description & Integrity

The 1892 former boot factory at 1-17 Stafford Street is a two storey overpainted brick building, rectangular in plan form, with a non-original shallow gable roof clad in steel decking. The building is located on the south side of Stafford Street, with no setback to the street. The façade to Stafford Street comprises 11 bays, defined by pilasters or piers, with regularly spaced window openings, the majority of which are currently panelled in or overpainted (reflecting the present use of the building as film and video studios). Large windows, recessed with chamfered edges and sills, are located in most of the bays at ground floor level; while at first floor the bays have pairs of windows of rectilinear form, also with chamfered edges and sills. Doors are located in two of the bays, near the east and west ends. A brick stringcourse separates ground and first floors; a cornice tops first floor level. The fenestration on the east elevation is new; this wall has been lightly rendered and overpainted, the two doorways renewed and six new fixed-pane windows fitted to the upper level. An illuminated sign frame is above the remaining Stafford Street doorway. The overpainting continues around the west, north and east fronts, although on the west the overpainting only extends as far as the line of the adjoining building. This shows the original building was in a dark red exposed face brick; there is painted signage at the upper first floor level. Removal of the overpainting from the remainder of the building elevations would reveal the original face brick surface.

It appears that an upper level has been removed from the building, possibly as a result of the fire in the complex in 1903 (see 'History' above). This is evident in the sills of the upper level windows being visible above the first floor cornice, as are the roots of the piers. A carpark is located adjacent to the east side of the building, on an adjoining lot, with the railway to the immediate east again. The carpark is outside the recommended extent of Heritage Overlay.

Comparative Analysis

The former boot factory at 1-17 Stafford Street, Abbotsford compares in a general sense with other late nineteenth century former factory/warehouse buildings in the City of Yarra. However, the fenestration pattern and form, including the chamfered edges and sills, together with the face brick walling, brick stringcourses and brick pilasters/piers, directly link it to the historically related and adjoining (to the south) former Whybrow's Boot Factory at 198-200 Hoddle Street. The traditionally-proportioned first floor windows of the subject building are found in earlier factories; while the larger windows, as seen here on the ground floor, are found on other nearby former factories, including the Clifton Hill Company's building at 380-406 Hoddle Street (1913).¹⁶

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The former Whybrow's Boot Factory at 1-17 Stafford Street, Abbotsford is of local historical significance. It was established in 1892 by Arthur Whybrow, a leading boot manufacturer, at the height of the economic depression which particularly impacted on the working class suburbs of Collingwood and Abbotsford. It was the first of three substantial factories associated with the expanding Whybrow boot making operation, which eventually occupied the entire Hoddle Street frontage between Studley and Stafford streets. The third major building in the complex, constructed in 1914, remains adjoining at 198-200 Hoddle Street, Abbotsford. Whybrow was one of the first boot manufacturers to use lasting machines, which enabled the mass production of shoes. He is also understood to have been sympathetic to the welfare and comfort of his employees. By 1903, over 600 people were employed in the expanding complex, making it a major employer in the Collingwood area. The company at this time claimed to be the largest shoe manufacturer in the southern hemisphere. The factory was, in addition, one of a number of shoe and boot factories in Collingwood and Abbotsford, an area which attracted leather-based manufacturing due to the proximity to tanneries on the banks of the Yarra River.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The former Whybrow's Boot Factory at 1-17 Stafford Street, Abbotsford is of local aesthetic/architectural significance. The building dates from 1892 and is a substantial brick former factory building, with original fenestration. While the building has been modified, including through overpainting the original facebrick surface, and through the apparent loss of the upper level, it still reads as a nineteenth century factory building. It is also a companion building to the adjoining former Whybrow Boot Factory at 198-200 Hoddle Street, Abbotsford, which dates from 1914.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The former Whybrow's Boot Factory at 1-17 Stafford Street, Abbotsford dates from 1892 and is a two storey overpainted brick building, rectangular in plan, with a non-original shallow gable roof. The façade to Stafford Street comprises 11 bays, defined by pilasters or piers, with regularly spaced window openings, the majority of which are currently panelled in or overpainted. Large windows, recessed with chamfered edges and sills, are located in most of the bays at ground floor level; while at first floor the bays have pairs of windows of rectilinear form, also with chamfered edges and sills. Doors are located in two of the bays, near the east and west ends. A brick stringcourse separates ground and first floors; a cornice tops first floor level. The fenestration and treatment of the east elevation is recent. The overpainting continues around the west, north and east fronts, although on the west it extends as far as the line of the adjoining building, and beyond that reveals the original dark red exposed face brick. Removal of the overpainting from the remainder of the building elevations would reveal the original brick surface. It appears that an upper level has been removed from the building, as evidence of the level is visible above the first floor cornice.

How is it significant?

The former Whybrow's Boot Factory at 1-17 Stafford Street, Abbotsford is of local historical and aesthetic/architectural significance.

Why is it significant?

The former Whybrow's Boot Factory at 1-17 Stafford Street, Abbotsford is of local historical significance. It was established in 1892 by Arthur Whybrow, a leading boot manufacturer, at the height of the economic depression which particularly impacted on the working class suburbs of Collingwood and Abbotsford. It was the first of three substantial factories associated with the expanding Whybrow boot making operation, which eventually occupied the entire Hoddle Street frontage between Studley and Stafford streets. The third major building in the complex, constructed in 1914, remains adjoining at 198-200 Hoddle Street, Abbotsford. Whybrow was one of the first boot manufacturers to use lasting machines, which enabled the mass production of shoes. By 1903, over 600 people were employed in the expanding complex, making it a major employer in the Collingwood area. The company at this time claimed to be the largest shoe manufacturer in the southern hemisphere. The factory was, in addition, one of a number of shoe and boot factories in Collingwood and Abbotsford, an area which attracted leather-based manufacturing due to proximity to tanneries on the Yarra River. The former Whybrow's Boot Factory is also of local aesthetic/architectural significance. The building dates from 1892 and is a substantial brick former factory building, with original fenestration. While the building has been modified, including through overpainting and the apparent loss of the upper level, it still reads as a nineteenth century factory building. It is also a companion building to the adjoining former Whybrow Boot Factory at 198-200 Hoddle Street, Abbotsford, which dates from 1914.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

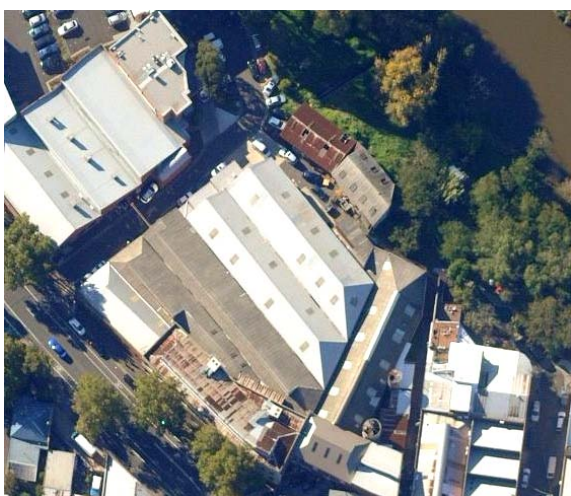
- 1 Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, pp.9, 12.
- 3 *Plan shewing the streets and buildings in existence in East Collingwood*, Clement Hodgkinson, 1858.
- 4 Hibbins, G.M., *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 11.
- 5 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p. 49.
- 6 G.M. Hibbins, *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 13.
- 7 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p. 53.
- 8 Andrew Ward, *Collingwood Conservation Study Review*, 1995, p. 222.
- 9 *Argus*, 22 October 1901; see also *The Advertiser*, Adelaide, 28 December 1903, p. 6.
- 10 *The Advertiser*, Adelaide, 28 December 1903, p. 6.
- 11 *Argus*, 26 December 1903, p. 7.
- 12 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, Part 2, p. 242.
- 13 *Australian Leather Journal*, 15 October 1903, p. 426, in Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, p. 63.
- 14 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, Part 2, p. 243.
- 15 *Sands and McDougall Melbourne and suburban directory, 1945-1974*.
- 16 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, pp. 165-166.

Name	'Tweedside'	
Address	53-63 Victoria Crescent, Abbotsford	Extent of Overlay
Place Type	Factory/ warehouse	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1910s-1940s	
Recommendation	Alter the Schedule to the Heritage Overlay (HO52) to include the correct address; and amend the Heritage Overlay map to cover the property as mapped here.	

Intactness Good Fair Poor



No 53- 63 Victoria Crescent, Abbotsford; view of the single storey building (at left) and two storey building (at right) that face west to Victoria Crescent.

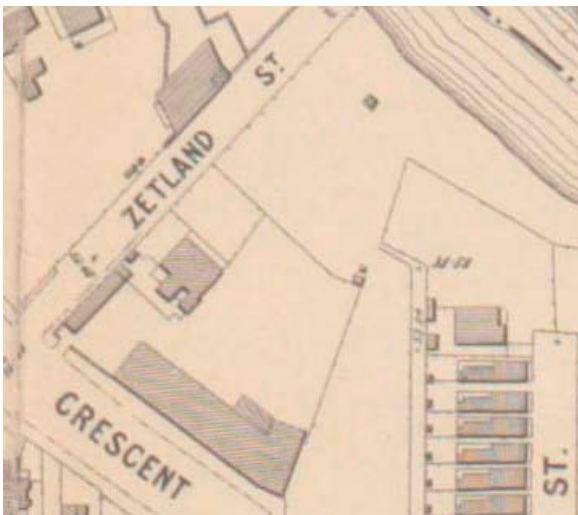


From left: Recent aerial photograph showing the subject property, with (at left) Zetland Street on the diagonal, and the rear building (at top) facing the Yarra River; detail of 'Tweedside' sign on the south-eastern bay of the two storey building to Victoria Crescent.

Source: Nearmap (12 March, 2012).



From left: Buildings on the property facing Zetland Street (Victoria Crescent is out of picture to the right); rear shed on the boundary with the Yarra River.



MMBW plans of subject site: left, 160 feet to 1 inch plan 38, Collingwood and Kew, 1897, and right MMBW detail plan 1307, 1901.



1945 aerial of subject site.

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s.²

East Collingwood, as the suburb was originally known, also began to develop a manufacturing industry from the 1840s, with the numbers of factories increasing significantly after the gold rushes commenced. By 1870, 43 factories were recorded as operating in Collingwood, the most of any suburb outside of the town of Melbourne.³ The poor drainage in the flats east of Hoddle Street in this period meant the area was less suited to housing.⁴ Land along the banks of the Yarra River began to be used by factories, particularly noxious industries, which relied on fresh water for washing and the river as a dumping ground for waste.⁵

In the 1850s, there were a number of small buildings along Victoria Crescent, although the area was more sparsely populated than the western part of Abbotsford towards Hoddle Street.⁶ By 1897, a large building – used for a fellmonger (tannery) operation – and a residence were located on the subject site; these are evident in the 1897 MMBW plan reproduced above. Tanneries were common in Collingwood and Abbotsford, near the Yarra River, in the nineteenth century. These operations also supported the growth of shoe and boot manufacturing in Collingwood and Abbotsford.⁷

By 1899, Joseph Emmerson was in occupation.⁸ The 1901 MMBW plan, identifies the main building on the site at this time as a 'wool scouring works'; wool scouring was a means of cleaning the greasy fleece from wool. In 1905-10, Frank Vial, a belt maker, occupied the property, when it was rated for a net annual value of £180.

The rate books, from this period, indicate that the buildings on the property were subsequently developed in stages. This is also evident in the roof forms shown on the current aerial image (see above), and in the form and appearance of the buildings to Victoria Crescent and Zetland Street.

Sauce and jam manufacturers Taylor Brothers Pty Ltd occupied the property during the 1910s, and by 1917 it was rated for a net annual value of £450. This jump in value (from £180 in 1910) most likely indicates building works undertaken in the 1910s. Tweedside Manufacturing Company then acquired the property in 1918, and launched into further development of the property in the period in 1919-20, which increased its net annual value to £820.⁹ The building at the corner of Victoria Crescent and Zetland Street (currently the 'Bardot' factory outlet), and some of the gable ended buildings facing Zetland Street most likely date from the development undertaken in the 1910s through to c.1920. The former may also have been an office building at least until the c.1940 building was constructed abutting to the east.

By 1940-41, further works were undertaken to the property, reflected in the net annual value increasing to £1841.¹⁰ This may have included the further extension of the buildings on the site towards the river (facing Zetland Street), and the construction of the two-storey office administration building with the Moderne style facade ('TWEEDSIDE') to Victoria Crescent. It is also interesting to note that the footprint of this latter building (see current aerial image) appears to be consistent with that of the earlier tannery and wool scouring building shown in the historic MMBW plans. The current aerial image also shows a roof form that may be older than c.1940. The Moderne styling and facade treatment may therefore have been a reworking of the earlier building, rather than a new construction on the property, although this has not been confirmed.

Woollen fabric manufacturers Tweedside (also listed in the mid-twentieth century as wool scourers) occupied the site for nearly fifty years. In 1924, the factory was burgled with 56 rolls of blue twill, worth £1,500, stolen from the premises.¹¹ When the company was liquidated and offered for sale in June 1967, it was described as an 'old established business operating in the woollen textile industry [with a] work force of some 170 (males and females) and a factory on approximately 2 acres under roof'.¹² The business included 'the processing of scouring, carbonising, carding, dyeing, weaving and finishing'.¹³ Later that month a takeover bid was received, with the market value of the company

given as £87,000.¹⁴ By the mid-1970s, Trio-Tex Textile Printing Company was located at the factory premises.¹⁵ The site is currently occupied as a warehouse outlet.

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.2: Developing a manufacturing capacity.

Description & Integrity

The property at 53-63 Victoria Crescent, Abbotsford, comprises a series of red brick former manufacturing buildings, from the early twentieth century, formerly known as 'Tweedside'.

The two storey c.1940 building positioned on the curve of Victoria Crescent, with no setback, is constructed in red brick. The Moderne style façade to Victoria Crescent has two wide overpainted rendered bands above the ground and first floor windows. There are evenly spaced original iron-framed tripartite windows and a central entry that appears to be a later modification. The windows to the bays either side of the main entry have been fitted with modern fixed-pane windows. The eastern most bay is a breakfront with four steel-framed windows, fluted mullions and cornice mouldings, and Moderne signage to the upper rendered band spelling 'TWEEDSIDE'. The lower left window has been filled in.

The single storey c.1920 building on the corner of Victoria Crescent and Zetland Street, has red face brick walling, protruding brick courses forming the stringcourse and upper cornice, and overpainted cement dressed lintels above the window and door openings. The windows have a rectilinear form, and have been fitted with steel security bars. The doorway is fitted with modern glass paneled doors and has two bluestone steps down to the footpath. This building has a corrugated steel-clad transverse hipped roof.

Behind the Victoria Crescent frontage, the gable-roofed red brick buildings on the property, which date from the 1910s and 1920s, step down towards the river, and face Zetland Street with a series of gable ends. The roofs are clad in galvanised corrugated steel. The brick gable ends have a variety of openings, including timber-framed windows with steel bars and cement-dressed lintels and sills, doors including large loading doors, and vehicle openings.

To the rear of the property, aligned with the Yarra River, there is a single storey gabled roof building entirely clad in corrugated galvanised steel. This is not of heritage interest.

The majority of the building forms on the property have restricted visibility from Victoria Crescent; the gable ends of the buildings are also the most visible elements of the property to Zetland Street.

Comparative Analysis

In a general sense, the buildings at 53-63 Victoria Crescent, Abbotsford, although of different forms and dates of construction, compare with other former manufacturing and industrial buildings/complexes of the early twentieth century in Yarra. For the industrial buildings on site dating from the 1910s and 1920s, the red face brick walling, cement-dressed lintels and sills, varied openings, and gabled roof forms, have parallels in former industrial building types throughout the municipality. The addition of the Moderne building to Victoria Crescent, as a more distinguished administration building, was also a common pattern with larger factory complexes. It represented the public face of the company to the principal street address; a modernizing of the operation; and a desire to locate the firm's office accommodation in a more distinguished building than the utilitarian factory buildings. The imposing c.1937 Byfas Building, at 8-12 Trenerry Crescent, Abbotsford, was part of an earlier former mills complex, and it too was in the Moderne style. The building, which incorporated office and factory, used a dog-toothed red face brick design of angled facets, related to Dutch Expressionist architecture of the 1914-18 period, and Moderne lettering in the façade signage. Similarly, the former Austral Silk and Cotton Mills complex at 80-110 Trenerry Crescent, Abbotsford, constructed in the 1920s by Yarra Falls Spinning Mills, included utilitarian factory buildings with a more substantial and distinguished combined factory and office building to Trenerry Crescent (the latter was not in the Moderne style). In the case of the subject property, the utilitarian factory buildings and more distinguished administration building also survive as a historically related group on a single property.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The property at 53-63 Victoria Crescent, Abbotsford, is of local historical significance. The red brick former manufacturing buildings date from the early twentieth century, principally from the Tweedside Manufacturing Company period of operation. They were makers of woollen cloth who occupied the property for nearly fifty years. Tweedside was preceded on the site, back into the nineteenth century, by other operations including a tannery, an earlier wool scourer, belt maker, and sauce and jam manufacturer. This history of the property is also representative of the broader history of industry along the Yarra River in Collingwood and Abbotsford, where sites on the banks of the river attracted factories, including noxious industries that relied on the water for washing and used the river as a dumping ground for waste.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The property at 53-63 Victoria Crescent, Abbotsford, is of local aesthetic/architectural significance. While the buildings generally, as types, have parallels with other former industrial buildings throughout the municipality, the 1910s-1940s factory and administration buildings survive here as a historically related and substantially externally intact group on a single property. The c.1940 Moderne building is the more distinguished, with its long façade positioned on the curve of Victoria Crescent, enhanced by the steel-framed windows, wide overpainted rendered bands, and the Moderne detailing at the east end in particular including the fluted mullions, cornice mouldings and 'TWEEDSIDE' signage. The single storey c.1920 building on the corner of Victoria Crescent and Zetland Street is less distinguished, but still demonstrative of a former factory complex building of its period. The utilitarian buildings facing Zetland Street also have a strong presence to that street, and to this area of the Yarra River environs, through their complementary gabled forms.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The property at 53-63 Victoria Crescent, Abbotsford, comprises a series of red brick former manufacturing buildings dating from the 1910s to 1940s. The two storey c.1940 building on the curve of Victoria Crescent, has wide overpainted rendered bands above the ground and first floor steel-framed windows, a central entry, and an easternmost breakfront bay with fluted mullions, cornice mouldings and Moderne signage to the upper rendered band. The single storey c.1920 building on the corner of Victoria Crescent and Zetland Street, has a corrugated steel-clad transverse hipped roof, brick stringcourse and upper cornice, and overpainted cement dressed lintels above the rectilinear windows and door openings. Behind the Victoria Crescent frontage, and facing Zetland Street, a series of gable-roofed and gable-ended red brick buildings step down the site towards the river. The gable ends have a variety of openings, including timber-framed windows with steel bars and cement-dressed lintels and sills, doors including large loading doors, and vehicle openings.

While the historical significance applies to the whole of the site, the focus of the architectural significance is on the buildings to Victoria Crescent, and the gable ended forms of the buildings facing Zetland Street. The rest of the built form on the site has very restricted visibility from the public streetscapes.

How is it significant?

The property at 53-63 Victoria Crescent, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

The property at 53-63 Victoria Crescent, is of local historical significance. The red brick former manufacturing buildings date from the early twentieth century, principally from the Tweedside Manufacturing Company period of operation; they were makers of woolen cloth who occupied the property for nearly fifty years. Tweedside was preceded on the site, back into the nineteenth century, by other operations including a tannery, an earlier wool scourer, belt maker and sauce and jam manufacturer. This history is representative of the broader history of industry along the Yarra River in Collingwood and Abbotsford, where sites on the river banks attracted factories, including noxious industries that relied on the water for washing and used the river as a dumping ground for waste. The property is also of local aesthetic/architectural significance. While the buildings generally, as types, have parallels with other former industrial buildings throughout the municipality, the 1910s-1940s factory and administration buildings survive here as a historically related and substantially externally intact group on a single property. The c.1940 Moderne building is the more distinguished, with its long façade positioned on the curve of Victoria Crescent, enhanced by the steel-framed windows, wide overpainted rendered bands, and the Moderne detailing at the east end in particular including the fluted mullions, cornice mouldings and 'TWEEDSIDE' signage. The single storey c.1920 building on the corner of Victoria Crescent and Zetland Street is less distinguished, but still demonstrative of a former factory complex building of its period. The utilitarian buildings facing Zetland Street also have a strong presence to that street, and to this area of the Yarra River environs, through their complementary gabled forms.

Recommendation regarding extent of Heritage Overlay

Comments are included above on the focus of architectural significance for this property, being the buildings to Victoria Crescent, and the gable ended forms of the buildings facing Zetland Street.

As per the 'Recommendation' at the top of this citation, this property is already listed in the Schedule to the Heritage Overlay (HO52, 'Former Tweedside Mills'), although the address in the Schedule is incorrectly listed as 57-63 Victoria Crescent. It is recommended that the address be amended to 53-63 Victoria Crescent.

It is also recommended that the Heritage Overlay map be amended to reflect that shown in the 'Extent of Overlay' included at the top of this citation. At present, the Heritage Overlay map for HO52 incorrectly covers the property at 65-69 Victoria Crescent, located on the opposite side of Zetland Street.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Reference

Specific:

- 1 Fitzroy Urban Conservation Study Review 1992, p 4.1
- 2 Allom Lovell & Associates, City of Yarra Heritage Review, Volume One, Thematic Environmental History, pp.9, 12.
- 3 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p 49.
- 4 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, Part B, 1992, p. 49.
- 5 Allom Lovell & Associates, *City of Yarra Heritage Review, Volume 1, Thematic Environmental History*, 1992, p. 37.
- 6 *Plan shewing the streets and buildings in existence in East Collingwood*, Clement Hodgkinson, 1858.
- 7 G.M. Hibbins, *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 13.
- 8 MMBW plan, scale 160 feet to 1 inch. no.38 , Collingwood & Kew 1897, City of Collingwood rate books, Victoria Ward, 1899.
- 9 City of Collingwood rate books, Victoria Ward, 1919-21.
- 10 City of Collingwood rate books, Victoria Ward, 1940-41
- 11 *Argus*, 26 February 1924, p. 11
- 12 *Age*, 9 June 1967, p. 7.
- 13 *Age*, 9 June 1967, p. 7.
- 14 *Age*, 27 June 1962, p. 8
- 15 *Sands and McDougall Melbourne and suburban directory*, 1974.

Name	Quint Café (former Duke of Albany Hotel)	
Address	323-325 Victoria Street, Abbotsford	Extent of Overlay
Place Type	Shop and residence	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1880s, 1930s, possibly earlier	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

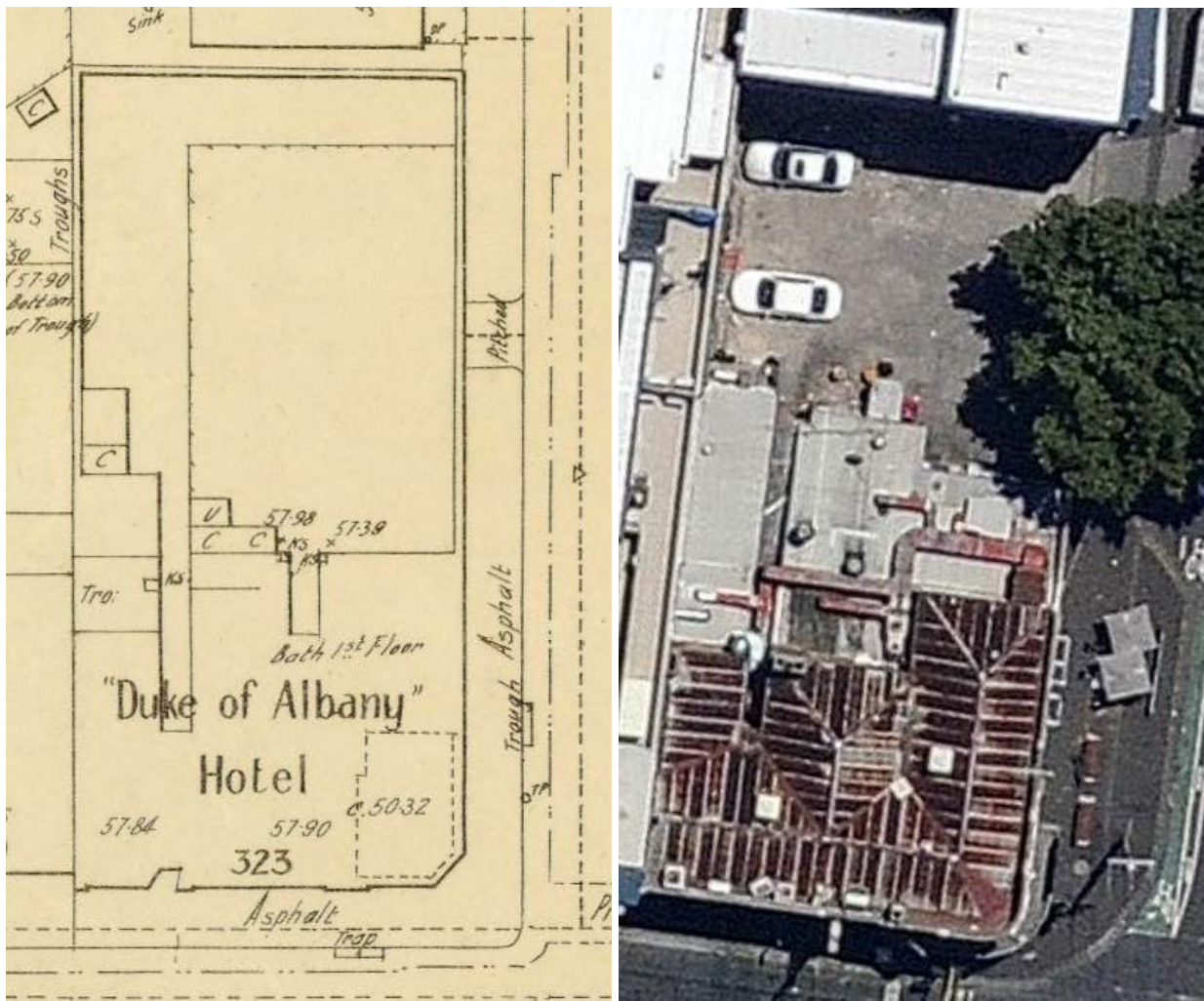
Intactness Good Fair Poor



323- 325 Victoria Street, Abbotsford; view of the south-east corner of the building.



From left: South elevation on Victoria Street; east elevation on Nicholson Street.



From left: Extract from the MMBW plan no. 1311 dated 1901 showing the building envelope at this time; recent aerial view of the property showing the hipped roof forms behind the c.1930s facade. Source: State Library of Victoria; Nearmap (17 January, 2012).

History

In the 1840s, Abbotsford was home to the villas and mansions of some of Melbourne's wealthier residents, including Mayfield, St Hellier's, Abbotsford, Studley and Campbellfield. By the 1850s, however, industry had become well established along the banks of the Yarra River, including fell mongers, tanners, slaughterhouses and breweries.¹ Victoria Street – the boundary between Richmond and Abbotsford – was originally known as Simpson's Road. Although the name Victoria Street had been adopted by the 1850s, references to Simpson's Road continued through the nineteenth century and into the early part of the twentieth century.

By 1860, the block of Victoria Street between Hoddle and Nicholson streets included a greengrocer, bootmakers, chemist and dealers on the Abbotsford (north) side on the street, while the Richmond (south) side of the street was a much more established retail strip, with businesses including bakery, butchers, hairdressers, grocers and two hay and corn stores amongst others. The street also became home to an increasing number of hotels, with three – Simpson's (on the subject site), the Glasgow Arms and the Burke and Wills – located in the small section between Little Charles Street and the eastern corner of Nicholson Street by 1870.²

In September 1853, Noah Roper was granted a licence for a 'house in Simpsons-road, Richmond, to be called Simpson's Hotel'.³ This earlier bluestone hotel operated as Simpson's Hotel or Simpson's-road hotel until the early 1880s when it changed to the Duke of Albany Hotel.⁴ Hotels played an important social, recreational and political role in the nineteenth and twentieth century, particularly for

working class communities, and numerous public and political meetings were held at Simpson's Hotel in the mid-nineteenth century.⁵

It is unclear from the rate books when this earlier hotel was replaced by the current two-storey brick hotel. It is possible alterations or works of this nature occurred in the late 1880s, when the net annual value increased from £90 to £120, to coincide with the change of business name.⁶ The appearance of the hotel was also substantially altered by 1933.⁷ This often occurred with Melbourne hotels in the interwar period, due to (then) hotel licensing requirements.

The Duke of Albany hotel made the newspapers a number of times during its operation, having been declared unsafe in 1894, been the site of a mob brawling with police in the 1940s, and was for a time owned by the wife of lightweight boxer Herb McCoy.⁸ The Duke of Albany continued to operate on the site until its closure in the 1980s, after which the property has generally operated as a restaurant.⁹

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.6: Entertaining and socialising.

Description & Integrity

The building at no. 323- 325 Victoria Street, Abbotsford is a two storey corner hotel constructed in the nineteenth century with façade alterations in the twentieth century. It has a series of hipped roof forms clad in corrugated galvanised steel that appear to be long standing. The roof is punctuated by two exposed brick chimneys to the rear and one rendered in smooth stucco positioned towards the front. Only these three chimneys are visible from the street. The Victoria Street façade returns around Nicholson Street on the east side in a smooth-stuccoed finish with a parapet rising in three rounded steps to the curved corner, with course line mouldings; a flagpole is anchored in two of the mouldings. On the first floor there are four steel-framed windows with fanlights and horizontally-proportioned panes to both the south and east elevations. The first floor corner is also set with steel framed horizontally-proportioned windows that are faceted to fit the curve of the corner, and timber flush-paneled doors at either end of the corner window that open to a curved cantilevered balcony with steel tube balustrade. The bays flanking the faceted corner window appear to be filled-in as part of more recent alterations. The ground floor has been altered externally, with the introduction of two large shop fronts to Victoria Street, two new columns flanking the corner entrance with timber paneled entry doors and timber framed sidelights. The side door onto Nicholson Street is also recent, surmounted by a shallow hood in sheeting with a cut-out semicircular upper panel.

The rear north elevation, visible from Nicholson Street, has a series of ad hoc brick structures with skillion roof forms clad in corrugated steel. All of the northern walls are overpainted brick. To the rear of the building, there is a concrete car parking area enclosed by an overpainted brick wall on the east side.

Comparative Analysis

Nineteenth century hotels with interwar makeovers are common occurrences in inner Melbourne. The former Duke of Albany Hotel at no. 323- 325 Victoria Street, Abbotsford, however, is distinguished by its Streamlined Moderne styling. Similar hotel treatments can be seen at the Royal Hotel and the Cricketer's Arms, both in Punt Road, Richmond. The Orrong Hotel at the High Street-Orrong Road corner in Malvern is also similarly treated. All these hotels continued the tradition of bringing earlier hotels up to date with refurbishments in a contemporary style. A date of the early 1930s also places the makeover in this style as comparatively early. Harry Norris' streamlined Burnham Beeches was designed and built between 1930 and 1933; and Oakley and Parkes' Yuille House in Little Collins Street was completed in a dramatically Moderne style in 1932-3.¹⁰ Otherwise the external style is more characteristic of later 1930s designs such as Cowper Murphy and Appleford's Sun Cinema in Yarraville.¹¹

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical significance. The property has accommodated a hotel for approximately 130 years, beginning with Simpson's Hotel from at least the 1850s, when Victoria Street was known as Simpson's Road and the section of street between Hoddle and Nicholson streets was developing its retail and commercial character. The earlier hotel was replaced by the current two-storey brick building, possibly in the 1880s, when it was known as the Duke of Albany Hotel; and in the 1930s, the external appearance of the hotel was dramatically altered, in line with many hotel makeovers of the interwar years.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local aesthetic/architectural significance, distinguished by the Streamlined Moderne remodeling of the early 1930s. While similar hotel treatments can be seen elsewhere in Yarra and outside the municipality, the date of the early 1930s places this particular stylistic makeover as a comparatively early example. Although altered at ground floor level, and with some modifications to the first floor form, the Streamlined Moderne styling of the building still reads strongly, particularly the curved emphasis to the Victoria and Nicholson street corner. Elements of note include the three-stepped parapet with course line mouldings; flagpole anchored in two of the mouldings; steel-framed windows; faceted windows to the first floor corner and the curved cantilevered balcony with steel tube balustrade.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, was constructed in the nineteenth century with façade alterations undertaken in the early 1930s. It has a series of hipped roof forms clad in corrugated galvanised steel, and a collection of chimneys. The Victoria Street façade returns around Nicholson Street on the east side in a smooth-stuccoed finish with a parapet rising in three rounded steps to the curved corner, with course line mouldings and a flagpole anchored in two of the

mouldings. At first floor level there are steel-framed windows with fanlights and horizontally-proportioned panes to both the south and east elevations. The first floor corner is also set with steel-framed horizontally-proportioned windows that are faceted to fit the curve of the corner, and doors at either end of the corner window opening to a curved cantilevered balcony with steel tube balustrade. The ground floor has been altered externally.

How is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical significance. The property has accommodated a hotel for approximately 130 years, beginning with Simpson's Hotel from at least the 1850s, when Victoria Street was known as Simpson's Road and the section of street between Hoddle and Nicholson streets was developing its retail and commercial character. The earlier hotel was replaced by the current two-storey brick building, possibly in the 1880s, when it was known as the Duke of Albany Hotel; and in the 1930s, the external appearance of the hotel was dramatically altered, in line with many hotel makeovers of the interwar years. The former hotel is also of local aesthetic/architectural significance, and is distinguished by the Streamlined Moderne remodeling of the early 1930s. The date of the early 1930s also places this particular stylistic makeover as a comparatively early example. Although altered in part, the Streamlined Moderne styling of the building still reads strongly, particularly the curved emphasis to the Victoria and Nicholson street corner. Elements of note include the three-stepped parapet with course line mouldings; flagpole anchored in two of the mouldings; steel-framed windows; faceted windows to the first floor corner; and the curved cantilevered balcony with steel tube balustrade.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ Allom Lovell & Associates, *Former Denton Hat Mills Conservation Management Plan*, 2003, p. 5.
- ² *Sands and McDougall Melbourne and suburban directory*, 1860-1870
- ³ *Argus*, 7 September 1853, p. 5.
- ⁴ City of Collingwood rate books, Victoria Ward, 1874-1883.
- ⁵ Allom Lovell & Associates, *City of Yarra Heritage Review, Thematic Environmental History*, p. 93.
- ⁶ City of Collingwood rate books, Victoria Ward, 1884-1886.
- ⁷ MMBW 400:1 plan no.36 , City of Richmond, 1933.
- ⁸ *Advocate*, 6 September 1948, *Mercury Weekly Courier*, 8 September 1899, *Townsville Daily Bulletin*, 29 May 1952.
- ⁹ Collingwood Historical Society, Duke of Albany Hotel – Abbotsford, http://www.collingwoodhs.org.au/index.php?p=3_24, accessed 28 May 2012.
- ¹⁰ Philip Goad and others, *Melbourne Architecture*, Watermark, Sydney, 1999 (First edition) and 2009 (3rd edition).
- ¹¹ Goad and others, *Melbourne Architecture*, pp. 136 (Yuille House), 137 (Newspaper House), and 138 (Burnham Beeches); en.wikipedia.org/wiki/Sun_Theatre, viewed 25 May 2012.

Name	Dyason & Co. Cordial Factory	
Address	63 Cambridge Street (and 44 Oxford Street), Collingwood	Extent of Overlay
Place Type	Factory	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1889 with later building stages.	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



Left to right: Views of 63 Cambridge Street, Collingwood, showing the altered east façade.

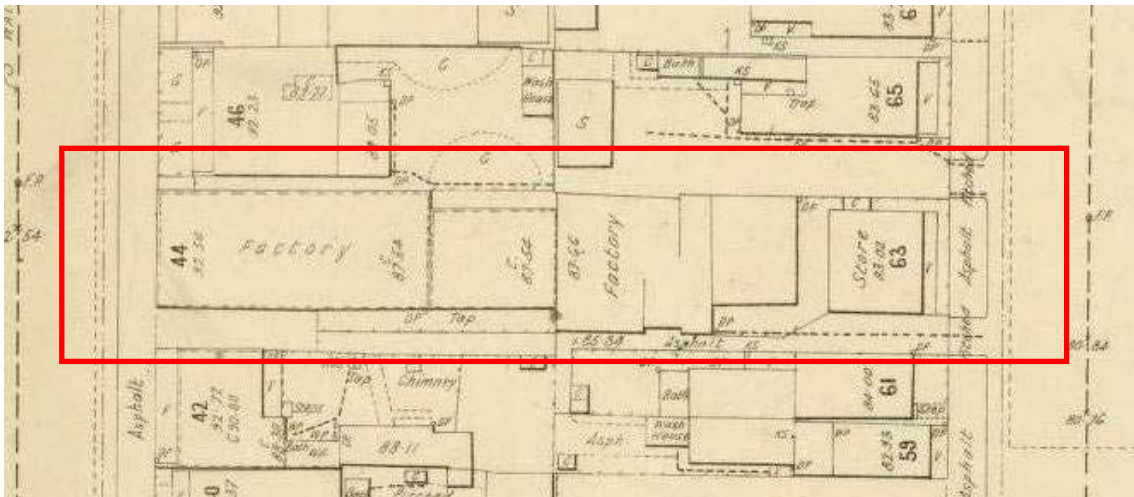


Left to right: 44 Oxford Street, Collingwood, showing the bluestone wall on the lower level and west façade with parapet detailing intact.

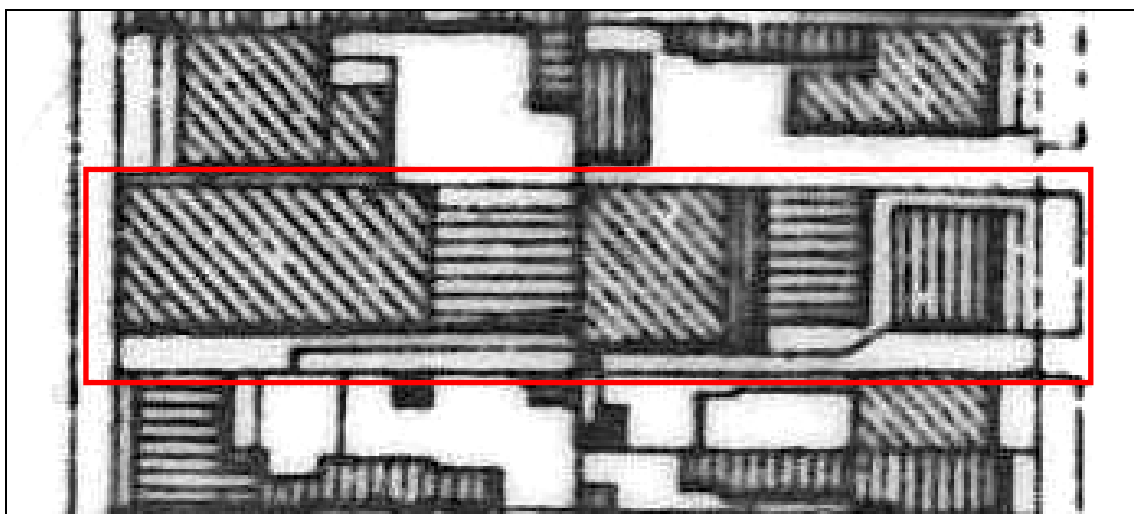


Recent aerial photograph of the property showing the building extending from Oxford Street (left, west end) to Cambridge Street (right, east end).

Source: Nearmap (12 March, 2012)



MMBW detail plan no. 1208 showing two separate buildings on the site in 1899. The buildings were joined in the early twentieth century.



MMBW plan (160:1) c.1897 no. 28 showing the construction materials of the original buildings. The building at the west end (left) facing Oxford Street (which is extant) and the building in the mid-section of the site were constructed of stone or brick, and all other buildings were timber.

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s.²

Early street layout in Collingwood had an unplanned character, as the subdividers of the original large allotments laid out roads to suit their own purposes. Langridge Street, to the immediate south of this property, was known as Elizabeth Street between Wellington and Rupert streets in the 1850s, and terminated at Wellington Street. Charles Hutton, the owner and subdivider of the land east of Smith Street in East Collingwood, had created Peel and Derby streets as thoroughfares to Smith Street, and it was only later that Langridge Street was created to form an extension to Gertrude Street.³

East Collingwood, as the suburb was originally known, began to develop a manufacturing industry from the 1840s, with the numbers of factories increasing significantly after the gold rushes commenced. By 1870, 43 factories were recorded as operating in Collingwood, the most of any suburb outside of the town of Melbourne.⁴

The late nineteenth century saw a peak in cordial and soft drink production and consumption, prompted by the warm climate and the rise of the temperance movement's efforts against 'hard' (alcoholic) drinks. The cordial industry grew significantly during the 1880s and 1890s, with numerous inner suburban factories supplying drinks to their local areas.⁵

Joshua Dyason established his cordial manufacturer and produce merchant business in Carlton in 1869, which his son joined as a partner by 1873.⁶ By 1886, Dyason and Son, cordial manufacturers, were established elsewhere in Cambridge Street, Collingwood, and were reported as being 'renowned' for their 'Parramatta Lime Juice...a pleasant and wholesome summer beverage' with medicinal properties.⁷ After the death in 1888 of Joshua Dyason aged 73, John Dyason continued the cordial business, moving to nearby Oxford Street.⁸ In 1888-9, a brick factory fronting Oxford Street was constructed, which was rated for a net annual value of £100.⁹ This is the subject building on the property at 44 Oxford Street. J P Dyason was well known in the community, and stood in the 1894 local elections; he was described as 'highly esteemed by a large circle of friends, and has a reputation for geniality, ability and integrity'.¹⁰

By 1897, there were two separate cordial factory buildings on the subject site of 44 Oxford Street through to 63 Cambridge Street. The MMBW plan of 1897 shows the current 1889 brick factory fronting Oxford Street, with the Cambridge Street allotment comprising a brick factory building to the rear and a timber store building fronting Cambridge Street. In the early part of the twentieth century, the current brick building fronting Cambridge Street was constructed, and then consolidated into one large factory complex with the earlier building to Oxford Street.

Dyason, Son & Co continued to operate on the site until the 1920s. A 1908 advertisement assured readers that Dyason's was made 'only of pure fruit and cane sugar' and were 'healthful, delicious, refreshing'.¹¹ After the cordial makers vacated the site, it was occupied by a sauce manufacturer and a preserving works during the interwar years.¹²

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.2: Developing a manufacturing capacity.

Description & Integrity

The former Dyason & Co. Cordial Factory at 63 Cambridge Street and 44 Oxford Street, Collingwood, was constructed in stages from 1889. The property incorporates a long rectilinear two-storey red brick former factory building, constructed in stages; the facades at both ends to Cambridge and Oxford streets were originally similar, albeit the later façade to Cambridge Street has been altered. The building is positioned along the north side of the property, extending to the east and west boundaries, with an asphalted car parking area to the southern side. The building has a long single-

hipped roof form, with a gable to Oxford Street and a hipped end to Cambridge Street. It has been reclad in corrugated galvanised steel, and two lanterns visible at the Oxford Street end are of recent construction. The building incorporates bluestone walls on both sides at the Oxford Street (west) end, in coursed rubble. The walls are otherwise in red brick, overpainted on the north side, and partly overpainted on the south side. The windows to the south elevation range in period and style, indicating modifications to the wall, and openings, over time. The south elevation near the east end of the property is particularly modified.

The intended façade design for the Cambridge Street frontage is best read from Oxford Street, where the parapeted west elevation remains largely intact, albeit with new glazing to the windows. Two corbelled half-columns, left in exposed face brick, rise to frame the central signage panel of the prominent parapet, which is capped by a triangular pediment. It is assumed that the signage panel was always blank in roughcast stucco. The piers all terminate with mouldings, either rectangular as in the two centre columns, or eight-sided in the case of the two corbelled and canted piers rising at each corner. These various piers and half-columns act to frame the arched windows and a recessed doorway in the northern bay. Grilled basement windows bring the recessed set of windows down to ground level, sharing a common bluestone footing with the front door. The Cambridge Street façade appears to have originally been similar to the Oxford Street facade, with four corbelled but engaged columns bracketing a main entry and two flanking windows at ground floor level, all with segmental arches rather than the round-topped windows. The engaged piers are all cut off above cornice level. Above the cornice line, the first floor has been rebuilt with new fenestration to the front and sides. The parapet has been removed, and there is a plain cornice of two brick courses, slightly projecting from the walls below. The street front windows all have new glazing and overpainted steel security bars. To the central bay there is a non-original double leaf overpainted timber door with a concertina grille.

