

# CITY OF YARRA HERITAGE GAP STUDY: STAGE 2

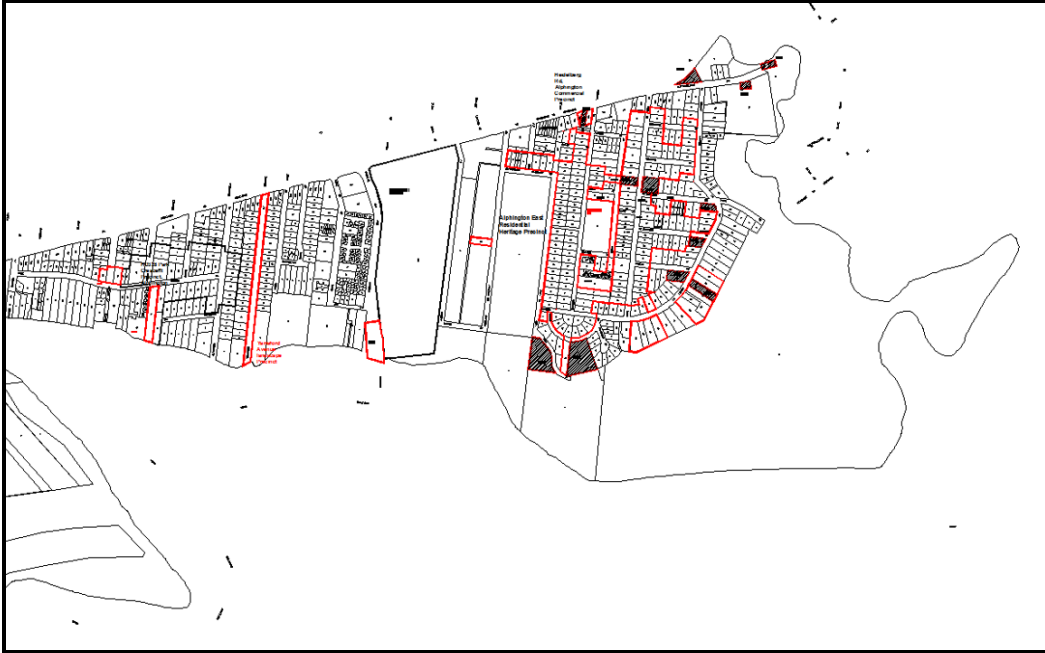


Figure 1 Alphington



Figure 2 Richmond

Graeme Butler & Associates 2009

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## **CITY OF YARRA HERITAGE GAP STUDY: STAGE 2**

The City of Yarra commissioned Graeme Butler & Associates to carry out the City of Yarra Heritage Gap Study Stage 2 in 2009, as a progression from the scoping study in Graeme Butler & Associates Heritage Gaps Study Stage One Report, 2008.

The Stage Two assessment has focussed on places recommended from Alphington and selected parts of Richmond.

### **Background**

#### **Extract from Study Brief**

(See Appendix 1: Study Brief)

Yarra City Council contains Melbourne's first suburbs and the nineteenth century urban landscape dominates Yarra, ranging from traditional Victorian row terraces and workers' cottages, through to grand industrial buildings. There is also a later contribution from the inter-war period.

With Council amalgamations in 1994 Yarra inherited a range of heritage controls from the former Cities of Richmond, Fitzroy, Northcote, Collingwood and Melbourne.

Council has benefited from a number of heritage studies conducted by the former city councils and in 1998, Allom Lovell and Associates conducted the first Yarra heritage study which reviewed the heritage controls and heritage overlay boundaries inherited from the various former municipalities. The study resulted in some precincts increasing in size, whilst others were reduced or deleted, Statements of Significance were revised and some new precincts were identified.

In 2001 Ian Wight, Planning and Heritage Strategies, along with other consultants were engaged to carry out a review of the Allom Lovell study which resulted in Amendment C43 to the Yarra Planning Scheme. Based on the recommendations of an Independent Planning Panel, most of Amendment C43 was subsequently abandoned.

Council then engaged Graeme Butler and Associates to refine the work developed in Planning Scheme Amendment C43 and to reassess all the heritage data and address the concerns raised by the Planning Panel regarding the level of accuracy. The refined database, along with a revised heritage policy, has been exhibited as part of Amendment C85 to the Yarra Planning Scheme.

As the Ian Wight and Graeme Butler studies worked with existing heritage overlay areas, Council commissioned its heritage advisers to undertake a pilot survey to determine the scope of possible heritage places currently without heritage protection. A survey was conducted in late 2003, and early 2004; and approximately 182 areas were identified as requiring more research (see attachment one). The survey identified the scope of buildings, trees, and small areas of buildings of potential significance. The areas identified are not extensive and mainly in Richmond and Alphington. A number of individual sites and some areas on the border of existing heritage overlays are also nominated. This work forms the basis of the heritage gap study.

#### **OBJECTIVES**

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

The purpose of this heritage study is to identify, assess and document post-contact places of cultural significance within the municipality (as identified in the attachments) and to make recommendations for their future conservation.

The heritage study will be completed in two parts.

### Part One:

- to inspect all the places in Attachments One to Four, and refine this list to identify which places should be subject to further investigation; and
- to estimate the resources required to appropriately research, document and assess those post-contact places of potential cultural significance that are considered worthy of future conservation and to complete Stage Two of the project.

### Part Two (this study):

- assess and document the identified places of post-contact cultural significance considered worthy of future conservation;
- enter this information into the Heritage database to be provided to the client;
- make recommendations for the conservation of places identified above; and
- provide all necessary information, including Statements of Significance, and planning scheme amendment documentation to introduce appropriate controls into the Yarra Planning Scheme.

## **Council policy arising from the Heritage Gaps scoping study**

### **Heritage Gap Study Program 2007**

On 15 May 2007, Council resolved to adopt a three phase heritage work plan. Council resolved to undertake phase one as a matter of priority. In this phase, Council resolved to:

- (i) investigate places outside current heritage overlay areas identified in the schedule to the Gaps Study, excluding public infrastructure and natural heritage, and including checking the 'Northern Suburbs Factory Study' and Richmond Conservation Study;
- (ii) investigate the justification of an Alphington East heritage precinct;
- (iii) provide specific recommendations for realignment of heritage boundaries arising from the Heritage Review;
- (iv) create statements of significance for individual overlays which do not have such statements;
- (v) scan all North Carlton and Princes Hill 'Building Identification Forms' (carried out by 2008), and link these to the heritage database;
- (vi) link the scanned Richmond 'Building Identification Forms' to the heritage database;
- (vii) revise the existing Richmond Hill heritage precinct; and
- (viii) revise the existing South Fitzroy heritage precinct.

In phase two, it is proposed that Council will conduct a study of the municipality's natural heritage.

For phase three, Council resolved to consider the following in the 2009-2010 financial year:

- (i) survey all bridges in the municipality which are not covered by a Heritage Overlay;
- (ii) consult with the community on including more recent structures, such as publicly recognised architecture, within Heritage Overlay 'controls';

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- (iii) revise all existing statements of significance for individual heritage overlays and for individually significant buildings within a larger precinct;
- (iv) review the boundaries of all heritage precincts;
- (v) review the larger precincts such as North Fitzroy, Clifton Hill and Collingwood, to assess whether they should be divided into smaller precincts;
- (vi) conduct a thematic review of the City; and
- (vii) recommend properties for inclusion on the Heritage Victoria and Australian Heritage Commission registers.

**Heritage Gaps Study Stage One (Phase One)**

In 2008 Council engaged a heritage consultant, Graeme Butler and Associates, to investigate a number of possible heritage precincts and individual heritage places and recommend whether these possibly meet the threshold to be included in a heritage overlay (see Graeme Butler & Associates Heritage Gaps Study Stage One Report, 2008).