Comparative Analysis

Cordial factories were numerous in Melbourne at the end of the nineteenth century, due to the popularity of aerated waters and 'soft drinks'.¹³ Other late nineteenth century cordial factories can be seen at 8-12 Spring Street, Fitzroy (VHR H2257), constructed in 1882; at 35-37 Lithgow Street, Abbotsford; and at 175 Fitzroy Street, Fitzroy.¹⁴ More generally, the combined building on the subject property is an example of a late nineteenth and early twentieth century former factory/warehouse building in the City of Yarra. Having two formal frontages, to both Cambridge and Oxford streets, is unusual but demonstrative of the history of the site development. In elevation the building frontage to Oxford Street compares with 198 and 202 Little Lonsdale Street, designed by J Edmund Burke, where a set of linked windows and spandrels, capped by concluding arches, is sustained for the entire height of a building and kept in parallel by several large piers. Another point of comparison is with the 1895 former boot factory 64 Wellington Street, Collingwood, where a distinct 'office' or 'front' end is linked to the other elevations, and reads as both distinct from yet a continuation of them.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The former Dyason & Co. Cordial Factory at 63 Cambridge Street and 44 Oxford Street, Collingwood, is of local historical significance. It was established in 1888-9 by John Dyason, son of cordial manufacturer and produce merchant Joshua Dyason, who was originally based in Carlton. The original 1888-9 brick factory fronting Oxford Street was incorporated into the later building fronting Cambridge Street in the early twentieth century, to form one large factory complex; Dyason, Son & Co continued to operate on the site until the 1920s. The property is also significant as a component of the industry and manufacturing which characterised Collingwood in the second half of the nineteenth and early twentieth centuries; and as an example of a cordial factory dating from the period when cordial and soft drink production and consumption peaked, in part due to the rise of the temperance movement.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The former Dyason & Co. Cordial Factory at 63 Cambridge Street and 44 Oxford Street, Collingwood, is of local aesthetic/architectural significance. The two building components are examples of late nineteenth and early twentieth century former factory/warehouse buildings in the City of Yarra, with formal frontages to both Cambridge and Oxford streets. The handsome façade to Oxford Street is the more intact of the two frontages, and more engaging in the streetscape context. Elements of note include the corbelled half-columns in exposed face brick, which rise to frame the central signage panel in the prominent parapet, which is capped in turn by a triangular pediment; and the piers which terminate with mouldings. The piers and half-columns also frame and draw attention to the arched windows and recessed doorway.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The former Dyason & Co. Cordial Factory at 63 Cambridge Street and 44 Oxford Street, Collingwood, was constructed in stages from 1889, and incorporates a long rectilinear two-storey red brick hipped roof former factory building, with frontages to two streets. The building is positioned along the north side of the property, with an asphalted car parking area to the southern side. The windows to the south elevation range in period and style, indicating modifications to the wall and openings; the south elevation near the east end of the property is particularly modified. The parapeted Oxford Street façade is largely intact, and includes original details such as corbelled half-columns and canted piers, a central signage panel capped by a triangular pediment in the prominent parapet, mouldings, and arched windows. The Cambridge Street façade is less intact, but appears to have been similarly detailed to the Oxford Street façade.

How is it significant?

The former Dyason & Co. Cordial Factory at 63 Cambridge Street and 44 Oxford Street, Collingwood, is of local historical and aesthetic/architectural significance.

Why is it significant?

The former cordial factory, established in 1888-9 by John Dyason, son of cordial manufacturer and produce merchant Joshua Dyason, is of local historical significance. The original 1888-9 brick factory fronting Oxford Street was incorporated into the later building fronting Cambridge Street in the early twentieth century, to form one large factory complex; Dyason, Son & Co continued to operate from the site until the 1920s. The property is also significant as a component of the industry and manufacturing which characterised Collingwood in the second half of the nineteenth and early twentieth centuries; and as a former cordial factory dating from the period when cordial and soft drink production and consumption peaked, in part due to the rise of the temperance movement. The former cordial factory is additionally of local aesthetic/architectural significance. The two building components are examples of late nineteenth and early twentieth century former factory/warehouse buildings in the City of Yarra, with formal frontages to both Cambridge and Oxford streets. The façade to Oxford Street is particularly handsome, the more intact of the two frontages, and more engaging in the streetscape context. Elements of note include the corbelled half-columns in exposed face brick, which rise to frame the central signage panel in the prominent parapet, which is capped in turn by a triangular pediment; and the piers which terminate with mouldings. The piers and half-columns also frame and draw attention to the arched windows and recessed doorway.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Fitzroy Urban Conservation Study Review 1992, p 4.1
- 2 Allom Lovell & Associates, City of Yarra Heritage Review, Volume One, Thematic Environmental History, pp.9, 12.
- 3 Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, p. 14.
- 4 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p 49.
- 5 *Sands and McDougall Melbourne and suburban directory, 1880-1900.*
- 6 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p. 120.
- 7 *Mercury and Weekly Courier*, 24 December 1886, p. 2.
- 8 *Argus*, 10 May 1888, p. 1, City of Collingwood Rate Books, Barkly Ward, 1886-1892.
- 9 City of Collingwood Rate Books, Barkly Ward, 1886-1892.
- 10 *Mercury and Weekly Times*, 7 June 1894, p. 3.
- 11 *Argus*, 3 January, 1908, p. 4.
- 12 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p. 120.
- 13 Victorian Heritage Register citation H2257, Former Cordial Factory, <http://vhd.heritage.vic.gov.au>.
- 14 Victorian Heritage Register, <http://vhd.heritage.vic.gov.au>

Name	Ideal Box Co. factory	
Address	90-94 Rokeby Street, Collingwood	Extent of Overlay
Place Type	Factory/ warehouse	
Survey Date	April 2012 (external inspection only)	
Date of Construction	c. 1921	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



90-94 Rokeby Street, Collingwood, west façade; note original 'IDEAL BOX' signage at top of the south wall (right of picture).



From left: South-west end of building; main entry on the south side of the central pier.



Recent aerial view of the property showing the gable roof form over the southern half of the building and the later roof to the northern half of the building.

Source: Nearmap (12 March, 2012).

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s.²

Early street layout in Collingwood had an unplanned character, as the subdividers of the original large allotments laid out roads to suit their own purposes. Langridge Street, just south of the subject property, was known as Elizabeth Street between Wellington and Rupert streets in the 1850s, and terminated at Wellington Street. Charles Hutton, the owner and subdivider of the land east of Smith Street in East Collingwood, had created Peel and Derby streets as thoroughfares to Smith Street, and it was only later that Langridge Street was created to form an extension to Gertrude Street.³

East Collingwood, as the suburb was originally known, began to develop a manufacturing industry from the 1840s, with the numbers of factories increasing significantly after the gold rushes commenced. By 1870, 43 factories were recorded as operating in Collingwood, the most of any suburb outside of the town of Melbourne.⁴

By 1897, a small timber building had been constructed on the subject site.⁵ Rokeby Street between Langridge and Gipps streets was substantially developed by this time, comprising numerous small timber or brick cottages, three hotels and a tannery. This later nineteenth century pattern of development, with a mix of workers' cottages, hotels, manufacturing and industry, was typical of Collingwood. However, as local manufacturing continued to develop, many of the residential areas made way for large factory complexes. This occurred in Rokeby Street, and in other areas of Collingwood east of Smith and Wellington streets.

A case factory operated by A E Connor was located at 96 Rokeby Street by 1920. In 1921-22, the Ideal Box Factory (the subject building) was established at 90-94 Rokeby Street. The numerous factories in the area would likely have been the source for much of the box factory's products,

including the nearby Yorkshire and Victoria breweries.⁶ In the mid-1920s, Ideal Box manufactory was one of approximately thirty-five box makers in Melbourne listed in the *Sands & McDougall* directory.

In the 1950s, Ideal Box Manufacturing Pty Ltd advertised for letterpress and carton machinists, bench hands 'used to plain and fancy box covering' and girls to 'learn trade', offering 'congenial conditions' and 'good wages'.⁷ The company continued to occupy the site into the 1970s, when it operated as Ideal Boxes and Cartons.⁸

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.2: Developing a manufacturing capacity.

Description & Integrity

The property at 90-94 Rokeby Street, Collingwood, on the east side of the street, dates from c.1921 and is a large single storey red brick factory/warehouse building which occupies the whole of its site, and has a pair of symmetrical gable-ended bays to Rokeby Street. The south bay has a gabled roof form, clad in steel decking, with non-original skylights; the roof to the north bay does not appear to be original – it has a sloping or skillion form – and is also clad in steel decking. The Rokeby Street façade has a central entrance, large vehicle entry with roller door at the northern end, and sets of steel-framed multi-paned windows. The façade walls are in exposed red brick with concrete lintels, and overpainted cement dressed cornices and gable surrounds; the gables are square-sectioned at the top, and separated by (three) piers with dentilated cornices. At ground level, the wall footings are battered out with chamfered-top brickwork. The north gable has its original stuccoed signage panel at top, while in the south gable this has been replaced by steel framed windows which provide light to an internal mezzanine/attic level. Original 'IDEAL BOX' signage remains at the top of the south wall, on the return of the southernmost pier. The windows/openings to the south bay have been modified, but remain largely sympathetic to those of the north bay. The majority of the building behind the Rokeby Street frontage is not visible, save for the south elevation which can be seen from the street. There are window openings placed along this elevation.

Comparative Analysis

The building at 90-94 Rokeby Street, Collingwood, is an example of an early twentieth century former factory/warehouse building in Collingwood. It displays some typical characteristics, such as liberal use of red face brick walling, concrete lintels, cement rendered dressings and steel-framed windows. It is distinguished, however, by the symmetrical gabled frontage, including the square-sectioned gables and piers with dentilated cornices. The survival of the original 'IDEAL BOX' signage is also of note. A building of similar form and expression is located at 14 Glasgow Street, Collingwood, although this has a single gabled bay only. Other 1920s counterparts are found in and outside the municipality, including in Tanner and Wangaratta streets, Richmond, and in Adderley Street, West Melbourne.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The former Ideal Box Factory building at 90-94 Rokeby Street, Collingwood, is of local historical significance. It was established in c.1921, to provide boxes for the numerous manufactories located in the area. It is also an example of early twentieth century development in Rokeby Street and this area of Collingwood, when large 'modern' factory complexes were replacing nineteenth century workers' cottages and earlier manufacturing/industrial uses. The box company continued to occupy and operate from the property into the 1970s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The former Ideal Box Factory building at 90-94 Rokeby Street, Collingwood, is of local aesthetic/architectural significance. It is an example of an early twentieth century former factory/warehouse building in Collingwood, which displays the typical characteristics of liberal use of red face brick walling, concrete lintels, cement rendered dressings and steel-framed windows. However, it is distinguished by the symmetrical gabled frontage, square-sectioned gables, and piers with dentilated cornices. The survival of the original 'IDEAL BOX' signage is also of note.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The property at 90-94 Rokeby Street, Collingwood, is a large single storey red brick factory/warehouse building constructed in c.1921, which occupies the whole of its site. It has a pair of symmetrical gable-ended bays to Rokeby Street; the bays have different roof forms. The Rokeby Street façade has a central entrance, large vehicle entry with roller door at the northern end, and steel-framed multi-paned windows. The façade walls are exposed red brick with cement dressed overpainted cornices and gable surrounds; the gables are square-sectioned at the top, and separated by (three) piers with dentilated cornices. The north gable retains its original stuccoed signage panel at top. Original 'IDEAL BOX' signage also remains at the top of the south wall, on the return of the southernmost pier. The windows/openings to the south bay have been modified, but remain largely sympathetic to those of the north bay.

How is it significant?

The former Ideal Box Factory building at 90-94 Rokeby Street, Collingwood, is of local historical and aesthetic/architectural significance.

Why is it significant?

The former Ideal Box Factory building is of local historical significance, as a box making operation established in c.1921, to provide boxes for the numerous local manufactories. It is also an example of early twentieth century development in Rokeby Street and this area of Collingwood, when large 'modern' factory complexes were replacing nineteenth century workers' cottages and earlier manufacturing/industrial operations. The box company continued to occupy and operate from the property into the 1970s. The building is additionally of local aesthetic/architectural significance. It is


an example of an early twentieth century former factory/warehouse building in Collingwood, which displays typical characteristics such as the liberal use of red face brick walling, concrete lintels, cement rendered dressings and steel-framed windows. The building is distinguished however, by the symmetrical gabled frontage, square-sectioned gables, and piers with dentilated cornices. The survival of the original 'IDEAL BOX' signage is also of note.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

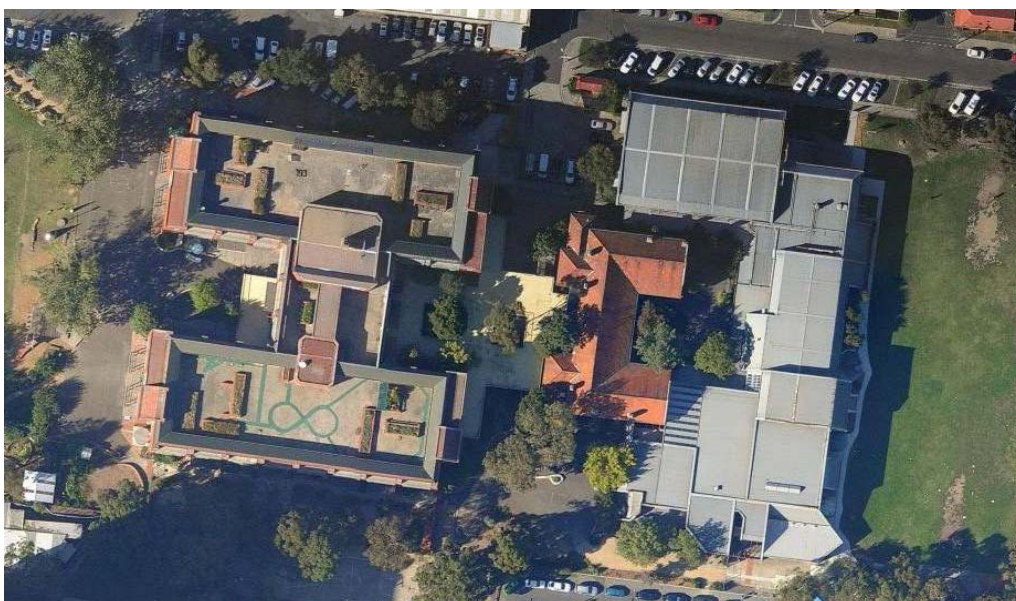
- ¹ Allom Lovell & Associates, Fitzroy Urban Conservation Study Review, 1992, p 4.1
- ² Allom Lovell & Associates, City of Yarra Heritage Review, Volume One, Thematic Environmental History, pp.9, 12.
- ³ Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, p. 14.
- ⁴ Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p 49.
- ⁵ MMBW detail plan 1209, City of Collingwood, 1899.
- ⁶ Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, Part 2, p.225.
- ⁷ *Argus*, 14 July 1956, p. 34, *Argus*, 6 August 1954, p. 14, *Argus*, 25 June 1954
- ⁸ *Sands and McDougall Melbourne and suburban directory*, 1971.

Name	Collingwood College	
Address	49 Vere Street, Collingwood	Extent of Overlay 
Place Type	School building	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1915	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

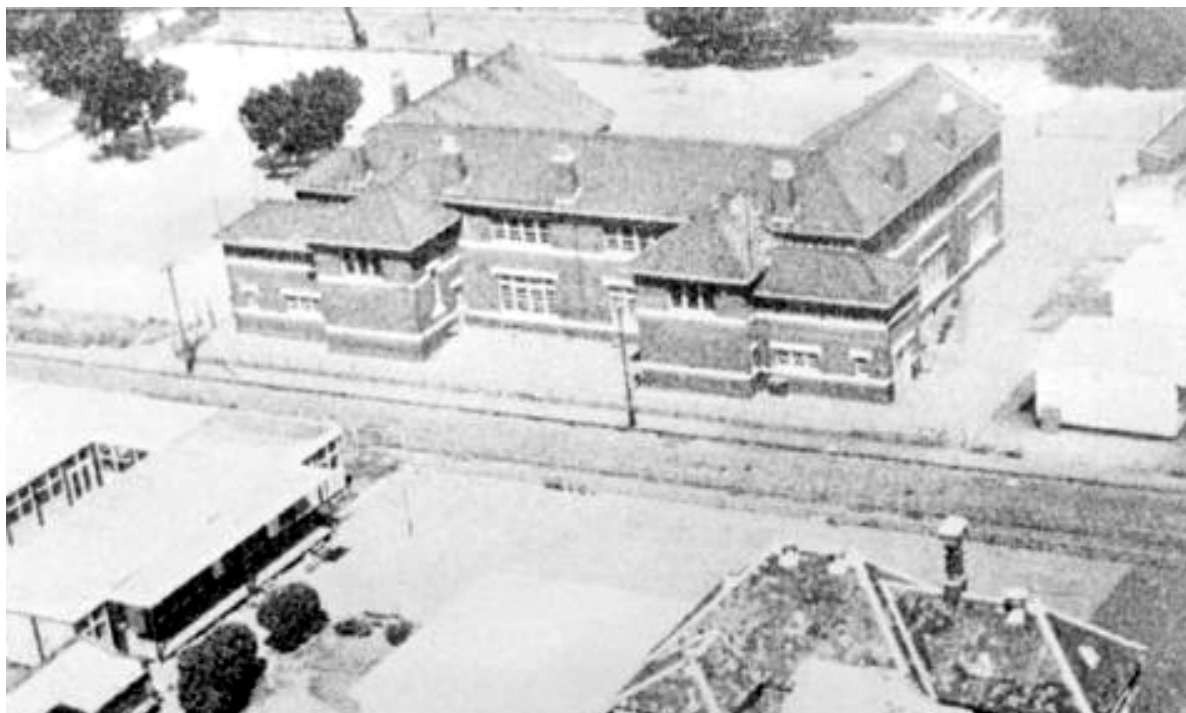
Intactness Good Fair Poor



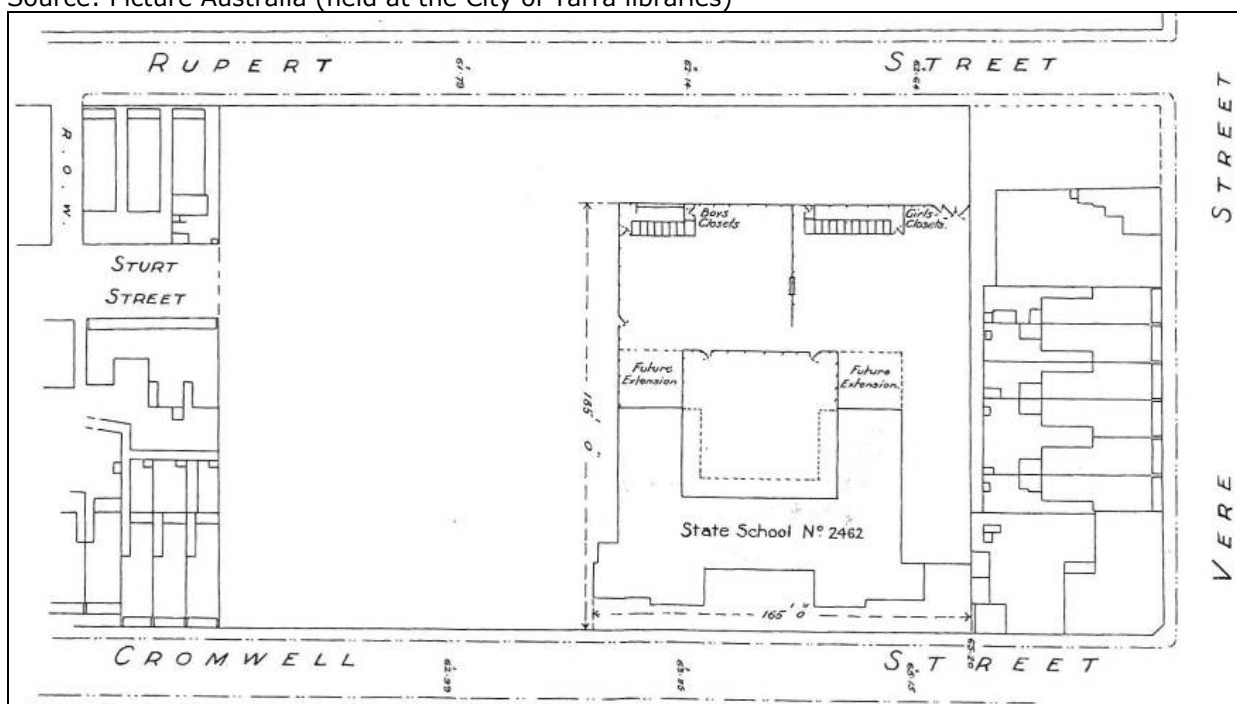
From left: Number 49 Vere Street; view of the north elevation as seen from Vere Street; view of the south elevation and part of the east elevation (obscured by trees) as seen from from McCutcheon Way.



Recent aerial photograph of Collingwood College, showing the 1915 school building in the center (indicated by the tiled hipped roof).
Source: Nearmap (15 March, 2012).



Photograph of the school building c. 1950- 1975. Cromwell Street in the foreground has been subsumed by later school development. North is at right.
 Source: Picture Australia (held at the City of Yarra libraries)



Plan of the Cromwell Street School (undated). As noted above, Cromwell Street at bottom has been subsumed by later school development. North is at right.
 Source: Plan of Cromwell Street School VPRS 795/P0/2530, in Young, John, *The School on the Flat: Collingwood College 1882-2007*, Collingwood College, Collingwood, 2007 p.22

History

In 1880, with limited school facilities available to the children of Collingwood, a site for a new school in Vere Street, between Islington and Cromwell streets, was purchased (the site of this earlier school is south of the current Collingwood College). State School No. 2462 was subsequently constructed to accommodate 518 pupils, but by the end of 1882, there were over 1100 children on the school roll, with an average attendance of 569.¹ Following a number of health scares and amid growing concerns

about the state of the building, a decision was made in 1910 to develop a new school based on a larger site, to deal with the overcrowding. The improved facilities were to include the new primary school, a kindergarten and a domestic arts school.² Collingwood Council in 1913 offered part of a former council yard on Cromwell Street, and the new school, then known as Collingwood (Cromwell Street) State School No 2462 (the subject building), was subsequently opened on 2 February 1915. The earlier Vere Street school was converted for use as a domestic arts centre, in which home management skills and later typing and shorthand were taught.³

As part of the new school development, a reserve was made available for a children's play area. During 1916, a playground 'fully equipped with play apparatus' was built by the school committee, and was known as the Cornfoot Children's Playground, after local councillor, James Cornfoot.⁴ The playground was supervised after school hours and on public holidays, and was believed to be the only fully supervised children's playground in Victoria. Importantly, it gave the children of Collingwood much needed access to open areas in which to play, instead of the narrow streets of their crowded suburb.⁵ In this period there was also increasing recognition of the role of education and the effect of enhanced surroundings, on improving the lives of Melbourne's inner suburbs working classes.⁶

The earlier Vere Street school building, by then Collingwood High School, was destroyed by fire in 1970. However, the Collingwood State School (with an address to Cromwell Street) continued to operate as a primary school until 1974.⁷ In 1975 the Collingwood Education Centre, a prep to year 12 school was established on the site; this became Collingwood College in 1990. The new school occupied a seven acre site which was created by closing part of Cromwell Street, meaning the 1915 school building no longer addressed the street, but was located in the centre of the expanded school site.⁸ This is evident in the aerial image above.

Victoria's Framework of Historical Themes

Theme 8: Building community life. Sub-theme: 8.2 Educating people.

Description & Integrity

The 1915 building within the Collingwood College site is a substantially externally intact, large two-storey red face brick school building, with hipped roof forms and symmetrical elevations on a broadly 'U' shaped plan. It is located within a large complex of later buildings, but substantially retains its original footprint and roof shape. Within the site, it is located on the west side of a pathway that follows the original alignment of Cromwell Street. The latter street has also been converted into an open student space, between the 1915 building and later school buildings, constructed in the 1970s. The former street has been blocked off at the south and north ends.

The 1915 building's 'U' shaped plan has symmetrical mirror-image north and south elevations, with entries in each projecting hipped wing on the east side (where the entrances originally addressed Cromwell Street). The projecting west facing wings, which form the 'U' shape, have gable ends. The roof is clad in terracotta Marseilles-pattern tiles with scalloped terracotta ridge capping in an unusual M-pattern. Each roof hip has a vertical, ball-topped terracotta finial. The roof is also punctuated by eight original chimneys that have stacks in exposed face brick with battered necking clad in grey roughcast stucco. The eaves are overhanging.

Two deep stringcourses encircle the building, including one which caps the base of the building, forming a continuous sill underneath the ground floor windows; and another running beneath the first floor windows. The west facing gable copings are cement-rendered. The windows are all square-headed, with large cement-dressed concrete lintels. Main windows are triple-sliding sash units in timber frames, linked in groups up to four, with each sash having six panes. Smaller windows (for toilets, etc.) are paired two-light units with louvered upper lights. Most windows have long cement-rendered string course sills, cut into by each lower window frame.

As noted above, the building is surrounded by later additions, which are not of heritage significance. South of the building on the corner of McCutcheon Way and Cromwell Street, but believed to be within the school property, is a small house known as the 'Dolls House'. This is included in the Victorian Heritage Register (VHR H0954), was constructed in the 1880s and is believed to be the smallest extant house in Victoria.⁹

Comparative Analysis

The 1915 building is an example of a school building from the later Federation period. As a school of this general period, it compares with Fairfield Primary in Langridge Street, Fairfield (1908) which was a prominent exemplar; and also with Canterbury Primary in Prospect Hill Road (1908)¹⁰ and Clayton Primary in Dandenong Road (1909).¹¹ These are all single-storey schools, but Collingwood is similar in elevations, albeit a larger building. The comparisons cited also share the historical similarities of schools of this time incorporating broad grassed play areas. Collingwood, while an inner suburban school, was following the early twentieth century trend of providing enhanced surroundings for students.

By 1915 many of the Federation and Arts and Crafts components of these earlier schools, such as the oxbow cornices, expanses of roughcast stucco walling, and broad lunette arches, had been discarded, as had their conspicuous lanterns. In this newer simplicity, Collingwood also compares with a group of primary schools built over the next fifteen years. These include Auburn South in Tooronga Road (1921-25),¹² Chatham Primary in Weybridge Street (1927-28),¹³ Mont Albert Primary in Kenmare Street (1916-17),¹⁴ and Mitcham Primary in Mitcham Road (1929-30)¹⁵. These all differ from Collingwood in each having a small columned main entry, usually with an Edwardian Baroque treatment. These schools were also, at the time, in outer suburban or semi-rural areas. The relative austerity of Collingwood's exterior may have been a World War One economy measure. The Collingwood school also signaled a clear shift away from the earlier inner suburban models of the 1870s and 1880s, as designed by architects such as Henry Bastow and others.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The former Collingwood State School in Vere Street, Collingwood, is of local historical significance. The school building, which dates from 1915, was constructed to address overcrowding and other concerns associated with an earlier public school in Vere Street. The land on which the school was built was donated by the Collingwood Council, with the larger site providing enhanced accommodation and teaching facilities, as well as a fully equipped and supervised children's play area, the Cornfoot Children's Playground. The latter is believed to have been the only fully supervised children's playground in Victoria at the time, and was part of a new program to provide enhanced surroundings for students, particularly those in impoverished inner suburban environments. The 1915 school building is also significant for its long association with education in Collingwood. While it ceased operating as a primary school in 1975, it subsequently housed the Collingwood Education Centre, and more recently Collingwood College.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The former Collingwood State School in Vere Street, Collingwood, is of local aesthetic/architectural significance. The 1915 building is a substantially externally intact example of a large school building

from the later Federation period. While it is enveloped by later buildings on the Collingwood College campus, it retains its original footprint and is clearly discernible as an historic building, and the earliest building, within the site. Architecturally, the building falls between a series of notable earlier Federation schools, such as Fairfield, Canterbury and Clayton primary schools; and several from the interwar period constructed in (then) outer suburban or semi-rural areas of Melbourne. Within this context, Collingwood State School is a large school; it also displays a relative austerity in terms of detail and decoration, which may be attributed to the economic strictures of the World War One period.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The former Collingwood State School in Vere Street, Collingwood, was constructed in 1915. It is a substantially externally intact, large two-storey red face brick school building, with hipped roof forms and symmetrical elevations on a broadly 'U' shaped plan. It is located within a large complex of later buildings, but substantially retains its original footprint and roof shape. The 'U' shaped plan has symmetrical mirror-image north and south elevations, with entries in each projecting hipped wing on the east side. The projecting west facing wings have gable ends. The roof is clad in terracotta Marseilles-pattern tiles with scalloped terracotta ridge capping in an unusual M-pattern; the roof is also punctuated by eight original chimneys. Other details include two deep stringcourses that encircle the building; cement-rendered copings to the west gables; and square-headed timber-framed windows in groups up to four. The later buildings and additions to the school complex are not of heritage significance, and are not recommended for inclusion in the Heritage Overlay (as per the indicative extent of Heritage Overlay, above).

How is it significant?

The former Collingwood State School in Vere Street, Collingwood, is of local historical and aesthetic/architectural significance.

Why is it significant?

The former Collingwood State School, which dates from 1915, is of local historical significance. The school was constructed to address overcrowding and other concerns associated with an earlier public school in Vere Street, on land donated by Collingwood Council. The larger site provided enhanced accommodation and teaching facilities, as well as the fully equipped and supervised Cornfoot Children's Playground, believed to have been the only fully supervised children's playground in Victoria at the time. The facilities were part of a new program to provide enhanced surroundings for students, including those in impoverished inner suburban areas. The 1915 school building is also significant for its long association with education in Collingwood, including following the primary school use, the Collingwood Education Centre, and more recently Collingwood College. The former Collingwood State School is also of local aesthetic/architectural significance. It is a substantially externally intact example of a large school building from the later Federation period. While enveloped by later buildings on the campus, it retains its original footprint and is clearly discernible as an historic building and the earliest building on the site. Architecturally, the building falls between a series of notable earlier Federation schools, and several interwar schools constructed in (then) outer suburban or semi-

rural areas of Melbourne. Within this context, Collingwood State School is a large school; it also displays a relative austerity in terms of detail and decoration, which may be attributed to the economic strictures of the World War One period.

Recommendation regarding extent of Heritage Overlay

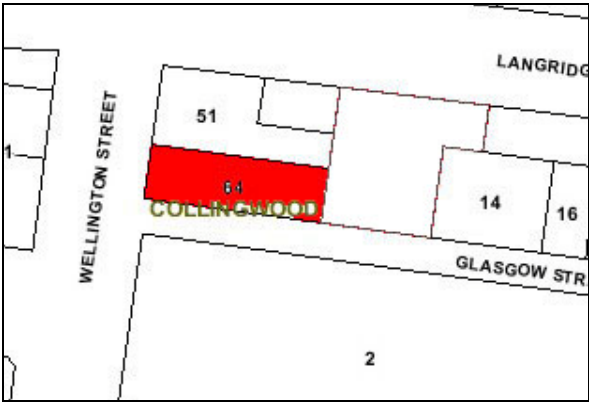
An area of curtilage should be included in the Heritage Overlay around the building, notwithstanding the proximity in places of the later buildings. In preference the curtilage should as a minimum extend out to three metres on the north, south and west sides of the building, with a more generous extent on the east side which was the original principal address to Cromwell Street. The east curtilage should be in the order of 8-10 metres.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Cummings, Karen T., *Bitter Roots, Sweet Fruit: A history of Schools in Collingwood, Abbotsford and Clifton Hill*, Collingwood Historical Society, 2008, pp. 62-63.
- 2 Young, John, *The School on the Flat: Collingwood College 1882-2007*, Collingwood College, Collingwood, 2007, p. 20.
- 3 *Argus*, 3 February 1915, p. 2, Cummings, Karen T., *Bitter Roots, Sweet Fruit: A history of Schools in Collingwood, Abbotsford and Clifton Hill*, Collingwood Historical Society, 2008, p. 88.
- 4 *Argus*, 6 June 1916, p. 8, *Argus*, 2 November 1915, p. 8.
- 5 *Argus*, 6 June 1916, p 8.
- 6 Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, 1998, p. 80.
- 7 Cummings, Karen T., *Bitter Roots, Sweet Fruit: A history of Schools in Collingwood, Abbotsford and Clifton Hill*, Collingwood Historical Society, 2008, pp. 62.
- 8 Cummings, Karen T., *Bitter Roots, Sweet Fruit: A history of Schools in Collingwood, Abbotsford and Clifton Hill*, Collingwood Historical Society, 2008, pp. 63, 88.
- 9 Victorian Heritage Database 'Dolls House' VHR No, HO954, <http://vhd.heritage.vic.gov.au>.
- 10 *Vision and Realisation: a Centenary History of State Education in Victoria*, Victorian Department of Education, Melbourne, 1973, v. 3, pp. 422-423.
- 11 *Vision and Realisation*, v. 3, pp. 306-307.
- 12 *Vision and Realisation*, v. 3, p. 458.
- 13 *Vision and Realisation*, v. 3, p. 467.
- 14 *Vision and Realisation*, v. 3, p. 447.
- 15 *Vision and Realisation*, v. 3, p. 392.

Name	William Peatt boot factory	
Address	64 Wellington Street, Collingwood	Extent of Overlay 
Place Type	Warehouse/ factory	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1895	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



No. 64 Wellington Street, Collingwood; view of the west façade to Wellington Street showing the protruding wing to Langridge Street at left (already included in HO109).

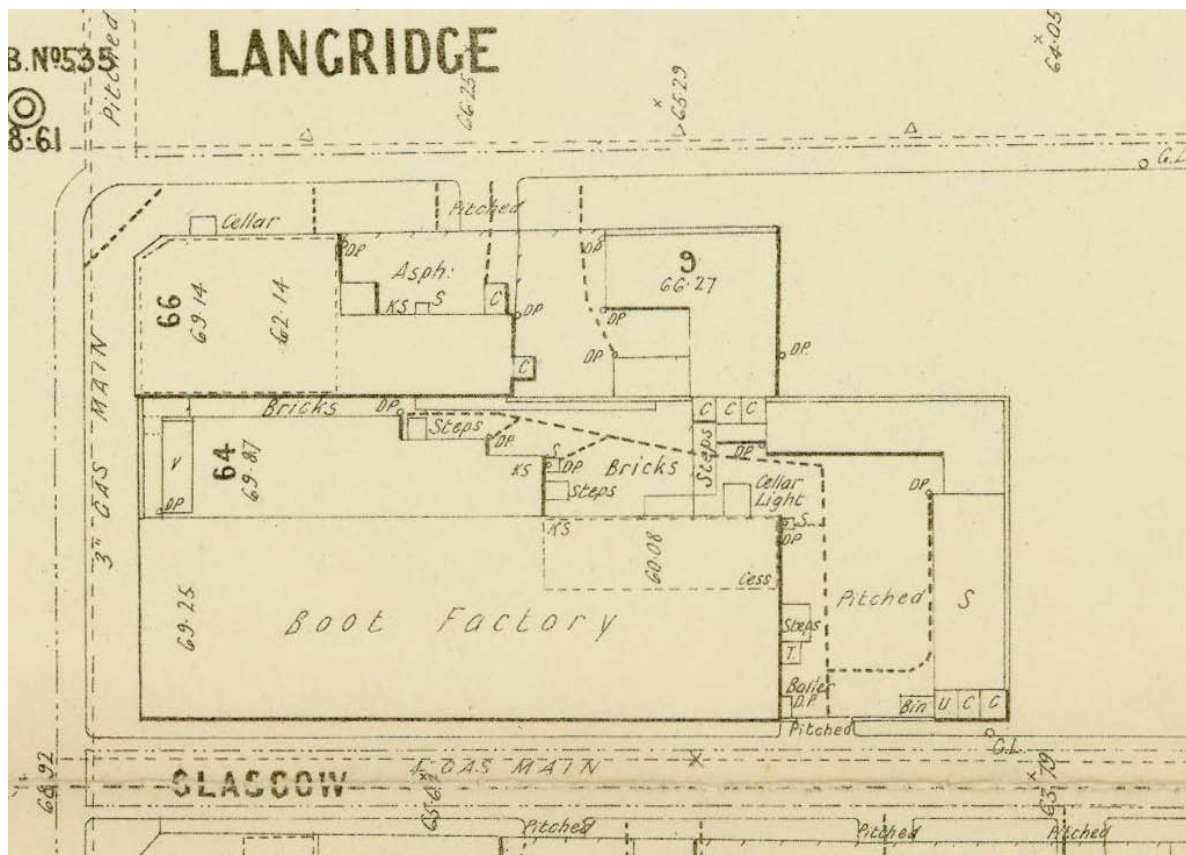


From left: View of the Wellington Street frontage showing part of the south elevation to Glasgow Street; rear view of the subject building facing Wellington Street looking west from Glasgow Street.



Recent aerial photograph showing the building envelope as constructed in stages; the first stage facing Wellington Street (at left), then extending north to Langridge Street and then east along Langridge Street (these components are included in HO109).

Source: Nearmap, (12 March 2012).



Section of the MMBW plan no. 1209 dated 1899 showing the first section of the building ('boot factory') facing Wellington Street (at left) with stables to the rear off Glasgow Street. The building identified as '66' (at top) is no longer extant.

Source: State Library of Victoria.

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s.²

Early street layout in Collingwood had an unplanned character, as the subdividers of the original large allotments laid out roads to suit their own purposes. Darlington Street, as Wellington Street was initially known, was an early north-south running road in Collingwood.³ Langridge Street was known as Elizabeth Street between Wellington and Rupert streets in the 1850s, and terminated at Wellington Street. Charles Hutton, the owner and subdivider of the land east of Smith Street in East Collingwood, had created Peel and Derby streets as thoroughfares to Smith Street, and it was only later that Langridge Street was created to form an extension to Gertrude Street.⁴

East Collingwood, as the suburb was originally known, began to develop a manufacturing industry from the 1840s, with the numbers of factories increasing significantly after the gold rushes commenced. By 1870, 43 factories were recorded as operating in Collingwood, the most of any suburb outside of the town of Melbourne.⁵

William Peatt had established his boot factory in Northumberland Street, Collingwood by the 1870s, but by the 1890s the growth of his business meant that larger premises were required.⁶ Peatt acquired land on the corner of Glasgow and Wellington streets in 1893, and the two-storey brick factory (the subject building) was completed in 1894-5. The factory and an adjacent residence were valued for a net annual value of £130 in 1895.⁷ Historically, there were numerous shoe and boot factories in Collingwood and Abbotsford, due to the proximity of tanneries based on the banks of the Yarra River.⁸ The boot manufacturing industry moved away from small scale shop based operations to factory based industry in the 1870s.⁹

William Peatt's Boot factory was described in an article in the *Mercury and Weekly Courier* in March 1895, as the building neared completion. Peatt had built up the business which he had established 'in a small way' in the 1860s, and by the time of opening the new factory, he employed 140 people. The factory was constructed by local builder William Davies for between £1500 to £2000, with the 'greatest attention paid to details in order to make the place attractive.' The two-storey building contained offices, a storeroom and thirty machines, seven of which were operated by gas.¹⁰ In 1906, the factory was extended north to Langridge Street, which had previously been occupied by some houses. William Peatt Pty Ltd was awarded the contract to supply the Australian military with 100,000 pairs of boots during World War II.¹¹

In 1939-40, the Langridge Street building was rated for a net annual value of £160, an increase from the previous year, which may correspond with the construction of the building's eastern wing.¹² By 1945, the factory building existed in its current form.¹³

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.2: Developing a manufacturing capacity.

Description & Integrity

[The following description is based on the building fronting Wellington Street. The building components to the east, including to Langridge Street (at no.55), are already included in the Heritage Overlay, under HO109.]

The property at 64 Wellington Street, to the corner of Glasgow Street, dates from 1895 and is a large two storey factory/warehouse building in red brick.¹⁴ It has a long single hipped roof, gabled at the west end, and clad in corrugated galvanised steel. The façade to Wellington Street is in red brick with two flat-faced stringcourses on the ground and first floor levels separated by a moulded cornice. The façade is capped by a rendered stepped and corniced parapet with a central female-head moulding and flanking consoles. There are four evenly spaced windows at first floor level and three at ground

level with an entry door in the second bay from the southern end. The windows have bluestone sills and are fitted with non-original awning windows and fixed-pane fan lights. The windows and door have overpainted round arches in brick, intersecting with the top stringcourse. Bars are fitted over the ground floor windows, and the side windows at this level have been refitted with hopper window frames. Both side elevations have windows at ground and first floor levels, although a large expanse of the north wall has been rendered (or concreted) over, possibly covering original windows; signage is currently in place on this elevation. The building has a single-course base in bluestone, rough-fronted at the sides, planed and overpainted at the front.

Comparative Analysis

The 1895 building at 64 Wellington Street, Collingwood is an example of a late nineteenth and early twentieth century former factory/warehouse building in the City of Yarra. It is comparatively largely externally intact, and combines the typical arrangement of front office accommodation, as evidenced by the more formal presentation and entry to Wellington Street, with the factory spaces in the more utilitarian rear component of the building. The regular windows to the long north and south elevations, albeit covered over for part of the north elevation, are also generally typical of windows provided to these buildings to facilitate even light to the interior working areas. The survival of the building as a largely free-standing building, save for the later extension to the east and rear is also of note.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The large two storey red brick former boot factory at 64 Wellington Street, Collingwood, which dates from 1895, is of local historical significance. It was established by William Peatt, a successful local boot maker, who commenced operations in the 1860s, had a smaller boot factory in Northumberland Street, Collingwood by the 1870s, before constructing the subject building to meet the growth of his business in the 1890s. It was one of a number of shoe and boot factories in Collingwood and Abbotsford, an area which attracted leather-based manufacturing due to the proximity of tanneries on the banks of the Yarra River. The growth of Peatt's business is further demonstrated in the later extensions of the factory to the north and east to Langridge Street. His company was also awarded the contract to supply the Australian military with 100,000 pairs of boots during World War Two.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The 1895 building at 64 Wellington Street, Collingwood demonstrates some of the principal characteristics of late nineteenth and early twentieth century former factory/warehouse buildings. It combines the typical arrangement of front office accommodation, as evidenced by the more formal presentation and entry to Wellington Street, with more utilitarian factory spaces to the rear. The regular windows to the long side elevations are also typical of windows provided to these buildings, to facilitate an even light to the interior working areas.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The 1895 building at 64 Wellington Street, Collingwood, is of local aesthetic/architectural significance. It is a comparatively largely externally intact example of a late nineteenth and early twentieth century

former factory/warehouse building in the City of Yarra. The red brick façade to Wellington Street is handsomely proportioned, and well detailed in the two flat-faced stringcourses at ground and first floor levels, separated by a moulded cornice; and the evenly spaced windows at ground and first floors with overpainted round arches. The rendered stepped and corniced parapet with a central female-head moulding and flanking consoles is a prominent element. The survival of the building as largely free-standing, save for the later extension to the east and rear is also of note.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The 1895 building at 64 Wellington Street, Collingwood, is a large two storey factory/warehouse building with a long single hipped roof, gabled at the west end, and clad in corrugated galvanised steel. The façade to Wellington Street is in red brick with two flat-faced stringcourses at ground and first floor levels separated by a moulded cornice. The façade is capped by a rendered stepped and corniced parapet with a central female-head moulding and flanking consoles; the windows and door to the principal façade have overpainted round arches in brick, intersecting with the top stringcourse. Both side elevations have windows at ground and first floor levels. The building has a single-course base in bluestone, rough-fronted at the sides, planed and overpainted at the front.

How is it significant?

The building at 64 Wellington Street, Collingwood, is of local historical and aesthetic/architectural significance.

Why is it significant?


The large two storey red brick former boot factory at 64 Wellington Street, which dates from 1895, is of local historical significance. It was established by William Peatt, a successful local boot maker, who commenced operations in the 1860s, had a smaller boot factory in Collingwood by the 1870s, and constructed the subject building to meet the growth of his business in the 1890s. It was also one of a number of shoe and boot factories in Collingwood and Abbotsford, an area which attracted leather-based manufacturing due to the proximity of tanneries on the banks of the Yarra River. The growth of Peatt's business is further demonstrated in the later extensions of the factory to the north and east to Langridge Street. The 1895 building is also of local aesthetic/architectural significance. It is a comparatively largely externally intact example of a late nineteenth and early twentieth century former factory/warehouse building, where the red brick façade to Wellington Street is handsomely proportioned and well detailed; and the rendered stepped and corniced parapet with a central female-head moulding and flanking consoles is a prominent element. The survival of the building as largely free-standing, save for the later extension to the east and rear is also of note. The building additionally demonstrates some of the principal characteristics of late nineteenth and early twentieth century former factory/warehouse buildings. It combines the typical arrangement of front office accommodation, as evidenced by the more formal presentation and entry to Wellington Street, with more utilitarian factory spaces to the rear. The regular windows to the long side elevations are also typical, introduced to facilitate an even light to the interior working areas.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Fitzroy Urban Conservation Study Review 1992, p 4.1
- 2 Allom Lovell & Associates, City of Yarra Heritage Review, Volume One, Thematic Environmental History, pp.9, 12.
- 3 Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, p. 14.
- 4 Allom Lovell & Associates, City of Yarra Heritage Review, Thematic Environmental History, p. 14.
- 5 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p 49.
- 6 *Mercury and Weekly Courier*, 7 March 1893, p. 3.
- 7 City of Collingwood rate books, Barkly Ward, 1893-5.
- 8 G.M. Hibbins, *A Short History of Collingwood*, Collingwood Historical Society, 1997, p. 13.
- 9 Vines, Gary and Churchward, Matthew, *Northern Suburbs Factory Study*, 1992, p. 53.
- 10 *Mercury and Weekly Courier*, 7 March 1893, p. 3.
- 11 *Advertiser*, 30 November 1939, p. 18.
- 12 Allom Lovell & Associates, Former William Peatt Boot Factory, City of Yarra Heritage Review Volume 2 Building Citations, 1997, p. 227.
- 13 Melbourne University 1945 aerial, B2D Melbourne.
- 14 The property boundary is shown as Lot 1 on Title Plan 687632N, Volume 05492 Folio 312.