Stage One of phase one of the above adopted program provided a series of recommended conservation actions. The scope of recommendations was amended arising from budgets restrictions and Stage Two of the project was put out to tender (Tender C1039) in December 2008, with Graeme Butler & Associates being the successful tenderer. The remainder of potential heritage places recommended to be investigated in Stage 1, 2008 was stated in the Stage Two brief as to be investigated in 2009-2010, subject to funding being available.

**City of Yarra Heritage Gaps Stages One and Two: potential heritage precincts Stage One, selected precincts for Stage Two assessment**

The following table lists each proposed area assessed in Stage One of the study and if further assessment was proposed in Stage Two. Stage One assessed the approximate percentage representation of each precinct of the key significant eras identified in the City of Yarra Statement of Significance (see Appendix 2: Statement of Significance for the City of Yarra and *City of Yarra Heritage Review, 2007*) being typically buildings recognisable as created pre 1940) and these were mapped as notional overlay boundaries on an electronic map. Selection of potential Heritage Overlay Areas in Stage One was on the basis of at least 50% contributory sites of those identified within the preliminary boundaries.

Proposed Heritage Precincts assessed in Stage One	Recommended for further assessment in Stage Two?	Stage Two assessment?
1. Abinger Street Richmond Heritage Precinct	Yes	No
2. Adolph Street Richmond Heritage Precinct	Yes	Yes (as addition to HO323)
3. Alphington East Residential Heritage Precinct (includes sub-areas)	Yes	Yes

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Proposed Heritage Precincts assessed in Stage One	Recommended for further assessment in Stage Two?	Stage Two assessment?
4. Alphington Heidelberg Road Commercial Heritage Precinct	Yes	Yes
5. Balmain Street Cremorne Heritage Precinct	Yes	Yes
6. Bell Street Richmond Heritage Precinct	Yes	No
7. Bellevue Street Richmond Heritage Precinct	Yes	No
8. Burnley Street Richmond Heritage Precinct	No	No
9. Clarke Street, Abbotsford Heritage Precinct	Yes	No
10. Coppin Street Richmond Heritage Precinct	Yes	No
11. Cotter Street Richmond Heritage Precinct	Yes	Yes
12. Davison Street Richmond Heritage Precinct	Yes	Yes
13. Dickens Street Richmond Heritage Precinct	Yes	No
14. Doonside Richmond Heritage Precinct	Yes	yes
15. Edinburgh Street Richmond Heritage Precinct	Yes	No
16. Fraser Street Richmond Heritage Precinct	Yes	No
17. Highett Street Richmond Heritage Precinct	Yes	Yes
18. Hoddle Street Richmond Heritage Precinct	Yes	Yes
19. Hull Street Richmond Heritage Precinct	No	Yes
20. Johnston Street east, Abbotsford Commercial Heritage Precinct (defined on a site basis)	Yes	No
21. Kent Street Richmond Heritage Precinct	No	No
22. Lincoln Street Richmond Heritage Precinct	Yes	Yes



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Proposed Heritage Precincts assessed in Stage One	Recommended for further assessment in Stage Two?	Stage Two assessment?
23. Madden Grove Burnley Heritage Precinct	Yes	Yes (as HO322 addition)
24. Murphy Street Richmond Heritage Precinct	Yes	Yes
25. North Street Richmond Heritage Precinct	Yes	Yes
26. Park Avenue Burnley Heritage Precinct	Yes	No
27. Richmond Civic Heritage Precinct	Yes	No
28. Rooney Street Richmond Heritage Precinct	Yes	Yes
29. Shamrock Street Richmond Heritage Precinct	Yes	No
30. Stawell Street Richmond Heritage Precinct	Yes	No
31. Victoria St East Commercial Heritage Precinct	Yes	No
32. Wellington Street Cremorne Heritage Precinct	Yes	Yes
33. Yarra Street Heritage Precinct	Yes	Yes
34. York Street Richmond Heritage Precinct	Yes	Yes

The assessment of these heritage precincts and the adjustment of existing Richmond Heritage Overlay Areas are provided in this report as:

- *SELECTED EXISTING HERITAGE OVERLAY AREAS IN RICHMOND AND ALPHINGTON: PROPOSED REVISION* and
- *SELECTED PROPOSED HERITAGE PRECINCTS: STATEMENTS OF SIGNIFICANCE.*

***Heritage precincts assessed in Stage Two: proposed Heritage Overlay Areas or adjustment to existing Heritage Overlay Areas.***

(See *SELECTED PROPOSED HERITAGE PRECINCTS: STATEMENTS OF SIGNIFICANCE* and *SELECTED EXISTING HERITAGE OVERLAY AREAS IN RICHMOND AND ALPHINGTON: PROPOSED REVISION*)

Alphington East Residential Heritage Precinct
Alphington Village, Heidelberg Road, Commercial Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Balmain Street Cremorne Heritage Precinct
Bromham-Risley Street, Richmond, Industrial Heritage Precinct (formerly part of the Highett Street precinct)
Church Street North, Richmond, Commercial Heritage Precinct
Cole's Paddock Estate, Richmond Heritage Precinct (formerly Davison Street precinct)
Cotter Street, Richmond, Heritage Precinct
Doonside, Richmond, Heritage Precinct
Highett Street, Richmond, Heritage Precinct
HO308 Barkly Gardens Precinct, Richmond
HO310 Bridge Road Precinct, Richmond
HO322 Golden Square Precinct, Richmond
HO323 Green Street Precinct, Richmond
HO325 Kennedy Street Precinct, Richmond
HO328 Park Crescent Precinct, Alphington
HO338 West Richmond Precinct
HO342 Cremorne Precinct
Hoddle Street, Richmond, Heritage Precinct
Hull Street, Richmond, Heritage Precinct
Lincoln Street, Richmond, Heritage Precinct
Murphy Street, Richmond, Heritage Precinct
Regent Streets, Richmond, Industrial Heritage Precinct
Rooney Street, Richmond, Heritage Precinct
Swan St West, Cremorne, Commercial Heritage Precinct
Wellington Street, Cremorne, Heritage Precinct
Yarra Street, Richmond, Heritage Precinct
Yarraberg Heritage Precinct (formerly North Street precinct)
York Street, Richmond, Residential Heritage Precinct

**Proposed individual heritage overlays (outside of existing or proposed Heritage Overlay Areas)**

In attachments 3&4 of the Stage One project brief, the City of Yarra provided a list of potential individually significant sites identified from the previous gaps scoping survey, the Richmond Conservation Study (significant sites outside of Heritage Overlay Areas) and the Yarra community numbered 407 (see Appendix 2).

- Places identified by the Council's heritage advisers from their survey of the municipality in 2003/2004;

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- Places from the Vines & Churchwood Northern Suburbs Factory Study and the B and C grade buildings from the Richmond Conservation Study (1985); and
- Nominated places from 2007 when Council invited members of the community and historical societies to suggest heritage sites.

In Stage One of this study, some of the above identified significant sites were located in proposed heritage precincts which have not been assessed in Stage Two. As a result of this and budget limitations, some 87 potentially significant places have not been assessed in Stage Two (see Appendix 9: Identified significant places outside of assessed potentially heritage precincts and existing Heritage Overlay Areas).

### ***Proposed individual heritage overlays (outside of existing or proposed Heritage Overlay Areas)***

The following table is shows the potentially individually significant places selected for assessment in Stage Two (see Appendix 6: Selected individually significant places outside of proposed heritage precincts and extensions to existing Heritage Overlay Areas).