Name	Porta factory	
Address	224 Heidelberg Road, Fairfield	Extent of Overlay 
Place Type	Factory complex	
Survey Date	April 2012 (external inspection only)	
Date of Construction	c.1920s-30s	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



224 Heidelberg Road, Fairfield; north façade at the west end. This building is proposed for inclusion in the Heritage Overlay.



Rear (south) elevation facing Fairfield Park and oval. This area of the property is not proposed for inclusion in the Heritage Overlay.



From left: East elevation to neighbouring empty lot; west elevation looking north-east from Yarra Bend Road. These elements/areas are not proposed for inclusion in the Heritage Overlay.



View of the chimney stack with the 'PORTA' sign facing west, looking east from Yarra Bend Road. The chimney is proposed for inclusion in the Heritage Overlay.



Detail of chimney stack.



1945 aerial image of the subject property.
Source: Melbourne University Library



Recent aerial photograph, with chimney indicated.

Source: Nearmap (12 March, 2012)

History

Heidelberg Road, which originally led to the country estates of wealthy settlers east of Melbourne, was a well travelled thoroughfare by early 1840s; the Heidelberg District Road Board was established in 1841.¹ Development along the banks of the Yarra River in Fairfield was mainly given over to public institutions, with the Yarra Bend Lunatic Asylum established in 1848, and the Queens' Memorial Infectious Diseases Hospital opened in the early 1900s.² Fairfield was originally part of the Shire of Heidelberg, which formed in 1871, with the suburb later annexed from the City of Heidelberg by the City of Northcote.³ By the early twentieth century, Fairfield and Alphington began to develop a number of timber related industries near the Yarra River, including the major Australian Paper Mills operation, which established an extensive factory at 626 Heidelberg Road in 1918-19.⁴

The subject property at 242 Heidelberg Road was established by the bellows manufacturers, J Porta and Sons, which had originally been based in Little Lonsdale Street from 1868.⁵ Joseph Porta was a prominent member of the Heidelberg community, having served as councillor in the Shire of Heidelberg in the early 1890s, and owned land in Alphington and Fitzroy.⁶ It is understood that bellows were not manufactured at the subject property.

A fire at the Little Lonsdale Street premises in October 1919 which destroyed 'the greater portion of the contents' of the factory, may have prompted the bellows manufacturers to move operations from the city to Fairfield.⁷ Porta also operated a sawmill in the Upper Yarra forests, east of Melbourne, which had closed by 1920, and the company later acquired the Victorian Hardwood Co., a major timber miller.⁸ J Porta & Sons moved to Fairfield in 1921, and by 1925 was listed as handles manufacturers.⁹ A timber mill was also located on the site, in association with the manufactory. In 1929, the company was reported as being 'devoted almost exclusively to the manufacture of meat skewers and handles for tools'.¹⁰ During this period, other businesses on the south side of Heidelberg Road included a tar paving works, timber works run by Sidney Panther, and a cafe operated by L Cohen. However, the bulk of the listing in the *Sands & McDougall* directory related to the nearby Infectious Diseases Hospital and the Yarra Bend Asylum.¹¹

In mid-1929, during the Great Depression, the factory gained attention due to a timber workers' strike, after having been declared 'black' by the workers objecting to the award system.¹² The timber mill was granted special permission by the Chamber of Manufacturers to continue operations, with 45 men employed.¹³ On 19 May, a fire broke out at the mill, which was blamed on arson as a reaction to the factory's employing other workers during the strike. The fire was estimated to have resulted in £70,000 worth of damage, and destroyed the 'extensive timber mill'.¹⁴

Despite this incident, the company continued to operate from the site, constructing new mill buildings during the 1930s. By the 1940s, the site was substantially developed, as seen in the aerial photograph of 1945. The Porta company was by then selling kindling, building timber and laths, and was listed as timber merchants. Advertisements in the 1940s and 1950s called for foremen, casemakers and timber stackers, night watchmen and accounts officers.¹⁵

One of John Porta's sons, Les, had left in 1935 to establish a business in Sandringham, leaving J Porta & Sons to be operated by Jack Porta. J W Porta & Sons was incorporated in 1952.¹⁶ By 1960, J W Porta & Sons had established a storage facility at number 258 Heidelberg Road, and continued to operate as timber merchants into the 1970s.¹⁷ The company, which remains on the subject property at 242 Heidelberg Road, continues to manufacture timber mouldings from the premises.

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.2: Developing a manufacturing capacity.

Description & Integrity

[The focus of the following description is on the brick gable-roofed building on the north-west of the property, with a zero-setback frontage to Heidelberg Road, and the brick chimney stack to the rear of this building. These elements are evident in the 1945 aerial image, while the majority of the rest of the property was constructed after 1945. The more recent steel-clad gable-ended building abutting the west side of the brick building is excluded, as are the building components to the south of the stack.]

The property at 224 Heidelberg Road, Fairfield, is a timber mill and timber components manufacturing site, which still produces timber mouldings. It occupies a large approximately triangular shaped allotment on the south side of Heidelberg Road, at the corner of Yarra Bend Road; Fairfield Oval is to the rear. The complex comprises a series of buildings dating from the first half of the twentieth century through to late century.

The building to the west end of the Heidelberg Road frontage is a c.1920s overpainted brick building with a stepped parapet façade and a base in brick coursing chamfered out from the main wall. The wall is capped by a cornice in concave moulded brick supported by paired corbels formed from three brick headers, with the bottom headers having convex lower side curving. The large steel-framed windows have cement-dressed lintels. At the west end, the vertically planked loading bay doors are not original. The roof consists of three north-south running gable forms, with a flat roof section along the west side, all clad in corrugated galvanised steel.

To the rear of the building is a tall corniced chimney stack in exposed face brick, with cream bricks spelling 'PORTA'; the stack has been strengthened by iron hoops (bands). The chimney is also visible from Heidelberg Road although the 'PORTA' sign is only visible from the west.

Comparative Analysis

In a general sense, the c.1920s building at 224 Heidelberg Road, Fairfield compares with other former manufacturing and industrial buildings/complexes of the first half of the twentieth century in Yarra. Common characteristics include the red face brick walling, albeit overpainted here, cement-dressed lintels, varied openings, gabled roof forms, and steel-framed windows. The Porta factory frontage is distinguished, however, by the stepped parapet façade capped by a corbelled brick cornice. A stepped parapet is also seen on the former Australian Broom Company's works at 114 Bent Street, Northcote. The visible and inscribed chimney stack, seen from the main road frontages in association with the c.1920s building, enhances the industrial character of the site, as well as drawing attention to the historic timber mill operation. Corniced brick chimney stacks with reinforcing bands are found at the

former Leeds Dye Works, 43 Cunningham Street, Northcote, and at 52 Westgarth Street, Northcote.¹⁸ Similarly inscribed chimneys are also found at the former Hilton's Knitting Mill, 51 Normanby Street, Coburg.¹⁹ The long and ongoing association with the Porta company is another distinguishing factor of the property.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The Porta factory at 224 Heidelberg Road, Fairfield, is of local historical significance. The factory was established by bellows manufacturers, J Porta and Sons, in 1921, after relocating from their Little Lonsdale Street premises where the company had been since 1868, although bellows were not manufactured at the subject property. The move to Fairfield is also reflective of the early twentieth century pattern of development in the area, when timber-related industrial operations were established near the Yarra River. Despite setbacks, including a major fire in 1929 which required the construction of new mill buildings in the 1930s, the Porta company continued to evolve on the site. The product range also evolved, and included meat skewers, wooden tool handles, kindling, building timber and laths, through to timber mouldings. The long and ongoing association with the Porta company is also a distinguishing factor of the property.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The Porta factory at 224 Heidelberg Road, Fairfield, is of local aesthetic/architectural significance. The c.1920s building to Heidelberg Road, although overpainted, has a comparatively intact frontage which is distinguished by the stepped parapet façade, capped by a cornice supported by paired corbels. The chimney stack is a prominent and highly visible element, which when seen from the main road frontages in association with the c.1920s building, enhances the industrial character of the site and draws attention to the historic timber mill operation. The stack is corniced, strengthened by iron hoops, and is inscribed in cream bricks with the company name ('PORTA').

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The Porta factory at 224 Heidelberg Road, Fairfield, is a timber mill and timber components manufacturing site. The c.1920s overpainted brick building at the west end of the Heidelberg Road frontage has a stepped parapet façade and a base in brick coursing chamfered out from the main wall. The wall is capped by a cornice in concave moulded brick supported by paired corbels formed from three brick headers. The large steel-framed windows have cement-dressed lintels. The roof consists of three north-south running gable forms, with a flat roof section along the west side, all clad in corrugated galvanised steel. To the rear of this building is a tall corniced chimney stack in exposed face brick, with cream bricks spelling 'PORTA'; the stack has been strengthened by iron hoops (bands).

How is it significant?

The Porta factory at 224 Heidelberg Road, Fairfield, is of local historical and aesthetic/architectural significance.

Why is it significant?

The Porta factory is of local historical significance. It was established by, J Porta and Sons, in 1921, after relocating from their Little Lonsdale Street premises where the company had been since 1868. The move to Fairfield is reflective of the early twentieth century pattern of industrial development in the area, when timber-related operations were established near the Yarra River. Despite setbacks, including a major fire in 1929 which required the construction of new mill buildings in the 1930s, the Porta company continued to evolve on the site. The product range included meat skewers, wooden tool handles, kindling, building timber and laths, through to timber mouldings. The long and ongoing association with the Porta company is also a distinguishing factor of the property. The property is additionally of local aesthetic/architectural significance. The c.1920s building to Heidelberg Road, although overpainted, has a comparatively intact frontage which is distinguished by the stepped parapet façade, capped by a cornice supported on paired corbels. The chimney stack is a prominent and highly visible element, which when seen from the main road frontages in association with the c.1920s building, enhances the industrial character of the site and draws attention to the historic timber mill operation. The stack is corniced, strengthened by iron hoops, and is inscribed in cream bricks with the company name ('PORTA').

Recommendation regarding extent of Heritage Overlay

The extent of Heritage Overlay indicated in the map above covers the brick gable-roofed building on the north-west of the property with a zero-setback frontage to Heidelberg Road, and the brick chimney stack to the rear of this building.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

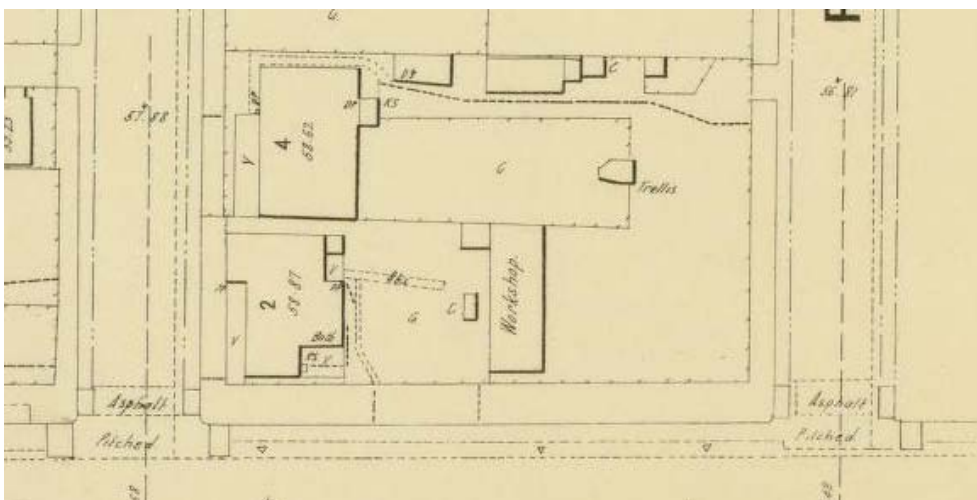
- 1 Context, City of Darebin Heritage Study, Volume 1 – Thematic Environmental History, Final Stage 1 Report, 2007, p. 41, and Allom Lovell & Associates, City of Yarra Heritage Review, Volume 1, Thematic Environmental History, 1998, p. 1.
- 2 Allom Lovell & Associates, City of Yarra Heritage Review, Volume 1, Thematic Environmental History, 1998, p. 73.
- 3 Allom Lovell & Associates, City of Yarra Heritage Review, Volume 1, Thematic Environmental History, 1998, p. 1.
- 4 Allom Lovell & Associates, Australian Paper Mills Boiler House, City of Yarra Heritage Review Volume 2 Building Citations, 1998, p. 159-60.
- 5 Porta Mouldings – Company History, <http://www.porta.com.au/company-history/>, accessed 10 July 2012.
- 6 *Argus*, 5 March 1891, p. 3, Probate and Administration Files, Joseph Porta, VPRS 28/P2/285, Public Records Office Victoria,
- 7 *Argus*, 22 October 1919, p. 15.
- 8 Gary Vines and Matthew Churchward, *Northern Suburbs Factory Study*, Historic Buildings Council, Part B, Melbourne 1992, p. 462.
- 9 *Sands and McDougall Melbourne and suburban directory*, 1920-1935.
- 10 *Sydney Morning Herald*, 20 May 1929, p. 11.
- 11 *Sands and McDougall Melbourne and suburban directory*, 1920-1935.
- 12 *Northern Standard*, 21 May 1929, p. 2.
- 13 *Advertiser* (Hurstbridge), 24 May 1929, p. 4.
- 14 *Advertiser* (Hurstbridge), 24 May 1929, p. 4.
- 15 *Argus*, 23 June 1943, p. 5, 23 February 1948, p. 11, 1 April 1950, p. 37., 7 March 1956, p. 17.
- 16 Porta Mouldings – Company History, <http://www.porta.com.au/company-history/>, accessed 10 July 2012.
- 17 *Sands and McDougall Melbourne and suburban directory*, 1946, 1960, 1974.
- 18 Gary Vines and Matthew Churchward, *Northern Suburbs Factory Study*, Historic Buildings Council, Melbourne 1992, Part 2, p. 463. For the Leeds Dyeworks, see Part 2, p. p. 474-5.
- 19 Vines and Churchward, Part 2, p. 91.

Name		Extent of Overlay
Address	4 Henry Street, Fitzroy	
Place Type	Dwelling	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1858	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



Front (north) facade of 4 Henry Street showing the irregular stone patterning.



Section of the MMBW detail plan no. 1312 showing the building envelope of 4 Henry Street (at top) in 1901.

Source: State Library of Victoria

History

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne.¹ The area bounded by Nicholson Street, Victoria Parade, Smith Street and Alexander Parade comprised the Fitzroy Ward of the Corporation of Melbourne, as the City of Melbourne was then known. Early development in the suburb was characterised by *ad hoc* street patterning, as purchasers of land were not limited in the way they could subdivide and resell their allotments, or restrained by the width or orientation of roads.² In late 1858, Fitzroy was severed from the Corporation of Melbourne to become a separate municipality; it subsequently became a borough in 1863, a town in 1870 and a city in 1878.

Henry Street does not appear on the 1853 Hodgkinson map of East Collingwood (which covers Fitzroy), although a few small buildings were by then located along nearby Spring, Johnston and Argyle streets.³ In June 1858, John Wilson applied to the Corporation of Melbourne to construct the subject house in Henry Street, Fitzroy.⁴ No architect is given for this application. The residence later appears on the MMBW plans of the late 1890s; the detail plan of 1900 also shows a number of small cottages on Henry Street. No. 4 is shown at this time with a verandah to part of its front. The brick and stone cottage was occupied by Wilson, a stonemason, from 1863 until his death in August 1880 at age 62.⁵ His widow, Matilda continued to reside at the house, renting from the estate of her late husband, until her death in 1921.

It is possible that, given the differing stone treatments/patterning to the façade, the dwelling may have originally been two buildings, or a single narrower dwelling that was widened. This has not been confirmed through the external inspection.

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The property at 4 Henry Street, Fitzroy is believed to date from 1858, and is a single-storey double-fronted brick and bluestone cottage. The roof has a transverse gable form, a moderately steep pitch, galvanised steel ridge capping, and is clad with slate tiling. It has corniced brick chimneys to both side gable peaks. The cottage has a bluestone facing to Henry Street with brick wing walls and side gables capped by cement render with kneelers at the street ends. The bluestone facing is patterned in ashlar basalt; on the west side of the entrance door – located asymmetrically in the façade – the stonework has a crisper, more complex course patterning and use of varied stone sizes than occurs on the east side of the door, where the treatment is more rustic.

One of the earlier occupiers of the property (John Wilson) was a stonemason, which possibly accounts for the distinct stone patterning. The brick wing walls extend to frame the verandah, which has a slight concave form, although the original profile is only clear on the east wing wall; the other is subsumed by the west dividing wall. The latter, shared with the car wash at the Nicholson Street corner, has been in large part rebuilt in the early to mid-twentieth century. The verandah is not original; the lace bracketing is a later addition; and the slate cladding to the roof has also been replaced. The fanlight door and the two flanking windows are placed off-centre in the Henry Street elevation, and all openings have bars in wrought iron. The verandah has a low masonry fence finished in cement render, which appears to date from the early to mid-twentieth century. The stone verandah paving may be long-standing.

The rear of the property was not inspected.

Comparative Analysis

This house is very much in the early pattern of Fitzroy buildings, as demonstrated by the use of bluestone, the concave verandah form (although the verandah shown in the MMBW detail plan did not extend across the full width of the frontage), the two chimneys to the end walls, and the simple elevation of two windows to each side of a front door. Royal Terrace on Nicholson Street (1853-58), while clearly a much grander and more finely detailed building, applies similar compositional principles. The simple elevation of 4 Henry Street also parallels those seen on other early Melbourne houses, such as 399 Coventry Street, South Melbourne (1853, 54);⁶ and the now demolished houses recorded by Max Jeppesen for Maie Casey's 1954 survey *Early Melbourne Architecture*, in particular 34

Hanover Street, Fitzroy (which had a similar ashlar treatment, and an integral slate-tiled verandah roof).⁷ In terms of the simple single-storey form and detailing, there are other early examples in Melbourne, built of stone, brick or timber. These can be found in Richmond, East Melbourne and Williamstown. Most, as with 4 Henry Street, have been modified over time, including the replacement of original verandahs and roof cladding.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The property at 4 Henry Street, Fitzroy, which is believed to date from 1858, is of local historical significance. The modest dwelling, constructed by John Wilson, provides evidence of surviving early Fitzroy housing, dating from about the time when the suburb severed its association with the Corporation of Melbourne, as the City of Melbourne was then known. The location of the property, in the block bounded by Nicholson Street, Victoria Parade, Smith Street and Alexander Parade, was also part of the land area included in the first land sales outside the town reserve of Melbourne, in 1838-9.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The property at 4 Henry Street, Fitzroy, is of local aesthetic/architectural significance. Elements which distinguish it as an early dwelling include the use of bluestone, the two chimneys to the end walls, and the simple elevation of two windows to each side of a front door. The differing bluestone treatments to either side of the entrance is also a distinctive characteristic which may be, together with the asymmetrical arrangement of central door and flanking windows, indicative of a two-stage building programme, although this has not been confirmed.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The property at 4 Henry Street, Fitzroy, which is believed to date from 1858, is a single-storey double-fronted brick and bluestone cottage, with a transverse gable roof form clad with slate and corniced brick chimneys to both side gable peaks. The cottage has a bluestone facing to Henry Street, patterned in ashlar basalt; on the west side of the entrance door the stonework has a crisper, more complex course patterning and use of varied stone sizes, while on the east side of the door, the treatment is more rustic.

How is it significant?

The property at 4 Henry Street, Fitzroy, is of local historical and aesthetic/architectural significance.

Why is it significant?

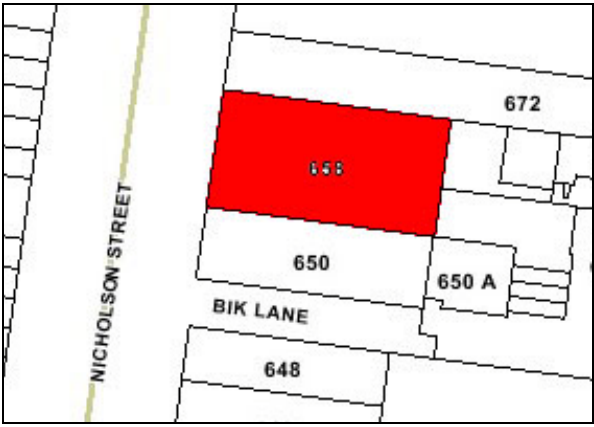
The property at 4 Henry Street, Fitzroy, is of historical significance, as evidence of early surviving modest Fitzroy housing. It dates from about the time when the suburb severed its association with the Corporation of Melbourne, as the City of Melbourne was then known. The location, in the block bounded by Nicholson Street, Victoria Parade, Smith Street and Alexander Parade, was also part of the land area included in the first land sales outside the town reserve of Melbourne, in 1838-9. The property is also of local aesthetic/architectural significance. Elements which distinguish it as an early dwelling include the use of bluestone, the two chimneys to the end walls, and the simple elevation of two windows to each side of a front door. The differing bluestone treatments to either side of the entrance is also a distinctive characteristic which may be, together with the asymmetrical arrangement of central door and flanking windows, indicative of a two-stage building programme, although this has not been confirmed.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.3.
- ³ Hodgkinson Map 1853.
- ⁴ Burchett Index, Permit Registration No: 461, Sequence No: 1269, 7 June 1858.
- ⁵ *Illustrated Australian News*, 28 August 1880, p 158.
- ⁶ Goad and others, p. 28. Maie Casey, Joan Lindsay and others, *Early Melbourne Architecture: 1840 to 1888*, Oxford, Melbourne, 1953, pp. 140.
- ⁷ *Early Melbourne Architecture*, p. 107.

Name		
Address	658 Nicholson Street, Fitzroy North	Extent of Overlay 
Place Type	Former doctor's surgery and residence	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1907	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



From left: 658 Nicholson Street, Fitzroy North, showing the north and west elevations, looking east from the front driveway; view of the west façade as seen from Nicholson Street.



Recent aerial photograph, the showing the building against the south boundary. Source: Nearmap (12 March, 2012).

History

North Fitzroy was initially separated from Fitzroy by the Reilly Street drain, which later became Alexander Avenue. The road to Heidelberg, laid out in 1850, ran through North Fitzroy and Clifton Hill, and a few allotments were sold in the area at this time. Although the municipality of Fitzroy was severed from the Corporation of Melbourne in 1858, North Fitzroy remained part of Melbourne until Fitzroy was permitted to annexe it in 1860.¹ Development of the suburb was characterised by carefully ordered streets and allotments of minimum size and street frontage.² Allotments in the block between Nicholson and Brunswick streets, and north of Alexander Parade (where the subject property is located) were sold between 1867 and 1870.

Land along Nicholson Street was substantially developed by the early part of the twentieth century, although there remained a number of vacant allotments on the east side of the street between Scotchmer and Reid streets.³ The subject building, an eleven room brick residence and stables, was constructed for Dr John McInerney in 1907-8, and was rated for a net annual value of £100.⁴ The architect has not been identified.

McInerney was a surgeon and 'public vaccinator' who operated his medical surgery from 658 Nicholson Street.⁵ The building was used as a medical surgery into the mid-twentieth century by various physicians and surgeons, with Dr J. Cohen taking over the practice in May 1945.⁶ From the 1950s the Department of Health School operated a dental centre on the premises, and the building continued to be used as a dental surgery for some time.

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The property at 658 Nicholson Street, North Fitzroy, is a large two storey brick house built as a doctor's surgery and residence in 1907. The house is square in plan form with hipped slate-clad roof forms with terracotta ridge capping, and projecting gabled bays to the north and west. The exterior walls are exposed face-brick with flat-faced overpainted string course lines at sill and upper window levels on each storey. The gable to the front (west) bay is supported on curved timber brackets above a wall frieze in roughcast stucco, which in turn is above a moulded string course. The two upper windows on the west wing have flat-fronted arches; the other windows are all large double-hung sashes with flat or slightly cambered heads, some with overpainted dressings. There is a bay window on the recessed front facing Nicholson Street, capped by a moulded cornice. The gabled wing facing north has a plain gable in exposed face brick with corbelled kneelers, angled brick and cement-rendered coping, and an orb finial in cement. The house has a return two-storeyed verandah with cast-iron lacework frieze and cast-iron columns. Aerial photographs suggest the overpainted steel verandah roof has been recently replaced. The main entry on the north side appears to have the original timber door and frame with side and fan lights.

The house is positioned towards the front (west) and south of the site, with a wide concreted driveway to the north boundary and bitumen car parking to the rear. An original iron palisade fence, on a stone plinth, marks the front (Nicholson Street) boundary. There are also additions to the rear (east) side of the house. Some of the windows to the house have been replaced and air-conditioning units have been fitted to three existing windows. The changed colour of the brickwork on the north elevation, at ground level under the verandah, suggests that a window may have been bricked-in here. Also on the north bay at ground level, the brickwork has been overpainted and the wall extended approximately 1m to the east where a cyclone wire fence and gate enclose the rear car park.

Comparative Analysis

The property at 658 Nicholson Street, North Fitzroy, is a fairly plain, almost austere Federation house in its detailing, other than for the verandah lace. Cast-iron lacework was common in the Federation period, as seen in many of the houses in the Tara Estate in Camberwell, although contemporary critical attitudes were largely against it. Plain stucco-fronted gables, as per the west gable to this house, were rarer, especially in this period when the preferred treatment was half-timbering. The general plan of the subject building, with two projecting wings flanking a return verandah, was a widely-used form dating from the Italianate period in the 1860s and after, but the exposed face brick was more characteristic of the Federation period. No. 658 also compares with buildings designed for

the Catholic Church at this time, including presbyteries and school buildings. Examples in the vicinity of the property include the red-brick buildings at St John's Catholic Primary School, Queens Parade, Clifton Hill; and St Brigid's Catholic Primary School, further south on Nicholson Street. The flat-faced, round arched windows of this building appeared in 1880s Italianate through to early Federation face-brick designs. The form can be seen in a series of Reed and Barnes, and Reed, Smart and Tappin designs from 1881-2 onwards;⁷ and were common in Victorian Railways buildings after c. 1885, as with Brighton Beach and Serviceton Stations.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The property at 658 Nicholson Street, North Fitzroy, which dates from 1907, is of local historical significance. The dwelling is an example of a substantial private residence of the Federation period, constructed on a main thoroughfare for surgeon Dr John McInerney, who operated his surgery from the building. It also provides evidence of later development in this part of Nicholson Street, and North Fitzroy, following the sale of land in the area in the 1860s. Nicholson Street in this area was not in fact substantially developed until the early part of the twentieth century.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The property at 658 Nicholson Street, North Fitzroy is of local aesthetic/architectural significance. The dwelling, although fairly plain in its detailing for a Federation house, is nevertheless a large and substantially intact residence, with prominence to Nicholson Street. The plan of the building, with two projecting gabled wings flanking a deep return two-storeyed verandah, is a strong feature. The cast-iron lacework frieze to the verandah is unusually detailed; while the stucco-fronted west gable with flat-faced, round arched windows, is well resolved.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The property at 658 Nicholson Street, North Fitzroy is a large two storey brick Federation house built as a doctor's surgery and residence in 1907. The house is square in plan with hipped slate-clad roof forms with terracotta ridge capping, and two projecting gabled bays to the north and west flanking a deep return two-storeyed verandah. The walls are exposed face-brick with overpainted string course lines, while the verandah has a deep cast-iron lacework frieze and cast-iron columns. An original iron palisade fence, on a stone plinth, marks the front (Nicholson Street) boundary. The additions to the rear (east) side of the house are not elements of heritage significance; the wide concreted driveway to the north side of the house and the bitumen car park to the rear detract from the presentation of the building.

How is it significant?

The property at 658 Nicholson Street, North Fitzroy is of local historical and aesthetic/architectural significance.

Why is it significant?

The property at 658 Nicholson Street is of local historical significance. The dwelling is an example of a substantial private residence of the Federation period, constructed on a main thoroughfare for surgeon Dr John McInerney, who ran his medical practice from the property. It provides evidence of later development in this part of Nicholson Street, and North Fitzroy, following the sale of land in the area in the 1860s. Nicholson Street in this area was not in fact substantially developed until the early part of the twentieth century. The property is also of local aesthetic/architectural significance. The dwelling, although fairly plain in its detailing for a Federation house, is nevertheless a large and substantially intact residence, with prominence to Nicholson Street. The plan of the building, with two projecting gabled wings flanking a deep return two-storeyed verandah, is a strong feature. The cast-iron lacework frieze to the verandah is unusually detailed; while the stucco-fronted west gable with flat-faced, round arched windows, is well resolved.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ Jacobs Lewis Vines, *North Fitzroy Conservation Study*, 1978, p. 13.
- ² Allom Lovell & Associates, *Fitzroy Urban Conservation Study Review 1992, Thematic History*, p 4.10.
- ³ MMBW Detail Plan No. 1254, *Fitzroy*, 1901.
- ⁴ City of Fitzroy rate books, North ward, 1907-8.
- ⁵ *Sands and McDougall Melbourne and suburban directory*, 1915.
- ⁶ *Argus*, 29 May 1945 p.2
- ⁷ Philip Goad (ed, contrib.), George Tibbits, Miles Lewis and Julie Willis, *Bates Smart: 150 Years of Australian Architecture*, Thames and Hudson, Melbourne, 2004, pp. 72, 75-79, 86, 94.

Name	Former maltings complex	
Address	22-26 Abinger Street & 37-45 Lyndhurst Street	Extent of Overlay
Place Type	Former malting complex	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1879-80	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



View of the east end of the former maltings complex from Abinger Street, looking towards Lyndhurst Street.



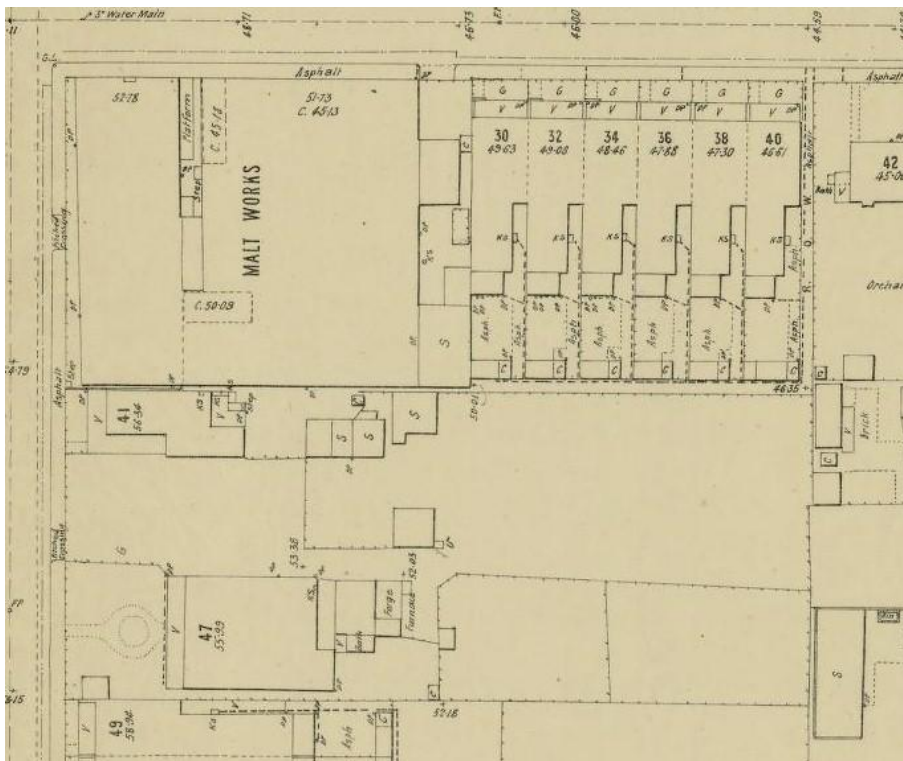
From left: Abinger Street frontage including no. 24 and no. 37 flanking (at centre) the 1996 silos conversion; view of the Lyndhurst Street side of the property.



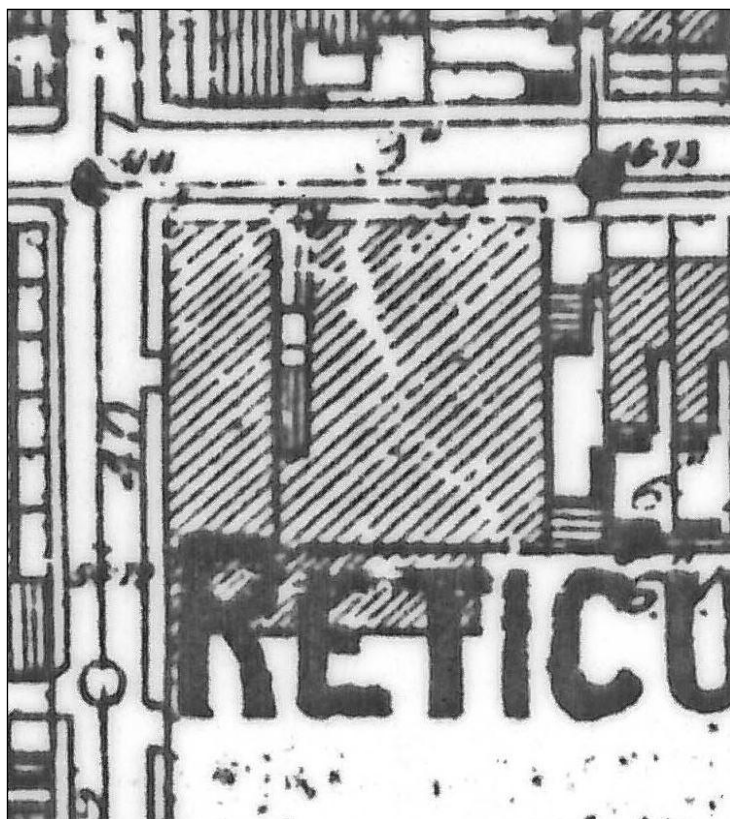
From left: Lyndhurst Street frontage, including no. 37-39, with Abinger Street at left; View of no. 41-45 Lyndhurst Street (south-west corner of property) looking north to Abinger Street.



Recent aerial photograph; Abinger Street is at top (north) and Lyndhurst Street is at left (west).
Source: Nearmap (15 March, 2012).



MMBW plan no. 1060 dated 1897 showing the 'MALT WORKS' on the corner of Lyndhurst and Abinger Streets (top left).
Source: State Library of Victoria



MMBW plan no. 36 dated 1895, 160':1" Scale. The hatching indicates brick buildings.
Source: State Library of Victoria

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁶

The current City of Yarra's suburbs, including Richmond, Collingwood and Abbotsford, attracted malting and brewery operations in the nineteenth century. The industry serviced the local hotel trade, with the numerous hotels in turn servicing the largely working class population.

The Southern Brewery, operated by Findlay and Sons, was established in Abinger Street in the mid-1870s, west of Lyndhurst Street (and west of the subject property); it was described as 'one of the largest in the suburbs'.⁷ In 1880, the company, which made 'Findlay's Ale', constructed a substantial brick malt house for £3000, to a design by John Flanagan.⁸ The architect had called for tenders for the 'building of a malt kiln' in September 1879.⁹

This 1880 development was on the subject property, and is believed to be the large three-storey rectilinear gable-ended building at the corner of Abinger and Lyndhurst streets (37 Lyndhurst Street). The building's footprint is shown on the 1890s MMBW plans reproduced above. These plans also show a larger building footprint immediately abutting to the east, also in brick, and occupying the remainder of the (then) site. This is different to the current arrangement in this part of the former maltings site, which includes the 1930s silos (see below) and the three-storey gable ended brick building to the east again (24 Abinger Street). The latter is similar in form and detailing to 37 Lyndhurst Street, although

not identical; it has also been truncated in its southern half as part of the adaptation works (see below). There may also have been a third (central) gabled building or bay to Abinger Street, which has been demolished. This would be consistent with the building footprint shown on the 1890s MMBW plans.

John Flanagan designed a number of industrial buildings in the inner suburbs in the 1870s and 1880s, including alterations to Findlay's Southern Brewery in 1879.¹⁰ The Abinger Street malt works were initially leased to James Hood, but the following year were being run by T Daly. James Hood was also associated with the maltings (with later silos) in Islington Street, Collingwood. By 1890, the subject malt works were being run by Michael J Daly who continued to operate the business until his retirement in 1913.¹¹ The Southern Brewery was operated by Edward Latham by 1900, and in the 1920s was a cordial factory run by James Dickson.¹²

Malt houses were used for the conversion of barley to malt, which in turn was used in the brewing process. From the 1860s, malting tended to be constructed as separate and independent operations from the brewery sites. The malting industry in Victoria was also assisted by state government import tariffs, and by 1921, there were 21 registered maltings in the state.¹³ As noted above, brewing and malting were important local industries, and Richmond was home to a number of malting works including the Cremorne Maltings in Gough Street and the Burnley Maltings, established in 1892.¹⁴ By 1911, the two companies of Barrett Bros and Samuel Burston owned many maltings in Victoria, and the following year the two companies merged.¹⁵

In 1913, M J Daly came to an arrangement with Barrett Bros. and Burston and Co, for the recently merged company to 'carry on' his business in Abinger Street from February that year. A report in the *Sydney Morning Herald* noted that this arrangement would 'limit the amount of competition' in the industry.¹⁶

In 1937, concrete silos were added to the property.¹⁷ These are the current silos which dominate Abinger Street, and were converted to residential use in the mid-1990s.¹⁸ Barrett and Burston continued to operate the malt works into the 1970s, having also acquired the Gough Street malting works in 1972.¹⁹

The subject maltings also expanded, in the first half of the twentieth century, to the south and south-east of the original development. This included construction of the large rectilinear brick building of two-three levels, the west end of which faces Lyndhurst Street (45 Lyndhurst Street).

The majority of the property was converted to residential use in the mid-1990s, by architect Nonda Katsalidis. This was one of the first, and highly regarded such redevelopments of a substantial former industrial/manufacturing site in Melbourne. No 45 Lyndhurst Street was adapted at a later date, and was not part of the Katsalidis redevelopment.

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.2: Developing a manufacturing capacity.

Description & Integrity

The property at 22-28 Abinger Street and 37-45 Lyndhurst Street, Richmond, incorporates a mix of former maltings buildings and concrete silos which were adapted in the mid-1990s to residential use. The adapted buildings incorporate modern fabric and additions.

The buildings comprise two malt buildings with gable ends to Abinger Street (37 Lyndhurst Street and 24 Abinger Street, 1880-late nineteenth century); four linked reinforced concrete silos in the centre of the site (22 Abinger Street, 1930s); a large rectilinear brick building of two-three levels which faces Lyndhurst Street at the south of the site (45 Lyndhurst Street, pre-1945); a modern five-storey block with a gabled roof located at the south end of the 1880 malt building (39 Lyndhurst Street); forecourt to the north side of the silos; and a yard concealed behind an older brick wall to Lyndhurst Street.

The oldest buildings, being the two former malt houses fronting Abinger Street (37 Lyndhurst Street and 24 Abinger Street) have gable ends with brick cornices, bluestone footings and brick walling in English bond, with segmentally arched windows. Some of the windows to the main street frontages

have been infilled or modified; some have also been modified to create door or vehicle openings. The brickwork has been overpainted, but this has been removed on the Abinger and Lyndhurst Street frontages to reveal the original surfaces. Both buildings have recent corrugated galvanised steel roof cladding with skylights, to the gabled roofs. Both buildings have also had varying levels of intervention and removal of fabric, as part of the residential conversion works.

No. 22 Abinger Street includes the area between the two historic malt buildings, being the forecourt for the refurbished silos; the forecourt includes a new general entry gate for the complex. The 1937 silos are a set of four linked concrete silos, which have been significantly adapted to residential use, including windows punched into the silo walls. Alterations include a penthouse level to the top, and on the north side of the silos an angled glass, pre-rusted steel and concrete block with porthole windows, and 'ship's prow' balconies.

No. 45 Lyndhurst Street, which dates from the first half of the twentieth century, is a large two-three storey plain face brick building, with an upper level added or refurbished at a later stage, and with modified or new openings. It has a long east-west rectilinear footprint, and as with the earlier malt buildings, has had intervention and removal of fabric, as part of the residential conversion works.

Comparative Analysis

The subject property in Abinger and Lyndhurst streets, Richmond, as a former maltings complex, has comparative examples elsewhere in the City of Yarra. These include the more substantial and intact Barrett Burston Richmond Maltings site, in Gough Street, Cremorne, which has a broader mix of malting buildings and silos, the earliest of which also date back to the 1880s.²⁰ Others include the former James Hood & Co malting in Islington Street, Collingwood (1878), which is currently undergoing a redevelopment and conversion program, as per the subject property; and the Barrett Burston Gibdon Street maltings in Burnley (1892).

In terms of conversions, the adaptation of silos to apartments gained publicity with *La Pedrera* ('the quarry', c 1972-5) in Barcelona, where Ricardo Bofill and Taller d'Arquitectura converted a group of cement-storage silos to circular-plan apartments, lit by small windows and concrete balconies inserted into the sides of each silo.²¹ Other components of that site were also retained. This project gained publicity in Australia through its coverage in *Architectural Design*, and through Bofill's increasing international prominence. For maltings conversions, a celebrated example was that of Pebble Mill in Britain, where television studios were created.²²

The Nonda Katsalidis designed conversion of the bulk of this property, including the adaptation of the silos, followed his already renowned city buildings at 170 La Trobe Street (1991) and 300 La Trobe Street (the Argus Centre, 1991); and the Melbourne Apartments in Franklin Street (1994).²³ The maltings development is also among his best-known projects, not least in part due to the prominence of the development in the inner city context, and the pioneering approach to the silos. The use of pre-rusted steel was also innovative, and reappeared on his later Asian Studies Centre at the University of Melbourne (2001),²⁴ and his apartment conversion of the former Russell Street Telephone Exchange in the Melbourne CBD (2002). The 'ships' prow' fronts also returned in Katsalidis Republic Tower, at the corner of La Trobe and Queen streets (1997-2000).²⁵ Philip Goad has described the Richmond building as 'totemic', and 'a brutish totemic tower of inner-city living', adorned by a 'crown of thorns' upper eave.²⁶

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The former maltings at 22-28 Abinger Street and 37-45 Lyndhurst Street, Richmond, is of local historical significance. The maltings was established in 1880 by brewers, Findlay and Sons, then owners of the nearby (in Abinger Street) Southern Brewery which was one of the largest in Melbourne. The first malt buildings on the property were designed by architect John Flanagan, who was responsible for a number of industrial buildings in the inner suburbs in the 1870s and 1880s. Brewing and malting were important local industries, and Richmond was home to a number of malting works. The maltings also continued to develop in the first half of the twentieth century, including construction

of the 1930s silos, and through expansion to the south and south-east of the original development. Noted maltsters Barrett and Burstn took over the property in 1913, and continued to operate the malt works into the 1970s. The property is also significant as one of the first such former industrial complexes to be converted, in the mid-1990s, to residential use. Architect Nonda Katsalidis was lauded for his innovative approach to the conversion and adaptation of the silos.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The former maltings at 22-28 Abinger Street and 37-45 Lyndhurst Street, Richmond, is of local aesthetic/architectural significance. The property incorporates a mix of substantial historic former maltings buildings and concrete silos, dating from the 1880s through to the mid-twentieth century, which have variously been adapted to residential use. While the adaptations have incorporated modern fabric and elements, the historic maltings buildings are still discernible throughout the site, and retain a strong presence, and industrial heritage character, to Abinger and Lyndhurst streets. The conversion works of the mid-1990s are also of significance. The redevelopment, of the bulk of the site by architect Nonda Katsalidis, followed several earlier celebrated projects in Melbourne, and became one of his most lauded and best known developments. The approach to the silos conversion, including the 'ships' prow' fronts and the use of pre-rusted steel, was particularly eye-catching.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The substantial property at 22-28 Abinger Street and 37-45 Lyndhurst Street, Richmond, incorporates a mix of former maltings buildings and concrete silos which have been adapted to residential use. The buildings comprise two malt buildings with gable ends to Abinger Street (1880-late nineteenth century); four linked reinforced concrete silos (1930s); a large rectilinear brick building of two-three levels which faces Lyndhurst Street at the south of the site (pre-1945); a modern five-storey block with a gabled roof located at the south end of the 1880 malt building; forecourt to the north side of the silos; and a yard concealed behind an older brick wall to Lyndhurst Street. The two former malt

houses fronting Abinger Street have gable ends with brick cornices, bluestone footings and brick walling in English bond, with segmentally arched windows. Both buildings have been subjected to varying levels of intervention and removal of fabric, as part of their residential conversion. The 1937 silos are a set of four linked concrete silos, which have had windows punched into the silo walls and other alterations including the addition of the 'ship's prow' frontage. The large two-three storey plain face brick building on the south of the property has a long east-west rectilinear footprint; as with the earlier malt buildings, it has had intervention and removal of fabric as part of the residential conversion works.