Name of proposed individual HERITAGE OVERLAY	Street	Street number	Suburb
House	Old Heidelberg Road	6	Alphington
House & factory/workshop or Bakehouse Studio	Hoddle Street	27 -29	Richmond
House	Elizabeth Street	74	Richmond
Shop & row house development	Church Street	63 -71	Richmond
Houses	Kent Street	35 -37	Richmond
House	Kent Street	59	Richmond
Row houses	Griffiths Street	31 -33	Richmond
Loyal Studley Hotel, former	Burnley Street	53	Richmond
Whipps Terrace, Shop & residence	Bridge Road	597 -599	Richmond
Shop & residence pair	Bridge Road	637 -639	Richmond
Prince Alfred Hotel	Church Street	619	Richmond
Shops	Church Street	533 -537	Richmond

### **City of Yarra Heritage Gaps Database and the Heritage Places Database (HPD)**

Stages One and Two of this study have generated the City of Yarra Heritage Gaps Database that provides detailed information on all places assessed in these two stages, with 2007 images of each (10,794 records). This database will provide the required Heritage Victoria Heritage Places Database (HPD) entries using existing transfer options established for the City Yarra Heritage Database 2007. The City of Yarra Heritage Gaps Database is provided on

separately on DVD in both a Microsoft Access and delimited text form to allow migration to the HPD.

## Study Method

### Stage Two tasks

#### **Objectives from the study brief**

*The heritage study will:*

- *review the boundaries of all heritage precincts (except Richmond Hill) south of Victoria Street, and identify whether properties should be excised from the existing precincts;*
- *assess and document the identified places of post-contact cultural significance considered worthy of future conservation identified in Attachment 1 (Alphington, North Richmond and South Richmond);*
- *enter this information into the Heritage database to be provided to the City of Yarra;*
- *make recommendations for the conservation of places identified above; and*
- *provide all necessary information, including Statements of Significance, and planning scheme amendment documentation to introduce appropriate controls into the Yarra Planning Scheme.*

The following study tasks were confirmed by the City of Yarra in the Heritage Gaps Study Stage 2, 2009 Project Management Plan (Task One). Completion was stated as 30 September 2009.

<b>TASKS AND OUTPUTS</b>
<b>1.0 Preparation of Project Management Plan (PMP)</b>
<p><b>Preparation of Project Management Plan</b></p> <p>Prior to commencing investigations, the consultant will be required to create a Project Management Plan for endorsement by the City of Yarra's Strategic Planning Unit. This Plan will set out an agreed timetable; payment schedule with related milestones; suggestions as to meeting dates with the Strategic Planning Unit, including one public meeting and completion details. The consultant will be required to seek the City of Yarra's Strategic Planning Unit's approval for any amendments to the milestones and completion dates agreed to and recorded in the Plan.</p>
<b>1.1 Investigation of places of cultural significance</b>
<p><b>Research, assessment, and data-entry for places of Post-Contact cultural significance</b></p> <p>The consultant will be required to undertake research, assessment, data entry and creation of Statements of Significance for those places identified in Attachment 1 of the Possible Heritage Overlay Places Report to be of potential cultural significance and considered worthy of future conservation.</p>
<p>Confirm boundaries on site, mapped on CAD base map grading and augmenting database entries for all properties in HERITAGE OVERLAY</p> <p>adding/checking the database entries for all properties in HERITAGE OVERLAY</p> <p>revision of existing or new outline Statements of Significance for Individually significant places in proposed Heritage Overlay Areas</p>
<b>Histories for Heritage Overlay Areas or precincts</b>
<b>Statement of Significance for precincts</b>
<b>Histories for proposed Heritage Overlays outside areas</b>

Statement of Significance proposed Heritage Overlays outside areas
<p><b>1.2 Part One Materials &amp; Database</b></p> <p>The consultant shall supply the client with: -</p> <p><b>1.2.1 A listing of all places of potential cultural significance.</b> This shall include the address/location of each place of potential cultural significance. (Victorian Heritage Register, VHI, Yarra PS, and other)</p> <p><b>1.2.2 Draft Schedule to the Heritage Overlay</b></p> <p>For those places recommended for a Heritage Overlay</p> <p><b>1.2.4 Draft Statements of Significance</b></p> <p><b>1.3 Consultant Report &amp; Database</b></p> <p>1.3.1 A report</p> <p>1.3.2 Planning Scheme base map(s)</p> <p>1.3.3 The project database populated with data<sup>1</sup></p> <p><b>1.2.3 Draft local planning requirements for heritage areas- mapping</b></p> <p><b>1.4 Attendance at Public Meetings</b></p> <p>The consultant must attend at least one public meeting during this Project.</p>

## Study team

Graeme Butler, Heritage Architect, Principal Graeme Butler & Associates project management, survey, architectural and social history, Stage 1 & 2;

Susan Hunt, Architect, Stage 1 survey

Beatrice Magalotti, researcher Stage 1 & 2;

Lesley Butler, administration Stage 1 & 2.

## Study Method details

### Existing survey data

The City of Yarra has provided basic site data and images for the two main areas of investigation: being those areas outside of existing heritage overlays in Alphington and the former City of Richmond (Cremorne, Richmond, West Richmond and Burnley). This was in the form of delimited site metadata (address, and property number) that was converted by Graeme Butler & Associates into one illustrated MS Access City of Yarra Gaps Heritage Database, including Alphington and Richmond, to form the basis for this project.

The Richmond part of the heritage database was augmented in part by the City of Yarra to include information from the 1984-5 Richmond Conservation Study (John & Thurley O'connor, Architects and Ros Coleman & Heather Wright, Architects) in the form of site grading, estimated creation dates, and integrity taken from the Building Identification Forms (BIF) created for that

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<sup>1</sup> In the form of the City of Yarra Heritage Database 2007: ported entry into the HPD will be by others at Heritage Victoria

study in 1984. Most of the 1984 survey notes from the Building Identification Forms (BIF) were also included in the database.

Using a 2007 digital colour photographic survey of Alphington, Richmond, Burnley and Cremorne, the historical data and existing conditions of each site were compared with the monochrome photographs from the Building Identification Forms created in 1984. The data sources used in the 1985 study were cross-checked with additional basic data such as the Sands & McDougall Melbourne and Victorian directories and the Melbourne & Metropolitan Board of Works Detail and Record Plans prepared of the Richmond area c1895-1900<sup>2</sup>. The same basic sources were used to notate the database entries for the Alphington area.

### ***Combined databases for Stage Two***

The Stage One Alphington East database had 566 total entries with addresses, linked images from 2007, and City of Yarra property numbers). The Richmond database had 10,847 total entries. These were sites outside of the existing Heritage Overlay Areas.

The combined database provided for Stage Two analysis had:

- addresses,
- linked 2007 images,
- property numbers, plus
- selected data from the Richmond Conservation Study 1985.

The Richmond data and the attached images had been already included as a layer on the City of Yarra GIS, allowing preliminary visual analysis as part of Stage One. Selected sites were appraised in Stage Two towards the identification, analysis and documentation of their cultural significance.

### **New approach to assessing Heritage Overlay Area boundaries**

The findings from the recent Panels Victoria hearing (Jenny Moles) conducted on the Rosella Complex in Cremorne and the 2007 *Review of Heritage Provisions in Planning Schemes Advisory Committee Report* have recommended an approach to heritage overlay mapping where a single Heritage Overlay Area could be to be broken down into a number of contributory heritage overlay fragments that were not necessarily contiguous. These were contributory elements that shared a key or significant historical or architectural theme and, together, made up a Heritage Overlay Area. Management of these places would be as one of the stated objectives of clause 43.01 of the City of Yarra Planning Scheme: *To conserve and enhance those elements which contribute to the significance of the heritage place.*

In this project, we have used this principle to include sites within potential heritage precincts, which are not contiguous, if they shared a key historical or architectural theme within the City.

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<sup>2</sup> Study brief

## Study findings

### Proposed heritage precincts

Most of the proposed Heritage Precinct or Heritage Overlay Area assessments in this report have been derived from the notional mapped areas provided by the City of Yarra in an attachment to the Stage Two project brief. Additional areas or changes to the existing Heritage Overlay Area boundaries have been added in Stage Two where the number of contributory elements justified their addition (see Appendix 4: Detailed Methodology).

### Heritage precinct analysis

Precinct analysis took place once the broad historical themes were known for a given potential Heritage Overlay Area and the built evidence of these themes was assessed for their expression of key development periods in each. The integrity to these development eras and the significance of each theme to the area will allow an assessment of cultural value to a defined area or group of areas such as in the City of Yarra.

### *Australian Historic Themes*

(See Appendix 5: Australian Historic Themes and the thematic historical context in Richmond and Alphington).

The Australian Historic Themes provide a structure for this type of thematic analysis:

#### 1. TRACING THE EVOLUTION OF THE AUSTRALIAN ENVIRONMENT

The environment exists apart from being a construct of human consciousness. However, a thematic approach recognises the human factor in the natural environment, and how our understanding and appreciation of the environment has changed over time

#### 2. PEOPLING AUSTRALIA

This theme group recognises the pre-colonial occupations of Indigenous people, as well as the ongoing history of human occupation from diverse areas.

#### 3 DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES

... Eighteenth and nineteenth century developments in technology made it possible to link the continent to distant marketplaces, and the incentive for almost every expedition by the first European 'explorers' was the search for valuable resources. Much subsequent Australian history has revolved around the search for a staple on which to base regional economic development.

#### 4 BUILDING SETTLEMENTS, TOWNS AND CITIES

Although many people came to Australia in search of personal gain, they realised the need to co-operate in the building of safe, pleasant urban environments. Australian urbanisation and suburbanisation have special characteristics which set them apart from similar phenomena elsewhere in the world.

#### 5 WORKING

Although a lot of what we call work is related to the economy, most of it is not undertaken for profit. A great deal of the work done in the home is neither paid nor counted as part of the national economy. Some of the most interesting recent social history written about Australia concerns work and workplaces

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

### 6 EDUCATING

Every society educates its young. While European education places a great emphasis on the formal schooling system, education encompasses much more.

### 7 GOVERNING

This theme group is as much about self-government as it is about being governed. It includes all the business of politics, including hostility to acts of government.

### 8 DEVELOPING AUSTRALIA'S CULTURAL LIFE

Australians are more likely to express their sense of identity in terms of a way of life rather than allegiance to an abstract patriotic ideal. One of the achievements of this society has been the creation of a rich existence away from the workplace. While some of the activities encompassed in this theme are pursued for profit - horse racing and cinema, for instance - their reason for being is the sheer enjoyment of spectators. While many people could not pursue careers in art, literature, science, entertainment or the church without being paid, those activities do not fit easily into the categories of economy or workplace.

### 9 MARKING THE PHASES OF LIFE

Although much of the experience of growing up and growing old does not readily relate to particular heritage sites, there are places that can illustrate this important theme. Most of the phases of life set out below are universal experiences.

The most apparent themes in the study area were:

- Building settlements, towns and cities
- Developing local, regional and national economies; and
- Working

### **Richmond's development**

The broad characteristics of the proposed Richmond heritage precincts appraised in Stage Two typically reflect those described as significant elements in the Statement of Significance for the City of Yarra (see Graeme Butler & Associates, *City of Yarra Heritage Review 2007*).

Arising from the City's role as among the first suburban development areas in metropolitan Melbourne, this heritage character consists of a dominance of Victorian and Edwardian-era sites, with well-preserved inter-war sites making up the full urbanisation of the area, prior to major redevelopment of existing built fabric post World War Two. Inter-war sites are also seen as a visual and cultural complement to the Victorian and Edwardian-era core values before the major change towards utilitarian architecture after the Second War. Individually significant places from all eras were an additional layer that contributed to the cultural value of these areas, as key buildings.

Historically the former City of Richmond saw a rapid increase in development intensity during the 19<sup>th</sup> century as seen in the following table and the gradient of the associated graph where two steep population increases occurred during the late 19<sup>th</sup> century and World War One era, then a plateau, followed by a decrease in population post World War Two. The peak population was in c1930 at 42600, with the 2006 figure at near half that, 22475. This is despite the addition of many flat blocks in the 1960s and 1970s.



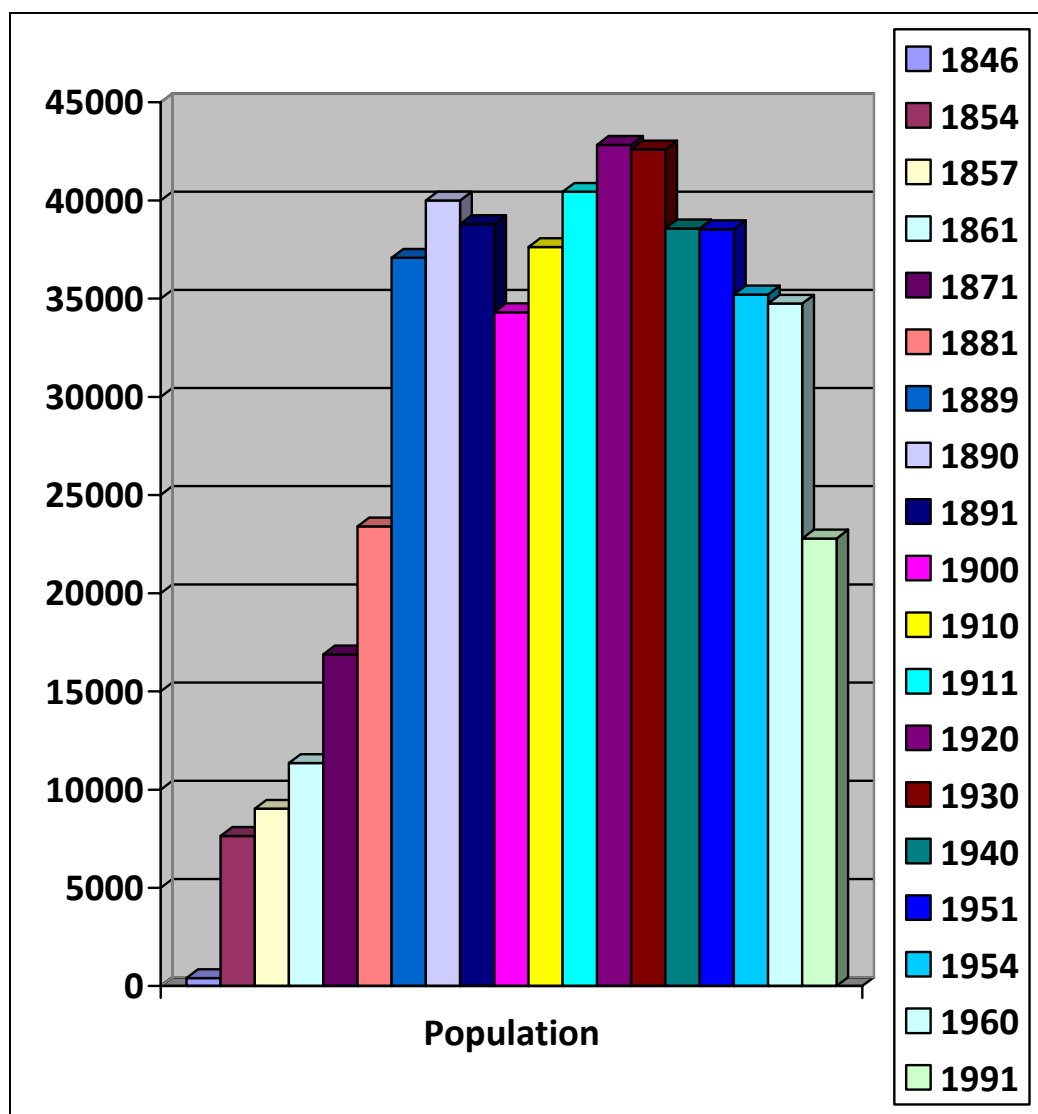


Figure 3 Graph of above table showing steep increase during the late 19<sup>th</sup> century and World War One era, then a plateau, followed by a decrease post World War Two (source Richmond Conservation Study 1985 and Victorian Municipal Directories)

The building stock that supported this population is still evident in large building areas and groups as a clear expression of these rapid development eras.