How is it significant?

The former maltings at 22-28 Abinger Street and 37-45 Lyndhurst Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?


The former maltings is of local historical significance. The maltings was established in 1880 by brewers, Findlay and Sons, then owners of the nearby (in Abinger Street) Southern Brewery which was one of the largest in Melbourne. The first malt buildings on the property were designed by architect John Flanagan, who was responsible for other industrial buildings in the inner suburbs in the 1870s and 1880s. Brewing and malting were important local industries, and Richmond was home to a number of malting works. Development in the first half of the twentieth century included construction of the 1930s silos, and other expansion to the south and south-east of the original development. Noted maltsters Barrett and Burston took over the property in 1913, and continued to operate the malt works into the 1970s. The property is also significant as one of the first large-scale former industrial complexes in Melbourne to be converted, in the mid-1990s, to residential use. The former maltings is additionally of local aesthetic/architectural significance. The property incorporates a mix of substantial historic former maltings buildings and concrete silos, dating from the 1880s through to the mid-twentieth century. While the adaptations to residential use have incorporated modern fabric and elements, the historic maltings buildings are still discernible throughout the site, and retain a strong presence, and industrial heritage character, to Abinger and Lyndhurst streets. Nonda Katsalidis' conversion works of the mid-1990s are also architecturally significant. The redevelopment followed several earlier celebrated Katsalidis projects in Melbourne, and became one of his most lauded and best known developments. The approach to the silos conversion, including the 'ships' prow' fronts and the use of pre-rusted steel, was particularly eye-catching.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 3 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 4 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 5 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 6 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- 7 *South Bourke and Mornington Journal*, 30 June 1880, p. 4.
- 8 *South Bourke and Mornington Journal*, 30 June 1880, p. 4.
- 9 Entries for architect John Flanagan, Miles Lewis, *Australian Architectural Index*, <http://www.mileslewis.net/australian-architectural.html>, accessed 11 July 2012.
- 10 Entries for architect John Flanagan, Miles Lewis, *Australian Architectural Index*, <http://www.mileslewis.net/australian-architectural.html>, accessed 11 July 2012.
- 11 *Sands and McDougall Melbourne and suburban directory*, 1880-1910, *Sydney Morning Herald*, 24 January 1913, p. 11.
- 12 *Sands and McDougall Melbourne and suburban directory*, 1900, 1920, 1925.
- 13 Lovell Chen, *Richmond Maltings Gough Street Richmond, Conservation Management Plan*, 2005, p. 9.
- 14 Lovell Chen, *Richmond Maltings Gough Street Richmond, Conservation Management Plan*, 2005, pp. 24-29.
- 15 Lovell Chen, *Richmond Maltings Gough Street Richmond, Conservation Management Plan*, 2005, p. 10.
- 16 *Sydney Morning Herald*, 24 January 1913, p. 11.
- 17 H2050 Richmond Maltings, Victorian Heritage Database, <http://vhd.heritage.vic.gov.au>
- 18 Philip Goad and others, *Melbourne Architecture*, Watermark, Sydney, 1999 (First edition) and 2009 (3rd edition), pp. 231.
- 19 Lovell Chen, *Richmond Maltings Gough Street Richmond, Conservation Management Plan*, 2005, p. 17.
- 20 Victorian Heritage Register citation for Richmond Maltings, VHR 2050.
- 21 'Chronology 1971-1975' at www.ricardobofill.com/en/7360Architecture/Ricardo-Bofill-Taller-Architectura-in-Barcelona-htm, accessed 18 July 2012.
- 22 <http://billdargue.jimdo.com/placenames-gazetteer-a-to-y/places-p/pebble-mill> accessed 18 July, 2012.
- 23 Philip Goad and others, *Melbourne Architecture*, Watermark, Sydney, 1999 (First edition) and 2009 (3rd edition), pp. 222, 226.
- 24 Philip Goad and George Tibbits, *Architecture on Campus: A Guide to the University of Melbourne and Its Colleges*, University Press, Melbourne, 2003, pp. 104, 117.
- 25 Goad, 3rd edition only, p. 242.
- 26 *Melbourne Architecture*, p. 231; Philip Goad and George Tibbits, p. 117.

Name		Extent of Overlay 
Address	15-21 Bell Street, Richmond	
Place Type	Group of four dwellings	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1911- 1912	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



Numbers 15- 21 (left to right) Bell Street, Richmond



From left; No. 15 Bell Street showing protruding front bay, side entry and rear chimney; No.19 Bell Street showing the timber detailing to the gabled verandah and box window.



Dwellings at 15-21 Bell Street, Richmond, with Bell Street at left.
Source: Nearmap (15 February 2012)

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶ The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁷

Bell Street was originally known as Metropolitan Street, which first appeared in the directories in 1883. By 1896, there were a number of small timber cottages, listed in the 1905 rate books as being of three rooms, situated on the north side of the street. By 1910, the houses between 15 and 19 Metropolitan Street had been demolished with the allotments listed as vacant land. The following year, Eleazer Lesser had constructed four brick houses of four rooms, each with a net annual value of £15, which had risen to £33 after they were occupied. One of the houses – number 19 – accommodated eleven people in its four rooms, while the adjacent number 17 housed a comparatively small three occupants.⁸

Eleazer Lesser, also known as Elly Lesser, was a financier and pawnbroker based in South Melbourne and Camberwell in the early 1900s. Upon his death in 1930, he left an estate worth £40,000.⁹ Lesser acquired a number of properties in Richmond on which he constructed residences during 1911-12. His houses in Lord Street, Dickens Street, Burnley Street and Bell Street were all leased by 1912 to tenants including labourers, a jockey, a bootmaker and an accountant.¹⁰

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The properties at 15- 21 Bell Street, Richmond date from 1911-1912, and are a row of four adjoining single-storey Federation brick cottages on the east side of Bell Street. The cottages have hipped roof forms clad in corrugated galvanised steel over the main sections of the houses, and gabled front bays and verandahs. The west façades to Bell Street are of exposed face brick with painted cement dressings, with the distinctive single bay verandahs each screening a three-light box-framed window. Each house is separated from its neighbour by a brick divider with vermiculated lug ends, common in Richmond terrace housing; and the front doors are set well back to the side of each house. The front gable patterning in timber and roughcast stucco is intact on all four dwellings, as are the verandah friezes and frieze brackets, paired verandah posts, and floral cut-out post spandrels. The cottages have brick front chimneys with bowed necks in roughcast stucco, and tall terracotta pots. All have less decorative red brick chimneys visible towards the rear. The front chimney to No. 17 has been overpainted.

The group is set in a crescent, reflecting a curved section of Bell Street. The dwellings also have medium height timber post fencing or powder coated metal palisade fencing. No. 15 has a crossover and car parking to the front setback, which is an intrusive element.

The rears of the properties were not inspected.

Comparative Analysis

The properties at 15- 21 Bell Street, Richmond are a variant on Federation house architecture, adapted to narrow sites.¹¹ They closely resemble the form and details of 160-166 Lord Street, Richmond and the semi-detached houses at 291 and 293 Burnley Street, Richmond, which were also constructed by Lesser. The similarity of the designs includes gabled verandahs with stepped spandrels; gridded Japanese-flavoured upper verandah friezes; panel or plate fretwork on the verandah posts and friezes; paired verandah posts; three-light front windows in box frames over apron sills; exposed face brick front walls with painted cement course dressing; and face brick chimney stacks topped by bowed necks in roughcast stucco and terracotta pots. In general, verandah friezes of the screening depth seen in this Bell Street group are more common in Geelong than in Melbourne, and are in fact a Geelong signature. Outside the City of Yarra, the gabled frontages and gridded Japanese-flavoured verandah friezes compare with the two-storeyed house pair designed by Hyndman and Bates in Moorhouse Street, East Camberwell, begun in the 1890s but not completed until World War I.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The dwellings at 15- 21 Bell Street, Richmond are of local historical significance. They are a substantially externally intact collection of four Federation brick cottages which date from 1911-12, which provide evidence of worker's housing constructed in Richmond in the early twentieth century. The dwellings are also associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including other similar residential developments in Lord Street, Dickens Street and Burnley Street.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The dwellings at 15-21 Bell Street, Richmond, which are substantially externally intact, are of local aesthetic/architectural significance. The dwellings represent a variant on Federation house architecture, and while comparatively modest in size, are distinguished by their detailing and prominent gabled verandahs. Elements of note include the gridded Japanese-flavoured verandah friezes; paired verandah posts with floral cut-out post spandrels; painted cement dressings; three-light front windows in box frames over apron sills; and chimney stacks.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The properties at 15- 21 Bell Street, Richmond are a row of four adjoining single storey Federation brick cottages, with hipped roof forms clad in corrugated galvanised steel, and gabled front bays with verandahs. The single bay verandahs each screen a three-light box-framed window; the front doors are set well back to the side of each house.

How is it significant?

The properties at 15-21 Bell Street, Richmond, are of local historical and aesthetic/architectural significance.

Why is it significant?

The properties are of local historical significance, as a substantially externally intact collection of four Federation brick cottages which date from 1911-12, and provide evidence of worker's housing in Richmond in the early twentieth century. The dwellings are associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including similar residential developments in Lord Street, Dickens Street and Burnley Street. The dwellings are also of local aesthetic/architectural significance. They represent a variant on Federation house architecture, and while comparatively modest in size, are distinguished by their detailing and prominent gabled verandahs. Elements of note include the gridded Japanese-flavoured verandah friezes; paired verandah posts with floral cut-out post spandrels; painted cement dressings; three-light front windows in box frames over apron sills; and chimney stacks.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

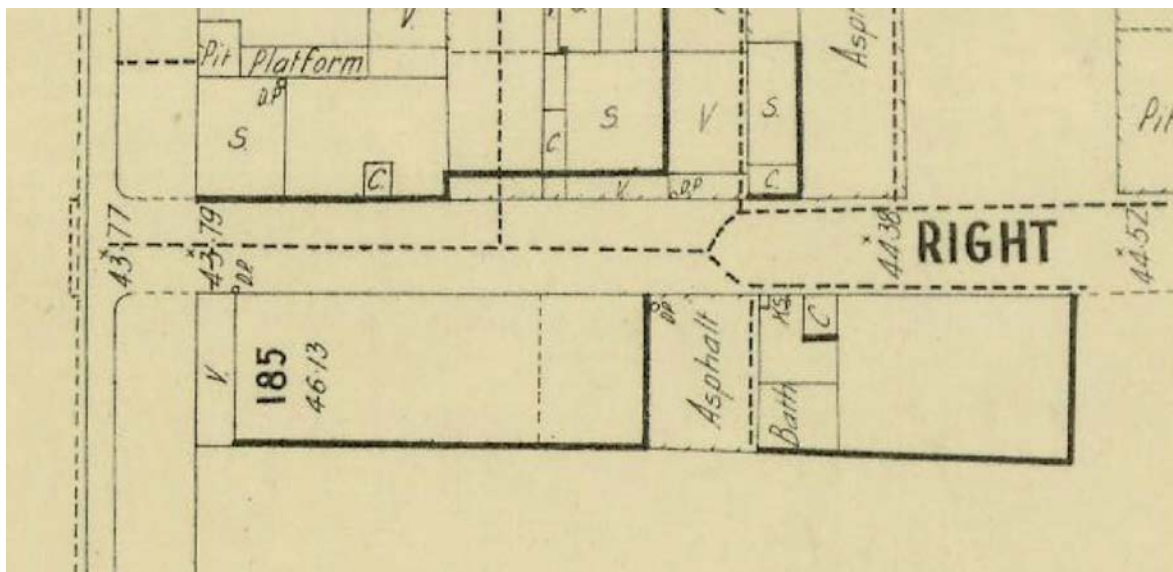
- ¹ Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ³ *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- ⁴ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11
- ⁵ *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- ⁶ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- ⁷ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- ⁸ City of Richmond rate books, Central Ward, 1905-1913.
- ⁹ *Argus*, 8 August 1930, p.8.
- ¹⁰ Richmond Rate Books, East Ward and Central Ward, 1911-12.
- ¹¹ For Federation architecture, see Conrad Hamann, 'Art Nouveau', and 'Federation Architecture' in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, pp. 43-44, and 245-246. See also Trevor Howells and others, *Towards the Dawn: Federation Architecture in Australia, 1890-1915*, Hale and Iremonger, Sydney, 1990.

Name		Extent of Overlay
Address	185 Burnley Street, Richmond	
Place Type	Dwelling	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1885	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

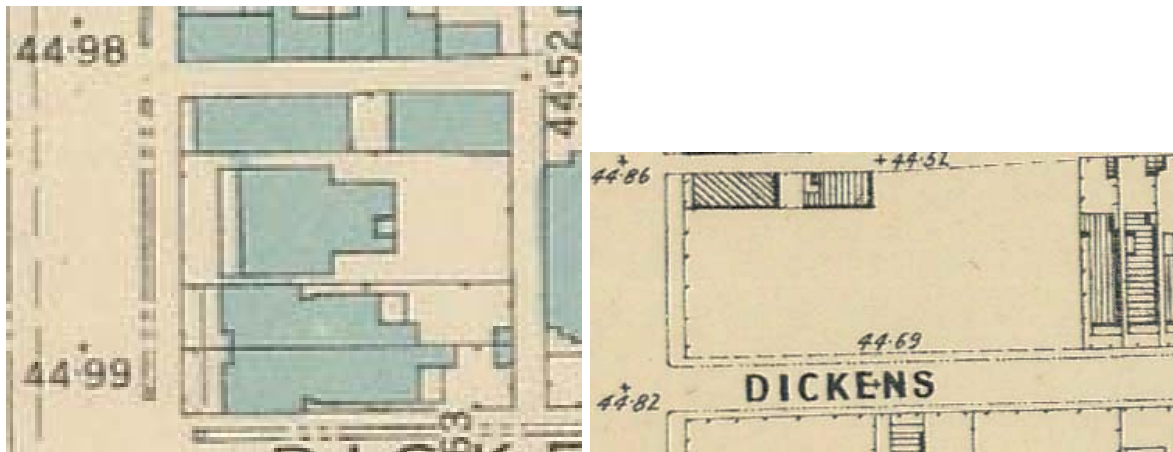
Intactness Good Fair Poor



Left: View of 185 Burnley Street showing the north elevation to the side lane and rear second storey component. Right: Front west facade.



MMWB detail plan No. 1087 showing the building envelope of 185 Burnley Street in 1902. The rear building (at right) is believed to have been (at least in part) a stable.



From left: Detail of MMBW 160':1" base plan, 1950, showing the two buildings at 185 Burnley Street, Richmond; detail of MMBW 160':1" base plan, 1896, showing the brick residence (left) and timber rear building (right).

Source: State Library of Victoria.



Dwelling at 185 Burnley Street, with Burnley Street at left.

Source: Nearmap (15 February 2012)

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb (where the subject property is located) remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶ The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁷

In 1855, Burnley Street was noted as a Government Road, but by the late 1850s it was being referred to as Burnley Street. William Burnley was an early land holder in Richmond, a Richmond councillor and member of the Legislative Council during the 1850s.⁸ The block along Burnley Street between Bridge Road and Swan Street, where the subject property is located, began to develop with small

housing allotments in the 1880s.⁹ During the boom period, the number of houses in Richmond grew significantly, from 4,800 in the early 1880s to double that by the end of the decade.¹⁰ By 1896, the section of Burnley Street south of Bridge Road comprised a combination of small brick cottages, vacant allotments and a quarry.¹¹

Thomas Weatherill had acquired land in Burnley Street by 1884, and constructed the four-roomed brick house at no. 185 in 1885. Engine driver Andrew McGavin occupied the house that same year, which was rated for a net annual value of £24.¹² The 1901 MMBW plan shows a timber building to the rear of the residence; and this building, together with the subject residence, were the only structures on the land between the right-of-way and Dickens Street at this time. It appears the timber structure was used as stables, as in 1894 the sale of 'farm horses [...] and two light horses' from stables at the back of 185 Burnley Street was advertised in the *Argus*.¹³ Mrs Phoebe Scott and then Miss Agnes Scott resided at the house from as early as 1914 until the mid-1940s, followed by a Frances Eastaugh.¹⁴ Later occupants of the house include Arthur Bradford, G Blotto and T Pouloukefalos.¹⁵

The date of demolition of the stables, and replacement with the current single-storey rear wing is not known, although the rear wing appears to be of long standing.

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The property at 185 Burnley Street, Richmond is an overpainted brick Victorian cottage with verandah, single- and double-storey components (the latter originally on the rear section of the dwelling), and another single-storey wing to the rear. The cottage has a hipped roof clad in corrugated steel, and a transverse gable roof to the two storey component. The front presents to Burnley Street as a single-storey, single-fronted cottage with a proportionally large and prominent parapet. The latter has square flanking piers with rounded tops, and mouldings with leaf-form 'mantlepiece' brackets. The façade is otherwise simple in decoration with a single timber-framed double-hung sash window, and entrance door with toplight. There are two imposing corniced chimneys, both stuccoed, very visible from the adjoining lane to the north, including one placed high on the two storey component. The verandah appears original, including the form and verandah paving tiles; the lace verandah frieze is sympathetic if not original. The iron palisade fence and gate also appear original. The single-storey rear wing, although not original to the 1885 date of construction, appears to be of long standing.

Comparative Analysis

The dwelling at 185 Burnley Street, Richmond, differs from many single-fronted, single-storey Victorian cottages through having the original two-storey component. The combination of single- and double-storey sections, including the contrasting hipped and gabled roof forms to the two components, is distinctive. The contrasting roofs are, however, linked by the imposing corniced chimneys. Proportionally the parapet to Burnley Street is unusually large, comprising almost a third of the Burnley Street frontal area. Its square flanking piers and their rounded tops are also unusual. The view from the adjoining lane further enhances the presentation of the dwelling.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The dwelling at 185 Burnley Street, Richmond, is of local historical significance. The cottage, which dates from 1885, is associated with the development of the eastern area of Richmond, which consolidated in this period. It is also part of a localised boom, whereby the number of houses in Richmond grew rapidly from 4,800 in the early 1880s to double that by the end of the decade.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The dwelling at 185 Burnley Street, Richmond, is of local aesthetic/architectural significance. The dwelling is substantially externally intact, and differs from many single-fronted Victorian cottages through incorporating original single- and double-storey components. The two components to the dwelling are further distinguished by the contrasting hipped and gabled roof forms, which in turn are linked by the imposing corniced chimneys; the chimney placed high on the two storey component is particularly prominent. The parapet to the Burnley Street frontage is unusually large, comprising almost a third of the Burnley Street frontal area; its square flanking piers with rounded tops are also unusual. The view of the building from the adjoining lane, including the view of the singular single/double storey profile of the building with the imposing chimneys, enhances the presentation of the dwelling.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The dwelling at 185 Burnley Street, Richmond, dates from 1885, and is an overpainted brick Victorian cottage with verandah, incorporating original single- and double-storey components together with another later single-storey wing to the rear. The cottage has a hipped roof clad in corrugated steel, and a transverse gable roof to the two storey component. The parapet to the Burnley Street frontage is proportionally large, and incorporates square flanking piers with rounded tops, and mouldings with leaf-form 'mantlepiece' brackets. There are two imposing stuccoed and corniced chimneys. The verandah appears to be largely original, as is the iron palisade fence and gate. The single-storey rear wing, although not original to the 1885 date of construction, appears to be of long standing.

How is it significant?

The dwelling at 185 Burnley Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

The dwelling at 185 Burnley Street, Richmond, is of local historical significance. The cottage dates from 1885, and is associated with the consolidation of development in the eastern area of Richmond in


this period. It is also part of a localised boom, whereby the number of houses in Richmond grew rapidly from 4,800 in the early 1880s to double that by the end of the decade. The dwelling is also of local aesthetic/architectural significance. It is substantially externally intact, and differs from many single-fronted Victorian cottages through incorporating the original single- and double-storey components. The two components are further distinguished by contrasting hipped and gabled roof forms, which are linked by the imposing corniced chimneys; the chimney placed high on the two storey component is particularly prominent. The parapet to the Burnley Street frontage is unusually large; its square flanking piers with rounded tops are also unusual. The view of the building from the adjoining lane, including the view of the singular single/double storey profile of the building with the imposing chimneys, enhances the presentation of the dwelling.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

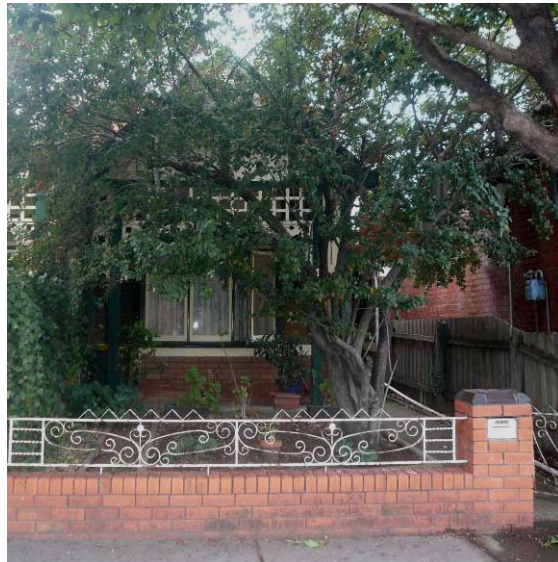
- ¹ Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11
- ³ *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- ⁴ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ⁵ *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- ⁶ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- ⁷ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- ⁸ Stirling, Alfred, *Old Richmond*, The Hawthorn Press, Melbourne, p. 3.
- ⁹ *Sands and McDougall Melbourne and suburban directory*, 1880-1890.
- ¹⁰ Allom Lovell & Associates, City of Yarra Heritage Review, Volume 1 Thematic Environmental History, 1998, p. 25.
- ¹¹ MMBW 160':1" base plan no. 41, Richmond and Kew, 1896.
- ¹² City of Richmond rate books, Central Ward, 1884-1885.
- ¹³ *Argus*, 9 February 1894, p.2.
- ¹⁴ *Sands and McDougall Melbourne and suburban directory*, 1914-1954, *Argus*, 12 June 1947.
- ¹⁵ *Sands and McDougall Melbourne and suburban directory*, 1954 -1974.

Name		
Address	289, 291 & 293 Burnley Street, Richmond	Extent of Overlay 
Place Type	Group of three dwellings	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1911-1912	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



289 Burnley Street, Richmond; west façade.



Left: 291 Burnley Street. Right: 293 Burnley Street.



Recent aerial image showing no. 289 Burnley Street (at top, with solar panels to the roof), and nos 291-293 Burnley Street, Richmond below.

Source: Nearmap (12 April 2012)

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb (where the subject property is located) remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶ The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁷

In 1855, Burnley Street was noted as a Government Road, but by the late 1850s it was being referred to as Burnley Street. William Burnley was an early land holder in Richmond, a Richmond councillor and member of the Legislative Council during the 1850s.⁸ The block along Burnley Street between Bridge Road and Swan Street, where the subject property is located, began to develop with small housing allotments in the 1880s.⁹ During the boom period, the number of houses in Richmond grew significantly, from 4,800 in the early 1880s to double that by the end of the decade.¹⁰ However, there remained a number of vacant allotments on Burnley Street into the early part of the twentieth century.

In 1902, the block of land between Boland and Manton streets (then Eliza and Newby streets) was partially developed, with land at the corner of Manton and Burnley streets remaining vacant.¹¹ The allotments were rated as vacant land in 1910, but by c. 1912, Thomas Higginbotham, a hairdresser, had constructed his six-roomed brick house at no. 289 Burnley Street. The two adjoining properties at nos 291 and 293 were purchased by Aron & Lesser, and in 1912, two brick houses of five rooms had been constructed.¹² Eleazer Lesser, also known as Elly Lesser, was a financier and pawnbroker based in South Melbourne and Camberwell in the early 1900s. Upon his death in 1930, he left an estate worth £40,000.¹³ Lesser acquired a number of properties in Richmond on which he constructed residences during 1911-12. The houses in Lord Street, Dickens Street, Burnley Street and Bell Street were all leased by 1912 to tenants including labourers, a jockey, a bootmaker and an accountant.¹⁴

In 1912, the houses at nos 291 and 293 Burnley Street were rated at a net annual value of £37 each, while Thomas Higginbotham's larger freestanding residence at no. 289 Burnley Street was rated at

£40. Whilst Larissa Woolands resided at number 293 with six other people, the adjoining house at number 291 was a smaller household, where accountant Richard Taylor lived with only one other person.¹⁵

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The properties at nos 289-293 on the east side of Burnley Street, constructed in 1911-12, comprise a large free-standing brick house and a pair of smaller semi-detached, single fronted brick cottages of the Federation period. The large house at no. 289 Burnley Street has a tall hipped roof clad in corrugated galvanised steel, with a projecting north gabled wing marked by a breakfront above the main window; this in turn is punctuated by circular coffers. The verandah frieze is arched with newel spandrels, and the verandah has a roof which is integral with the main roof. The chimney is of exposed face brick, with its upper necking corbelled out in brick courses. The north side elevation has a set of windows with a shared hood, bracketed on diagonal struts and vertical newels. The aerial image above indicates there are substantial additions to the rear (east) of this dwelling.

The paired houses at nos 291-293 Burnley Street have gable roof forms clad in corrugated galvanised steel with hipped east ends and broken hip roofs where the front entries are set back. Both feature gabled verandah bays with two-stepped gables; gridded 'Japanese' friezes; paired, square-cut verandah posts; and three-sash box-frame windows.

The house fronts are in exposed face brick with painted cement dressings with the exception of no. 291 that has been overpainted. The gable patterning in timber and roughcast stucco is intact on all three houses, as are the verandah friezes, their paired posts, their verandah frieze brackets and their floral cut-out post spandrels. All the properties have non-original fences, with garden setbacks behind.

Comparative Analysis

The dwellings at nos 291-293 Burnley Street, Richmond, are a variant on Federation house architecture, adapted to narrow sites.¹⁶ They also closely resemble the form and details of dwellings at nos 160-166 Lord Street and nos 15-21 Bell Street, Richmond, which were also constructed by Lesser. The similarity of the designs includes gabled verandahs with stepped spandrels; gridded Japanese-flavoured upper verandah friezes; panel or plate fretwork on the verandah posts and friezes; paired verandah posts; three-light front windows in box frames over apron sills; and exposed face brick front walls with painted cement course dressing. In general, verandah friezes of the screening depth seen in the pair at nos 291-293 Burnley Street are more common in Geelong than in Melbourne, and are in fact a Geelong signature. Outside the City of Yarra, the gabled frontages and gridded Japanese-flavoured verandah friezes compare with the two-storeyed house pair designed by Hyndman and Bates in Moorhouse Street, East Camberwell, begun in the 1890s but not completed until World War I. The adjoining dwelling at 289 Burnley Street, also a Federation house, is distinguished by its larger size and strong presence to Burnley Street, albeit the exterior is more simply detailed than the smaller pair, which is typical of later Federation houses. The dwelling is enhanced by the large north gabled wing with its breakfront above the window, and the circular coffer detailing to the upper gable. The generous sweep of the verandah arches – including the abundance of newels which is another feature of later Federation houses – also emphasises the comparatively large scale of the dwelling in the Burnley Street context.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The properties at nos 289-293, Burnley Street, Richmond, constructed in 1911-12, are of local historical significance. The dwellings are associated with the later development of eastern Richmond, in an area of Burnley Street which was also slow to develop. The larger house at no. 289 is indicative of the historical desirability of constructing larger dwellings on main road frontages; while the smaller

dwellings provide evidence of worker's housing in Richmond in the early twentieth century. The latter dwellings are also associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including other similar residential developments in Bell Street, Dickens Street and Lord Street.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The properties at nos 289-293, Burnley Street, Richmond are of local aesthetic/architectural significance, and substantially externally intact examples of Federation houses. While the dwellings at nos 291-293 are comparatively modest in size, they are distinguished by their detailing and prominent gabled verandahs; and elements of note including the gridded Japanese-flavoured verandah friezes; paired verandah posts with floral cut-out post spandrels; painted cement dressings; and three-light front windows in box frames over apron sills. The dwelling at 289 Burnley Street is distinguished by its larger size and strong presence to Burnley Street, including the large north gabled wing with breakfront and circular coffer detailing to the upper gable. The generous sweep of the verandah frieze arches also emphasises the comparatively large scale of the dwelling in the Burnley Street context.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The properties at nos 289-293, Burnley Street, Richmond, were constructed in 1911-12, and comprise a large free-standing brick house and a pair of smaller semi-detached, single fronted brick cottages of the Federation period. The dwellings are in exposed face brick with painted cement dressings, with the exception of no. 291 that has been overpainted. The large house at no. 289 Burnley Street has a tall hipped roof clad in corrugated galvanised steel, with a projecting north gabled wing with a breakfront above the main window, and circular coffer detailing to the upper gable. The verandah frieze is arched and the verandah roof is integral with the main roof. The paired smaller houses at nos 291-293 Burnley Street have gable roof forms clad in corrugated galvanised steel, with broken hip roofs where the front entries are set back. Both feature gabled verandah bays with two-stepped

gables; gridded 'Japanese' friezes; paired, square-cut verandah posts; and three-sash box-frame windows.

How is it significant?

The properties at nos 289-293, Burnley Street, Richmond, are of local historical and aesthetic/architectural significance.

Why is it significant?

The properties at nos 289-293, Burnley Street, Richmond, constructed in 1911-12, are of local historical significance. The dwellings are associated with the later development of eastern Richmond, in an area of Burnley Street which was also slow to develop. The larger house at no. 289 is indicative of the historical desirability of constructing larger dwellings on main road frontages; while the smaller dwellings provide evidence of worker's housing in Richmond in the early twentieth century. The latter dwellings are also associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including other similar residential developments in Bell Street, Dickens Street and Lord Street. The properties at nos 289-293, Burnley Street are also of local aesthetic/architectural significance, and substantially externally intact examples of Federation houses. While nos 291-293 are comparatively modest, they are distinguished by their detailing and prominent gabled verandahs; elements of note including the gridded Japanese-flavoured verandah friezes; paired verandah posts with floral cut-out post spandrels; painted cement dressings; and three-light front windows in box frames over apron sills. The dwelling at 289 Burnley Street is distinguished by its larger size and strong presence to Burnley Street, including the large north gabled wing with breakfront and circular coffer detailing. The generous sweep of the verandah arches also emphasises the comparatively large scale of the dwelling in the Burnley Street context.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p.11.
- 3 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 4 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 5 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 6 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- 7 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- 8 Stirling, Alfred, *Old Richmond*, The Hawthorn Press, Melbourne, p. 3.
- 9 *Sands and McDougall Melbourne and suburban directory*, 1880-1890.
- 10 Allom Lovell & Associates, City of Yarra Heritage Review, Volume 1 Thematic Environmental History, 1998, p. 25.
- 11 MMBW detail plan 1087 Richmond, 1902.
- 12 City of Richmond rate books, East Ward, 1912-13.
- 13 *Argus*, 8 August 1930, p.8.
- 14 Richmond Rate Books, East Ward and Central Ward, 1911-12.
- 15 City of Richmond rate books, East Ward, 1912-13.
- 16 For Federation architecture, see Conrad Hamann, 'Art Nouveau', and 'Federation Architecture' in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, pp. 43-44, and 245-246. See also Trevor Howells and others, *Towards the Dawn: Federation Architecture in Australia, 1890-1915*, Hale and Iremonger, Sydney, 1990.

Name	Grand Hotel	
Address	331-333 Burnley Street, Richmond	Extent of Overlay
Place Type	Hotel	
Survey Date	April 2012 (external inspection only)	
Date of Construction	c.1888	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

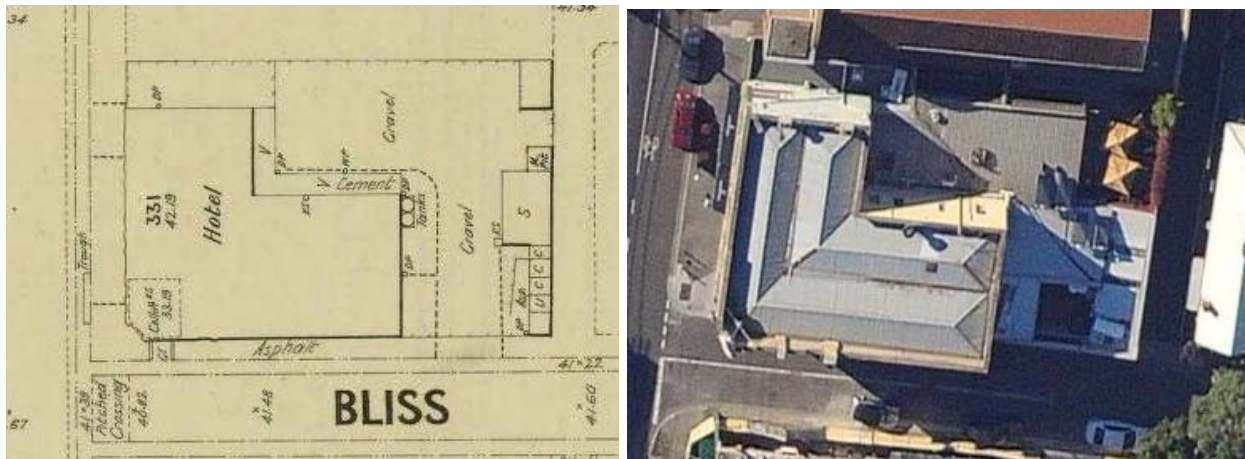
Intactness Good Fair Poor



From left: The Grand Hotel at 331- 333 Burnley Street, Richmond; detail view of the chamfered corner treatment and southern elevation along Bliss Street.



From left: West elevation along Burnley Street; south elevation along Bliss Street looking west towards Burnley Street.



From left: Section of the MMBW plan no. 1096 dated 1901 showing the chamfered corner and building envelope; recent aerial photograph showing the 'L' shaped double hipped roof form. Source: State Library of Victoria; Nearmap (12 April, 2012).

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb (where the subject property is located) remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶ The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁷

In 1855, Burnley Street was noted as a Government Road, with most of the street south of Bridge Road remained vacant, with only a handful of buildings located near Bridge Road.⁸ By the late 1850s the street was being referred to as Burnley Street. The block along Burnley Street between Bridge Road and Swan Street began to develop with small housing allotments in the 1880s. During the boom period, when the subject hotel was constructed, the number of houses in Richmond grew significantly; from 4,800 in the early 1880s, the figure had doubled by the end of that decade.⁹ By 1896, the section of Burnley Street south of Bridge Road comprised a combination of small brick cottages, vacant allotments, a quarry and the Grand Hotel.¹⁰

The construction of the Grand Hotel came about during the period of significant population expansion in the suburb, and in the Burnley Street area. The hotel was also sited in the section of Burnley Street, towards Swan Street where commercial development was increasingly located in the late nineteenth and early twentieth centuries. Opened in c.1888, the hotel's first proprietor was Samuel Townsend.¹¹ It followed a typical pattern of nineteenth century hotels, with a prominent corner location, and main and secondary entrances to the various internal spaces (public bar, dining room, accommodation). Hotels played an important social, recreational and political role in the nineteenth and twentieth centuries, particularly for working class communities, and public and political meetings were held at the Grand Hotel in the late-nineteenth century.¹²

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.6: Entertaining and socialising.

Description & Integrity

The building at 331-333 Burnley Street is a two storey nineteenth-century brick corner hotel (c.1888) with alterations undertaken over phases in the twentieth century. The building is L-shaped in plan form with a chamfered corner to Burnley and Bliss streets, and a double hipped roof form clad in corrugated galvanized steel. The south and west facades have an overpainted rendered brick finish and the north and east walls are overpainted brick. It has five long-standing first-floor double hung sash windows to Burnley Street (to the west), and two facing Bliss Street (to the south); these appear to be original. The windows are linked by a moulded string course supporting square-headed architrave mouldings with a lion-headed keystone in each, and moulded sills with floral brackets. The upper storey is framed by moulded cornices above and below. The ground floor to Burnley Street has new windows and doors under a pair of recent canvas canopies. The original treatments at this point are the coffered north pilaster and its entablature, and the dentilled cornice and plain frieze running above. The coffered, astylar pilasters are also present flanking the corner entry where the treatment is highly decorative. The corner door has been removed, although its threshold and fanlight sill remain. To each side of the corner chamfer is a pair of Italianate windows comprising arches set on Romanesque half-columns with Corinthian capitals, keystones moulded as bearded heads, vermiculated spandrels and broad sills. The original window frames and panes have been replaced in each of these windows by plate-glass panes. The pilasters and columns have a waist-height base with short breakfront piers finished in smooth stucco. A later ground floor wall at the northern end, also overpainted, with a blind window and doorway, completes the Burnley Street elevation, running up to the boundary of the neighbouring Greek Orthodox Church. The parapet has been added to or altered at the corner, probably between 1905 and 1925, where three steps up have been finished with a projecting gabled signage panel, and the cornice is a simple stuccoed brick course. The chimneys have been similarly treated at both north and south ends, with their cornices being simplified.

The building has a two storey wing which extends to the east along Bliss Street. It is more simply detailed than the main component of the building, but is evident in the footprint/plan of the building shown in the 1901 MMBW plan above. The upper level has moulded architraves to each window and plain block sills. The ground floor has three windows and a door, the door and one window having lintels and the other two windows being possibly added later. There is also an overpainted single storey brick garage to the south-east corner of the property, abutting the rear lane, with two steel roller doors facing Bliss Street. This later element is not of heritage significance.

Comparative Analysis

In Melbourne the basic corner hotel's chamfered arrangement is seen as early as the Devonshire Arms Hotel in Fitzroy, of 1843/47.¹³ In Richmond an early precedent is the Spread Eagle Hotel at the corner of Bridge Road and Coppin Street (1854), although this has been heavily altered over time. The mixed styles evident in the Grand Hotel are common to many, especially when the residential requirements of hotel licensing caused many hotels to expand, often in the interwar period. This also frequently resulted in modifications to the ground floors. The Orrong Hotel in High Street, Malvern is a case in point, where a nineteenth-century hotel gained a complete Art Deco makeover but the hybrid character remains in the irregular window spacing. In Richmond, nineteenth-century hotels with chamfered corner entries and later makeovers (from the 1920s to the 1950s and beyond) include the Royal Hotel and Cricketer's Arms Hotel, in Punt Road; the Royal Oak Hotel at the corner of Burnley Street and Bridge Road; and the Great Britain in Church Street. However, the Grand Hotel is distinguished from these examples in its retention of an elaborate system of Italianate arches and coffered, astylar pilasters, together with a full dentilled entablature along the ground-first floor transition. The astylar pilasters, cornice detailing and architraves have parallels with the generally more ornate Gertrude Hotel, in Gertrude Street Fitzroy (1873), designed by John Flannagan.¹⁴ These distinguish hotels in close to their original nineteenth century form, but most details of this nature have been removed from inner Melbourne hotels through the interwar and later alterations. Typically, the details were replaced with flush tiled walling and modern windows.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The Grand Hotel at 331-333 Burnley Street, Richmond is of local historical significance. The two storey brick corner hotel was constructed in c.1888, at a time when the development of this eastern area of Richmond was consolidating. It was also sited in the section of Burnley Street, towards Swan Street where commercial development was increasingly located in the late nineteenth and early twentieth centuries. The hotel provides evidence of the typical arrangement of main and secondary entrances, which provided access to the various internal spaces of public bar, dining room, and accommodation. The hotel is also significant for having operated for over 130 years, serving the local Richmond community as a place for social and recreational activities.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The Grand Hotel at 331-333 Burnley Street, Richmond is of local aesthetic/architectural significance. The two-storey 1888 building is prominently located, with a chamfered corner entrance. The latter is enhanced by the projecting gabled signage panel and stepped parapet at first floor, and the distinctive arrangement of paired Italianate windows to each side of the entrance. Other elements of note include the surviving original window treatments, and the detailing which distinguishes the building from many nineteenth-century hotels with chamfered corner entries and later makeovers. These include the elaborate system of Italianate arches and coffered, astylar pilasters, together with the dentilled entablature along the ground-first floor transition.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The Grand Hotel at 331-333 Burnley Street was constructed in c.1888 and is a two storey nineteenth-century brick corner hotel, with later alterations. The building is L-shaped in plan with a chamfered corner to Burnley and Bliss streets, and a double hipped roof clad in corrugated galvanized steel. The main south and west facades have overpainted rendered brick finishes. Windows include original first-floor double hung sashes, linked by a moulded string course supporting square-headed architrave mouldings with lion-headed keystones and moulded sills with floral brackets; and at ground floor level

highly decorative paired Italianate windows. Other window details include arches on Romanesque half-columns with Corinthian capitals, keystones moulded as bearded heads, and vermiculated spandrels and broad sills; there are also coffered astylar pilasters, and a dentilled entablature at the ground-first floor transition. The building also has a more simply detailed two storey wing extending to the east along Bliss Street; and an overpainted single storey brick garage abutting the rear lane which is not of heritage significance.

How is it significant?

The Grand Hotel at 331-333 Burnley Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

The Grand Hotel at 331-333 Burnley Street, Richmond is of local historical significance. The two storey brick corner hotel was constructed in c.1888, at a time when the development of this eastern area of Richmond was consolidating. It was sited in the section of Burnley Street, near Swan Street where commercial development was increasingly located in the late nineteenth and early twentieth centuries. The hotel provides evidence of the typical arrangement of main and secondary entrances, providing access to the various internal spaces of public bar, dining room, and accommodation. The hotel is also significant for having operated for over 130 years, serving the local Richmond community as a place for social and recreational activities. The Grand Hotel is additionally of local aesthetic/architectural significance. The building is prominently located, with a chamfered corner entrance, and the latter enhanced by the projecting gabled signage panel and stepped parapet at first floor, and the distinctive arrangement of paired Italianate windows to each side of the entrance. Other elements of note include the surviving original window treatments, and the detailing which distinguishes the building from many other nineteenth-century hotels with chamfered corner entries and later makeovers. These include the elaborate system of Italianate arches and coffered, astylar pilasters, together with the dentilled entablature along the ground-first floor transition.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11
- 3 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 4 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 5 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 6 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- 7 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- 8 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 9 Allom Lovell & Associates, City of Yarra Heritage Review, Volume 1 Thematic Environmental History, 1998, p. 25.
- 10 MMBW 160':1" base plan no. 41, Richmond and Kew, 1896.
- 11 *Sands and McDougall Melbourne and suburban directory*, 1889-90.
- 12 Allom Lovell & Associates, City of Yarra Heritage Review, Volume 1 Thematic Environmental History, 1998, p. 93.
- 13 Bryce Raworth with Allom Lovell & Associates, *Inner Metropolitan Hotels: Preliminary Assessment and Comparative Analysis of Significant Hotels in Collingwood, Fitzroy, Port Melbourne, Richmond, South Melbourne and Williamstown*, 1992.
- 14 Raworth with Allom Lovell, p. 110.

Name		Extent of Overlay
Address	400-402 Burnley Street, Richmond	
Place Type	Pair of shop and residences	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1912	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



Number 402 (left) and 400 (right) Burnley Street. Right: View of the ground floor shop fronts, intact, with leadlight detail and timber fretwork to the verandah.



Left to right: South elevation to Beissel Street; part of the north wall to the adjoining property



Recent aerial photograph of 400- 402 Burnley Street, Richmond,
Source: Nearmap, 17 January, 2012.

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb (where the subject property is located) remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶ The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁷

In 1855, Burnley Street was noted as a Government Road, but by the late 1850s it was being referred to as Burnley Street. William Burnley was an early land holder in Richmond, a Richmond councillor and member of the Legislative Council during the 1850s.⁸ The block along Burnley Street between Bridge Road and Swan Street, where the subject property is located, began to develop with small housing allotments in the 1880s.⁹ However, there remained a number of vacant allotments on Burnley Street into the early part of the twentieth century.

By that time, the eastern part of Richmond was substantially developed, with an established retail precinct near the intersection of Burnley and Swan streets, where the subject property is located. By 1910, on Burnley Street between Newry and Swan streets were a plumber, chemist, small goods shop, grocer, butcher, grocer and greengrocer in a row of shops north of the vacant block at nos 400-402.¹⁰ In 1912, the subject building, being a seven room brick shops and residence, was constructed and rated for a net annual value of £100. It was occupied by Harriet Rogers, a baker and pastry cook. Rogers' pastry business which became H A Rogers Pastry cooks, and later Rogers cakes, operated at the premises until at least the early 1970s.¹¹ The City of Richmond rates also indicate that a post office may have operated out of part of the building from c. 1914. The post office moved to 404 Burnley Street in 1925.¹²

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Description & Integrity

The property at 400-402 Burnley Street, Richmond, dates from 1912, and comprises a pair of two storied Federation red brick shops with combined residences. No. 402 is the larger of the two, with a wider front to Burnley Street, although both building components are matching in terms of design, and are attached by a central party wall. Both buildings have transverse gable roof forms pitched to the depth of the first rooms. Beyond this to the rear (west) the roofs are pitched and clad in steel, although concealed by brick parapet walls to the north and south elevations, forming asymmetrical side gables. On the east façade to Burnley Street, both buildings are walled in exposed face brick with two oriel gabled bays on the first floor. The bays and the transverse gable roofs are clad in terracotta tiles in the Marseilles pattern, with terracotta horn gable finials and an unusual looped ridge capping. The expressed central and side walls are topped by stepped moulded brackets with orbs. The gables to the bays are half-timbered with roughcast stucco, and crown two four-light bay windows with an unusual fanlight pattern of two broad strip fanlights for each bay. The oriel corbels comprise apron panels clad in roughcast stucco. The ground floor shopfronts are original or early, including the window framing, with fanlights and recessed entrances. The shop dividers are fronted by mirrors above tile level. The apron and side pier tiling is later, as are the window pairs to each side of the southern first floor oriel bay; the brickwork below them has also been overpainted. The verandah frieze appears to be more recent but in general keeping with the original style. The brickwork on the southern wall, to Beissel Street, is overpainted in sections. The first floor side windows on 402 appear original, but there is a cluster of later windows around the aluminum flue extending from the ground floor. There have been alterations to the rear of the shops, where a brick-paved courtyard opens off Beissel Street. Part of the rear wall at ground level has been overpainted and the brick bagged. A wing wall in exposed face brick separates 402 from 400 at this point, and 400 has no rear verandah at its upper level.

Comparative Analysis

The property at nos 400-402 Burnley Street, Richmond, can be broadly compared to other pairs of Federation two-storey combined residence and shop terraces in exposed face brick, which recur around Melbourne. Two Boroondara examples are the shop pairs at the south-west corners of Glenferrie and Barkers roads, and Burwood and Burke roads, both in Hawthorn. In this context, the subject property is a well preserved and substantially externally intact example. The transverse main roof form became popular in this period, being used as a framing and backdrop for the front elevations; it could also offset relieving projections such as bays and oriels, as occurs here. A similar approach was used with the Commercial Chambers building, 110-114 Collins Street, Melbourne, designed by architects Ussher and Kemp (1908). The asymmetrical side gable, evident here on the south elevation, was increasingly common in early twentieth century shop design and developed in the Federation period.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The property at 400-402 Burnley Street, Richmond, dates from 1912, and is of local historical significance. It is associated with the later development of eastern Richmond, in an area of Burnley Street, near the junction with Swan Street, which developed by the early twentieth century into an established retail precinct.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The property at 400-402 Burnley Street, Richmond, is of local aesthetic/architectural significance. It is a well preserved and substantially externally intact example of a Federation two-storey combined residence and shop, in exposed face brick. It is distinguished by the transverse gable roof form, the prominent oriel gabled bays to the first floors, the substantially intact ground floor shopfronts, and the asymmetrical side gable, evident on the south elevation, which was increasingly common in early twentieth century shop design. Other elements of note include the roof decoration, brackets with orbs, half-timbered gables to the oriel bays, and the oriel apron panels clad in roughcast stucco.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The property at 400-402 Burnley Street, Richmond, dates from 1912, and comprises a pair of two storied Federation red brick shops with combined residences. No. 402 is the larger of the two, with both building components matching in terms of design. The buildings have transverse gable roof forms, and rear roof pitches concealed by brick parapet walls to form asymmetrical side gables. On the east façade to Burnley Street, both buildings are walled in exposed face brick with two oriel gabled bays to the first floors. The bays and the transverse gable roofs are clad in terracotta tiles; the expressed central and side walls are topped by stepped moulded brackets with orbs; and the gables to the bays are half-timbered with roughcast stucco, crown four-light bay windows, and have apron panels clad in roughcast stucco. The ground floor shopfronts are also original or early.

How is it significant?

The property at 400-402 Burnley Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

The property at 400-402 Burnley Street, Richmond, dates from 1912, and is of local historical significance. It is associated with the later development of eastern Richmond, in an area of Burnley Street, near the junction with Swan Street, which had developed by the early twentieth century into an established retail precinct. The property is also of local aesthetic/architectural significance. It is a well preserved and substantially externally intact example of a Federation two-storey combined residence and shop, in exposed face brick. It is distinguished by the transverse gable roof form, the

prominent oriel gabled bays to the first floors, the substantially intact ground floor shopfronts, and the asymmetrical side gable evident on the south elevation which was increasingly common in early twentieth century shop design. Other elements of note include the roof decoration, brackets with orbs, half-timbered gables to the oriel bays, and the oriel apron panels clad in roughcast stucco.

Recommendation regarding extent of Heritage Overlay


The building assessed in this citation is that fronting Burnley Street, with the street address of 400-402 Burnley Street. The recommended extent of Heritage Overlay, as per the map above, covers this building, and not the former warehouse building to the rear which is also included in the allotment shown on the map but has an address to Beissel Street.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ³ *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- ⁴ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ⁵ *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- ⁶ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- ⁷ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- ⁸ Stirling, Alfred, *Old Richmond*, The Hawthorn Press, Melbourne, p. 3.
- ⁹ *Sands and McDougall Melbourne and suburban directory*, 1880-1890.
- ¹⁰ City of Richmond rate books, Central Ward, 1910.
- ¹¹ *Sands and McDougall Melbourne and suburban directory*, 1912-1974.
- ¹² City of Richmond rate books, Central Ward, 1910-1920, *Sands and McDougall Melbourne and suburban directory*, 1912-1930.

Name		Extent of Overlay 
Address	204, 206 & 208 Coppin Street, Richmond	
Place Type	Group of 3 detached dwellings	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1913	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



Left: 204 Coppin Street. Right: 206 Coppin Street.



Left: 208 Coppin Street. Right: Detail view of no. 206 showing the enclosed upper balcony and the asymmetrical façade of no. 208 in the left side of the image.



The dwellings at 204-208 Coppin Street, with 208 at bottom and 204 at top. Coppin Street is at right.
Source: Nearmap (12 March 2012)

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶ The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁷

Coppin Street appears on the 1855 Kearney map of Melbourne and suburbs as Elizabeth Street, a relatively wide thoroughfare between Swan Street and Bridge Road. Only a few buildings were constructed along it at this time, but by 1896, a number of dwellings had been built fronting Coppin Street. The street was named after the actor and entrepreneur George Selth Coppin, a prominent member of Victorian society who, after having purchased Cremorne Gardens in south Richmond in 1856, was elected to the Richmond Town Council and to the Legislative Council in 1858.⁸ The three houses at 204-208 Coppin Street were constructed in 1913, in a period of increased construction in the suburb after Federation and before the war. The architect(s) of the dwellings have not been identified.

In 1915, the 7-roomed brick houses were valued at a net annual value of £60 for number 204 and 208, and £50 for number 206.⁹ Two of the houses were initially leased, with number 206 occupied by its owner Mrs Cath Collins.

By 1921, no. 204 had been converted to flats, with furnished and unfurnished rooms available.¹⁰ The 'commodious modern house' continued as a boarding house into the 1950s, and some of its now twelve rooms were let for £5.0.6 per week for a furnished room.¹¹

No. 206 was auctioned in 1926, and was described as a modern attic bungalow, with '5 beautiful ground rooms and 3 attic rooms and two balcony sleep-outs' and would be 'suitable for family or guest

home'.¹² The sleep-outs are indicative of the number of people who often lived in houses in working class suburbs in the first part of the twentieth century.

Soon after its construction, the owner of no. 208 was forced to sell his property. The auctioneer noted the potential for the house to be converted to flats. The house was well appointed with 'Artistic Steel Ceilings, Red pine fittings, Glass Panelled Doors, Mirrored Mantels and Overmantels, Tiled Hearths and Grates; Electricity; porcelain Roll-top bath, Fitted with Linen-presses and cupboards; Nice lawn and Gardens back and front.', and the property was built 'as a home'.¹³

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The properties at 204- 208 Coppin Street, Richmond, built in 1913, include three two-storey face brick houses with terracotta roofs in Marseilles-pattern tiles. They are located on the west side of the street.

No. 204 has a hipped roof and double front to Coppin Street with a large two-storey gabled roof bay projecting slightly at the north boundary. The roof has decorative ridge-capping and horn finials. Windows on the southern half of 204's Coppin Street elevation are in squared bays of three fanlit sashes each, the ground floor with a cambered lintel and the upper set in a corbelled bay with stuccoed apron. The windows at the north side of the Coppin Street elevation have four fanlighted sashes each. The upper windows at this end may have originally enclosed an open balcony. The front door is recessed on the south side of the Coppin Street elevation. Rafters are exposed with large-scaled, rounded ends. The gable above the projecting bay is half-timbered with roughcast stucco, needing resurfacing.

No. 206 is a simpler building, with a symmetrical gabled front to Coppin Street, bisected by a combination front-door porch and upper balcony at attic level, linked under a hipped roof canopy that reads as a broken or jerkin-headed gable. Fenestration is asymmetrical to each side on the ground floor, as is the front door-case and its sidelight placement. The roof is a single gable with two hipped hoods in terracotta tiles spreading to each side of the porch and set over the ground floor windows. Window details on the balcony may have been altered.

No.208 is similar in overall form to no. 206 and shares the steep gabled profile, but differs in the design and detailing of the front façade. The balcony roof is set to create a broken gable appearance, similar to no. 206, but the upper balcony at attic level is turned to one side. The north-east corner of the house is recessed forming an entry at ground level and adding to the overall asymmetrical presentation to Coppin Street. The ground floor windows on the south side have a hipped hood with terracotta tiles and there is a tiled canopy over the verandah.

The dwellings have garden setbacks, behind medium-height timber or brick fences.

The rears of the properties were not inspected.

Comparative Analysis

The dwellings at nos 206 and 208 Coppin Street compare most directly with large gabled single-fronted and balconied Federation houses in other suburbs, including Hyndman and Bates' pair in Woodhouse Street, Camberwell, and with houses in Lucknow and Wellington Streets, Flemington, all from the Federation period. No. 204 is more conventionally Federation, in carrying a basic L-fronted Federation form over two levels. No. 208 is a bold design, setting large, asymmetrical face brick surfaces against sudden changes in scale, as with the exposed rafter ends. The move away from the more conventional symmetry parallels Harold Desbrowe Annear's houses at Eaglemont. No. 208 is also reasonably high style in a free Federation, Arts and Crafts manner, comparing with much larger houses interstate, such as F Kenneth Milne's Toms house in Marryatville, Adelaide (c. 1915) or Waterhouse and Lake's *Brent Knowle* in Cremorne, Sydney (1908-9). The jerkin-headed gabling on nos 206 and 208 is also found in several of Louis Williams' domestically-scaled red brick Anglican churches of the 1920s, as at Flemington and Darebin. All the houses have exposed rafters, at eaves level, as a feature.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The three dwellings at 204-208 Coppin Street, Richmond, are of local historical significance. They are a largely externally intact collection of three substantial residences, dating from 1913, and demonstrative of more middle class housing constructed in Richmond in the early twentieth century. Coppin Street, as one of the more prominent north-south running streets in Richmond, and a relatively wide thoroughfare dating back to the mid-nineteenth century, was in part a favoured location for larger villas. The subsequent conversion of the dwellings to flats and boarding houses was also a common occurrence for larger private residences in the inner suburbs in the middle decades of the twentieth century.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The three dwellings at 204-208 Coppin Street, Richmond, are of local aesthetic/architectural significance. They are a substantially externally intact collection of three substantial dwellings, in the late Federation style, with Arts and Craft influences. They are also a prominent group to Coppin Street, where they read as a complementary collection of two-storey face brick houses, with upper level balconies, gabled forms, and terracotta roofs in Marseilles-pattern tiles. No. 208 is a particularly bold design, with large expanses of asymmetrical face brick surfaces. The jerkin-headed gabling on nos 206 and 208 is of note; all the houses also have exposed rafters, at eaves level.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The properties at 204-208 Coppin Street, Richmond, date from 1913 and include three two-storey face brick houses, with upper level balconies, gabled forms, and terracotta roofs in Marseilles-pattern tiles. No. 204 is more conventionally Federation in design, with a basic L-fronted form over two levels. Nos 206 and 208 Coppin Street have large gabled single-fronted forms, with balconies to the attic levels.

How is it significant?

The properties at 204-208 Coppin Street, Richmond, are of local historical and aesthetic/architectural significance.

Why is it significant?

The three dwellings at 204-208 Coppin Street, Richmond, are of local historical significance. They are a largely externally intact collection of three substantial residences, dating from 1913, and demonstrative of more middle class housing constructed in Richmond in the early twentieth century. Coppin Street, as one of the more prominent north-south running streets in Richmond, and a relatively wide thoroughfare dating back to the mid-nineteenth century, was in part a favoured location for larger villas. The subsequent conversion of the dwellings to flats and boarding houses was also a common occurrence for larger private residences in the inner suburbs in the middle decades of the twentieth century. The three dwellings, in the late Federation style with Arts and Craft influences, are also of local aesthetic/architectural significance. They are a prominent group to Coppin Street, where they read as a complementary collection of two-storey face brick houses, with upper level balconies, gabled forms, and terracotta roofs in Marseilles-pattern tiles. No. 208 is a particularly bold design, with large expanses of asymmetrical face brick surfaces. The jerkin-headed gabling on nos 206 and 208 is of note; all the houses also have exposed rafters, at eaves level.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ³ *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- ⁴ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ⁵ *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- ⁶ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- ⁷ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- ⁸ O'Neill, Sally, 'Coppin, George Selth (1819–1906)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/coppin-george-selth-3260/text4935>, accessed 25 May 2012.
- ⁹ City of Richmond rate book, Central Ward, 1911-1915.
- ¹⁰ *Argus* 24 September 1921.
- ¹¹ *Argus* 19 March 1956, p 13.
- ¹² *Argus*, 16 May 1951, p.10.
- ¹³ *Argus*, 5 April 1919, p. 4.

Name		
Address	1-11 Dickens Street, Richmond	Extent of Overlay
Place Type	Group of attached dwellings	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1912	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



Nos 1-11, north side of Dickens Street.



Left: 1-3 Dickens Street. Right: 5 and part of no. 7 Dickens Street.



Left: part of no. 5 Dickens Street and no.7. Right: 9- 11 Dickens Street.



Recent aerial photograph of the properties, showing the floating gables to the central pair of dwellings, and gablets to the outer pair.

Source: Nearmap (12 March, 2012)

History

Early construction in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped in the 1850s.¹ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.² Development increased in the suburb during the 1870s and 1880s. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the suburb's street layout was complete.³

Dickens Street was developed in the 1870s, in the period when the eastern area of Richmond was becoming more populated. A row of wooden houses of three to four rooms, occupied numbers 7 to 17 by 1890.⁴ By 1912, Eleazer Lesser had acquired the land previously occupied by the wooden houses, and constructed a row of six brick houses, each of five rooms. Once occupied, the houses had a net annual value of £33. Lesser, also known as Elly Lesser, was a financier and pawnbroker based in South Melbourne and Camberwell in the early 1900s. Upon his death in 1930, he left an estate worth £40,000.⁵ Lesser acquired a number of properties in Richmond on which he constructed residences during 1911-12. The houses in Lord Street, Dickens Street, Burnley Street and Bell Street were all leased by 1912 to tenants including labourers, a jockey, a bootmaker and an accountant.⁶

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The properties numbered 1-11 on the north side of Dickens Street, are a group of six single-storey Federation brick terraces, built in 1912. The dwellings share a transverse gable roof form, to the depth of the front rooms, clad in terracotta tiles with ridge capping; beyond the front rooms the roof is clad in galvanised corrugated steel. The roof is punctuated by 3 double chimney stacks in exposed face brick capped by paired, short terracotta pots and bowed chimney stack necks in roughcast stucco. There are less decorative red brick chimneys to the rear of the dwellings and an aerial photograph shows internal courtyards (light wells). The Dickens Street façade comprises exposed face brick fronts with painted cement course line dressing, recessed front doors, and three-sash box framed bay windows. The centre pair (nos 5 and 7) have floating gables, while the outer pairs (nos 1-3 and 9-11) have gablets attached to their verandah fascias. The dwellings are enclosed from the street by non-original fences in varying styles and materials.

Comparative Analysis

The row of modest style single-storey brick terraces at nos 1-11 Dickens Street, Richmond, have a number of distinguishing features. These include the varied gable placements, which are clearly Federation in origin, and successfully generate a basic symmetry in the grouped composition. The gable treatments also mark the group out from other single-bay gabled verandah counterparts, including those at nos 15-21 Bell Street and nos 291-3 Burnley Street, Richmond. The dividers between the dwellings maintain the rather nineteenth-century looking lug tops with vermiculated front panels, common in Richmond terrace housing. The shared transverse gable roof form, given emphasis by the ridge capping and intact double chimney stacks, is also a distinguishing feature of the dwellings.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The dwellings at nos 1-11 Dickens Street, Richmond, are of local historical significance. They are a substantially externally intact collection of six modest Federation brick cottages which date from 1912, and provide evidence of worker's housing constructed in Richmond in the early twentieth century. The dwellings are also associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including other similar residential developments in Lord Street, Bell Street and Burnley Street.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The dwellings at nos 1-11 Dickens Street, Richmond, are of local aesthetic/architectural significance. While modest in size, the dwellings constitute a substantially externally intact row of Federation brick cottages. Distinguishing features include the varied gable placements, which successfully generate a basic symmetry in the grouped composition; and the shared transverse gable roof form which is given emphasis by the ridge capping and intact double chimney stacks.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The dwellings at nos 1-11 Dickens Street, Richmond, are a group of six single-storey Federation brick terraces, built in 1912. The dwellings share a transverse gable roof form, clad in terracotta tiles with ridge capping, and punctuated by brick double chimney stacks. The cottage facades to Dickens Street are in exposed face brick, and have recessed front doors and three-sash box framed bay windows. The centre pair have floating gables, while the outer pairs have gablets attached to their verandah fascias.

How is it significant?

The properties at nos 1-11 Dickens Street, Richmond, are of local historical and aesthetic/architectural significance.

Why is it significant?

The dwellings at nos 1-11 side of Dickens Street, Richmond, are of local historical significance. They are a substantially externally intact collection of six modest Federation brick cottages, which provide evidence of worker's housing constructed in Richmond in the early twentieth century. The dwellings are associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including other similar residential developments in Lord Street, Bell Street and Burnley Street. The dwellings are also of local aesthetic/architectural significance. While modest in size, they constitute a row of Federation brick cottages with distinguishing features including the varied gable placements, which successfully generate a basic symmetry in the grouped composition; and the shared transverse gable roof form given emphasis by the ridge capping and intact double chimney stacks.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

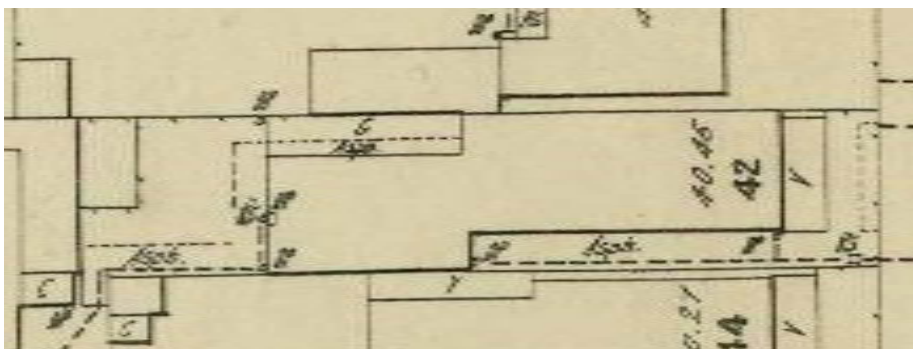
- ¹ *Map of Melbourne and its suburbs, 1855, Lands Department map, surveyed by James Kearney.*
- ² *Copping it Sweet: Shared Memories of Richmond, City of Richmond and Carringbush Regional Library, 1988, p. 5.*
- ³ O'Connor, John et al, *Richmond Conservation Study, Volume 1, 1985, p. 12.*
- ⁴ *City of Richmond rate books, East Ward, 1890.*
- ⁵ *Argus, 8 August 1930, p.8.*
- ⁶ *Richmond Rate Books, East Ward and Central Ward, 1911-12.*

Name		Extent of Overlay
Address	42 Edinburgh Street, Richmond	
Place Type	Dwelling	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1890	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



Left: 42 Edinburgh Street front façade. Right: View of the façade looking south-west showing the exposed brick work to the north elevation.



Extract from the MMBW detail plan no. 1063 showing the building envelope to 42 Edinburgh Street in 1896.

Source: Slate Library of Victoria



42 Edinburgh Street, at centre (with dark slate roof). Edinburgh Street is at right.
Source: Nearmap (15 February 2012)

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb (where the subject property is located) remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶ The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁷

Edinburgh Street was not noted on the 1855 map of Melbourne by James Kearney, but was in existence by the time the 1873 Contour Plan of the City of Richmond was drawn.⁸ By 1885, builder Charles Pittard had acquired the site at 75 Edinburgh Street, and was residing in a four-roomed weatherboard cottage. In 1889-90, he constructed the subject six-roomed brick house, which was valued at a net annual value of £50.⁹ Charles Pittard had attended the South Richmond School of Design, winning a number of awards for architectural drawing;¹⁰ on this basis it is assumed he designed the dwelling. Pittard resided with his family (which included seven children) at no. 42 Edinburgh Street until his death in 1939, aged 82.¹¹ His widow, Helen, continued to live in the house until she died aged 86 in 1954.¹² The residence was sold in 1955 as part of Pittard's estate, and was described as a two-storey, brick balcony residence, with six large rooms, with a weatherboard workshop and rear car entrance.¹³

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The property at 42 Edinburgh Street, Richmond, comprises a free-standing two-storey brick Victorian house with a double-storey verandah, situated on the west side of the street. The house has a hipped roof form clad in slate tiles with terracotta ridge capping, and a stuccoed and corniced chimney to the northern wall. The principal (east) façade is stuccoed, and has four double-hung sash windows with

stilted segmentally arched lintels, each with a prominent keystone; and prominent moulded stringcourses. The double-height verandah has cast iron lacework with timber posts, albeit the differing detail to the balustrading and verandah frieze suggest these are not original. The house has a wing wall to its northern neighbor with moulded coffers. The detailing of the coffers, and of the modillion supporting one end of the first floor verandah, is consistent with a c.1890 construction date. The house is enclosed from Edinburgh Street by a high rendered brick fence, with side gate entrance, of more recent construction.

The rear of the property was not inspected.

Comparative Analysis

The dwelling at 42 Edinburgh Street, Richmond, is a two-storey brick Victorian house with a double-height verandah. As such it is a general house type, not uncommon in inner Melbourne, in either a free-standing form (as here) or in an attached terrace form. This particular building, however, is comparatively externally intact, notwithstanding the verandah balustrading and frieze. Many broadly comparable Victorian dwellings also lack the late 1880s-early 1890s detailing seen here including on the north wing wall. The intactness of these details, together with that of the windows with stilted segmentally arched lintels with keystones, prominent moulded stringcourses, and the slate tiled roof with ridge capping, distinguish this dwelling.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The dwelling at 42 Edinburgh Street, Richmond, is of local historical significance. The dwelling, which dates from 1890, is associated with the later development of the eastern area of Richmond, which had consolidated by the end of the 1880s. It was also constructed at the end of a localized boom, whereby the number of houses in Richmond doubled in the decade of the 1880s. The long association with Charles Pittard is also of interest; he was the original owner and it is assumed the designer of the dwelling. Pittard resided here until his death in 1939, and subsequently his widow, Helen, remained until 1954.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The dwelling at 42 Edinburgh Street, Richmond, is of local aesthetic/architectural significance. The dwelling is comparatively externally intact, and distinguished by the late 1880s-early 1890s detailing, including that of the moulded coffers to the north wing wall, and the modillion supporting one end of the first floor verandah. The intactness of these details, together with that of the windows with stilted segmentally arched lintels with keystones, prominent moulded stringcourses, and the slate tiled roof with ridge capping, distinguish this dwelling.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The dwelling at 42 Edinburgh Street, Richmond, dates from 1890 and is a free-standing two-storey brick Victorian house with a double height verandah. The house has a hipped roof clad in slate tiles with terracotta ridge capping, and a stuccoed and corniced chimney. The principal façade is stuccoed, and has four double-hung sash windows with stilted segmentally arched lintels with keystones and moulded stringcourses. The double-height verandah has differing detail to the cast iron balustrading and verandah frieze, suggesting these are not original. The house has a north wing wall with moulded coffers and a modillion supporting one end of the first floor verandah. It is enclosed from Edinburgh Street by a high rendered brick fence, with side gate entrance, of more recent construction.

How is it significant?

The dwelling at 42 Edinburgh Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

The dwelling at 42 Edinburgh Street, Richmond, is of local historical significance. It dates from 1890, placing it with later development of the eastern area of Richmond, which had consolidated by the end of the 1880s. It was also constructed at the end of a localized boom, whereby the number of houses in Richmond doubled in the decade of the 1880s. The long association with Charles Pittard is of interest; he was the original owner and it is assumed the designer of the dwelling. He resided there until his death in 1939, and subsequently his widow, Helen, remained until 1954. The dwelling is also of local aesthetic/architectural significance. It is comparatively externally intact, and distinguished by the late 1880s-early 1890s detailing, including the moulded coffers to the north wing wall, and the modillion supporting one end of the first floor verandah. The intactness of these details, together with that of the windows with stilted segmentally arched lintels with keystones, prominent moulded stringcourses, and the slate tiled roof with ridge capping, distinguish this dwelling.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 3 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 4 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 5 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 6 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- 7 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- 8 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney, *Contour Plan of the Town of Richmond*, Richmond Council, 1873.
- 9 City of Richmond rate books, Central Ward, 1885-90
- 10 *Argus*, 21 February 1871, p. 6.
- 11 *Argus*, 4 October 1939, p. 8
- 12 *Argus*, 7 May 1954, p. 17.
- 13 *Argus*, 11 June 1955, p. 12.

Name		
Address	19-21 Farmer Street, Richmond	Extent of Overlay
Place Type	Stables (former)	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1910	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor

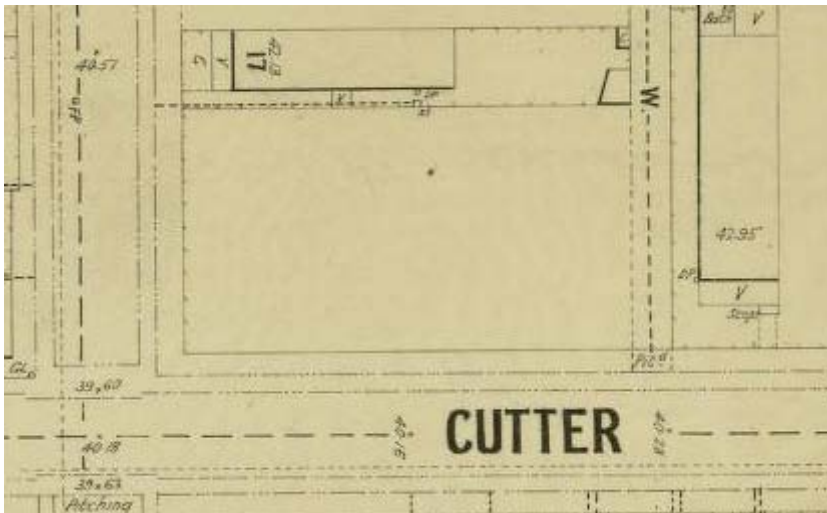


Left to right: No.19-21 Farmer Street front (south) elevation showing the gated front entry; recent aerial photograph of the site showing the separate gable roof forms facing Farmer Street (bottom of image).

Source: Nearmap (12 March 2012).



Left to right: View of the south elevation looking north east across Farmer Street; view of the east elevation looking north along Cutter Street.



Section of the MMBW detail plan no. 1096, c.1901, showing the site as vacant land at this date.

History

Development increased in Richmond during the 1870s and 1880s, with the eastern part of the suburb partially subdivided by 1874. By 1888, most of the street layout was complete.¹ The Richmond Racecourse was located south of Swan Street (Campbell Parade) between Stawell Street and Westbank Terrace in Richmond. It began operating in the early 1890s, and was acquired by the notorious entrepreneur John Wren, who staged the first feature race at the racecourse in 1907.² The racecourse was in operation until 1932, and was Melbourne's principal trotting track.³ In 1935, Richmond council began investigating possible sites for a new housing estate 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. As Wren's lease on the Richmond Racecourse was due to expire in February 1936, the site offered an opportunity for housing development. This commenced, and was eventually completed during World War Two, in 1941.

With regard to the subject property, the 1895 MMBW detail plan of Richmond shows that the site at the corner of Farmer and Cutter streets was vacant at this time. It remained undeveloped until 1905, when Edward Nott acquired the site and established a wood yard.⁴ This proved a temporary use, as by 1910 he had constructed stables on the site. It is assumed the stables made use of the property's proximity to the then still operating Richmond Racecourse. This connection appears more likely, given that the use of the buildings changed from stables to storage between 1936 and 1937, around the time of the racecourse's closure.⁵ By the mid-1950s, the former stables were occupied by Gold Seal, furniture manufacturers, a company which remained at the site until at least the mid-1970s.

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; Theme 9: Shaping cultural and creative life; sub-theme 9.1: Participating in sport and recreation.

Description & Integrity

The property at 19-21 Farmer Street, Richmond, is a single storey former stables complex. The original components are mostly located in the southern two-thirds of the property, and include two rectangular gable roofed stables buildings. These are then connected at the north end by a series of adhoc later structures, albeit the brick wall which continues along Cutter Street (rear of the stables at no. 21 Farmer Street) on the east side of the property may have originally enclosed the rear yard.

The building components form a U-shaped plan around a central but long and narrow courtyard, originally the yard through which horses were led into and out of the stables. The external brick walls to the stables have been overpainted on the west side and the sides fronting Farmer Street (south) and Cutter Street (east); but retain their original unpainted exposed brick finish on the internal elevations facing the courtyard. The walls to Farmer and Cutter streets also have no openings. The courtyard facing windows near Farmer Street may have been added or altered, including through dropping to ground level; there are also signs of re-pointing all round the windows nearest to Farmer Street. The roofs have been reclad in corrugated galvanised steel, with new guttering and downpipes. The gable fascias are also recent.

The courtyard has herringbone brickwork paving (appears to be of recent origin), and is entered off Farmer Street via a non-original steel palisade gate; the yard gives internal access to the stables. Two air-conditioning units have been put through the east wall of no. 19, and a linked timber-frame door and window have been added under the cambered lintel. Approximately midway along the length of the courtyard is a non-original dividing brick wall fitted with reproduction lanterns to the piers.

Beyond the two stables buildings and the brick wall to Cutter Street, are a series of later elements, including a shed-roofed weatherboard component at the rear, and linking elements to the stables. These are generally later constructions of no heritage value.

Comparative Analysis

No. 19-21 Farmer Street, Richmond, compares with other former stables buildings located throughout Richmond and Yarra, albeit the 1910 date of construction places the subject buildings at the later end of stables construction. The apparent connection with the former Richmond Racecourse also distinguishes these buildings, and corresponds with the stables and saddleries scattered through Flemington Streets east of the Flemington Racecourse. Two storey structures typify this genre rather than the single-storeyed building forms seen here. The central yard, providing internal property access to the stables, also remains intact in plan and form, and further distinguishes this complex.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The property at 19-21 Farmer Street, Richmond, is of local historical significance. The property is a former stables complex, dating from 1910, which was developed by Edward Nott on the site of his earlier wood yard. The stables are assumed to have had a connection with the Richmond Racecourse, which was located nearby and operated in the period of the 1890s to the mid-1930s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

Although there are many historic (mostly private) stables buildings remaining in Richmond and Yarra, the subject complex with its 1910 date of construction is an uncommon later stables development. The apparent connection with the former Richmond Racecourse distinguishes the stables buildings. The single-storey form of the stables is also not typical; the survival of the central yard, which remains intact in plan and form, is another distinguishing aspect of the complex.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The complex at 19-21 Farmer Street, Richmond, retains original components (principal characteristics) which are demonstrative of stables use. These include the stables buildings, with no external street openings but internal openings that provide access to and from the central yard. The latter, in turn, provides evidence of the original function and use of the stables, whereby horses were led into the yard off Farmer Street, and accessed the stables in the flanking buildings.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The property at 19-21 Farmer Street, Richmond, is a single storey brick former stables complex which dates from 1910. The original components include two rectangular gable roofed stables buildings, the central courtyard entered off Farmer Street, and the brick wall which continues along Cutter Street on the east side of the property (rear of the stables at no. 21 Farmer Street). Later elements, mostly on the north of the site, including a shed-roofed weatherboard component at the rear, and other linking elements to the stables, are not of heritage value.

How is it significant?

The property at 19-21 Farmer Street, Richmond, is of local historical and architectural significance.

Why is it significant?

The property at 19-21 Farmer Street, Richmond, is of local historical significance. The property was developed as a stables complex in 1910, on the site of a wood yard, and is assumed to have had a connection with the nearby Richmond Racecourse, which was in operation from the 1890s to the mid-1930s. The 1910 construction date represents an uncommon later stables development, including in the context of other historic (mostly private) stables in Richmond and Yarra. The apparent connection with the former Richmond Racecourse is also significant, and distinguishes the property. Significant characteristics include the form of the stables with no external street openings but internal openings that provide access to and from the central yard; and the arrangement of the entrance off Farmer Street, leading to the central yard which remains intact in plan and form, and the stables opening off the yard. All of these provide evidence of the original function and use of the complex.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

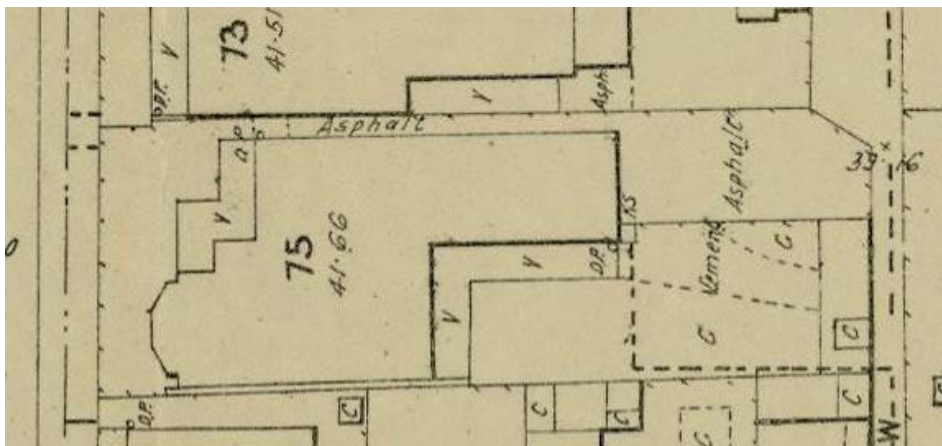
- ¹ O'Connor, John et al, *Richmond Conservation Study, Volume 1*, 1985, p. 12.
- ² Allom Lovell & Associates, *City of Yarra Heritage Review, Volume 3, Racecourse Housing Estate precinct*, p. 129.
- ³ City of Richmond, *Copping it sweet: Shared Memories of Richmond*, Richmond, 1988, p. 167.
- ⁴ City of Richmond rate book, East Ward, 1900, 1905, 1910.
- ⁵ *Sands and McDougall Melbourne and suburban directory, 1936-1937.*

Name		Extent of Overlay
Address	75 Fraser Street, Richmond	
Place Type	Dwelling	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1889	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



View of the front façade of 75 Fraser Street, Richmond.



Extract from MMBW detail plan no. 1062, showing the building envelope of 75 Fraser Street in 1897. Source: State Library of Victoria.



Recent aerial image of 75 Fraser Street, Richmond (at centre). Fraser Street is at left; this image shows building forms (assumed additions) to the rear of the dwelling.

Source: Nearmap (15 February 2012).

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb (where the subject property is located) remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶ The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁷

Fraser Street had an early origin in terms of the development of this area of Richmond. In April 1847, six building allotments in the 'rising township' of Richmond, with frontages of 33 feet to Euphrasia and Hunter streets, were put up for public auction.⁸ By 1855, there were three or four small buildings fronting Euphrasia Street, but it and the area around it was largely undeveloped. By the 1880s, the street name had been changed to Fraser Street; and by 1889, foreman Frederick Johanson had acquired the subject allotment on Fraser Street and built a five-roomed weatherboard house, which was rated for a net annual value of £30. Johanson resided at the property until 1894, when he leased it to a John Holloway.⁹ By 1896, Fraser Street was substantially developed, with many allotments occupied by detached timber dwellings, and some semi-detached dwellings, with only a few brick or masonry buildings.¹⁰ In 1900, Walter Lakerman was the owner and occupier of the house, which was by that time rated for an annual value of £18, reflecting the deflated property prices following the economic depression of the 1890s.¹¹

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The property at 75 Fraser Street, Richmond, comprises a painted triple-fronted timber house with multiple hipped roof forms, and a canted bay on the south side of the frontage, protruding to the west. The verandah, which does not extend across to the canted bay, is in two sections with a timber frame and a new convex, corrugated, galvanised steel roof. The verandah may originally have had a lacework frieze. The MMBW plan (above) indicates that the triple-fronted form of the dwelling, and the accompanying verandah, are part of the original design. The main windows are all double-hung

sashes; the windows under the verandah have sidelights, while the front door has two very narrow sidelights with non-original glazing. The roof eaves are bracketed with pairs at outward angles, and raised panels between each bracket. The front (west) wall is timber-clad in an ashlar pattern that finishes just short of a masonry dividing wall with a vermiculated lug on the south side of the property. The chimneys are unpainted stucco-covered with moulded cornices. The north side wall is conventional weatherboard. A medium height timber picket fence, and gate, to the front boundary is of recent origin, as is the path to the front of the building.

While the rear of the property was not inspected, the aerial image reproduced above indicates that there are non-original additions to the rear of the dwelling.

Comparative Analysis

The property at 75 Fraser Street, Richmond, is a singular house in terms of the triple-fronted canted bay combination, which gives the house a strong stepped form to Fraser Street. For dwellings of this period, including timber houses of generally more modest size, two fronted forms were more common. Houses with large canted bays were also more commonly of masonry construction, rather than timber. The free-standing masonry south wall, treated as a terrace divider with a typical vermiculated lug, is unusual. The window scale is also large for a canted bay dwelling of this period.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The dwelling at 75 Fraser Street, Richmond, is of local historical significance. The dwelling, which dates from 1889, is associated with the later development and consolidation of the eastern area of Richmond, which had occurred by the end of the 1880s. It was also constructed at the end of a localised boom, whereby the number of houses in Richmond doubled in the decade of the 1880s. Unusually, Fraser Street had an earlier origin, being known in 1847 as Euphrasia Street, when several allotments were auctioned leading to some early building development on the street. The street's name change, and the increased development, followed in the 1880s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The dwelling at 75 Fraser Street, Richmond, is of local aesthetic/architectural significance. It is a substantially externally intact house, and singular in terms of the triple-fronted canted bay combination, which in turn is unusual for more modest timber houses of this period. The free-standing masonry south wall, treated as a terrace divider with a vermiculated lug, is unusual. The window scale is also large for a canted bay dwelling of this period. Other elements of note include the pairs of bracketed roof eaves, separated by raised panels; the ashlar patterning to the timber cladding; and the unpainted stucco-covered chimneys with moulded cornices. The strong stepped form of the dwelling to Fraser Street enhances its presentation.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The dwelling at 75 Fraser Street, Richmond, dates from 1889 and is a triple-fronted painted timber house with multiple hipped roof forms, and a canted bay on the south side of the frontage. The triple-fronted canted bay form, and the verandah which does not extend across to the bay, are part of the original design, albeit the current verandah has modern materials. The main windows are double-hung sashes, with those under the verandah having sidelights, as does the front door. The roof eaves are bracketed with pairs, with raised panels between each bracket. The front (west) wall is timber-clad in an ashlar pattern; there is a masonry dividing wall with a vermiculated lug on the south side of the property; and chimneys are unpainted stucco-covered with moulded cornices.

How is it significant?

The dwelling at 75 Fraser Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

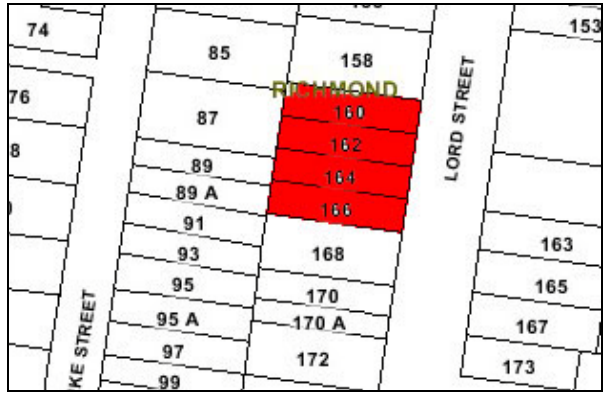
The dwelling at 75 Fraser Street, Richmond, is of local historical significance. It dates from 1889, is associated with the later development and consolidation of the eastern area of Richmond, and was also constructed at the end of a localised boom, whereby the number of houses in Richmond doubled in the decade of the 1880s. Unusually, Fraser Street had an earlier origin as Euphrasia Street in 1847, when several allotments were auctioned leading to some early building development on the street. The dwelling is also of local aesthetic/architectural significance. It is a substantially externally intact house, and singular in terms of the triple-fronted canted bay combination, which is unusual for more modest timber houses of this period. The free-standing masonry south wall, treated as a terrace divider with a vermiculated lug, is unusual. The window scale is also large for a canted bay dwelling of this period. Other elements of note include the pairs of bracketed roof eaves, separated by raised panels; the ashlar patterning to the timber cladding; and the unpainted stucco-covered chimneys with moulded cornices. The strong stepped form of the dwelling to Fraser Street enhances its presentation.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 3 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 4 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 5 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 6 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- 7 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- 8 *The Melbourne Argus*, 23 April 1847, p. 3.
- 9 City of Richmond rate books, Central Ward, 1889-1900.
- 10 MMBW 160':1" base plan no. 41, Richmond & Kew, 1896.
- 11 City of Richmond rate books, Central Ward, 1889-1900.

Name		Extent of Overlay 
Address	160-166 Lord Street, Richmond	
Place Type	Dwellings	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1911-1912	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



From left to right; Numbers 166, 164, 162, 160 on the west side of Lord Street, Richmond



No. 166, 164 and 162 Lord Street showing the detailed timber fretwork and banded chimney to no. 164.



No. 164, 162 and 160 Lord Street showing the overpainted brick facade to No. 160.



Recent aerial photograph showing the hipped roof forms and projecting front bays to Lord Street.
Source: Nearmap (17 January, 2012).

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶ The 1890s economic depression had an impact on development, which essentially stagnated until Federation.⁷

Prior to 1911, the allotments at 160-166 Lord Street were vacant land. Lord Street was not noted on the 1855 Kearney plan of Melbourne, but was in existence by the time the Contour Plan of the City of Richmond was drawn in 1873. By 1911, Eleazer Lesser had acquired the land on Lord Street, and was constructing four brick houses of four rooms, which were rated for a net annual value of £15. This value increased to £33 the following year, when all four houses were occupied.⁸ Lesser, also known as Elly Lesser, was a financier and pawnbroker based in South Melbourne and Camberwell in the early 1900s. Upon his death in 1930, he left an estate worth £40,000.⁹ Lesser acquired a number of properties in Richmond on which he constructed residences during 1911-12. The houses in Lord Street, Dickens Street, Burnley Street and Bell Street were all leased by 1912 to tenants including labourers, a jockey, a bootmaker and an accountant.¹⁰

In 1927, two of the houses – numbers 160 and 162 – were put up for auction, and were described as a 'superior modern brick pair [...] in nice order'. At this time they were 'constantly let to excellent tenants'¹¹, continuing the rental pattern of the cottages developed by Lesser.

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The properties at 160-166 Lord Street, Richmond date from 1911-1912 and are a row of four adjoining single-storey Federation brick cottages on the west side of the street.

The cottages have hipped roof forms clad in corrugated galvanised steel over the main sections of the houses, and gabled front bays and verandahs. The east façades to Lord Street are of exposed face brick with painted cement-dressed flat string courses. The front wall and front door vestibule to no. 160 has been overpainted. All have distinctive single bay verandahs and timber verandah posts with fretwork friezes and half-timbered gables, screening a three-light box-framed window. The timber bargeboard and verandah posts to no.166 are painted in a dark maroon shade in contrast with the green paint to the timberwork on the other cottages.

All four front window frames are original, being three-light hinged casements set out from the front walls as bay windows with brick apron sills. The gable detailing on all four is intact, as are the spandrels between the verandah posts and the gridded Japanese-flavoured upper verandah friezes. All of the cottages have brick front chimneys with bowed necks in roughcast stucco and tall terracotta pots. All have less decorative red brick chimneys towards the rear. The front chimney to No. 17 has been overpainted. There are also later differences in fencing and front yard treatments.

The rears of the properties were not inspected.