Ironically despite recent attempts to increase the population over the same physical area with re development of the building stock, it still remains in relative decline. Observers note that Richmond has been gentrified since the early 1990s, with an influx of higher incomes and a consequent decline in the traditional working class population that has made its reputation over a long period. With the change in population base has come a change in services, educational institutions and retailing. Richmond is now a diverse mixture of elite converted warehouse residences, Victorian Housing Commission public housing in the form of high-rise flats and Edwardian and Victorian-era one and two storey housing, along with a reborn retail sector and a shrinking industrial and manufacturing base.

### ***Pattern of use***

Typical of these dominantly Victorian & Edwardian development eras in Richmond is a mixture of uses rather than the homogenous residential tracts more typically seen in Melbourne suburbs after World War One when the motor vehicle afforded more flexibility of residential or workplace choice. This mixture of uses arose from the main means of transport being by foot where those factory owners who sought a workforce had to locate factories near worker housing and vice versa. This meant large factory or workshop complexes were often sited alongside residential uses within the dominantly residential heritage precincts. The same applied to corner stores, bakers, retailers or other service providers where carts and later horse drawn wagons allowed local delivery.

However once mechanised public transport routes were established, as horse drawn trams or omnibuses and later cable trams, Victorian and then Edwardian-era commercial strips developed along main travel routes, carriageways, tramways and motorways, as separate and visually homogenous, often architecturally more pretentious commercial precincts. So valuable was this access to transport for merchandising to the masses, large sums of money could be spent on alluring architecture or the creation of giant display windows. However, even these commercial enclaves had residences above each shop much in the way that factory owners lived on or beside their premises.

These distinctive 19<sup>th</sup> century use patterns remain today in the form of architecture, as expressed so well in Bridge Road, Victoria and Swan Streets.

### ***Design***

(See Architects in Richmond, Appendix 5: Australian Historic Themes and the thematic historical context in Richmond and Alphington)

### ***Architects in Richmond***

Richmond has a rich history of architectural design that includes many highly renowned architects practising within Victoria. Well known Victorian-era firms such as Crouch & Wilson and individuals such as JAB Koch were responsible for both small and large projects, whether large commercial developments or small speculative cottage groups which otherwise might have been designed by builders. This reflected the early investment in the area by wealthy entrepreneurs who at first chose the Richmond area for their residence, specifically the Church Street hill, being close to the City and with views to the Yarra River, and later factory or warehouses sites on the flat lands that also demanded nearby housing for workers. Architects such as Charles Laing (1840s-50s) and John Flanagan designed suburban housing estates in the 1860s-1870. Hence Richmond has had more than a typical share of professional architectural design compared to other inner suburbs.

### ***Conclusions from Richmond history***

The above provides for key development era in the development of Richmond which in turn are represented in the identified building stock by their integrity to any of these key periods of growth:

- Steep growth in the Victorian-era towards stagnation in the 1890s;
- Steep growth in the Edwardian-era leading to plateau in the 1930s.

These are dominant phases of building development in Richmond as represented in the proposed heritage precincts.

### **Alphington East**

By way of contrast to the potential heritage precincts in Richmond, the Alphington East character is dominated by detached housing, garden settings, Edwardian and inter-war houses. This area has little remaining industrial or commercial development and relied on easy access to railway lines and coach ways such as Heidelberg Road.

As with Richmond most of the subdivision of this area arose in the boom era of the late 19<sup>th</sup> century but with only a few Victorian-era houses evident now.

The Yarra-side and hillside allotments could still, however, attract those gentlemen who owned a carriage. Hence when C.B. James and Percy Dobson released their Fulham Grange estate (the former Perry Brothers' orchards), they proclaimed that the acre lots on the Yarra were 'ideal for Gentlemen's Residences'. The St James Park estate, formed around Alphington St and Park Crescent, was also launched in the late Victorian-era. Meanwhile gas companies distributed their domestic gas supply over an ever wider area: the Northern Gas Co. was floated in 1887 and the Heidelberg Gas Co. commenced laying mains, in 1889, as the Heidelberg, Ivanhoe, Alphington and Fairfield Gas Co. Reticulated water was extended to Alphington in 1887. The bulk of housing development arose once efficient and cheap public transport was provided by the upgrade of the Heidelberg railway line in the Edwardian-era.

The Clifton Hill to Alphington railway line, isolated as it was from the main system, was built in 1883 but this was the only gesture from a Government which had been extending lines in every other direction across the Colony. It was not until 1889, near the end of the land boom, that a branch railway line was extended from Royal Park to Preston and later to Whittlesea, as well as across to the marooned 'Nowhere to Nowhere' line from Clifton Hill to Alphington. A new line was built from Clifton Hill to Princes Bridge 1901 to allow more direct rail access from Alphington and Fairfield (as well as Collingwood, Abbotsford and West Richmond) to the growing City of Melbourne and its industrial heartland in Richmond and Collingwood. Hence it was the Edwardian-era that allowed the potential for houses to be built in the Alphington area, often in the Queen Anne or Federation Bungalow Styles. This was followed by the short-lived catch-up house boom, after the First War, in the Californian Bungalow style when emerging use of the motor car allowed less residential density further from main centres of industrial and commercial employment.

The small commercial group at the Yarralea Street and Heidelberg Road corner is part of a village that once had a church, hall and church school, bakery (in the City of Darebin) and the nearby Tower Hotel as its key structures. The two-storey stone shop & residence and the old butcher's shop in Heidelberg Road are contemporary with the stone church and form the

beginning of a commercial area that today reflects the key period of development in that area, as also reflected by the housing to the south, with its early 20<sup>th</sup> century shops.

### ***Conclusions from Alphington development history***

The above provides for key development eras in the development of Alphington which in turn are represented in the identified building stock by their integrity to any of these key periods of growth:

- Establishment of street and allotment patterns in the Victorian-era;
- Development growth in the Edwardian-era leading to plateau in the 1930s.

These are dominant phases of building development in Alphington as represented in the proposed heritage precincts.

## **RECOMMENDATIONS**

The following recommendations arise from Stage Two of the City of Yarra Heritage Gaps Study (see also under each report section).

### **PROPOSED NEW HERITAGE PRECINCTS**

(See *SELECTED PROPOSED HERITAGE PRECINCTS: STATEMENTS OF SIGNIFICANCE*)

#### ***City of Yarra Planning Scheme***

The following proposed heritage precincts should be considered for the Heritage Overlay Area as additions to the Schedule under clause 43.01 of the City of Yarra Planning Scheme.

#### ***Heritage Overlay Schedule to the City of Yarra Planning Scheme***

It is recommended that 'No' be placed in all columns to the Heritage Overlay Schedule to clause 43 of the City of Yarra Planning Scheme.

#### ***Recommended places for inclusion on the Heritage Victoria and Australian Heritage Commission registers and the Heritage Inventory.***

None of the assessed precincts is recommended for the above State and National heritage registers, each being below the threshold for both registers.

## **REVISION TO SELECTED EXISTING HERITAGE OVERLAY AREAS IN RICHMOND AND ALPHINGTON**

(See *SELECTED EXISTING HERITAGE OVERLAY AREAS IN RICHMOND AND ALPHINGTON: PROPOSED REVISION*)

The proposed adjustments to existing heritage overlays and Richmond and Alphington should be considered for exhibition as changes to the City of Yarra Planning Scheme heritage overlay map boundaries and relevant reference documents (*City of Yarra Heritage Review 2007*), as proposed in Amendment C85.

***Heritage Overlay Schedule to the City of Yarra Planning Scheme***

It is recommended that no change be made to columns to the Heritage Overlay Schedule to clause 43 of the City of Yarra Planning Scheme.

**INDIVIDUALLY SIGNIFICANT PLACES OUTSIDE OF PROPOSED HERITAGE PRECINCTS AND EXTENSIONS TO EXISTING HERITAGE OVERLAY AREAS**

*(See Appendix 6: Selected individually significant places outside of proposed heritage precincts and extensions to existing Heritage Overlay Areas)*

***City of Yarra Planning Scheme***

The assessed individual heritage places should be considered for the Heritage Overlay Area as additions to the Heritage Overlay Schedule under clause 43.01 of the City of Yarra Planning Scheme.

***Heritage Overlay Schedule to the City of Yarra Planning Scheme:***

It is recommended that 'Yes' be placed in the *External Paint Controls Apply?* column and 'No' be placed in all other columns to the Heritage Overlay Schedule to clause 43 of the City of Yarra Planning Scheme.

***Recommended places for inclusion on the Heritage Victoria and Australian Heritage Commission registers.***

None of the assessed places is recommended for the above State and National heritage registers, each being below the threshold for both registers. There are no known historical archaeology sites in those assessed that could be placed on the Victorian Heritage Inventory.

**IDENTIFIED SIGNIFICANT PLACES OUTSIDE OF ASSESSED POTENTIALLY HERITAGE PRECINCTS AND EXISTING HERITAGE OVERLAY AREAS**

*(See Appendix 9: Identified significant places outside of assessed potentially heritage precincts and existing Heritage Overlay Areas)*

The places listed in *Appendix 9: Identified significant places outside of assessed potentially heritage precincts and existing Heritage Overlay Areas*, particularly those created prior to the Second War, should be assessed for the heritage overlay as matter of urgency.

These places should be highlighted on the City of Yarra GIS as potential heritage sites to guide Council officers when considering development applications.

**CITY OF YARRA HERITAGE GAP STUDY STAGE ONE PROPOSED HERITAGE PRECINCTS**

All of the precincts cited in Graeme Butler & Associates Heritage Gaps Study Stage One Report, 2008 that have not been included in Stage Two of the study should be assessed for Heritage Overlay Areas, as the next priority of further study after assessment of the above individually significant places.

**CITY OF YARRA PROPOSED GAPS PROGRAM**

The outstanding recommendations from Graeme Butler & Associates Heritage Gaps Study Stage One Report, 2008 should be undertaken as an ongoing program, with new timetable presented to Council for recommencement of the work (see *Council policy arising from the Heritage Gaps scoping study*).

**Acknowledgments**

Matthew Milbourne, City of Yarra Strategic Planner and Council project manager.

## **SELECTED PROPOSED HERITAGE PRECINCTS: STATEMENTS OF SIGNIFICANCE**

### **Introduction**

The following areas have been selected by the City of Yarra for assessment from potential precincts identified in Stage One of the project. The assessments use the general format of the City of Yarra Heritage Review 2007, with the additional reference to the Statement of Significance for the City of Yarra that was created in that review (see Appendix 2: Statement of Significance for the City of Yarra). This reference allows for an appreciation of how the precinct relates to significant historical or visual themes identified in the City as a whole.

Each assessment is in a standard form using the Heritage Victoria format:

#### ***What is significant?***

*(Description of the place and contributory elements including facts about size, layout, construction date, designers and builders, materials, integrity, condition and so on, as relevant. This section was made as brief as possible but was intended to leave no doubt about the elements that make up the heritage place and their historical background. It identified features or elements that are significant about the place (eg house, outbuildings, garden, plantings, ruins, archaeological sites, interiors etc) as a guide to future management.)*

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

*(A sentence stating if the place or Heritage Precinct is of aesthetic, architectural, historic, social and/or scientific interest or other nominated special value<sup>3</sup>.)*

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

*(Details the heritage values under the above broad categories (aesthetic, architectural, historic, scientific, social or spiritual interest or other special value) used in the assessment of significance.)*

The assessments are intended to stand alone so that each has a brief contextual history to provide some historical background for the development of the areas examined. Typically the historical context has been drawn from reference documents in the City of Yarra Planning Scheme.

### **Recommendations**

#### ***City of Yarra Planning Scheme***

The following proposed heritage precincts should be considered for the Heritage Overlay Area under clause 43.01 of the City of Yarra Planning Scheme.

#### ***Heritage Overlay Schedule to the City of Yarra Planning Scheme:***

It is recommended that 'No' be placed in all columns to the Heritage Overlay Schedule to clause 43 of the planning scheme.

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<sup>3</sup> Section 4(1) of the *Planning and Environment Act 1987*

***Recommended places for inclusion on the Heritage Victoria and Australian Heritage Commission registers.***

None of the following precincts is recommended for the above State and National heritage registers, each being below the threshold for both registers.

***City of Yarra Gaps Heritage Database***

For more information and an image of each place refer to the City of Yarra Gaps Heritage Database, provided to the City of Yarra on DVD.



## Alphington East Residential Heritage Precinct

### Precinct map

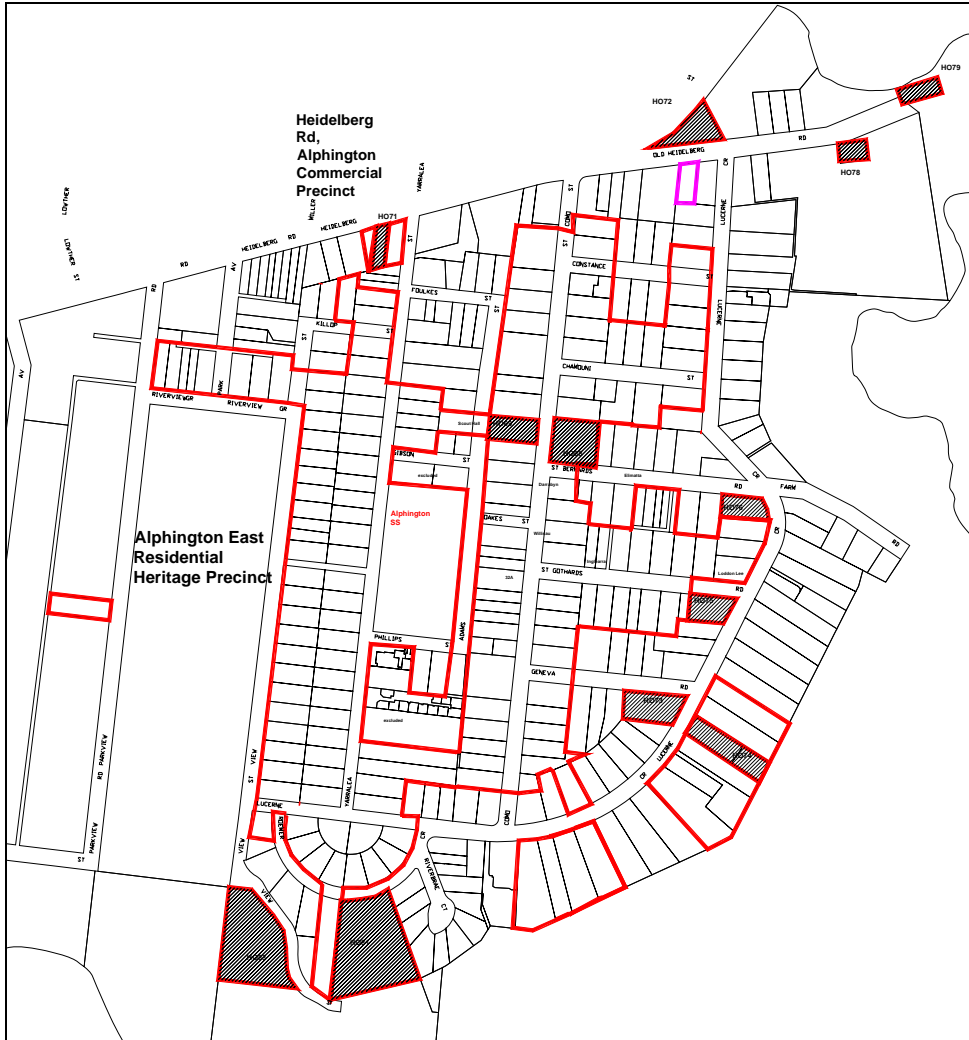


Figure 4 Indicative only Heritage Precinct map

#### Component streets include:

- ADAMS STREET
- CHAMOUNI STREET
- COMO STREET
- KILLOP STREET
- LUCERNE CRESCENT
- OLD HEIDELBERG ROAD
- PARKVIEW ROAD
- PHILLIPS STREET
- RIVERVIEW GROVE
- ROEMER CRESCENT

ST BERNARDS ROAD  
ST GOTHARDS ROAD  
VIEW STREET  
YARRALEA STREET

## **Statement of Significance**

### ***What is significant?***

#### **Historical background**

This area has arisen from the urbanisation of the rural Crown Portions sold in 1840, including 118 (Dowling), 119 (G Howitt), 120 (Roemer), and 121 (Thomas Wills), each with a narrow frontage to the Yarra River.