Comparative Analysis

The properties at 160-166 Lord Street, Richmond are a variant on Federation house architecture, adapted to narrow sites.¹² They closely resemble the form and details of 15-21 Bell Street, Richmond and the semi-detached houses at 291 and 293 Burnley Street, Richmond, which were also constructed by Lesser. The similarity of the designs includes gabled verandahs with stepped spandrels; gridded

Japanese-flavoured upper verandah friezes; panel or plate fretwork on the verandah posts and friezes; paired verandah posts; three-light front windows in box frames over apron sills; exposed face brick front walls with painted cement course dressing; and face brick chimney stacks topped by bowed necks in roughcast stucco and terracotta pots. In general, verandah friezes of the screening depth seen in this group are more common in Geelong than in Melbourne, and are in fact a Geelong signature. Outside the City of Yarra, the gabled frontages and gridded Japanese-flavoured verandah friezes compare with the two-storeyed house pair designed by Hyndman and Bates in Moorhouse Street, East Camberwell, begun in the 1890s but not completed until World War I.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The dwellings at 160-166 Lord Street, Richmond are of local historical significance. They are a substantially externally intact collection of four Federation brick cottages which date from 1911-12, which provide evidence of worker's housing constructed in Richmond in the early twentieth century. The dwellings are also associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including other similar residential developments in Bell Street, Dickens Street and Burnley Street.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The dwellings at 160-166 Lord Street, Richmond, which are substantially externally intact, are of local aesthetic/architectural significance. The dwellings represent a variant on Federation house architecture, and while comparatively modest in size, are distinguished by their detailing and prominent gabled verandahs. Elements of note include the gridded Japanese-flavoured verandah friezes; paired verandah posts with floral cut-out post spandrels; painted cement dressings; three-light front windows in box frames over apron sills; and chimney stacks.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance*What is significant?*

The properties at 160-166 Lord Street, Richmond are a row of four adjoining single storey Federation brick cottages, with hipped roof forms clad in corrugated galvanised steel, and gabled front bays with verandahs. The single bay verandahs each screen a three-light box-framed window; the front doors are set well back to the side of each house.

How is it significant?

The properties at 160-166 Lord Street, Richmond, are of local historical and aesthetic/architectural significance.

Why is it significant?

The properties are of historical significance, as a substantially externally intact collection of four Federation brick cottages which date from 1911-12, and provide evidence of worker's housing in Richmond in the early twentieth century. The dwellings are associated with Eleazer Lesser, who acquired and developed a number of properties in Richmond in this period, including similar residential developments in Lord Street, Dickens Street and Burnley Street. The dwellings are also of aesthetic/architectural significance. They represent a variant on Federation house architecture, and while comparatively modest in size, are distinguished by their detailing and prominent gabled verandahs. Elements of note include the gridded Japanese-flavoured verandah friezes; paired verandah posts with floral cut-out post spandrels; painted cement dressings; three-light front windows in box frames over apron sills; and chimney stacks.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p 11.
- 3 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 4 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 5 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 6 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- 7 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13.
- 8 City of Richmond rate books, Central Ward, 1911-12.
- 9 *Argus*, 8 August 1930, p.8.
- 10 Richmond Rate Books, East Ward and Central Ward, 1911-12.
- 11 *Argus* 2 February 1927, p. 2.
- 12 For Federation architecture, see Conrad Hamann, 'Art Nouveau', and 'Federation Architecture' in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, pp. 43-44, and 245-246. See also Trevor Howells and others, *Towards the Dawn: Federation Architecture in Australia, 1890-1915*, Hale and Iremonger, Sydney, 1990.

Name		Extent of Overlay
Address	89 Neptune Street, Richmond	
Place Type	Dwelling	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1914	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



No. 89 Neptune Street at the corner of Corsair Street showing the west windows and hoods.



View of the entry porch and decorative timber frieze to the verandah on the south elevation facing Corsair Street.



Recent aerial image, showing 89 Neptune Street.

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb (where the subject property is located) remaining largely undeveloped.³ In this period, retail trade and services were established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶

Neptune Street, although marked on the 1855 Kearney plan of Melbourne, was not named. However by 1873 it had been laid out and named. The 1890s economic depression had an impact on construction Richmond, which essentially stagnated until Federation.⁷

Prior to 1900, the allotment on the corner of Corsair and Neptune streets was vacant land. By 1905, Herman Gapach, a bricklayer, had acquired the land, but did not construct the subject four-roomed brick residence until 1914. The building was rated for a net annual value of £38. Gapach lived at the house until 1920, after which he rented the property.⁸

Victoria's Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The property at 89 Neptune Street, constructed in 1914, is a single-storey double-fronted brick house in the later Federation style, on a corner site, with its entry located on the south side of the house, to Corsair Street. The dwelling has a roof clad in Marseilles pattern terracotta tiles, with a gabled hip facing west (to Neptune Street), an entrance porch roof to the south integrated with the main east-west pitched roof, and a short gabled south wing at the east end of the Corsair Street elevation. The main roof ridge has decorative terracotta capping; there are projecting rafters at eaves level.

The walls comprise exposed face brick up to three quarter height, reading as a dado; a flat-faced, overpainted cement-dressed stringcourse runs at sill level; and above is an upper frieze in roughcast, overpainted stucco that runs the length of both the Neptune and Corsair Street frontages. To the west elevation, there are two double-hung sash windows, with upper fan-light panels, that project slightly from the wall in the manner of a box window. Two strut-braced hoods with overpainted corrugated steel sheet cladding shade these windows. On the south elevation is a window with segmental frame arch and scrolled surround that is stylistically Jacobean. There is another, simpler, double hung timber-framed window on the south gabled wing to Corsair Street. The entry porch and door frame, with sidelights and fanlights, are set in from the Corsair Street boundary by an unusual chamfer. The west wall of the porch has a shallow arched niche set into the face brick and bluestone footings. The porch verandah has an arched frieze of fretworked newels, seven of which are incised with small quatrefoils. There appears to have been a small extension to the rear of the property as indicated by the later continuation of the south brick wall along Corsair Street.

The Neptune and Corsair Street frontages are enclosed with an overpainted non-original timber picket fence and a corner gate. There is also a non-original pair of timber framed and paneled gates to the east end of the south elevation providing access to the rear garden from Corsair Street.

Comparative Analysis

No. 89 Neptune Street, Richmond, displays a number of characteristics typical of later Federation houses, including an increasing simplification of external details involving timberwork, stucco treatments, and roof forms. As seen here, the simpler treatments include the modest gable-hip, plain extensive stuccoed wall areas, projecting rafters, simple hood details, and an abundance of timber newels.⁹ Comparisons outside the City of Yarra include examples in Prospect Hill Road, Camberwell, and many more in semi-detached form through Albert Park, Hawthorn and Carlton North. Well known Melbourne architects who worked in this mode include Harold Desbrowe-Anneer with his renowned Eaglemont-Ivanhoe houses. The corbelled and lugged north-west corner of the building may have been a Richmond requirement, resembling as it does a standard divider treatment in nearby terraced housing.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

No. 89 Neptune Street, Richmond, constructed in 1914 is of local historical significance. It is associated with the later development of eastern Richmond, albeit is located on a street which was marked on the 1855 Kearney plan of Melbourne, before being laid out and named by 1873.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

No. 89 Neptune Street, Richmond, is of local aesthetic/architectural significance. It is a substantially externally intact later Federation house, which displays a number of characteristics typical of houses of this period, where there was an increasing simplification of external details and forms. The simpler treatments seen here include the modest gable-hip, plain extensive stuccoed wall areas, projecting rafters, simple hood details, and an abundance of timber newels. Other elements of note include the corner arrangement of the dwelling, with the chamfered entrance set under the side entry porch which in turn has a verandah with an arched frieze of fretworked newels; and the window on the south elevation with segmental frame arch and Jacobean scrolled surround.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

No. 89 Neptune Street, Richmond, constructed in 1914 is a single-storey double-fronted brick house in the later Federation style, on a corner site, with its entry located on the south side of the house, to Corsair Street. The dwelling has a roof clad in Marseilles pattern terracotta tiles, with a gabled hip facing west, an entrance porch roof to the south integrated with the main east-west pitched roof, and a short gabled south wing at the east end of the Corsair Street elevation. The main roof ridge has decorative terracotta capping; there are projecting rafters at eaves level. The walls comprise exposed face brick up to three quarter height, reading as a dado; with a cement-dressed stringcourse at sill level; and an upper frieze in roughcast, overpainted stucco above. To the west elevation, two double-hung sash windows project slightly from the wall in the manner of a box window, with hoods over. On the south elevation is a window with segmental frame arch and scrolled surround that is stylistically Jacobean. The entry porch verandah has an arched frieze of fretworked newels, while the entrance door is set within an unusual chamfer.

How is it significant?

No. 89 Neptune Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

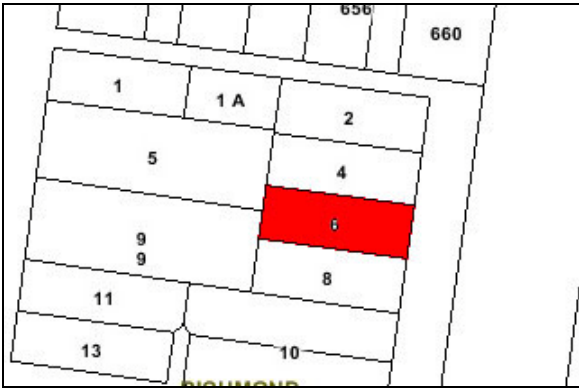
No. 89 Neptune Street, Richmond, constructed in 1914 is of local historical significance. It is associated with the later development of eastern Richmond, albeit is located on a street which was marked on the 1855 Kearney plan of Melbourne, before being laid out and named by 1873. No. 89 Neptune Street is also of local aesthetic/architectural significance, as a substantially externally intact later Federation house which displays characteristics typical of houses of this period. The trend to increasing simplification of external details and forms included here the modest gable-hip, plain extensive stuccoed wall areas, projecting rafters, simple hood details, and an abundance of timber newels. Other elements of note include the corner arrangement of the dwelling, with the chamfered entrance set under the side entry porch which in turn has a verandah with an arched frieze of fretworked newels; and the window on the south elevation with segmental frame arch and Jacobean scrolled surround.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ³ *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- ⁴ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ⁵ *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- ⁶ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- ⁷ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 13
- ⁸ City of Richmond rate books, Central Ward, 1905-1920.
- ⁹ This simplification was being urged in architectural criticism after c. 1905: see esp. *Art and Architecture's* survey of current Sydney architecture in 1905-6, and George Sydney Jones' critiques of current house design between 1905 and 1914.

Name		Extent of Overlay 
Address	6 Park Avenue, Richmond	
Place Type	Dwelling	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1911	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



6 Park Avenue, Richmond; front (east) façade (left) and view of south elevation (right).



Image titled 'Burnley Park at Tram Terminus' dated '1900s' showing the house at 6 Park Avenue (indicated) prior to the renovations to the front bay.
 Source: Yarra Libraries



Airspy photograph c.1925-1936 showing the subject property (indicated), with the later front gable roof evident.

Source: State Library of Victoria



Recent aerial photograph.

Source: Nearthmap (12 April 2012).

History

Early construction in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped in the 1850s.¹ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.² Development increased in the suburb during the 1870s and 1880s. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the suburb's street layout was complete.³ The 1890s economic depression had an impact on construction, which essentially stagnated until Federation.⁴

The Richmond Survey Paddock, situated in a bend in the Yarra River at the eastern edge of Richmond, was set aside for the use of the Surveyor-General's stock and horses in 1836, before being gazetted as Richmond Park in 1862.⁵ Land opposite the park, where the subject property is located, was eventually seen as a desirable location for residences, and Park Avenue was developed in the latter part of the nineteenth century, first appearing on the 1888 Allan & Tuxen plan of Melbourne and Suburbs.⁶ The earliest buildings on the street are the terraces at numbers 22-26, which date from c. 1890.

Construction of the Richmond section of the Yarra Boulevard – a Depression era project which was to create a scenic drive along the river to Heidelberg – began in 1936. Prior to its construction, there were concerns the road would cut Richmond’s working class residents off from the scenic park, and could only be used by those affluent enough to own a car.⁷ The Boulevard is located opposite the subject property.

The house at 6 Park Avenue first appears in the directories in 1911, occupied by Matthew J. Webb, who resided at the house until c.1920. The next resident of the house was James Scullin, who became Prime Minister of Australia during the time he resided in the house at 6 Park Avenue.

Scullin, who was born in Ballarat in 1876, joined the Labor party in c .1903, before winning the Victorian seat of Corangamite in the 1910 Federal elections.⁸ After losing the seat in 1913, he became a leading opponent of conscription during World War I, and in 1923 was elected the representative for Yarra - the nation’s safest Labor seat⁹ - which he held until his retirement in 1949.¹⁰ He moved from Ballarat to the house at 6 Park Avenue, Richmond in 1922.¹¹ Scullin replaced Matthew Charlton as Labor leader in April 1928, and defeated Prime Minister Bruce at an early election in 1929, as the New York stock exchange crashed, signaling the beginning of the Great Depression.¹² Scullin was a strong nationalist and supporter of high protection for manufacturing industries,¹³ a stance which would have found favour amongst his Richmond constituents and neighbours. His term as Prime Minister, from 1929 to 1932, was characterised by attempting to implement Labor reforms in a failing economy.¹⁴

James and Sarah Scullin opted not to occupy the Lodge in Canberra, the official residence of Australia’s prime ministers, instead residing in their Park Avenue home when in Melbourne, and in a hotel when in Canberra. The Park Avenue house was also used as a venue for Labor party and parliamentary functions.¹⁵ It is possible that the alterations to the property which modified the external form (see below), were made when the Scullins were in residence; they moved from Park Avenue in c.1937.¹⁶

Victoria’s Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The building at 6 Park Avenue, Richmond, is a single storey weatherboard Federation house which dates from c.1911, with later modifications. The east façade comprises a brick divider-wall on its north side and a side entry porch with a half-turned fretwork supporting column, and a fretworked Art Nouveau-patterned timber valance incorporating curving brackets and short newels. Inside the porch is a floor-to ceiling height double-hung sash window, which appears long standing but may date from the later frontal modification. This occurred sometime in the period 1915-1930, when the original hipped roof over the front portion was replaced by a gable with lightly detailed half-timbering. The original five-light bay window, which extended up into a small gable, was also replaced by a six-light square bay capped with what was known as a ‘flat’ (roof) supported on a weatherboard apron sill. A frieze under the front eaves was also removed. The front section was essentially converted into a ‘bungalow’ form, in materials expression and detailing, although the original side porch was retained. The windows in the modified bay are characteristic of the geometric leadlighting that marked windows in the middle and later 1920s. The chimneys with their terracotta pots appear in the earlier photograph of the house when it was in full Federation mode. The hip to the rear of the houses appears basically as when the house was first built.

Comparative Analysis

Small single-fronted or half-width bungalows from the late teens or 1920s are scattered throughout Richmond and other largely nineteenth century suburbs such as Brunswick. In Richmond there are a series in Johnson and Hollick streets, which appear to be associated with a subdivision of an earlier larger estate, whereas 6 Park Avenue is essentially a modernisation of an individual Federation house. Its occupation by a sitting Prime Minister and his family raises comparisons with the modest house of John Curtin in Perth, or the house that Ben Chifley continued to own in Bathurst, New South Wales. The nearest local counterpart is W M Hughes’ house in Cotham Road, Kew, albeit this was on a grander scale.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The property at 6 Park Avenue, Richmond, is of local historical significance. It was built in 1911 in a desirable location opposite Richmond Park, and was located in the eastern area of Richmond near the Yarra River which was not developed until the later nineteenth century, unlike areas in the north and west of the suburb. Park Avenue itself did not appear on maps until 1888, with the earliest buildings on the street dating from c. 1890. The property is also significant for its association with James Scullin and his family, who resided there in the 1920s and 1930s, including during his term as Prime Minister from 1929 to 1932.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The property at 6 Park Avenue, Richmond, of 1911 is of some aesthetic/architectural interest, as a Federation house which was later partially modified to a bungalow form.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

The property at 6 Park Avenue, Richmond, is of local historical significance for its association in the 1920s and 1930s with James Scullin, including during his term in office as Prime Minister. Scullin became Labor leader in April 1928, while living at this address, and then Prime Minister in 1929 at the onset of the Great Depression. He and his wife Sarah opted to remain in their Park Avenue house instead of the Lodge in Canberra, and also used the dwelling for Labor Party and parliamentary functions.

Statement of Significance

What is significant?

The property at 6 Park Avenue, Richmond, was built in 1911 as a modest single storey weatherboard Federation house, the frontage of which was later modified to a bungalow form. Original Federation elements include the side entry porch and its detailing. The original hipped roof form to the front was replaced by a half-timbered gable, and the original five-light bay window which extended up into a small gable, was also replaced by a six-light square bay capped with a 'flat' roof.

How is it significant?

The property at 6 Park Avenue, Richmond, is of local historical significance.

Why is it significant?

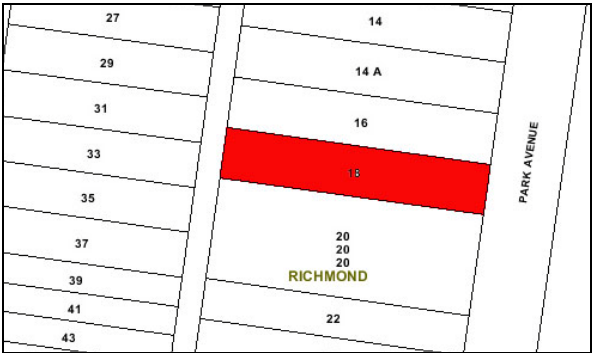
The property at 6 Park Avenue, Richmond, is of local historical significance. It was built in 1911 in a desirable location opposite Richmond Park, in the eastern area of Richmond near the Yarra River which was not developed until the later nineteenth century, unlike areas in the north and west of the suburb. Park Avenue itself did not appear on maps until 1888, with the earliest buildings on the street dating from c. 1890. The property is also significant for its association with James Scullin and his family, who resided there in the 1920s and 1930s, including during his term as Prime Minister from 1929 to 1932. Scullin became Labor leader in April 1928, while living at this address, and then Prime Minister in 1929 at the onset of the Great Depression. He and his wife Sarah opted to remain in their Park Avenue house instead of living in the Lodge in Canberra, and also used the dwelling for Labor Party and parliamentary functions.

External paint colours	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 2 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 3 O'Connor, John et al, *Richmond Conservation Study, Volume 1*, 1985, p. 12.
- 4 O'Connor, John et al, *Richmond Conservation Study, Volume 1*, 1985, p. 13.
- 5 Andrews, Lee. 'Survey Paddock to people's park: the story of Richmond Park' *Australian Garden History*, v.20, no.1, July-Sept 2008:
- 6 *Plan of Melbourne & suburbs 1888*, A.C. Allan and A. Tuxen, National Library of Australia
- 7 Andrews, Lee. 'Survey Paddock to people's park: the story of Richmond Park' *Australian Garden History*, v.20, no.1, July-Sept 2008:
- 8 Robertson, J. R., 'Scullin, James Henry (1876–1953)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/scullin-james-henry-8375/text14699>, accessed 4 June 2012.
- 9 McCalman, Janet, *Struggletown: Public and Private Life in Richmond 1900-1965*, Melbourne University Press, Carlton, 1984, p. 116.
- 10 'James Scullin', Australia's Prime Ministers, National Archives of Australia, <http://primeministers.naa.gov.au/primeministers/scullin/index.aspx>, accessed 4 June 2012.
- 11 *Sands and McDougall Melbourne and suburban directory*, 1920-1925.
- 12 Robertson, J. R., 'Scullin, James Henry (1876–1953)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/scullin-james-henry-8375/text14699>, accessed 4 June 2012.
- 13 Robertson, J. R., 'Scullin, James Henry (1876–1953)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/scullin-james-henry-8375/text14699>, accessed 4 June 2012.
- 14 'James Scullin', Australia's Prime Ministers, National Archives of Australia, <http://primeministers.naa.gov.au/primeministers/scullin/index.aspx>, accessed 4 June 2012.
- 15 'Sarah Scullin', Australia's Prime Ministers, National Archives of Australia, <http://primeministers.naa.gov.au/primeministers/scullin/spouse.aspx>, accessed 4 June 2012.
- 16 *Sands and McDougall Melbourne and suburban directory*, 1920-1937.

Name	'Howrose'	
Address	18 Park Avenue, Richmond	Extent of Overlay 
Place Type	Dwelling	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1903	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



Left to right: 18 Park Avenue east elevation; view of the property looking north-west showing the corniced chimneys.

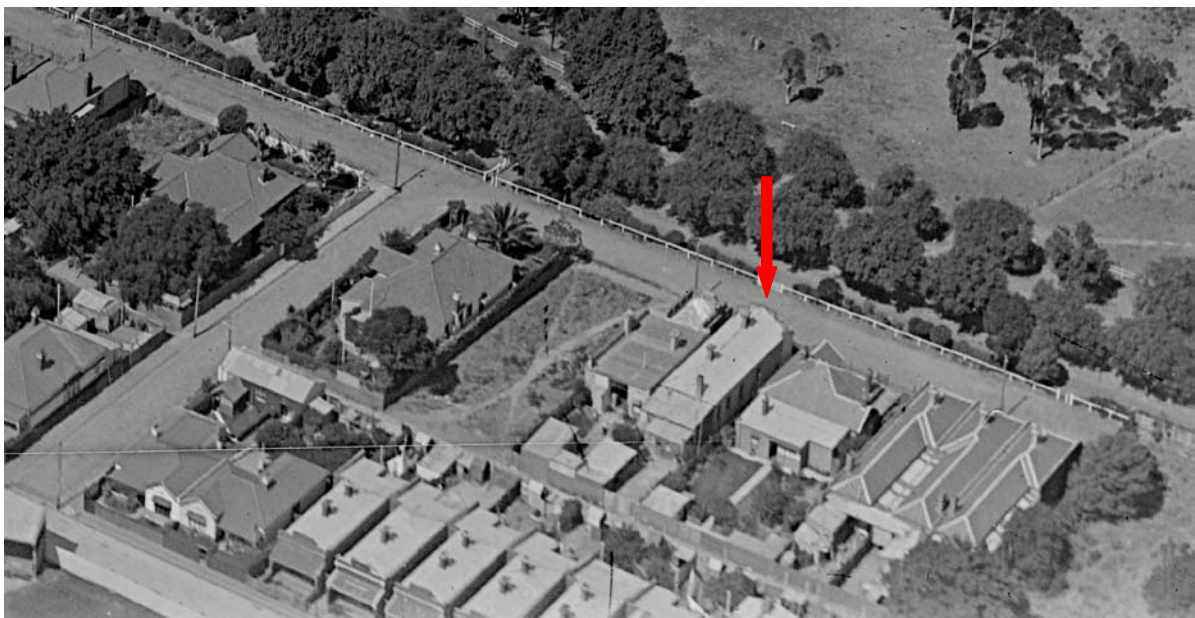


Left to right: detailed view of the moulded details to the front façade; rear two storey garage.



Recent aerial photograph of the property showing the dwelling extended towards the rear of the site and the rear two storey garage.

Source: Nearmap (15 February, 2012).



Airsy photograph c.1925-1936 showing the subject property (indicated), with three chimneys intact.

Source: State Library of Victoria

History

Early construction in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped in the 1850s.¹ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.² Development increased in the suburb during the 1870s and 1880s. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the suburb's street layout was complete.³ The 1890s economic depression had an impact on construction, which essentially stagnated until Federation.⁴

The Richmond Survey Paddock, situated in a bend in the Yarra River at the eastern edge of Richmond, was set aside for the use of the Surveyor-General's stock and horses in 1836, before being gazetted as Richmond Park in 1862.⁵ Land opposite the park, where the subject property is located, was eventually seen as a desirable location for residences, and Park Avenue was developed in the latter part of the nineteenth century, first appearing on the 1888 Allan & Tuxen plan of Melbourne and Suburbs.⁶ The earliest buildings on the street are the terraces at numbers 22-26, which date from c. 1890. In 1903, a brick house of four rooms was constructed on the subject site, owned by plasterer

Henry Harding.⁷ Harding occupied the house until 1919. For a short time, Park Avenue was also home to a sitting prime minister, with James Scullin residing at no. 6 Park Avenue during his time as prime minister from 1929 to 1932.

Construction of the Richmond section of the Yarra Boulevard – a Depression era project which was to create a scenic drive along the river to Heidelberg – began in 1936. Prior to its construction, there were concerns the road would cut Richmond’s working class residents off from the scenic park, and could only be used by those affluent enough to own a car.⁸ The Boulevard is located opposite the subject property.

Victoria’s Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The property at 18 Park Avenue, Richmond, of 1903 is an elevated single-storey and single-fronted rendered brick dwelling with verandah, notable for its stylistic referencing (and detailing) associated with earlier Victorian Boom style architecture in Melbourne. The building has a hipped roof clad in galvanised corrugated steel, punctuated by two stuccoed chimneys with moulded cornices and decorative panels on their stacks, and a high and prominent pedimented parapet. An earlier kitchen chimney to the rear of the cottage, shown on the aerial photograph taken c.1925-36, has been removed as the house was extended to the rear. The rendered façade to Park Street has a double hung window with side lights flanked by moulded panels with scored floral patterning. The prominent parapet comprises a cornice with regularly spaced brackets, interspersed with small octofoil bosses. The cornice above is a set of small breakfronts with scroll gables and scalloped lower bases, three panels divided by four piers with panels set in each face. These alternate between the usual vermiculation and a more unusual roughcast stucco. There is also a roughcast finish to the main name panel where ‘Howrose’ is moulded in a distinctive lettering. The name panel is capped by a flourish with two scroll consoles supporting a miniature cartouche; two larger consoles flank the name panel at its base. There may have originally been finials, although these are not shown in the early aerial view of this house c.1925-36. The verandah, with lace frieze, has a moulded balustrade in an unusual lattice pattern.

The dwelling is elevated above the street and there are three steps down to footpath at the northern end of the verandah. There is a small front garden enclosed by a non-original steel palisade fence and gate. A two storey garage with a mansard roof clad in corrugated steel, and of recent construction, is sited to the rear boundary.

Comparative Analysis

The property at 18 Park Avenue, Richmond, is unusual for its use in the early twentieth century of apparently earlier (1880s) Victorian Boom style decoration and detailing. These are seen in the crisp, intricate and intact parapet, the front wall detailing, and the distinctive verandah balustrade. However, the cursive script in the naming panel recurs in house naming panels from this period; roughcast stucco, largely unknown in 1880s terrace and Italianate design, was also in use by the time this house was built in 1903. The parapet detail is unusual in Richmond; while the incised front wall panel was more common in Sydney than in Melbourne, but is found in houses in Yarra Street, Hawthorn, not far from Park Avenue (across the river). The main front window, and door, with their narrow sidelights, were primarily 1880s in their inspiration, but large numbers of houses and shopfronts continued to be built in Melbourne ‘in the 1880s manner’ until around 1912.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra’s cultural history.

The property at 18 Park Avenue, Richmond, is of local historical significance. It was built in 1903, in a desirable location opposite Richmond Park. The dwelling is also located in the eastern area of Richmond near the Yarra River, which was not developed until the later nineteenth century, unlike areas in the north and west of the suburb. Park Avenue itself did not appear on maps until 1888, with the earliest buildings on the street dating from c. 1890.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The property at 18 Park Avenue, Richmond, is of local aesthetic/architectural significance. The dwelling is substantially intact to its main (front) portion, and is unusual for its use in the early twentieth century of apparently earlier (1880s) Victorian Boom style detailing. This is evident in the crisp, intricate and intact parapet, the front wall detailing, the distinctive verandah balustrade, and the narrow sidelights to the main front window and door. However, other elements of the design, including the cursive script in the naming panel and the use of roughcast stucco, are more consistent with a house of 1903. The house is also significant for the high level of parapet detail which is unusual in Richmond, and for the incised front wall panels which are more common in Sydney. The elevated position on Park Avenue enhances the aesthetic value of the property.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

The property at 18 Park Avenue, Richmond, displays an unusually high level of architectural detailing to its principal facade, which is intricate and finely executed. The first owner, plasterer Henry Harding, may have been responsible for the elaborate work.

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The property at 18 Park Avenue, Richmond, dates from 1903 and is an elevated single-storey and single-fronted rendered brick dwelling with verandah, notable for its stylistic referencing to earlier Melbourne Boom style architecture. The building has a hipped roof clad in galvanised corrugated steel, punctuated by two original stuccoed chimneys with moulded cornices, and a high and prominent pedimented parapet. The name panel has a roughcast finish and 'Howrose' moulded in a distinctive lettering. The verandah, with lace frieze, has a moulded balustrade in an unusual lattice pattern.

The dwelling is elevated above the street and there are three steps down to footpath at the

How is it significant?

The property at 18 Park Avenue, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

The property at 18 Park Avenue is of local historical significance. It was built in 1903, in a desirable location opposite Richmond Park, and in the eastern area of Richmond near the Yarra River, which was not developed until the later nineteenth century. Park Avenue itself did not appear on maps until 1888, with the earliest buildings on the street dating from c. 1890. The property is also of local aesthetic/architectural significance. The dwelling is substantially intact to its main (front portion), and is unusual for its use in the early twentieth century of apparently earlier (1880s) Boom style detailing. This is evident in the crisp, intricate and intact parapet, the front wall detailing, the distinctive verandah balustrade, and the narrow sidelights to the main front window and door. However, other elements of the design, including the cursive script in the naming panel and the use of roughcast stucco, are more consistent with a house of 1903. The house is also significant for the high level of parapet detail which is unusual in Richmond, and for the incised front wall panels which are more common in Sydney. The architectural detailing, which is also finely executed, may have been the work of the first owner, plasterer Henry Harding.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- ² *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- ³ O'Connor, John et al, *Richmond Conservation Study, Volume 1*, 1985, p. 12.
- ⁴ O'Connor, John et al, *Richmond Conservation Study, Volume 1*, 1985, p. 13.
- ⁵ Andrews, Lee. 'Survey Paddock to people's park: the story of Richmond Park' *Australian Garden History*, v.20, no.1, July-Sept 2008:
- ⁶ *Plan of Melbourne & suburbs 1888*, A.C. Allan and A. Tuxen, National Library of Australia
- ⁷ City of Richmond rate books, East Ward, 1903.
- ⁸ Andrews, Lee. 'Survey Paddock to people's park: the story of Richmond Park' *Australian Garden History*, v.20, no.1, July-Sept 2008:

Name		Extent of Overlay
Address	22, 24 & 26 Park Avenue, Richmond	
Place Type	Group of attached dwellings	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1890	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



From left: 26 Park Avenue, 24 Park Avenue, 22 Park Avenue.



From left: 26 Park Avenue, 24 Park Avenue, 22 Park Avenue.



Recent aerial photograph of 22- 26 Park Avenue showing the slate and steel clad roof forms.
Source: Nearmap, 15 February, 2012.



Airsy photograph c.1925- 1936 showing the properties (indicated).
Source: State Library of Victoria

History

Early construction in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped in the 1850s.¹ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.² Development increased in the suburb during the 1870s and 1880s. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the suburb's street layout was complete.³ The 1890s economic depression had an impact on construction, which essentially stagnated until Federation.⁴

The Richmond Survey Paddock, situated in a bend in the Yarra River at the eastern edge of Richmond, was set aside for the use of the Surveyor-General's stock and horses in 1836, before being gazetted as Richmond Park in 1862.⁵ Land opposite the park, where the subject property is located, was eventually seen as a desirable location for residences, and Park Avenue was developed in the latter part of the nineteenth century, first appearing on the 1888 Allan & Tuxen plan of Melbourne and

Suburbs.⁶ The subject buildings, being the terraces at nos 22-26, are the earliest buildings on the street. The five-roomed brick houses were constructed by Samuel McNair in c.1890, and were occupied that same year.⁷ Early occupants included John Watson, a tramways manager, and James Graham, a storekeeper.⁸ For a short time, Park Avenue was also home to a sitting prime minister, with James Scullin residing at no. 6 Park Avenue during his time as prime minister from 1929 to 1932.

Construction of the Richmond section of the Yarra Boulevard – a Depression era project which was to create a scenic drive along the river to Heidelberg – began in 1936. Prior to its construction, there were concerns the road would cut Richmond’s working class residents off from the scenic park, and could only be used by those affluent enough to own a car.⁹ The Boulevard is located opposite the subject property.

Victoria’s Framework of Historical Themes

Theme 6: Building towns, cities and the garden state; sub-theme 6.7: Making homes for Victorians.

Description & Integrity

The properties at 22, 24 and 26 Park Avenue, Richmond form a terrace row of three attached single storey brick Victorian dwellings, elevated on the west side of Park Avenue. All three dwellings have hipped roof forms originally clad in slate. Aerial photographs show most of the roof is now steel decking although the slate cladding remains on the east and west ends and the southern side of No. 26. All three have stuccoed chimneys with moulded cornices although a neck moulding on no.22 is missing, and the other two chimneys have been overpainted. The brick patterning to the east facades of the dwellings is polychrome (red and cream for the dividers, umber and cream for the eave aprons). The verandah roofs are clad in corrugated galvanised steel and the cast iron frieze lacework is intact. The front windows are double hung sashes with narrow side lights. The doors frames also have narrow side lights but the doors may be later. All three dwellings have scroll-topped brick dividing fences running out to large piers with moulded cornices and domes on the front boundary. The cast-iron fences and bluestone footing all appear intact, as do the verandah kerbing and entry steps to each. No. 26 has extended the verandah outwards, into a brick-sided terrace in its front setting, although this is screened to a degree by foliage. No.24 reveals the original base of coursed ashlar bluestone with cellar doors let into the fronts.

Comparative Analysis

The terrace row at 22, 24 and 26 Park Avenue, Richmond, is distinguished by the imposing divider fences, which extend to the street, fronted by large and prominent piers with domes and moulded cornices. The large scale of these is echoed in the unusually deep verandah friezes and the massive bluestone bases on which the houses sit. All these components serve to make the trio unusual among single-storey and otherwise generally modest-sized terraces, in the City of Yarra and elsewhere. Terraces of this size seldom had cellars, even on hilly sites (as with Shields or Princes Streets in Flemington, in the City of Melbourne), and typically maintained the front yard dividers to a minimum.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra’s cultural history.

The terrace row at 22, 24 and 26 Park Avenue, Richmond, is of local historical significance. The dwellings date from c.1890, and are the earliest buildings in Park Avenue. The street did not appear on maps until 1888 but came to be regarded as a desirable location opposite Richmond Park. The dwellings are also located in the eastern area of Richmond near the Yarra River, which was not developed until the later nineteenth century, unlike areas in the north and west of the suburb.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra’s cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The terrace row at 22, 24 and 26 Park Avenue, Richmond, is of local aesthetic/architectural significance. The dwellings are substantially intact to their main (front) portions, and are distinguished by the imposing divider fences, fronted by large and prominent piers with domes and moulded cornices. The large scale of these is echoed in the unusually deep verandah friezes and the massive bluestone bases on which the houses sit. These elements also combine to make the terrace row unusual among single-storey and otherwise modest-sized terraces in the City of Yarra and elsewhere.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The properties at 22, 24 and 26 Park Avenue, Richmond date from c.1890 and form a terrace row of three attached single storey brick Victorian dwellings, elevated on the west side of Park Avenue. The dwellings have hipped roof forms, stuccoed chimneys with moulded cornices, and polychrome brick patterning to the principal facades (red and cream for the dividers, umber and cream for the eave aprons). The verandahs have deep cast iron friezes. The dwellings also have scroll-topped brick dividing fences running out to large piers with moulded cornices and domes on the front boundary.

How is it significant?

The terrace row at 22, 24 and 26 Park Avenue, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

The terrace row at 22, 24 and 26 Park Avenue, Richmond, is of local historical significance. The dwellings date from c.1890, and are the earliest buildings in Park Avenue. The street did not appear on maps until 1888 but came to be regarded as a desirable location opposite Richmond Park. The dwellings are also located in the eastern area of Richmond near the Yarra River, which was not developed until the later nineteenth century, unlike areas in the north and west of the suburb. The terrace row is also of local aesthetic/architectural significance, with the dwellings being substantially intact to their main (front) portions, and distinguished by the imposing divider fences, fronted by large and prominent piers with domes and moulded cornices. The large scale of these elements is echoed in the unusually deep verandah friezes and the massive bluestone bases on which the houses sit. These

elements combine to make the terrace row unusual among single-storey and otherwise modest-sized terraces in the City of Yarra and elsewhere.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- ² *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- ³ O'Connor, John et al, *Richmond Conservation Study, Volume 1*, 1985, p. 12.
- ⁴ O'Connor, John et al, *Richmond Conservation Study, Volume 1*, 1985, p. 13.
- ⁵ Andrews, Lee. 'Survey Paddock to people's park: the story of Richmond Park' *Australian Garden History*, v.20, no.1, July-Sept 2008:
- ⁶ *Plan of Melbourne & suburbs 1888*, A.C. Allan and A. Tuxen, National Library of Australia
- ⁷ City of Richmond rate books, East Ward, 1890.
- ⁸ City of Richmond rate books, East Ward, 1890.
- ⁹ Andrews, Lee. 'Survey Paddock to people's park: the story of Richmond Park' *Australian Garden History*, v.20, no.1, July-Sept 2008:

Name	Swan Street Drill Hall		
Address	309 Swan Street, Richmond	Extent of Overlay 	
Place Type	Drill Hall		
Survey Date	April 2012 (external inspection only)		
Date of Construction	1916		
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)		

Intactness Good Fair Poor



309 Swan Street, Richmond; south elevation to Swan Street.



309 Swan Street; east elevation to Lord Street.



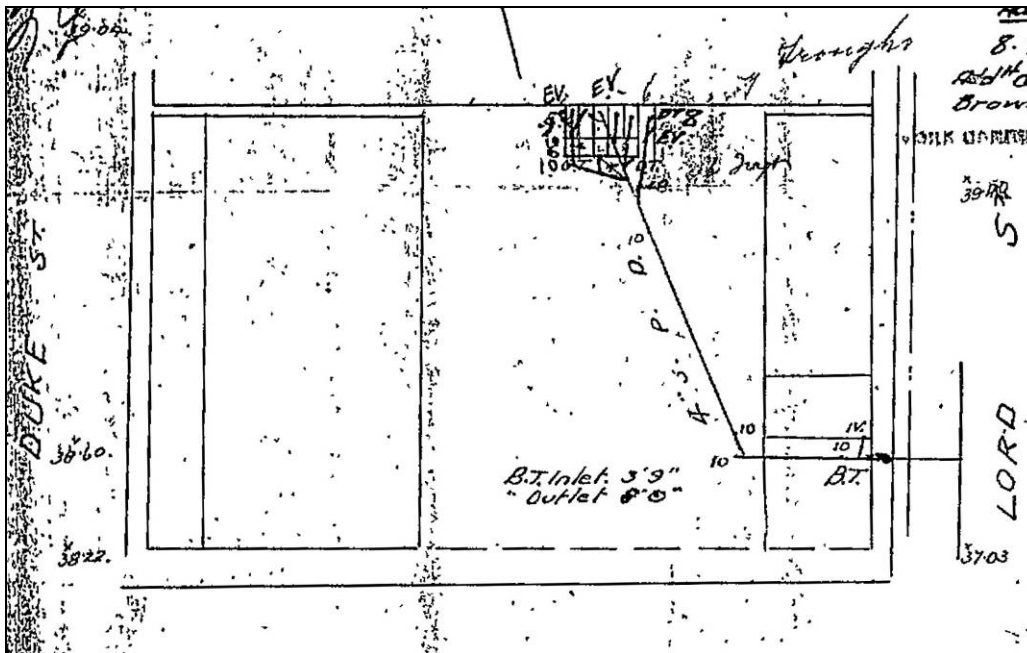
From left: West elevation to Duke Street; interior view of the Drill Hall showing the timber flooring.



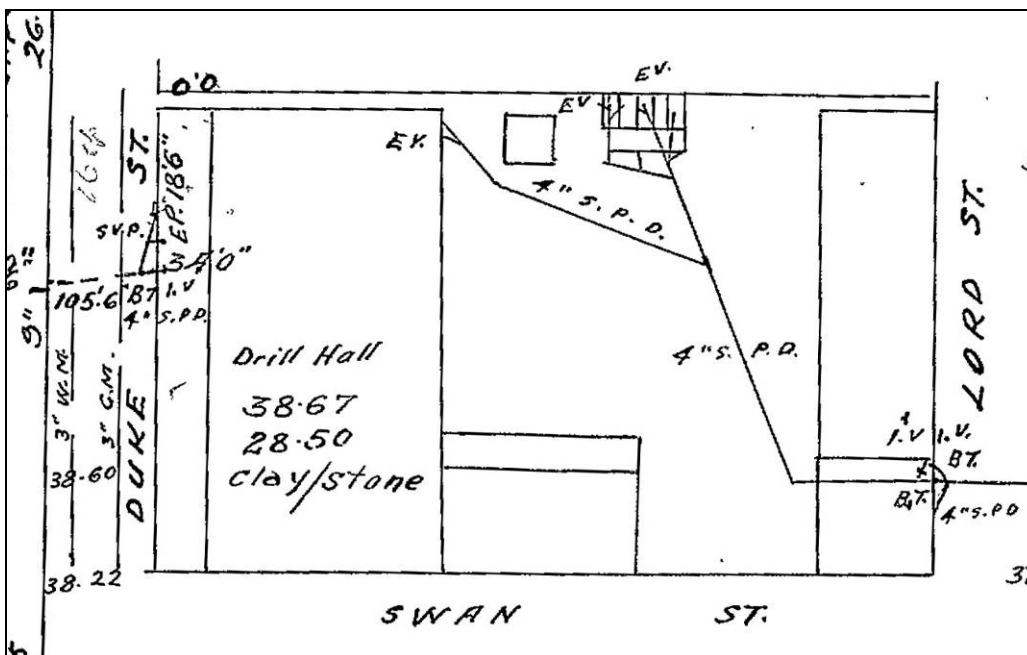
From left; West elevation of the storage shed facing the car park; east elevation of the Drill Hall facing the car park.



Recent aerial photograph showing the three buildings on the site. Source: Nearmap (15 February, 2012).



Property service plan dated 1919 showing outline of the Drill Hall to Duke Street (left) and storage shed to Lord Street (right) .
 Source: City West Water.



Property Service Plan dated 1937 showing the smaller brick building (at centre) abutting the drill hall.
 Source: City West Water.

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics’ institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped.³ In this period, retail trade and services were first established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen’s retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the

1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond, where the subject property is located, was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶

Swan Street was designated as a road reserve in 1837, and was reputedly named after the (then) Swan Inn, at the corner of Church Street. Allotments along the road reserve were sold from the late 1830s, but more intensive subdivision of the area adjacent to the road, at least for the western end of Swan Street (east of Punt Road), did not occur until the 1850s. By the 1880s, the street had started to assume some of the character it retains today, with a concentration of buildings, including commercial buildings, around the intersection with Church Street. Swan Street originally terminated at the Survey Paddock (now Burnley Park), but was extended to the Yarra River in the 1880s. The Wallen Road Bridge, which connected Richmond to Hawthorn, was built in 1881. The road was sealed in 1901; and the electric tram service was introduced in 1916.⁷ Although the east end of Swan Street was more developed by the end of the nineteenth century, the block between Lord and Duke streets – where the subject property is located – remained vacant.⁸

The Area 56a Drill Hall, Swan Street was constructed in c.1916 during World War I.⁹ This was also in the period when the electric tram service arrived in Swan Street. The introduction of compulsory military service at this time saw a large number of drill halls constructed. Almost all of these wartime drill halls, including that of the subject property, were built of corrugated iron, in an effort to keep construction costs as low as possible.¹⁰ In October 1916, Richmond men between the ages of eighteen and thirty were called upon to enlist for military service at the Swan Street drill hall.¹¹

The property comprised the large main drill hall on the west of the site, a smaller storage shed on the east, and a large area of open space between. The property, while a focus of enlistment, was also used for drills and training, presumably utilizing both the hall and the open space (ground); the latter may also have been used for storage. In 1937, the Commonwealth Department of the Interior called for tenders for additions and alterations to the drill hall.¹² These works are assumed to have included the construction of the smaller brick building abutting the east side of the drill hall, facing Swan Street.

In 1940, Lieutenant Colonel Leonard Stillman was appointed commander of the 2/11th Field Regiment and set up a temporary headquarters in the drill hall on Swan Street.¹³

After World War II, the building was used in the 1950s for the Department of Technical Engineering copywriting section, and as the Training Depot for the Australian Army's Royal Corps of Australian Electrical and Mechanical Engineers. A number of different cadet battalions used the drill hall in the 1970s, and the building is now used as a large retail space.¹⁴

Victoria's Framework of Historical Themes

Theme 7: Governing Victorians; sub-theme 7.4: Defending Victoria and Australia.