The village of Heidelberg and later the Diamond Creek gold fields created heavy traffic along the Heidelberg Road, with the Heidelberg Road Trust formed to maintain coach and wagon access to, at first, the rich pastoral properties in the Heidelberg district (see Banyule). A bridge was constructed over the Merri Creek, replacing the 1848 causeway in 1854, and a timber bridge replaced the ford, at the Darebin Creek, four years later. A toll bar was erected under the aegis of the Trust, in 1847, at the Yarra Bend turnoff; the Heidelberg District Road Board replaced the former Trust, under the Central Roads Board, in 1854.

The Alphington Village south of the Heidelberg road was created from Charles William Roemer's original Crown Portion 120, of 1840. James Manning purchased the lot from the Sydney-based Roemer in 1841, completing the purchase in 1852. Two years later, William Montague Manning, who was Solicitor General of New South Wales, and James' brother, began selling village allotments along the Heidelberg Road and large pastoral lots near the Yarra River and the Darebin Creek. The shops at 750-756 Heidelberg Road and the former Methodist Church (1859- City of Darebin) are all that remain of the old Alphington Village of the 1850-60s.

#### **Specific history**

Subdivision and the rows of cottages became a common thing in the inner suburbs as the 1880s advanced, despite the area's lack of fixed-rail transport. The Yarra-side and hillside allotments could still, however, attract those gentlemen who owned a carriage. Hence when C.B. James and Percy Dobson released their Fulham Grange estate (the former Perry Brothers' orchards), they proclaimed that the acre lots on the Yarra were 'ideal for Gentlemen's Residences'. The Street James Park estate, formed around Alphington Street and Park Crescent, was also launched in the late Victorian-era. Meanwhile gas companies distributed their domestic gas supply over an ever wider area: the Northern Gas Co. was floated in 1887 and the Heidelberg Gas Co. commenced laying mains, in 1889, as the Heidelberg, Ivanhoe, Alphington and Fairfield Gas Co. A remnant of the gas company may be seen north of the Darebin Creek Bridge, comprised of the concrete base for the gas container. Reticulated water was extended to Alphington in 1887.

The Clifton Hill to Alphington line, isolated as it was, was built in 1883 but this was the only gesture from a Government which had been extending lines in every other direction across the Colony. It was not until 1889, near the end of the land boom, that a branch railway line was extended from Royal Park to Preston and later to Whittlesea, as well as across to the marooned 'Nowhere to Nowhere' line from Clifton Hill to Alphington. A new line was built from Clifton Hill to Princes Bridge 1901 to allow more direct rail access from Alphington and Fairfield to the growing City of Melbourne and its industrial heartland in Richmond and Collingwood. Hence it was the Edwardian-era that allowed the potential for houses to be built in the Alphington area, often in the Queen Anne or Federation Bungalow Styles. This was followed by the short-lived catch-up house boom, after the First War, in the Californian Bungalow style.

The first stage of the Lucerne Estate commenced in 1885, and the second stage soon afterwards: both the work of Heidelberg developer, E.D. Hodgson. Thomas Wills' original Lucerne Farm, of the 1840s, became the Lucerne Estate of 1885. Hodgson had subdivided the western boundary of Lucerne Farm: creating, in the first stage of the estate, Constance, Chamouni and Street Bernard Streets and, in the second stage, Lucerne Crescent, Street Gothards and Geneva Streets. These started from the eastern boundary of Manning's 1850s subdivision, feeding into Como Street. Details of the Lucerne Estate included 46 house lots between Heidelberg Rd and Street Bernard Rd, including Lucerne Crescent and Como Streets (Lodged Plan 1068, stamped 1886); Yarralea and Adams Street between Heidelberg Rd and Phillips Street (Lodged Plan 1731, stamped 1888); Street Bernards, Geneva Rd and Lucerne Cr east of Como Street (Lodged Plan 1460, lodged 1887); View Street to Yarralea (Lodged Plan 7016, lodged 1916); and the north end of View Street into Killop Street (Lodged Plan 14251, lodged 1936).

The prophetically named Alphington Railway Estate (-1887) celebrated the arrival of the railway terminus, some four years late, but one year earlier than the extension of the railway line to Heidelberg. The Knockando Estate resubdivided Manning's original large rural lots into suburban sites in the same year, adding streets such as Foulkes' and Adams' to canonise these two pioneering families of Alphington.

When the Melbourne and Metropolitan Board of Works Detail Plan 1319 of the Alphington area (then Shire of Heidelberg) was published in 1911 it showed most of today's suburban allotments but few buildings, with most located just south of the main transport route, being Heidelberg Road, or down near the Yarra River, on the south side of the distinctively shaped Roemer Crescent and a house at the end of today's View Street (1 View St). On blocks, originally established by Manning's subdivision of Roemer's Crown Allotment next to the Yarra River, a group of large houses was built by a wealthy class consisting predominantly of iron mongers, such as William Delbridge and John Enticott. This crescent shaped street was meant as the focus of the estate, maximising views across the water. The rest of the subdivision was still grassland, with principal streets of Lucerne Crescent, Yarra Lea, Como, Banks (later Lucerne Cr extended). Then, most of Alphington's population lived on the west side of the Outer Circle Railway (now Chandler Highway).

The enduring rural character, particularly east of the Outer Circle, appears to have attracted artists and artisans who built riverside villas in the late 19th and early 20th centuries, in parallel with those of the famed Heidelberg school who practised their art further east and north along the Yarra River. One was the painter, William McInnes who purchased one of the Lucerne South estate lots facing the Yarra River and constructed 54 Lucerne Crescent in 1919 to the design of the much celebrated architect, Desbrowe- Annear.

The Alphington East Residential Heritage Precinct is made up of a number of residential sub-areas that share a combined character arising from some late Victorian-era houses, many weatherboard Edwardian-era and a large number of weatherboard inter-war houses. The precinct sub areas are in View and Riverview Streets, Como St, Lucerne Crescent, Yarralea and Street Gothards Streets. The subdivision was incremental but has some distinctive elements including the semi-circle of Roemer Crescent, fanning out to Yarra River views. This circle attracted the earliest villa development. Other streets gain distinction from their river or park side setting. Existing individual heritage overlays, such as Balclutha (Heritage Overlay 68) in Como St, provide key elements central to or adjoining the Heritage Precincts. Significant houses in key architectural styles within the areas include the Federation Bungalow style Darrabyn in Como St, number 2 Lucerne Crescent with its distinctive verandah detailing, the Californian Bungalow style 41 Como St, the distinctive design at 59 Yarralea Street with its slatted porch in a sunburst pattern, and another unusual porch at 93 Lucerne Crescent. The artistic theme in the area is illustrated by the William Frater house at 56 Lucerne Crescent and the William McInnes house (HO74): both significant artists in Australia.

Central to the residential estate is the Alphington State School which opened there in 1924, matching the intense inter-war housing development adjoining.

The small commercial and civic node in Heidelberg Road is complementary to this area as an indicator of the early rural origins of the Alphington district.

### **Main development period**

The main development period evident in the heritage overlay is that of the Edwardian and inter-war -periods, with a contribution from individually significant places of all eras.