Description & Integrity

The property at 309 Swan Street, Richmond, is a rectangular shaped allotment with three buildings that make up a former drill hall complex on the north side of Swan Street. The buildings date from 1916 and 1937, and comprise the large drill hall with an 'aisle' group of rooms abutting the Duke Street (west) boundary, a narrower storage building abutting the Lord Street (east) boundary, and a smaller brick building between these to the Swan Street boundary. Both the hall and storage shed are single storey, gable-ended and steel-framed, and clad in corrugated galvanised iron. They have shallow gable roof forms also clad in corrugated galvanised iron (the original roof cladding has been replaced). Both buildings retain almost all their original window framing, although the hall has new display windows facing Swan Street. It appears that windows have also been added to the east elevation facing the open space which is now used as a car parking area. To the north end of the storage shed's east elevation, two double hung windows have been covered over from the inside as have two windows at the southern end on the west elevation facing the car park. The south gable vent to the hall and conical vents to both buildings are long-standing. The segmental ridge vents on the larger building may be an alteration. To the rear of the main is a plain chimney stack in exposed red face brick. There are two similar chimneys on the east side of the storage shed. All the exterior

steel cladding to the buildings has been overpainted. The timber floor in the main building is long-standing and probably original.

The space between the two original buildings is concreted over. The third building on the site, east side of the hall on the south boundary, was constructed in 1937. This is a single storey, overpainted brick building, rectangular in plan form with a transverse gable roof clad in overpainted corrugated steel. The south elevation is divided by four slightly recessed bays, three of which have been fitted with signage. The roof is concealed by a simple parapet on the south side and the east side wall has a gabled parapet.

The property is enclosed on the north and south sides by cyclone wire fencing.

Comparative Analysis

The design of the 1916 drill hall building resembles other Commonwealth Public Works Department barracks and halls of the period, including John Smith Murdoch's Surrey Hills drill hall of 1912, and his Albury North and Colac drill halls of the same period. Conversely, the East Melbourne drill hall in Victoria Parade has more detail, and a later frontage added in the 1930s, albeit this hall has been adapted to another use. Comparatively, the Swan Street drill hall has a higher level of intactness than those cited here. Clad in galvanised and overpainted corrugated iron, it is also typical of suburban and regional drill halls around the country. In addition, it compares with basic galvanised iron-clad industrial buildings, found in areas of the City of Yarra.¹⁵

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The property at 309 Swan Street, Richmond, was established as a drill hall complex in 1916 and is of local historical significance. It dates from the period when compulsory military service was introduced, and a large number of drill halls were constructed in Australia. Richmond men between the ages of eighteen and thirty, who were called upon to enlist for military service in World War One, did so at the Swan Street drill hall. They were also given some training on the site. Later Commonwealth uses included housing the 2/11th Field Regiment in the 1940s; the Department of Technical Engineering copywriting section, and the Training Depot for the Australian Army's Royal Corps of Australian Electrical and Mechanical Engineers in the 1950s; and cadet battalions in the 1970s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The former drill hall building at 309 Swan Street, Richmond, demonstrates some of the principal characteristics of World War One drill halls. These include the simple gabled form, albeit carried over a large building, and the large internal space. The galvanised and overpainted corrugated iron cladding is also typical of suburban and regional drill halls around the country. In addition, it is a comparatively intact example of a drill hall of this era, with others having been adapted to uses, including residential development in parts of inner Melbourne.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The property at 309 Swan Street, Richmond, is a rectangular shaped allotment with three buildings dating from 1916 and 1937. The buildings comprise the large former drill hall abutting the Duke Street (west) boundary; the narrower storage building abutting the Lord Street (east) boundary; and a smaller brick building between these to the Swan Street boundary. Both the hall and storage shed date from 1916 and are single storey, gable-roofed and gable-ended structures, clad in corrugated galvanised iron. Both buildings retain most of their original window framing, with some exceptions. The space between the two original buildings is concreted over. The third building dates from 1937, and is a single storey, overpainted brick building, with a transverse gable roof. The 1916 drill hall is the largest building on the site, has the distinctive 'drill hall' form, and was the focus of the original training operations and subsequent Commonwealth use. The 1916 storage shed, although original, and the later 1937 building, are less distinguished elements, and more utilitarian in character and form.

How is it significant?

The property at 309 Swan Street, Richmond, is of local historical and architectural significance.

Why is it significant?

The property at 309 Swan Street, Richmond, was established as a drill hall complex in 1916 and is of local historical significance. It dates from the period when compulsory military service was introduced, and a large number of drill halls were constructed in Australia. Richmond men between the ages of eighteen and thirty, who were called upon to enlist for military service in World War One, did so at the Swan Street drill hall. They were also given some training on the site. Later Commonwealth uses included housing the 2/11th Field Regiment in the 1940s; the Department of Technical Engineering copywriting section, and the Training Depot for the Australian Army's Royal Corps of Australian Electrical and Mechanical Engineers in the 1950s; and cadet battalions in the 1970s. The former drill hall building is also of local architectural significance for demonstrating some of the principal characteristics of World War One drill halls. These include the simple gabled form, albeit carried over a large building, and the large internal space. The galvanised and overpainted corrugated iron cladding is also typical of suburban and regional drill halls around the country. In addition, it is a comparatively externally intact example of a drill hall of this era.

Recommendation regarding extent of Heritage Overlay

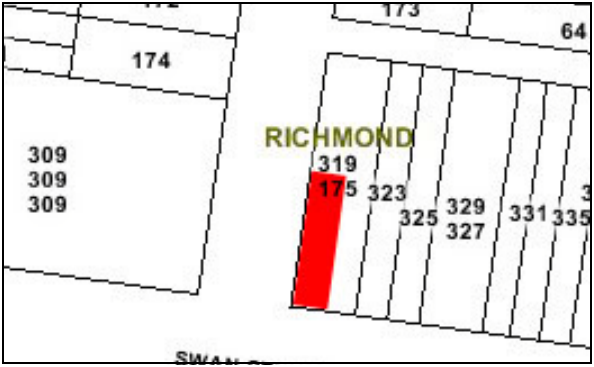
While the extent of Heritage Overlay control identified here covers the whole of the property, the focus of significance is on the former main drill hall building. It is the largest building on the site, has the distinctive 'drill hall' form, and was historically the main focus of the military training. The other buildings, while sharing the history of the site, are less distinguished elements and more utilitarian in character and form.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 3 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 4 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 5 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 6 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- 7 *City of Yarra Heritage Review, Vol. 3 Review of Heritage Overlay Precincts*, Allom Lovell & Associates, 1998, p.155.
- 8 MMBW detail plan 1064, City of Richmond, 1896.
- 9 *Sands and McDougall Melbourne and suburban directory*, 1915-1916.
- 10 Miller, Patrick, *Thematic History of Defence in Victoria*, Volume 1, 1994, p. 79.
- 11 *Argus*, 30 September 1916, p. 19.
- 12 *Argus*, 9 January 1937 p. 28.
- 13 2/11th Field Regiment, Australian War Memorial, http://www.awm.gov.au/units/unit_10382second_world_war.asp, accessed 29 June 2012.
- 14 *Sands and McDougall Melbourne and suburban directory*, 1951-1974.
- 15 Gary Vines and Matthew Churchward, *Northern Suburbs Factory Study*, Historic Buildings Council, Melbourne 1992, Part 2, p. 269.

Name		Extent of Overlay 
Address	319 Swan Street, Richmond	
Place Type	Shop and residence	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1889	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



319 Swan Street, Richmond; view of the front façade and Lord Street corner, looking north.

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped.³ In this period, retail trade and services were first established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond, where the subject property is located, was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶

Swan Street was designated as a road reserve in 1837, and was reputedly named after the (then) Swan Inn, at the corner of Church Street. Allotments along the road reserve were sold from the late 1830s, but more intensive subdivision of the area adjacent to the road, at least for the western end of Swan Street (east of Punt Road), did not occur until the 1850s. By the 1880s, the street had started to assume some of the character it retains today, with a concentration of buildings, including commercial buildings, around the intersection with Church Street. Swan Street originally terminated at the Survey Paddock (now Burnley Park), but was extended to the Yarra River in the 1880s. The Wallen Road Bridge, which connected Richmond to Hawthorn, was built in 1881. The road was sealed in 1901; and the electric tram service was introduced in 1916.⁷

In the mid-1880s, the subject site was used as a timber yard, and by a coal maker⁸. In 1889, James Davison, a baker, constructed an eight room house and bakery on the corner of Swan and Lord street, which was rated with a net annual value of £100.⁹ The site is shown on the MMBW plan of 1896 with the building envelope, including the chamfered corner, clearly evident. As noted above, Swan Street by this time was a well established retail and service precinct. The Davidson family operated their bakery business from the building into the mid-1950s, and a bakery occupied the building until at least the mid-1970s.¹⁰

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Description & Integrity

The building at 319 Swan Street, Richmond, is a two storey corner shop and residence with the rear portion in use as a separate office accessed from Lord Street. The building is rectangular in plan form with a chamfered corner entry and a hipped roof clad in galvanized corrugated steel. The roof is punctuated by two stuccoed chimneys with cornices. The first floor of the corner building is largely externally intact with an overpainted stucco finish and original detailing that presents as an imposing façade both to Swan and Lord streets. The façade has two intact moulded string courses, several double-hung sashes with stilted segmental arches, and moulded architraves with accentuated keystones around the upper panes. Half-fluted pilasters (piers) support a dentilled entablature and above that a continuous bracketed cornice and parapet with waisted balustrading. The chamfered corner is capped with a triangular pediment on two broad piers, enclosing a cartouche panel and topped by an orb finial. There are urn finials on the Lord Street parapet, although the finial to Swan Street is missing. At ground level, the shop front has been altered in recent years, although the wall ends and piers, and their bases facing Swan Street, remain.

The original rear portion of 319 Swan Street, facing Lord Street, shares the hipped roof form with the corner shop, although the treatment of the west elevation to the street is simpler. The wall is painted a dark blue colour; the moulded detailing is simpler with a modest stringcourse and cornice; and the parapet (top of the wall) has less emphasis. The elevation still has three rectangular double hung sash windows with moulded architraves. The north window at ground level has been reconfigured as a side doorway with a modern flush paneled door.

Beyond this wing is an adjoining contemporary three level apartment complex, modern in form and finishes, built to the rear Beissel Street boundary. This development is not of heritage significance.

The adjoining property to the east, no. 321, is not shown on the MMBW plan of 1896 although it is within the property boundary. The Swan Street façade is linked to no. 319 by a stringcourse that continues across both frontages, although much of the south façade of 319, including the parapet and tripartite window, is later. No 321 Swan Street is not of heritage significance.

Comparative Analysis

The Swan and Lord streets frontages of no. 319 Swan Street, Richmond, are broadly consistent with many nineteenth century two-storey shop and house combinations in inner suburban main road locations. The ground floor shopfront component has been modified, but the first floor retains its original form and detailing. No. 319 Swan Street is, however, distinguished in the complexity and intactness of the first floor elevations, and the reasonably intact side elevation to Lord Street. The segmentally arched first floor windows are usual in the terraced shop genre of the later nineteenth century, enlivened here by the Corinthian pilasters, with cornice breakfronts above each. Also less frequent is the parapet and its corner pediment, where the baluster waisting, dentil mouldings and bracketing are all intact, and all but one finial is in place. First floor elevations of this complexity and vigour are found more often in Bridge Road than in Swan Street, Johnston Street or Victoria Street, in the City of Yarra.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

No. 319 Swan Street, Richmond, is of local historical significance. The combined shop and residence was constructed in 1889 for James Davison, a baker, at a time when commercial development was consolidating in Swan Street. The 1880s date of construction is also consistent with the core period of commercial building construction in the street. Unusually, the bakery operation in the building was sustained until the mid-1970s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

No. 319 Swan Street, Richmond, is of local aesthetic/architectural significance. While the building is broadly consistent with many nineteenth century two-storey shop and house combinations in inner suburban main road locations, it is distinguished by the complexity and vigour of the first floor elevations in particular, and the reasonably intact side elevation to Lord Street. The segmentally arched first floor windows are usual in terraced shops, enlivened here by the Corinthian pilasters with cornice breakfronts above. The parapet and corner pediment, with baluster waisting, dentil mouldings and bracketing, are also largely intact. The chamfered corner enhances the streetscape presentation.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

No. 319 Swan Street, Richmond, was constructed in 1889 as a two storey corner shop and residence. The building is rectangular in plan form with a chamfered corner entry and a hipped roof clad in galvanized corrugated steel, with two stuccoed chimneys with cornices. The first floor is largely externally intact, with original detailing including moulded stringcourses, double-hung sashes with stilted segmental arches, and moulded architraves with accentuated keystones. Other details include half-fluted pilasters (piers) which support a dentilled entablature and above that a continuous bracketed cornice and parapet with waisted balustrading. The chamfered corner is capped with a triangular pediment on two broad piers, enclosing a cartouche panel and topped by an orb finial. At ground level, the shop front has been altered. The rear portion of 319 Swan Street, facing Lord Street, is largely externally intact, albeit more simply detailed than the corner shop component. Beyond this wing is an adjoining contemporary development which is not of heritage significance.

How is it significant?

No. 319 Swan Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

No. 319 Swan Street is of local historical significance, as a combined shop and residence constructed in 1889 for James Davison, a baker. At that time commercial development was being consolidating in Swan Street; the 1880s date is also consistent with the core period of commercial building construction in the street. Unusually, the bakery operation in the building was sustained until the mid-1970s. No. 319 Swan Street is also of local aesthetic/architectural significance. While the building is broadly consistent with many nineteenth century two-storey shop and house combinations in inner suburban main road locations, it is distinguished by the complexity and vigour of the first floor elevations in particular, and the reasonably intact side elevation to Lord Street. The segmentally arched first floor windows are usual in terraced shops, enlivened here by the Corinthian pilasters with cornice breakfronts above. The parapet and corner pediment, with baluster waisting, dentil mouldings and bracketing, are also largely intact. The chamfered corner enhances the streetscape presentation.

Recommendation regarding extent of Heritage Overlay

The recommended extent of Heritage Overlay includes the building envelope of no.319 Swan Street only and not the adjoining building at no. 321 or the rear portion identified as 175 Lord Street.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- 2 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 3 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 4 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- 5 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 6 O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- 7 *City of Yarra Heritage Review, Vol. 3 Review of Heritage Overlay Precincts*, Allom Lovell & Associates, 1998, p.155.
- 8 *Sands and McDougall Melbourne and suburban directory*, various dates.
- 9 City of Richmond rate book, Central Ward, 1889.
- 10 *Sands and McDougall Melbourne and suburban directory*, 1904-1974.

Name		Extent of Overlay
Address	413-415 Swan Street, Richmond	
Place Type	Pair of shop/residences	
Survey Date	April 2012 (external inspection only)	
Date of Construction	1892	
Recommendation	Include in the Schedule to the Heritage Overlay (Individually significant)	

Intactness Good Fair Poor



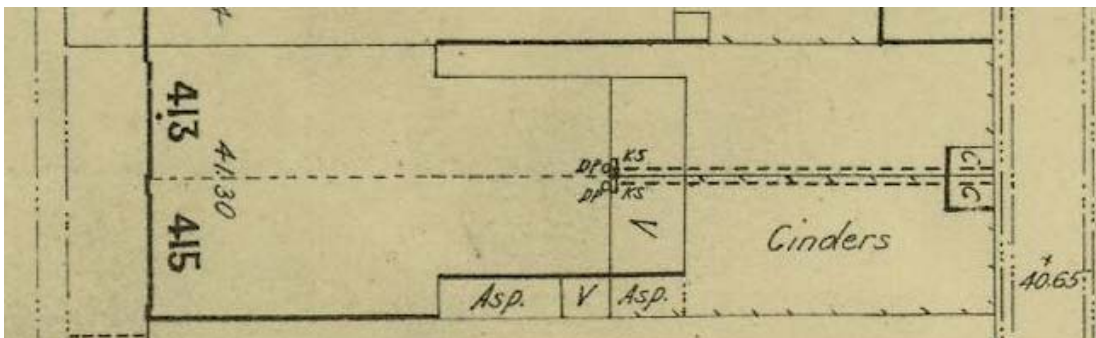
No. 413 Swan Street at left, and no. 415 Swan Street at right.



Recent aerial photograph of the subject properties showing the later additions to the rear. Source: Nearmap (12 March, 2012).



From left: View of the moulded detailing to the parapet of no. 413; detail of the unpainted architrave to the west window of no. 415, and section of early signage above.



Section of the MMBW plan no. 1096 dated 1901 showing the building envelope at this date. Source: State Library of Victoria.

History

In 1838-9, eighty-eight allotments in what became the suburbs of Fitzroy, Collingwood and Richmond were made available as part the first land sales outside of the town reserve of Melbourne.¹ In the early 1850s, reserves were created for recreation, police purposes, a produce market, schools and a mechanics' institute, with a separate municipality of Richmond created in 1855.² Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped.³ In this period, retail trade and services were first established in Swan Street and Bridge Road.⁴ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be characterised as a working class suburb, particularly following the population boom which came after the 1850s gold rushes.⁵ Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond, where the subject property is located, was partially subdivided by 1874, and by 1888, most of the street layout was complete.⁶

Swan Street was designated as a road reserve in 1837, and was reputedly named after the (then) Swan Inn, at the corner of Church Street. Allotments along the road reserve were sold from the late 1830s, but more intensive subdivision of the area adjacent to the road, at least for the western end of Swan Street (east of Punt Road), did not occur until the 1850s. By the 1880s, the street had started

to assume some of the character it retains today, with a concentration of buildings, including commercial buildings, around the intersection with Church Street. Swan Street originally terminated at the Survey Paddock (now Burnley Park), but was extended to the Yarra River in the 1880s. The Wallen Road Bridge, which connected Richmond to Hawthorn, was built in 1881. The road was sealed in 1901; and the electric tram service was introduced in 1916.⁷

Swan Street in the 1880s was a well established retail and service precinct. By 1889, the block between Burnley and Cutter streets had a chemist, butcher, fruiterer and an outlet of the Moran & Cato chain of grocery shops.⁸ In 1892, J. Wood, a carpenter, erected the subject building, being a pair of two-storey brick shops and combined residences at 413 and 415 Swan Street. This was in the period of the severe economic Depression of the early 1890s.

No. 413 was of four rooms, and rated with a net annual value of £26; while no. 415 was of six rooms, and rated at £30.⁹ In 1895, no. 413 was occupied by Mrs J Walker, who sold dairy produce, and from 1914 into the 1970s a fruit shop was operating from the premises.¹⁰ Carpenter and greengrocer, George Betts initially occupied no. 415, but by 1895, M Wills, a butcher, was in occupation and remained at the premises until at least 1910. Rupert Conroy had established a hairdresser and tobacconist business by 1921, and the extant 'Monopole Magnum Cigars' sign on the first floor façade of no. 215 is likely to date from this use. W Higginbotham was operating the tobacconists and hairdressers by 1924, and the use of this shop as a hairdressing salon continued at least into 1970s.¹¹

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Description & Integrity

The properties at nos 413-415 on the north side of Swan Street, Richmond, are a Victorian two storey brick terrace pair of shops with combined residences. They both have skillion roof forms clad in galvanised corrugated steel, concealed by a prominent arched pedimented parapet on the south façade. The first floor facades are rendered and no. 413 has been overpainted, while no. 415 has, unusually, remained unpainted (save for the 'Monopole Magnum Cigars' sign). Window architraves, brackets, supporting stringcourse and mouldings remain intact at first floor level to both terraces, as do the parapets incorporating panels, brackets, cornices and mouldings, urn pedestals and dividers. The property dividers are coffered piers topped by triglyph modillions supporting the main cornices. No. 413 has a long-standing 'Monopole Magnum Cigars' sign (believed to date from the 1920s, see 'History' above). Minor spalling is evident on no.415's facade and there may have been finials at the upper level that have since been removed. Both have pairs of double-hung sash windows, with original timber framing; the windows to no. 415 have been fitted with insect screens and there is an air-conditioning unit fitted to the east window of no. 413. The awnings are non-original although the steel rods supporting the awning to no. 415 suggest that it dates from the early twentieth century. The ground floor shop fronts have largely been altered, no. 313 in recent years and no. 415 possibly in the 1960s, although the maroon tiling on the end walls may be earlier.

Recent aerial photographs indicate that the buildings have been extended to the rear. No. 413 is built to the rear boundary with a brick garage to the lane, enclosed on the upper level with an iron balustrade creating a large balcony. There is a single storey gable roof shed clad in steel sheeting to the rear lane at no. 415. The rear elements are not of heritage significance.

Comparative Analysis

Nos 413-415 Swan Street, Richmond is a well-preserved pair of Victorian two storey terraced brick shops and residences. The pair is broadly consistent with many nineteenth century two-storey shop and house combinations, in inner suburban main road locations, including having modified ground floor shopfront components. The first floor to the pair retains its original form and detailing. In particular, the upper level façade to no. 415 has, unusually, remained unpainted; this façade is further distinguished through the retention of the 'Monopole Magnum Cigars' sign. Both first floors also have prominent and well-detailed arched pedimented parapets.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

Nos 413-415 Swan Street, Richmond is of local historical significance. The pair of two storey brick shops and combined residences was constructed in 1892 for carpenter, J. Wood. This was just after the period when commercial development consolidated in Swan Street and, unusually, during the severe economic Depression of the early 1890s. The buildings were subsequently occupied by a range of retailers and commercial operations, typical for a main street of the late nineteenth and early twentieth century. These included sellers of dairy produce, a greengrocer, butcher, hairdresser and tobacconist.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Nos 413-415 Swan Street, Richmond is of local aesthetic/architectural significance, as a well-preserved pair of Victorian two storey brick shops and residences. The pair is broadly consistent with many nineteenth century two-storey shop and house combinations, in inner suburban main road locations, including having modified ground floor shopfront components. However, the first floor facades retain their original form and detailing; in particular, the upper level façade to no. 415 has remained unpainted. This façade is further distinguished through the retention of the 'Monopole Magnum Cigars' sign. Both first floors also have prominent and well-detailed arched pedimented parapets.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

Nos 413-415 Swan Street, Richmond is a Victorian two storey brick terrace pair of shops and combined residences. The ground floor shopfronts have been modified, but the rendered first floor facades are intact, with no. 413 remaining unpainted save for the c.1920s 'Monopole Magnum Cigars' sign. Intact details include double-hung sash windows, window architraves, brackets, supporting stringcourse and mouldings, plus pedimented parapets incorporating panels, brackets, cornices and mouldings, urn pedestals and dividers. The buildings have been extended to the rear; these later elements are not of heritage significance.

How is it significant?

Nos 413-415 Swan Street, Richmond is of local historical and aesthetic/architectural significance.

Why is it significant?

Nos 413-415 Swan Street is of local historical significance, as a pair of two storey brick shops and combined residences constructed for carpenter, J Wood in 1892. This was just after the period of commercial development consolidation in Swan Street, and unusually during the severe economic Depression of the early 1890s. The buildings were subsequently occupied by a range of retailers and commercial operations, typical for a main street of the late nineteenth and early twentieth century. These included sellers of dairy produce, a greengrocer, butcher, hairdresser and tobacconist. The subject property is also of local aesthetic/architectural significance. It is a well-preserved pair of two storey shops/residences, broadly consistent with many similar nineteenth century commercial buildings in inner suburban main road locations. However, the first floor facades retain their original form and detailing; in particular, the upper level to no. 415 has remained unpainted. This façade is further distinguished through the retention of the 'Monopole Magnum Cigars' sign. Both first floors also have prominent and well-detailed arched pedimented parapets.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ Allom Lovell & Associates, Fitzroy Urban Conservation Study Review 1992, Thematic History, p 4.1.
- ² O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ³ *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- ⁴ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 11.
- ⁵ *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- ⁶ O'Connor, John et al, Richmond Conservation Study, Volume 1, 1985, p. 12.
- ⁷ *City of Yarra Heritage Review, Vol. 3 Review of Heritage Overlay Precincts*, Allom Lovell & Associates, 1998, p.155.
- ⁸ *Sands and McDougall Melbourne and suburban directory*, 1889.
- ⁹ City of Richmond rate books, East Ward, 1892-94.
- ¹⁰ *Sands and McDougall Melbourne and suburban directory*, 1894-1974.
- ¹¹ *Sands and McDougall Melbourne and suburban directory*, 1894-1974.

APPENDIX B PRECINCT CITATION AND SCHEDULE OF PROPERTIES

Name	Victoria Street Precinct
Address	68-120 Victoria Street, Richmond
Place Type	Commercial streetscape
Survey Date	April 2012 (external inspection only)
Recommendation	Include in the Schedule to the Heritage Overlay (Victoria Street Precinct)

Intactness Good Fair Poor

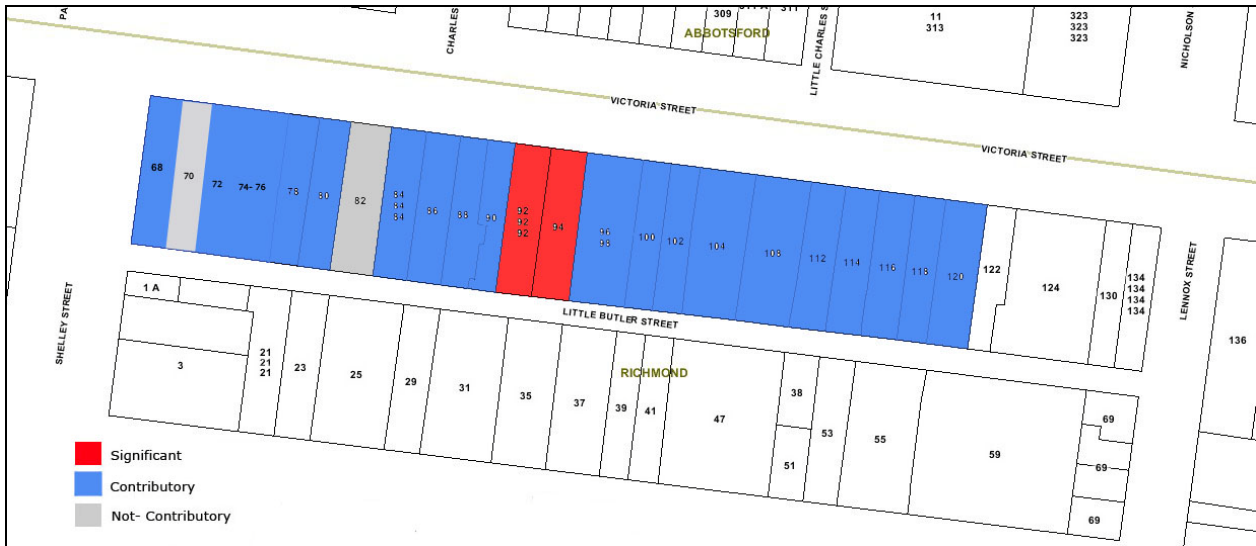


Figure 1 Property gradings in Victoria Street Precinct.



Figure 2 Victoria Street, Richmond, looking west towards Shelley Street, with Hoddle Street at distant right.



Figure 3 Victoria Street looking east towards Lennox Street.



Figure 4 Recent aerial photograph with the Victoria Street Precinct indicated.

Source: Nearmap (12 April 2012).

History

Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped in the 1850s.¹ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be considered a working class suburb following the population boom after the 1850s gold.² Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne. The eastern part of Richmond was partially subdivided by 1874, and by 1888, most of the street layout was complete.³

Victoria Street – the boundary between Richmond and Abbotsford – was originally known as Simpson’s Road. Although the name Victoria Street had been adopted by the 1850s, references to Simpson’s Road continued through the nineteenth century and into the early part of the twentieth century. Shelley Street, which adjoins the west end of the precinct, was known as James Street until the mid-1870s; it was possibly named after W W Shelley, who operated the North Richmond hotel on the south-west corner of James and Victoria streets. Lennox Street, to the east, was known as Separation Street until the early 1900s.⁴

By 1855, the south side of Victoria Street between (the then) James and Separation streets was generally developed, with small buildings occupying most if not all of the allotments. This pattern largely remained through to 1865, with most of allotments occupied by the end of that decade. Businesses operating in the precinct area in 1861 included a upholster, undertaker and surgeon.⁵ By 1870, Victoria Street was more fully established as a commercial/retail and service strip, with a wide variety of businesses including baker, draper, undertaker, stonemason and tailor. The Tuetonia Hotel was located at no 62 (now no 78) and was run by William Dehnert, who also operated a hairdressing salon at the adjacent address.⁶ By 1873, however, a boot warehouse and china warehouse were operating from Dehnert’s former premises.⁷

There was a significant increase in the number of businesses operating in the precinct area between 1876 and 1880, likely as a result of the economic ‘boom’ following the initial gold rushes. From 1880, the strip of shops contained multiples of business types, including three drapers, two hairdressers, two boot makers and two boot warehouses, suggesting a large enough population in the area to support competition. During the boom period, the number of houses in Richmond also grew significantly, from 4,800 in the early 1880s to double that figure by the end of the decade.⁸ During this period many of the earlier timber buildings in Victoria Street, which dated back to the middle decades of the nineteenth century, were replaced with more permanent – and decorated – brick shops. The MMBW plan of 1897 shows the majority of buildings within the precinct to be of brick or stone construction, with a small number of timber buildings remaining. The masonry buildings, for the most part, are those that remain within the precinct area.

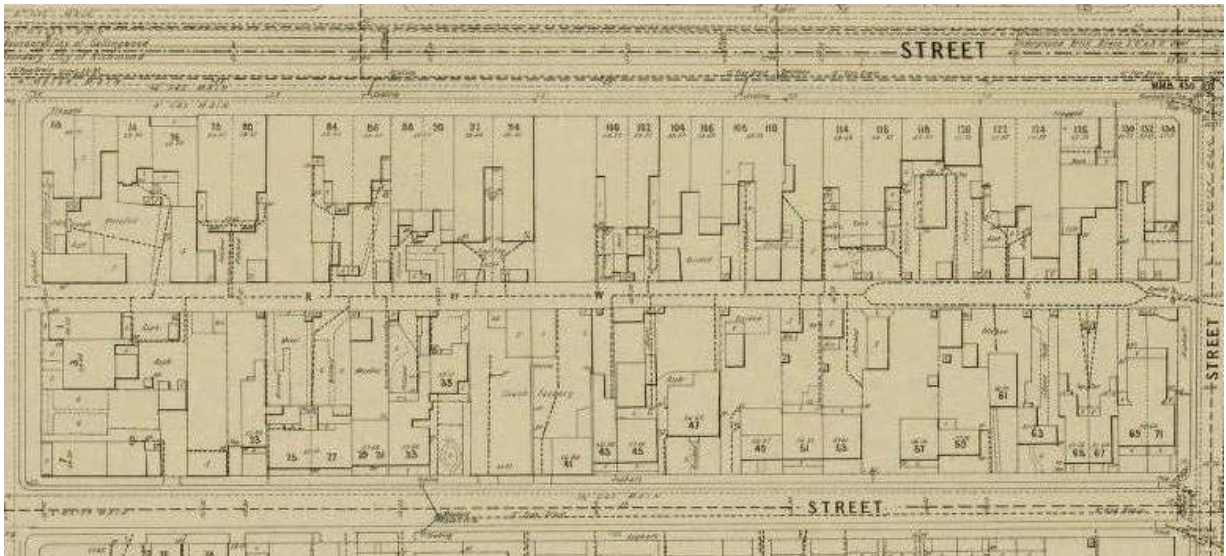
By 1894, the street numbering in Victoria Street had changed its order. A branch of the National Bank of Australasia had been opened at what was then no. 86 by 1885, which moved to no. 68 a few years later.⁹ A long running company within this precinct was the undertakers at number 94, which was established by John Little in 1851¹⁰, and continued by John Allison from the mid-1880s. The firm of John Allison, Undertaker & Embalmers was continued by the Allison family, with offices in Brunswick and Albert Park, and occupied the site into the 1970s.¹¹

Victoria Street continued as a local retail and service precinct for Richmond residents into the twentieth century, with businesses including a pawnbroker, confectioner, fancy goods store and music warehouse situated alongside grocers and dairy produce stores. In c. 1909, an outlet of the Moran & Cato grocery chain was established at no. 120, and continued operation from the site until the 1960s.¹² During the mid-twentieth century the precinct continued to comprise grocers, butchers, confectioners, drapers and fruit shops, maintaining its role as a shopping destination for the local community.¹³

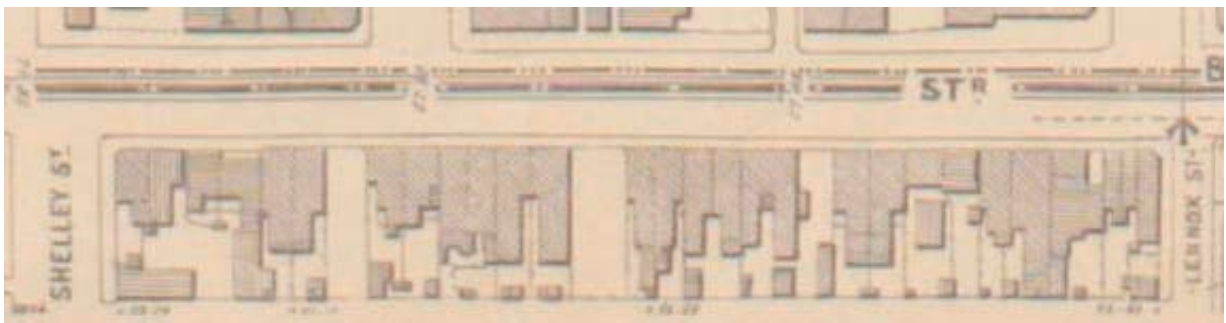
In the early 1960s, the Housing Commission’s slum clearance program saw workers’ cottages in nearby Anderson and Elizabeth streets replaced with walk-up flats and high rise towers, changing the nature of the immediate neighbourhood.¹⁴ In the second half of the twentieth century, the demographics of the suburb also underwent a transformation with the arrival of post-war European migrants, and later migrants from South-East Asia.¹⁵ This change in demographics was reflected in the nature of businesses in the precinct, with a shift to cake shops, delicatessens, confectioners and hairdressers operated by and catering for the new European arrivals.¹⁶ From the late 1970s and through to the present, the precinct has been home to South-East Asian businesses, including numerous restaurants, green grocers and grocery shops. The colourful retail character of the street, and the rich collection of restaurants, draws customers from all over Melbourne.



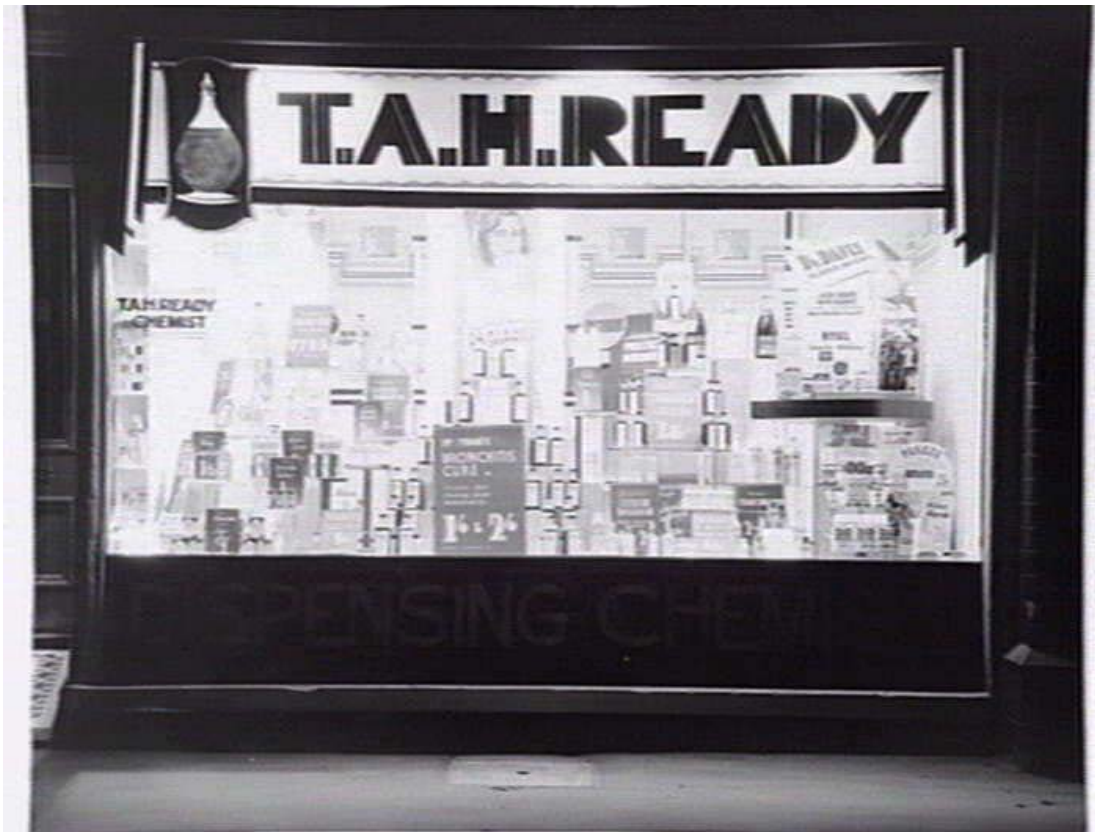
Section of *Map of Melbourne and its suburbs*, 1855, surveyed by James Kearney, showing small buildings on allotments on the south side of Victoria Street, in the precinct area.



Section of the MMBW plan no. 1041 dated 1899.



Section of MMBW 160':1'' scale plan no. 38, 1897, showing construction materials of buildings as a mix of brick, with some timber, in precinct.



TAH Ready Chemist at 74 Victoria St, Richmond, c.1940; the shop was a chemist for much of the twentieth century.

Source: State Library of Victoria



Shoppers outside no. 96 Victoria Street Richmond, 1994 – a furniture shop in 1908, and a Vietnamese Acupuncture and Herbalist in the 1990s.

Source: National Archives of Australia

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Description & Integrity

[See also the Schedule of Properties attached to this citation].

The Victoria Street Precinct is located on the south side of Victoria Street, Richmond, which is an east-west road that marks the border between Richmond (south) and Abbotsford (north). The precinct is linear in nature, and follows the alignment of Victoria Street between Shelley Street to the west and several properties short of Lennox Street to the east; Little Butler Street is to the rear.

The precinct comprises historic commercial/retail buildings, the majority of which are two-storey rendered masonry and brick buildings, with several single-storey buildings at the west end. The buildings date from the second half of the nineteenth century through to the 1910s.

Buildings in the precinct are predominantly of 'contributory' heritage value; with one 'individually significant' property (pair of two-storey Victorian shop/residences at 92-94 Victoria Street); and two 'not-contributory' properties. The latter are included in the precinct due to their location between adjoining 'contributory' properties.

The gradings of the properties in the precinct are defined in Yarra's Clause 22.02 'Development guidelines for sites subject to the Heritage Overlay', as follows:

Individually significant: The place is a heritage place in its own right. Within a Heritage Overlay applying to an area each individually significant place is also Contributory.

Contributory: The place is a contributory element within a larger heritage place. A contributory element could include a building, building groups and works, as well as building or landscape parts such as chimneys, verandahs, wall openings, rooflines and paving.

Not contributory: The place is not individually significant and not contributory within the heritage place.

The 'individually significant' and 'contributory' buildings of the precinct share many similar characteristics. These include rendered masonry and brick buildings, many overpainted, of (mainly) two-storey scale; no setbacks to the street; typically concealed or partly concealed roof forms, with some visible chimneys; generally intact upper (first floor) facades with parapets which are variously plain or curved, with some triangular or square pediments; some elaborate detailing to parapets; and original first floor windows associated with the former residences in the levels over the ground floor shops. The shopfronts are typically altered, with many of quite recent origin; awnings over the street (cantilevered or suspended with tie rods) are also commonly not original. Signage varies in impact and prominence: signs are attached to the fascias of awnings; to parapets, first floor facades and the roofs of verandahs and awnings; and in painted form to shop windows. Many of the properties also have rear service yards, with annexes, skillions and outbuildings being common, accessed via Little Butler Street.

The 'individually significant' property at 92-94 Victoria Street is however distinguished in the precinct context. It is a pair of Victorian shops and residences which is wider than usual, and retains a rich collection of original details to the first floor façade. These include triangular pediments with scrolled consoles, and moulded stringcourses incorporating decorative sills and architraves to the six windows at first floor level. The timber-framed ground floor shopfronts with recessed entries appear original, including the bluestone plinths, or may have been reconstructed sympathetically. The verandah appears to have been rebuilt although the cast iron posts may be early elements.

The buildings identified as 'not-contributory' in the precinct are also nineteenth century buildings. However, they have been heavily altered, more so than other buildings in the precinct, and to the extent that their historic character and form has been significantly compromised.

Comparative Analysis

The identified Victoria Street Precinct compares in a general sense with other precincts of historic commercial properties/streetscapes in the City of Yarra and elsewhere in inner Melbourne. The commercial uses of the street were established in the mid-nineteenth century, on what was a main road/busy thoroughfare. The current buildings gradually replaced earlier smaller timber shops, in the later nineteenth and early twentieth centuries. The businesses also evolved from the ubiquitous drapers, bakers and bootmakers of the nineteenth century, to the common commercial operations of the twentieth century, including in this instance (in Victoria Street) businesses which reflected the waves and demographics of post-WWII immigration to Melbourne, and to this area of Richmond in particular.

Comparisons in Yarra include commercial precincts in Bridge Road, Johnston Street, Swan Street and Brunswick Street. Smith Street is another example, albeit the latter precinct retains some earlier buildings (dating to the 1850s and 1860s), as well as large late nineteenth and early twentieth century emporia/department stores.

The Victoria Street Precinct has a collection of late nineteenth and early twentieth century commercial and shop buildings, which typically incorporate residences at first floor level. The preponderance of non-original or altered shop fronts is common in historic commercial streetscapes; the lack of original verandahs is also common. These aspects of the precinct do not necessarily diminish its significance. Also typical is the preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets.

This precinct, while not as extensive or large as some of the comparable commercial precincts cited above, has a comparatively high level of intactness to the buildings (concentrated in the first floor facades), with very few 'not-contributory' properties. The predominantly two-storey scale, combined with the generally consistent and repetitive pattern of parapeted first floor facades, provides the precinct with a high level of cohesion and homogeneity. The intactness also reinforces the historic commercial character.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The Victoria Street Precinct is of local historical significance. The street, which forms the boundary between Richmond and Abbotsford, was originally known as Simpson's Road and began to develop its commercial and retail character in the mid-nineteenth century. The pattern of development was consolidated by the 1880s, when there was a significant increase in the number of businesses as a result of the economic 'boom' in Melbourne, and a huge growth in houses and residents in Richmond. By the end of the century, many of the existing buildings had been constructed. Victoria Street has subsequently continued as a local retail and service precinct for Richmond and Abbotsford residents, albeit with the mix of businesses, and the commercial character of the precinct changing in the period since the Second World War. This was in response to different waves of migrant groups moving to the area, including people from South East Asia who from the 1970s to the present have operated numerous restaurants, green grocers and grocery shops. The colourful retail character of the street, and the rich collection of restaurants, draws customers from all over Melbourne.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The Victoria Street Precinct is of local significance for demonstrating some of the principal characteristics of late nineteenth and early twentieth century commercial/retail streets. These include many two-storey historic masonry buildings, which combine retail and residential components; zero setbacks to the street; shopfronts at ground floor level (albeit mostly altered to their original form); awnings; and a preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets. The latter are variously plain or curved, with some triangular or square pediments, and elaborate detailing.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The Victoria Street Precinct is of local aesthetic/architectural significance. It has a comparatively high level of intactness to the collection of nineteenth and early twentieth century buildings, concentrated in the first floor facades. The predominantly two-storey scale, combined with the generally consistent and repetitive pattern of parapeted first floor facades, generates a high level of cohesion and homogeneity. The mix of single and paired buildings also adds to the character of the precinct.

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The Victoria Street Precinct is located on the south side of Victoria Street, Richmond. The precinct is linear in nature, following the alignment of Victoria Street between Shelley Street to the west and several properties short of Lennox Street to the east; Little Butler Street is to the rear. The precinct comprises historic commercial/retail buildings, the majority of which are two-storey rendered masonry and brick buildings, with several single-storey buildings at the west end. The buildings date from the second half of the nineteenth century through to the 1910s. Buildings in the precinct are predominantly of 'contributory' heritage value; with one 'individually significant' property (pair of two-storey Victorian shop/residences at 92-94 Victoria Street); and two 'not-contributory' properties. The graded properties of the precinct share many characteristics, including rendered masonry and brick buildings, many overpainted, of (mainly) two-storey scale; no setbacks to the street; typically concealed or partly concealed roof forms, with some visible chimneys; generally intact upper (first floor) facades with parapets which are variously plain or curved, with some triangular or square pediments; some elaborate detailing to parapets; and original first floor windows associated with the former residences above the ground floor shops. The shopfronts are typically altered, with many of quite recent origin; awnings over the street (cantilevered or suspended with tie rods) are also commonly not original. Signage varies in impact and prominence: signs are attached to the fascias of awnings; to parapets, first floor facades and the roofs of verandahs and awnings; and in painted form to shop windows. Many of the properties also have rear service yards, with annexes, skillions and outbuildings being common, accessed via Little Butler Street.

How is it significant?

The Victoria Street Precinct is of local historical and aesthetic/architectural significance.

Why is it significant?

The Victoria Street Precinct is of local historical significance. The street forms the boundary between Richmond and Abbotsford, and was originally known as Simpson's Road. It began to develop a commercial and retail character in the mid-nineteenth century, a pattern which was consolidated by

the 1880s when there was a significant increase in the number of businesses. By the end of the century, many of the existing buildings had been constructed. Victoria Street has subsequently continued as a local retail and service precinct for Richmond and Abbotsford, albeit with the mix of businesses, and the commercial character of the precinct changing in the period since the Second World War. This was in response to waves of migrant groups moving to the area, including people from South East Asia who from the 1970s to the present have operated numerous restaurants, green grocers and grocery shops. The colourful retail character of the street, and the rich collection of restaurants, draws customers from all over Melbourne. The Victoria Street Precinct is also of local aesthetic/architectural significance. It has a comparatively high level of intactness to the collection of nineteenth and early twentieth century buildings, concentrated in the first floor facades. The predominantly two-storey scale, combined with the generally consistent and repetitive pattern of parapeted first floor facades, generates a high level of cohesion and homogeneity. The mix of single and paired buildings also adds to the character of the precinct. In addition, the precinct demonstrates some of the principal characteristics of late nineteenth and early twentieth century commercial/retail streets. These include many two-storey historic masonry buildings, which combine retail and residential components; zero setbacks to the street; shopfronts at ground floor level (albeit mostly altered to their original form); awnings; and a preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets. The latter are variously plain or curved, with some triangular or square pediments, and elaborate detailing.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- ¹ *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- ² *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- ³ O'Connor, John et al, *Richmond Conservation Study, Volume 1*, 1985, p. 11
- ⁴ *Sands and McDougall Melbourne and suburban directory*, 1861 – 1904.
- ⁵ *Sands and McDougall Melbourne and suburban directory*, 1861, 1865.
- ⁶ *Sands and McDougall Melbourne and suburban directory*, 1870.
- ⁷ *Sands and McDougall Melbourne and suburban directory*, 1873.
- ⁸ Allom Lovell & Associates, *City of Yarra Heritage Review, Volume 1 Thematic Environmental History*, 1998, p. 25.
- ⁹ *Sands and McDougall Melbourne and suburban directory*, 1885, 1888.
- ¹⁰ John Allison/Monkhouse history, <http://www.monkhouse.com.au/auhhistory>, accessed 11 July 2012.
- ¹¹ *Sands and McDougall Melbourne and suburban directory*, 1914.
- ¹² *Sands and McDougall Melbourne and suburban directory*, 1904, 1960.
- ¹³ *Sands and McDougall Melbourne and Suburban directory*, 1934, 1944.
- ¹⁴ McCalmán, Janet, *Struggletown: Public and Private Life in Richmond 1900-1965*, Melbourne University Press, Carlton, 1984, p. 279.
- ¹⁵ McCalmán, Janet, *Struggletown: Public and Private Life in Richmond 1900-1965*, Melbourne University Press, Carlton, 1984, p. 279.
- ¹⁶ *Sands and McDougall Melbourne and suburban directory*, 1950-1974

Victoria Street Commercial Precinct: Schedule of Properties

Name	Address	Precinct Grading	Date/description/other comments
'Victoria Lounge' café on the ground floor and vacant upper level offices.	68 Victoria Street, Richmond	Contributory	c.1850-1890 Two storey Victorian corner brick and rendered shop building with a splayed corner. Overpainted façade and hipped roof re-clad in corrugated galvanised steel. Also modified openings, but retains its overall historic form, including chimneys.
'Shishi Body Care' massage parlor.	70 Victoria Street, Richmond	Not Contributory	c.1850-1890 Single storey Victorian brick shop. Vermiculated side lugs intact although otherwise fully altered shopfront and presentation to Victoria Street. May have originally had a second storey, and been related to the adjoining no. 68.
'Did U Eat' Indian restaurant currently vacant	72 Victoria Street, Richmond	Contributory	c.1850-1890 One and two storey Victorian brick shop. Single-storey component has a coffered entablature panel, with an altered shopfront. There is a second storey to the rear that appears to be part of the original building.
'Tran Tran' restaurant.	74-76 Victoria Street, Richmond	Contributory	c.1900-1915 Single storey overpainted brick building with prominent gabled wall to Victoria Street, and altered at ground floor level. The building has a gabled roof lantern.
'Harley' bakery (78) 'I Spicey' Thai restaurant (80).	78-80 Victoria Street, Richmond	Contributory	c.1850-1890 Pair of two storey Victorian brick and rendered shops with residences above. Shopfronts have been altered.
'Ha Long' restaurant.	82 Victoria Street, Richmond	Not Contributory	c.1850-1890 Two storey Victorian rendered brick shop and residence. Altered at ground floor level and on the first floor where windows have been infilled and original detailing removed. There may have been an earlier parapet.
Showroom (84), 'Saigon Rose' restaurant (86).	84-86 Victoria Street, Richmond	Contributory	c.1850-1890 Pair of two storey Victorian rendered brick shops and residences. Altered at ground floor level; original parapet may have been removed.
'Quann 88' (88), 'Mae Khong River' restaurant (90).	88-90 Victoria Street, Richmond	Contributory	c.1850-1890 Pair of two storey Victorian rendered brick shops and residences. Altered shopfronts. Prominent pedimented parapet; retains quoining to first floor.

Name	Address	Precinct Grading	Date/description/other comments
'Bemisal Dhaba' Indian restaurant (92) and Vietnamese restaurant (94).	92-94 Victoria Street, Richmond	Individually Significant	<p>c.1850-1890</p> <p>Pair of wide two storey rendered brick Victorian shops and residences. Timber-framed ground floor shopfronts with recessed entries appear original, including bluestone plinths, or have been reconstructed sympathetically. The verandah appears to have been rebuilt although the cast iron posts may be early elements.</p> <p>There are many original details to the first floor façade including triangular pediments with scrolled consoles and moulded stringcourses incorporating decorative sills and architraves to six windows. The timber window framing appears original.</p>
'Hong An Phat' Chinese Medicine supplier (69), IMF financial services (98).	96-98 Victoria Street. Richmond	Contributory	<p>c.1850-1890</p> <p>Pair of two storey shops and residences in exposed red brick with cement moulded detailing. The arched windows are intact to the first floor with stringcourse and an upper parapet incorporating a triangular pediment flanked by scrolled consoles.</p> <p>Ground floor shopfronts are altered.</p>
Richmond Cellars (100), Toan Thang Butcher (102).	100-102 Victoria Street, Richmond	Contributory	<p>c.1850-1890</p> <p>Pair of two storey overpainted brick shops and residences. The parapet has moulded triangular panels with scrolled consoles. The first floor window to no. 102 has been reconfigured/replaced. Ground floor shopfronts are altered.</p>
Mai Hung grocery store.	104-106 Victoria Street, Richmond	Contributory	<p>c.1850-1890</p> <p>Pair of two storey overpainted brick Victorian shops and residences. The first floor has a dentilated cornice and pedimented parapet, with cement pilasters with decorative lugs. Non original steel awning windows fitted to first floor. Ground floor shopfronts are altered.</p>
Vacant.	108-110 Victoria Street, Richmond	Contributory	<p>c.1850-1890</p> <p>Pair of two storey overpainted brick Victorian shops with brick parapet and segmental-arched pediment intact. Ground floor shopfronts have been altered.</p>

Name	Address	Precinct Grading	Date/description/other comments
Former computer store- currently vacant.	112 Victoria Street, Richmond	Contributory	c.1900-1915 Two storey overpainted brick and stucco rendered shop and residences. The building is distinguished by a shallow curved balcony and rendered segmentally arched parapet to first floor level. The window to the first floor is a later addition; the ground floor shop fronts have been altered.
'Vinh-ky' restaurant (114) and T'relek restaurant.	114-116 Victoria Street, Richmond	Contributory	c.1850-1890 Pair of two storey overpainted rendered brick Victorian shops and residences with simple cornices and no parapet mouldings. There are small sculptural head motifs in the dividing lugs and incorporated into the window architraves. Ground floor shopfronts altered.
'Thy Thy' (118) and 'Thanh Ha 2' restaurants.	118-120 Victoria Street, Richmond	Contributory	c.1900-1915 Pair of two storey red face brick Federation era shops and residences with moulded detailing to the architraves and pilasters. No.120 is slightly wider than 118 although they are matching in terms of design. The pilasters are capped by small pyramid mouldings with small orb finials. Ground floor shopfronts altered.

Victoria Street



68 Victoria Street



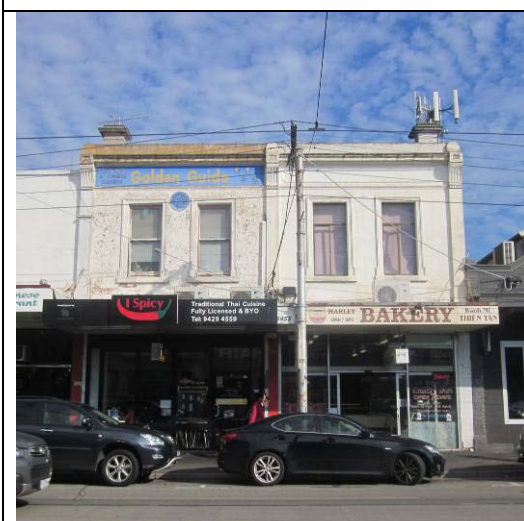
70 Victoria Street



72 Victoria Street



74-76 Victoria Street



78-80 Victoria Street



82 Victoria Street



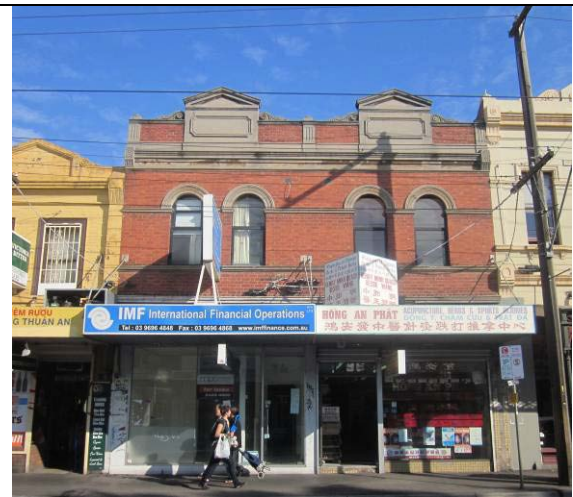
84-86 Victoria Street



88-90 Victoria Street



92-94 Victoria Street



96-98 Victoria Street



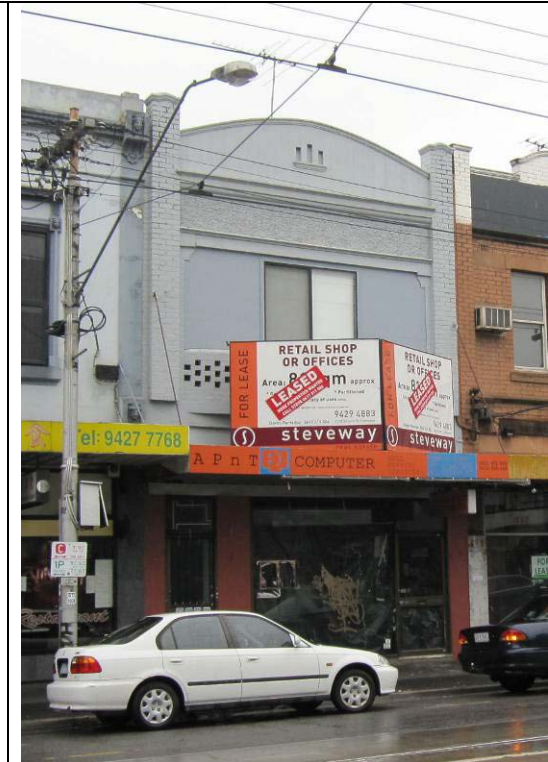
100-102 Victoria Street



104-106 Victoria Street



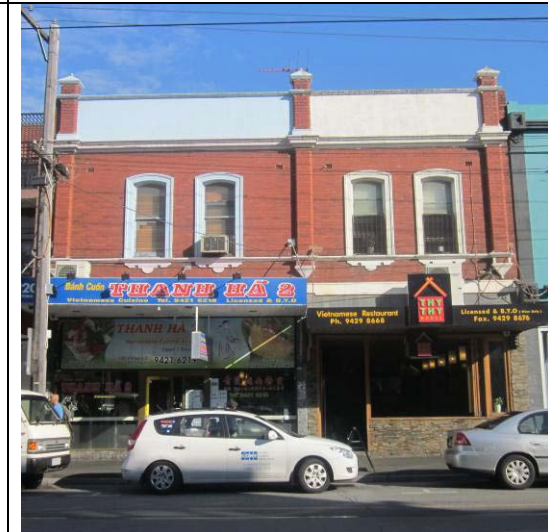
108-110 Victoria Street



112 Victoria Street



114-116 Victoria Street



118-120 Victoria Street

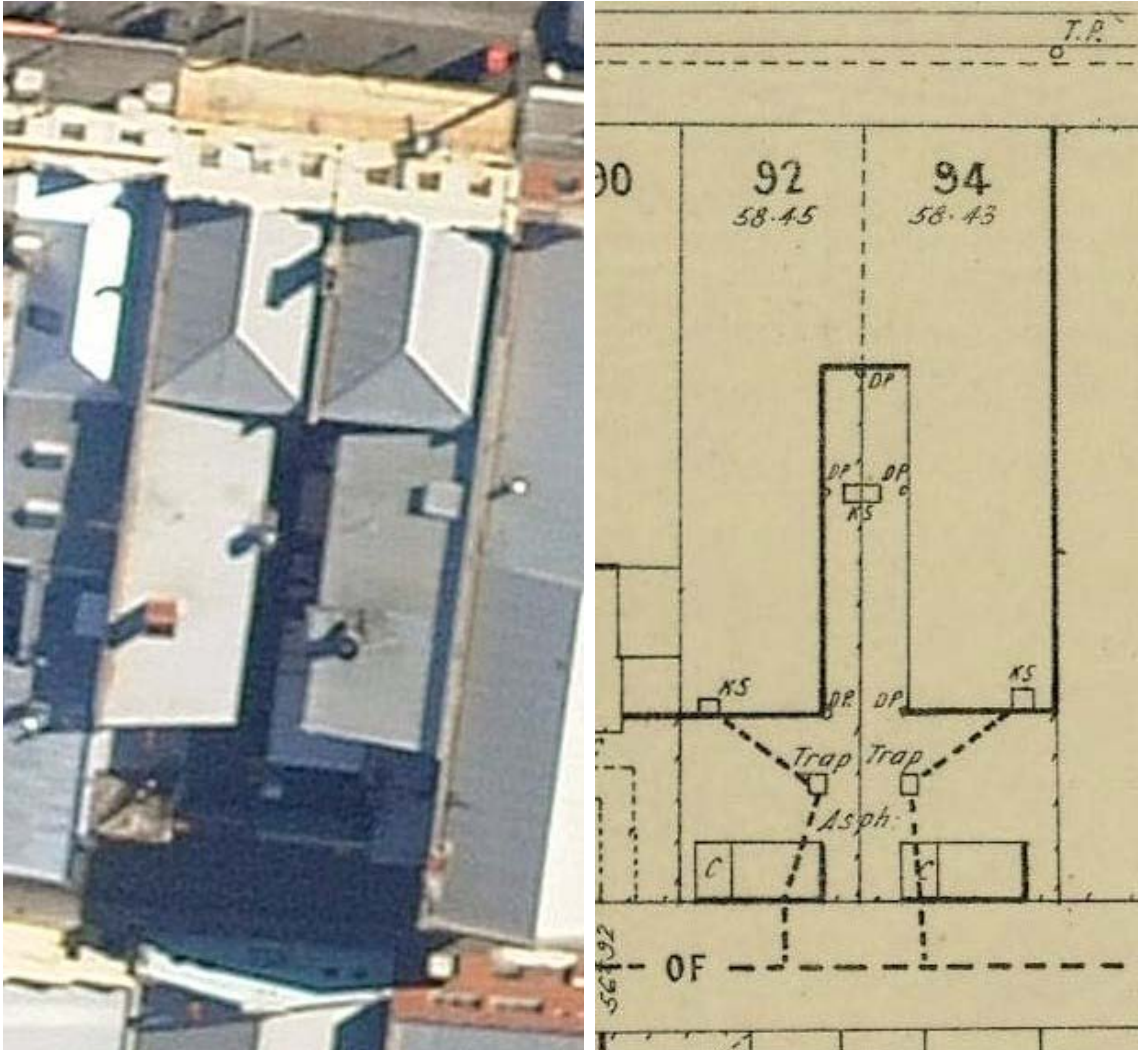
**APPENDIX C CITATION FOR INDIVIDUALLY SIGNIFICANT PROPERTY IN THE
PRECINCT**

Name		Extent of Overlay
Address	92-94 Victoria Street, Richmond	
Place Type	Shop and residence	
Survey Date	April 2012 (external inspection only)	
Date of Construction	c.1880s	
Recommendation	Include in the Schedule to the Heritage Overlay	

Intactness Good Fair Poor



Numbers 92 and 94 Victoria Street, Richmond, showing front façade to Victoria Street.



From left; Recent aerial photograph of the subject property showing the hipped roof form behind the parapet (at top); MMBW detail plan no. 1041 dated 1899 showing the original building envelope. Source: Nearmap (April, 2012) (at left); State Library of Victoria (at right).

History

Early development in Richmond was concentrated in the north and west of the suburb, with the eastern part of the suburb remaining largely undeveloped in the 1850s.¹ Although initially viewed a gentlemen's retreat suburb in the 1840s, Richmond came to be considered a working class suburb following the population boom after the 1850s gold rushes.² Development increased in the suburb during the 1870s and 1880s, as was the case in much of Melbourne.³

Victoria Street – the boundary between Richmond and Abbotsford – was originally known as Simpson's Road. Although the name Victoria Street had been adopted by the 1850s, references to Simpson's Road continued through the nineteenth century and into the early part of the twentieth century.⁴

By 1855, the south side of Victoria Street between (the then) James and Separation streets was generally developed, with small buildings occupying most if not all of the allotments. This pattern largely remained through to 1865, with most allotments occupied by the end of that decade. Businesses operating in this section of Victoria Street in 1861 included an upholster, undertaker and surgeon.⁵ By 1870, Victoria Street was more fully established as a commercial/retail and service strip, with a wide variety of businesses including baker, draper, undertaker, stonemason and tailor.⁶

There was a significant increase in the number of businesses between 1876 and 1880, likely a result of the economic 'boom' following the initial gold rushes. From 1880, this strip of Victoria Street included three drapers, two hairdressers, two boot makers and two boot warehouses, suggesting a large enough population in the area to support competition. During the boom period, the number of

houses in Richmond also grew significantly, from 4,800 in the early 1880s to double that figure by the end of the decade.⁷ During this period many of the earlier timber buildings in Victoria Street, which dated back to the middle decades of the nineteenth century, were replaced with more permanent – and decorated – brick shops, as per the subject property. The MMBW plan of 1897 indicates the majority of buildings were of brick or stone, with a small number of timber buildings remaining.

In the 1860s and 1870s, the subject property – although not the subject building – was occupied by J Little, undertaker; while in the early 1880s George Richardson, picture framer, and Dennis Manton, bootmaker, were also in attendance.⁸

In 1883, the name of John Allison, undertaker, is first associated with the subject property. Henry Allison, presumably his father, was an undertaker in Howard Street, North Melbourne from the 1850s; Victoria Street, West Melbourne, from the 1860s; and Elgin Street, Carlton from the 1870s.⁹ The firm of John Allison, Undertaker & Embalmers, which also had offices in Brunswick and Albert Park, evolved into John Allison/Monkhouse, a major firm of funeral directors. The subject building in Victoria Street, which is believed to date from the 1880s, was the company's headquarters for many years. While the company originally occupied no. 94 Victoria Street, with a bootmaker, green grocer, hairdresser, watchmaker and grocer variously occupying no. 92, the undertakers took over both building components from the mid-1920s. They continued to occupy the subject property into the 1970s.¹⁰

Victoria Street continued as a local retail and service precinct for Richmond residents into the twentieth century, with businesses including a pawnbroker, confectioner, fancy goods store and music warehouse situated alongside grocers and dairy produce stores. During the mid-twentieth century the street continued to comprise grocers, butchers, confectioners, drapers and fruit shops, maintaining its role as a shopping destination for the local community.¹¹

In the early 1960s, the Housing Commission's slum clearance program saw workers' cottages in nearby Anderson and Elizabeth streets replaced with walk-up flats and high rise towers, changing the nature of the immediate neighbourhood.¹² In the second half of the twentieth century, the demographics of the suburb also underwent a transformation with the arrival of post-war European migrants, and later migrants from South-East Asia.¹³ This change was reflected in the nature of businesses in Victoria Street, with a shift to cake shops, delicatessens, confectioners and hairdressers operated by and catering for the new European arrivals.¹⁴ From the late 1970s and through to the present, the street has been home to South-East Asian businesses, including numerous restaurants, green grocers and grocery shops.

Victoria's Framework of Historical Themes

Theme 5: Building Victoria's industries and workforce; sub-theme 5.3: Marketing and retailing.

Description & Integrity

The property at 92-94 Victoria Street comprises a terrace pair of wider than usual two storey rendered brick Victorian shops and combined residences. The street façade has a rendered and overpainted first floor with three moulded pilasters, the central one separating each terrace, and moulded stringcourses. The upper stringcourse is incorporated into the window architrave – there are three windows to each terrace – while the lower is incorporated with the window sills. The windows have double hung sashes with original timber framing, although two of the windows to no. 92 have been fitted with security bars and there is an air-conditioning unit fitted to the central window. There is also a moulded trapezoid shaped keystone set in the window heads and the sills are supported by moulded brackets. The pilasters are disengaged at the lower stringcourse, finishing in a moulded divider lug; there is another divider lug at the cornice line. Above the cornice, the parapet has two triangular pediments flanked by scrolled mouldings. The parapet conceals a pair of gable roofs, hipped at the southern ends, clad in corrugated galvanised steel and punctuated by a chimney in the central dividing valley, which is not visible from Victoria Street.

The ground level shopfronts have what appear to be original aprons including bluestone plinths, and timber framing for the shop windows, including fanlights, although the framing/arrangement of the shopfronts may have been reconstructed sympathetically. The recessed entries also appear to be original although the timber-framed glazed entry doors appear to be replacements. There is an additional entry door at the west end of no. 92, providing access to the first floor accommodation, which may also have been used as offices. The shops have a slightly convex shaped verandah canopy

supported by cast iron columns with scrolled capitals and a lacework frieze. The verandah appears to have been rebuilt although the cast iron posts may be early elements.

The rear of the property has not been inspected.

Comparative Analysis

The terraced pair of two storey rendered brick Victorian shops and residences at 92-94 Victoria Street, Richmond, is broadly consistent with many nineteenth century two-storey shop and house combinations, in inner suburban main road locations. This includes the principal retail and commercial streets, and shopping strips, in the City of Yarra. However, the subject property is distinguished by its comparatively high degree of intactness to the original design, including the ground level shopfronts. The terrace pair is also unusually wide, in the Victoria Street context, with a finely detailed first floor façade. The survival of the additional entry door at the west end of no. 92, which provides main street access to the first floor accommodation, is also of note.

Assessment Against Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of the City of Yarra's cultural history.

The property at 92-94 Victoria Street, Richmond, which dates from the 1880s, is of local historical significance. It is located in an area of Victoria Street where commercial development began to be concentrated in the mid-nineteenth century, and was consolidated by the 1880s. The street subsequently continued as a local retail and service precinct for Richmond and Abbotsford residents, with a diverse mix of businesses, and a changing commercial character reflecting waves of immigration in the post WWII period. The property is also significant for its association with the major firm of funeral directors, John Allison/Monkhouse. John Allison, undertaker, was first connected with the property in 1883, continuing the business started by Henry Allison in North Melbourne in the 1850s. The subject building was the company's headquarters for many years.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of the City of Yarra's cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The property at 92-94 Victoria Street, Richmond, is of local aesthetic/architectural significance. The terraced pair of two storey rendered brick Victorian shops and residences is distinguished by its comparatively high degree of intactness to the original design. The terrace pair is also unusually wide, in the Victoria Street context, with a finely detailed first floor façade. Elements of note to the first floor include triangular pediments with scrolled consoles, and moulded stringcourses incorporating decorative sills and architraves to the six windows. The timber-framed ground floor shopfronts with recessed entries appear original, including the bluestone plinths, or may have been sympathetically reconstructed. The survival of the additional entry door at the west end of no. 92, which provides main street access to the first floor accommodation, is also of note.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

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

N/A

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Yarra's history.

N/A

Statement of Significance

What is significant?

The property at 92-94 Victoria Street, Richmond, dates from the 1880s, and comprises a terrace pair of wider than usual two storey rendered brick Victorian shops and combined residences. The street façade has a rendered and overpainted first floor with moulded pilasters and moulded stringcourses. There are three double hung sash windows to each terrace, with the upper stringcourse incorporated into the window architrave, while the lower is incorporated with the window sills. There is also a moulded trapezoid shaped keystone set in the window heads and the sills are supported by moulded brackets. The pilasters are disengaged at the lower stringcourse, finishing in a moulded divider lug; there is another divider lug at the cornice line. Above the cornice, the parapet has two triangular pediments flanked by scrolled mouldings. The parapet conceals a pair of gable roofs, hipped at the southern ends, clad in corrugated galvanised steel and punctuated by a central chimney. The ground level shopfronts have what appear to be original aprons including bluestone plinths, and timber framing for the shop windows, including fanlights, although the framing/arrangement of the shopfronts may have been reconstructed sympathetically. The recessed entries also appear to be original; there is an additional entry door at the west end of no. 92, providing access to the first floor accommodation. The shops have a slightly convex shaped verandah canopy supported by cast iron columns with scrolled capitals and a lacework frieze. The verandah appears to have been rebuilt although the cast iron posts may be early elements.

How is it significant?

The property at 92-94 Victoria Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

The property at 92-94 Victoria Street, Richmond, which dates from the 1880s, is of local historical significance. It is located in an area of Victoria Street where commercial development began to be concentrated in the mid-nineteenth century, and was consolidated by the 1880s. The street subsequently continued as a local retail and service precinct for Richmond and Abbotsford residents, with a diverse mix of businesses, and a changing commercial character reflecting waves of immigration in the post WWII period. The property is also significant for its association with the major firm of funeral directors, John Allison/Monkhouse. John Allison, undertaker, was first connected with the property in 1883, continuing the business started by Henry Allison in North Melbourne in the 1850s. The subject building was the company's headquarters for many years. The property is additionally of local aesthetic/architectural significance, being distinguished by the comparatively high level of external intactness to the original design. The terrace pair is also unusually wide, in the Victoria Street context, with a finely detailed first floor façade. Elements of note to the first floor include triangular pediments with scrolled consoles, and moulded stringcourses incorporating decorative sills and architraves to the six windows. The timber-framed ground floor shopfronts with recessed entries appear original, including the bluestone plinths, or may have been sympathetically reconstructed. The survival of the additional entry door at the west end of no. 92, which provides main street access to the first floor accommodation, is also of note.

External paint colours	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences not exempt	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

References

Specific:

- 1 *Map of Melbourne and its suburbs*, 1855, Lands Department map, surveyed by James Kearney.
- 2 *Copping it Sweet: Shared Memories of Richmond*, City of Richmond and Carringbush Regional Library, 1988, p. 5.
- 3 O'Connor, John et al, *Richmond Conservation Study*, Volume 1, 1985, p. 11
- 4 *Sands and McDougall Melbourne and suburban directory*, 1861 – 1904.
- 5 *Sands and McDougall Melbourne and suburban directory*, 1861, 1865.
- 6 *Sands and McDougall Melbourne and suburban directory*, 1870s.
- 7 Allom Lovell & Associates, *City of Yarra Heritage Review*, Volume 1 Thematic Environmental History, 1998, p. 25.
- 8 *Sands and McDougall Melbourne and suburban directory*, 1860 – 1883.
- 9 *Sands and McDougall Melbourne and suburban directory*, 1859 – 1881.
- 10 *Sands and McDougall Melbourne and suburban directories*, 1880s – 1970s. See also John Allison/Monkhouse history, <http://www.monkhouse.com.au/auhitory>, accessed 11 July 2012.
- 11 *Sands and McDougall Melbourne and Suburban directory*, 1934, 1944.
- 12 McCalman, Janet, *Struggletown: Public and Private Life in Richmond 1900-1965*, Melbourne University Press, Carlton, 1984, p. 279.
- 13 McCalman, Janet, *Struggletown: Public and Private Life in Richmond 1900-1965*, Melbourne University Press, Carlton, 1984, p. 279.
- 14 *Sands and McDougall Melbourne and suburban directory*, 1950-1974

196A, 198 & 200-220 BURNLEY STREET, RICHMOND


Name		Property No.	
Address	196A, 198 & 200-220 Burnley Street, Richmond		Extent of Overlay
Place type	Industrial		
Survey date	8 May 2013		
Date of construction	1890-91, c.1920		
Grade	Individually significant		
Recommendations	Include in the schedule to the Heritage Overlay		



Figure 1. View from Neptune Street showing A.U. Alcock's power station on the right and the extension in a similar style to the left (the western façade of 200-220 Burnley Street).



Figure 2. View from Burnley Street, showing the eastern façade of 200-220 Burnley Street.



Figure 3. View from Burnley Street of number 198— factory of concrete construction built c.1950 (not included in heritage overlay)



Figure 4. The south-east portion of 198 Burnley Street (formerly 240 Burnley Street) – former offices for Australian General Electric Company built between 1945-1948 (not included in heritage overlay)

Victoria's framework of historic themes

Theme 5. Building Victoria's industries and workforce

Sub-theme 5.2 Developing a manufacturing capacity

Theme 6. Building towns, cities and the garden state

Sub-theme 6.3 Shaping the suburbs

Local themes, City of Yarra

4 Developing local economies

4.2 Secondary industry

5 Local Council and other services

5.7 Gas and electricity

History

In 1863, the first electric lights were installed in Melbourne, each with its own 'generator'. Private electricity companies began operating in the early 1880s and in 1897 the first generators for private consumers were available.

When Melbourne City Council decided to become involved in the supply of electricity in the late 1880s, it moved the Australian Electrical Co. Ltd. from Russell Place to Oddy's Lane in Richmond, as it was no longer necessary to have the power source near the consumer.

The Richmond Power Station (of the New Australian Electric Lighting Company) was the first electric power station in Victoria to adopt full A.C. generation and the 50 cycles-per-second A.C. current, which is now the Australian standard for all public power supply (NT citation). This company was in direct competition with Alcock's Electric Light and Motive Power Company.

Alfred Upton Alcock became involved in electricity supply in the 1880s, having established with his father a generating station in Corr's Lane, Melbourne. In 1889 he formed the A.U. Alcock Electric Lighting and Motive Power Co., moving to the Neptune Street premises soon after. His company had permission to supply electric light to Richmond, Fitzroy, Collingwood, Kew and South Melbourne. Alcock was an inventor of a number of electrical machines including a dynamo, artillery range-setter, ship's telegraph, hovercraft model, meat defroster, and a cabinet for disinfecting books (Encyclopaedia of Australian Science).

Alcock used the same architect as the Richmond Power Station, Henry (Harry) Browse Gibbs (unknown – 1918) to design his own large industrial building. At the time, Gibbs was in partnership with Alexander Kennedy Finlay as Gibbs and Finlay. The contract for the first section of the power station in Neptune Street was let in 1890 and construction was underway in November of the same year (ABCN, 26/6/1890:46).

Plans of the basement and a perspective sketch were published in the Building Engineering and Mining Journal in 1890. Gibbs and Finlay had a wide ranging practice from residential, industrial, warehouse and commercial projects until the 1922 when Alexander Finlay died (Lewis Architectural Index). The building at the north-west corner of 198 Burnley Street (formerly 27 Neptune Street) was meant to be the first stage of a much larger building that did not eventuate for Alcock. Photos in the Museum of Victoria collection dated 1899 show a galvanized iron shed and brick chimney behind this existing building, with the extension to the north, now 200-220 Burnley Street (formerly 25 Neptune Street).

In 1899, the Brush Electrical Engineering Co. of England took over both Alcock's company and the New Australia Electric Lighting Company, forming the Electric Light and Traction Company of Australia Ltd (renamed the Melbourne Electric Supply Co. in 1908), with Alcock as Director. At this point the Richmond Power Station premises in Oddy's Lane were extended and became the location of the company's head office, which was designed by architect, Henry B Gibbs. The company supplied power to southern Richmond, Prahran and South Melbourne, and later formed the basis of the retail distribution system of the State Electricity Commission (ADB).

By 1908 the Neptune Street buildings were purchased by George Weymouth Pty Ltd, electrical engineers. The business of G. Weymouth & Co was founded in 1898 by George Andrew Philip Weymouth, who began operating from a small workshop on City Road, South Melbourne. George Weymouth was a pioneer in the field with his business being one of the first in Australia to specialise in the manufacture of industrial electrical equipment, particularly for the mining industry (Museum of Victoria).

In 1910 Alfred Oakes owned the western half of 200-220 Burnley Street (formerly 25 Neptune Street). Oakes also owned 194 and 196 Burnley Street. If the numbering corresponds with what exists today, 196 Burnley Street was possibly the eastern portion of 200-220 Burnley Street, which means Oakes owned the land running from Neptune Street through to Burnley Street, the site of the current building (RB).

By 1915, Weymouth purchased the western half of 200-220 Burnley Street (25 Neptune Street) from Oakes, after which, the extent of his land and 'works' on Neptune Street was bound by numbers 23 and 43. In 1920, the rate books record 'works in progress' on this site indicating that the extension to the south of Alcock's was developed at this time.

In 1930, the rate books record the Australian Electrical Lighting Co. Ltd as the owner of the works from 23 and 43 Neptune Street and the land and quarry bound by 196 and 244 Burnley Street. From this date the rates recorded a 'transformer' which was located north of 244 Burnley Street, owned by the State Electricity Concession (SEC).

In 1935, the owner of the property was Australian General Electric Ltd, transformer manufacturers. The complex had a total valuation of £2130. In 1940, the property is no longer listed on Neptune Street but wholly addressed as Burnley Street, with a total rated valuation of £13815. This increase in valuation at this time indicates that extensions to the works were likely to have been built in the 1940s. This is confirmed by the MMBW detail maps that show the south-east portion of 198 Burnley Street (formerly 240 Burnley Street) and the rest of the site developed before 1948. The concrete factory facing Burnley was further adapted in the 1950s.

Australian General Electric Ltd was still operating at the site in the 1960s, and known as Australian Electrical Industries Pty Ltd until 1976, when operations ceased (Sands and McDougall directory).

Description and integrity

The properties 196A, 198 and 200-220 Burnley Street Richmond comprise a large industrial site that extends to through to Neptune Street. From an examination of MMBW sewerage plans the site appears to have been the same size since 1948 or earlier.

The buildings occupying the site comprise five main construction stages. The site is largely built to the property boundaries, with exceptions where there is open space, most notably a carpark in the southern portion of number 198.

The buildings include:

- Alcock's Electric Light and Motive Power Co. at the north-west corner of 198 (formerly 27 Neptune Street), built 1890-91.

- An extension to the north of Alcock's at 200-220 Burnley Street (formerly 25 Neptune Street), built c.1920.
- A small warehouse type building (sub-station) at 196A Burnley Street.
- A brick interwar sawtooth-roof factory fronting Neptune Street, built c.1920.
- A concrete sawtooth- roof factory fronting Burnley Street, built c.1950 (not included in the heritage overlay)
- A two storey office/studio building with central stair tower, fronting Burnley Street, built between 1945 and 1948 (not included in the heritage overlay).

Alcock's is a dichrome red and cream brick, gable roofed building with cement render detailing. It has a symmetrical neoclassical façade to Neptune Street, comprising a central doorway (now altered), flanked by a pair of round arch-headed windows on each side. The windows have cream brick reveals set behind cement render mouldings that are flush with the wall plane. This render has partly deteriorated, showing the brick construction beneath. Recessed cream and red brick panels are underneath each window. The gable has cement render horizontal moulding with corbelling. The windows have timber sashes with multi-paned top sash and single panes to the lower sash.

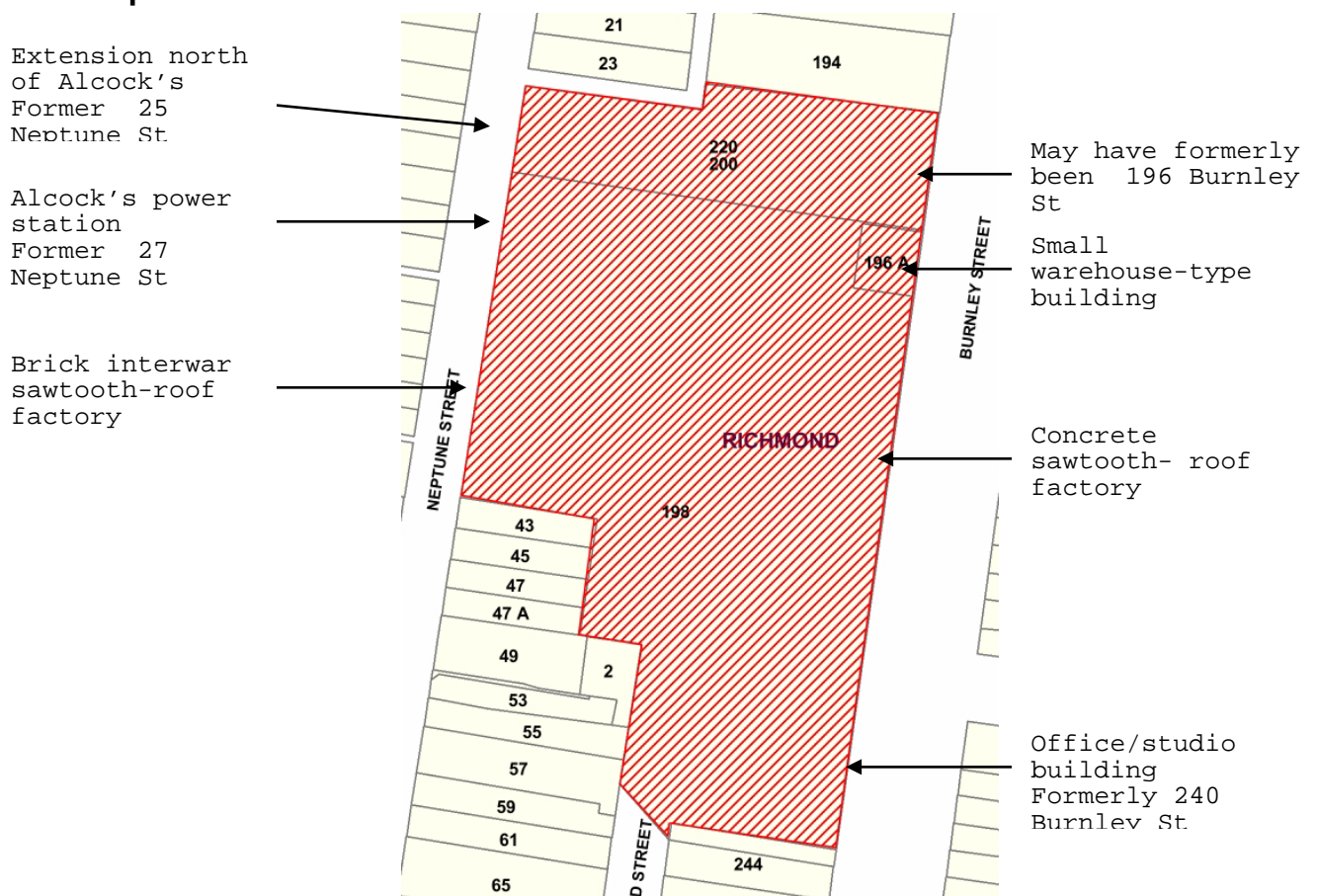
Fronting Burnley Street, the building located at number 200-220 is integrated with Alcock's building. It is of matching red brick with a pair of similar arch-headed windows either side of a central door. The façade consists of a stepped parapet with cement rendered features. This building comprises a single large interior with timber trussed roof that extends from Neptune Street to Burnley Street. The Burnley Street façade was once matching that of Neptune Street, however the face brickwork has been painted and fixed glass added to the windows. Small, one-storey buildings flank the central double storey height of the main building. To the north is an office with square windows and a separate door entry and to the south is a small warehouse with extended beam for winching goods over the doorway (196A Burnley Street).

An extension to Alcock's is in the form of a sawtooth roof factory that extends to the south along Neptune Street. This building has a red brick façade matching that of Alcock's but with windows of a standard type, of steel multi-paned industrial window glazing. Although built at a later time the Neptune Street facades are of consistent red face brick.

The fourth building is a factory fronting Burnley Street and comprising a concrete wall with four section sawtooth roof. It has square steel framed multi paned windows and a parapet. To the side there is lightweight cladding and clerestory windows.

The moderne office building at the south-east portion of 198 Burnley Street (formerly 240 Burnley Street) is a two storey flat roofed building with a central stair tower that extends beyond the roof line, forming a major part of the composition. It has a stylish entrance with flat roofed cantilevered concrete porch with a glazed panel, and a series of large steel framed, multi-paned windows. The stair has a vertical glazing extending from the porch to the roof. The building is either built of concrete or is of rendered masonry.

Site map



Comparative analysis

Richmond Power Station at Oddy's Lane, designed in the Italian Romanesque Industrial style by architect Henry B Gibbs, is the most intact of the early electricity generating plants in Victoria, comparing favourably with the only fragmentary remains or totally demolished sites of the contemporary power stations at Spencer Street Melbourne, and regional plants in Geelong, Bendigo and Ballarat.

Alcock's Burnley Street premises are a less architecturally innovative and flamboyant example of Gibbs' work, in comparison to the Richmond Power Station. However, the historical and technical associations of this site and buildings with the early generation of electricity are highly comparable with those of the Richmond Power Station.

The terminal station at 37 Mary Street is a later post war (c.1930) art deco building built for the State Electricity Commission in the 1930s. Architecturally it is less interesting than Burnley Street.

Statement of significance

What is significant?

The industrial site and buildings at 196A, 198 and 220-220 Burnley Street Richmond, comprising buildings constructed between 1890-91 and c.1920, and initially developed for A.U. Alcock's Electric Lighting & Motive Co. and later by the G.Weymouth & Co. is significant.

How is it significant?

The industrial site is of historical and aesthetic (architectural) significance to the City of Yarra.

Why is it significant?

The site, now located at 196A, 198 and 220-220 Burnley Street Richmond is significant for its association with companies involved in electricity supply, innovative electrical equipment, design and manufacture for approximately 80 years. Alcock's Electric Lighting & Motive Co provided electrical generating equipment to enable street lighting, and later private electrical lighting, to be made available in Richmond, Collingwood, Kew and South Melbourne. Alcock's inventions ranged across military and civilian use and the company, after amalgamation to form the Electric Light and Traction Co. formed the basis for the retail distribution of power through the State Electricity Commission.

G. Weymouth & Co. who took over the site in 1908 and expanded it throughout the 1920s-1935, was an equally innovative company that supplied electrical machinery for the mining industry and other industrial applications, including water pumps for Spotswood pumping station. The site has a later association with the manufacture of electrical transformers and other electrical equipment by the Australian General Electric Co.

The site has historical significance for its association with the engineering companies of A.U Alcock and G. Weymouth & Co. (Criterion A). The later occupation by the Australian General Electrical Co. Ltd is of historical interest.

The site is also of aesthetic significance (Criterion E). Alcock's power station at the north-west corner of 198 Burnley Street is of aesthetic significance for its architectural design. The 1891 power station is an excellent example of a neo-classical design by architect Henry Browse Gibbs, and features dichromatic brickwork, arch-headed windows outlined in cream brick, and a bracketed cornice.

The adjacent building at 200-220 Burnley Street, and the extension to the north are significant for their brick and cement rendered façades (one of which remains unpainted) that mirror the architecture of Alcock's power station (albeit in a simpler form), and for its form creating a single span interior formed by a series of large timber trusses to the roof. The Neptune Street façade is particularly intact, having remained unpainted.

The continuous red brick wall along Neptune Street to the south is consistent with the industrial aesthetic set by the other two buildings, and forms an important part of the streetscape of Neptune Street.

The site and power station at part of 198 Burnley Street is significant for its association with inventor Alfred Upton Alcock who was involved in the supply of electric light to Fitzroy, Collingwood, Kew and South Melbourne, becoming involved in electricity supply from its inception in the 1880s. (Criterion H)

Recommended controls

External paint colours	Yes
Internal alterations controls	No
Tree controls	No
Outbuildings and fences not exempt	Yes
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

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Amendment C157 post panel changes

The panel for Amendment C157 made a number of recommendations that have been incorporated into this citation. These include:

- A reduced extent of the heritage overlay (formerly proposed over the entire site) to remove the concrete factory built c. 1950 (located at 198 Burnley Street) and the office building built between 1945-1948 (located at the south-east portion of 198 Burnley Street).