### **Contributory elements**

Contributory elements include mainly (but not exclusively) some detached houses from the Victorian-era, detached houses from the Edwardian-era and inter-war, all set in garden allotments and having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- detached siting;
- painted or stained weatherboard, some face pressed brick and stucco wall cladding;

- unglazed terra-cotta Marseilles pattern tiles (Edwardian-era and inter-war), corrugated iron, with some slate roofing (Edwardian-era and Victorian-era);
- chimneys of face red brick, with capping course, or stucco finish with moulded caps or of matching face brickwork with corbelled capping courses;
- timber post-supported porch or verandah elements facing the street;
- less than 40% of the street wall face comprised with openings such as windows and doors, framed as single vertical rectangles or groups of vertical rectangular frames; and
- front gardens, bordered by low front fences, typically of timber picket, or wire fabric, random stone or matching brick pier and panel for inter-war.

Contributory elements also include public infrastructure, expressive of the inter-war and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths, median strips.

***How is it significant?***

The Alphington East Residential Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Alphington and the City of Yarra.

***Why is it significant?***

Alphington East Residential Heritage Precinct is significant:

- as a residential enclave, physically contained by the early transport route of Heidelberg Road and the natural barrier of the Yarra River, which was built up in the late Victorian-era and early 20th century as consistent and well-preserved house groups in the Italianate, Federation and Californian Bungalow suburban styles, differing to most other parts of the City by their garden setting and deep garden setback;
- for the distinctive street layout arising from Manning's early Alphington village subdivision, with its curving base in the form of Roemer Crescent at the Yarra River; and
- for the artistic associations of the area as the chosen domain (along with the adjoining Ivanhoe and Heidelberg areas) of many prominent artists and businessmen linked with art and artisan pursuits from the late 19th and early 20th centuries.

**References:**

Butler, G 1981-1983. 'Northcote Urban Conservation Study'

Victorian Titles Office: Lodged Plans View Street Lodged Plan 7016, Yarralea- Lodged Plan 1731, 14251; Adams Street 1460, Constance, Lucerne- Lodged Plan 1068, Lodged Plan 23288, Lodged Plan 1731

# Alphington Village, Heidelberg Road, Commercial Heritage Precinct

Precinct map

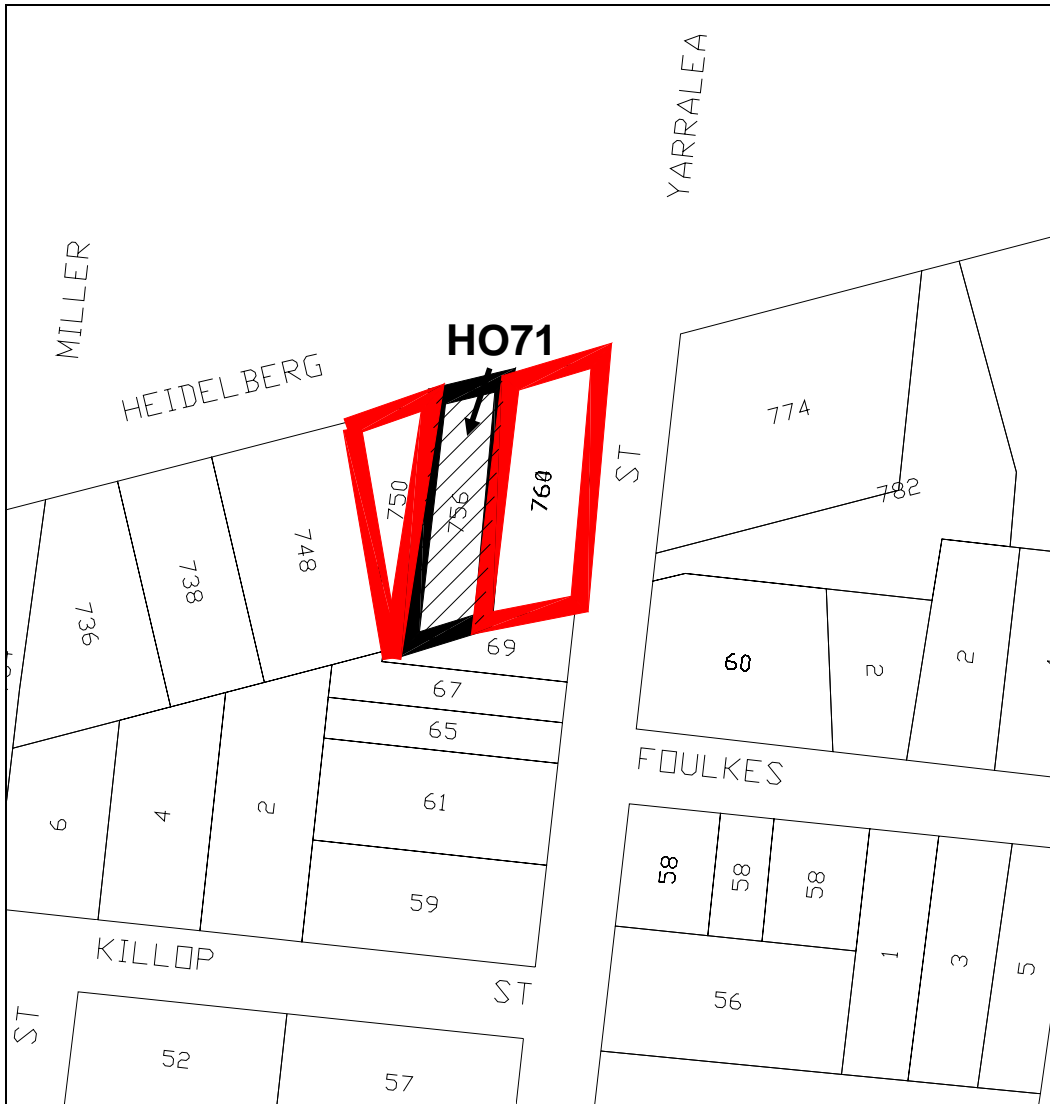


Figure 5 Indicative only Heritage Precinct map showing HO71 absorbed into a larger heritage precinct

**Component streets include:**  
HEIDELBERG ROAD

## Statement of Significance

### *What is significant?*

#### **Historical background**

The Alphington Village south of the Heidelberg road was created from Charles William Roemer's original Crown Portion 120, of 1840. The village of Heidelberg and later the Diamond Creek gold fields created heavy traffic along the Heidelberg Road, with the Heidelberg Road Trust formed to maintain coach and wagon access to, at first, the rich pastoral properties in the Heidelberg district (see Banyule). A bridge was constructed over the Merri Creek replacing the causeway, in 1854, and a timber bridge replaced the ford, at the Darebin Creek, four years later. A toll bar was erected under the aegis of the Trust, in 1847, at the Yarra Bend turnoff; the Heidelberg District Road Board replaced the former Trust, under the Central Roads Board, in 1854.

James Manning purchased the lot from the Sydney-based Roemer in 1841, completing the purchase in 1852. Two years later, William Montague Manning, who was Solicitor General of New South Wales, and James' brother, began selling village allotments along the Heidelberg Road and large pastoral lots near the Yarra River and the Darebin Creek.

Following the progress of the railway and its imminent connection to Melbourne, via Royal Park and Spencer Street station, two large hotels were constructed; one, the Tower Hotel (1892, HO72), replacing an earlier coaching inn and the other, The Grandview (1888), surveying the potential residential allotments of Fairfield Park. John Sharp Adams owned a store further to the east and Thomas H Bear leased out a wine shop to almost complete the Alphington village shops of the 1860s.

Joseph Brown's bakery (457 Heidelberg Road) of 1886 and the basalt former Methodist church (1859-) at 799 Heidelberg Road, associated later church building and the Edwardian and Victorian-era villas to the east (City of Darebin) formed the Victorian-era commercial and civic centre of Alphington and Fairfield.

#### **Specific history**

One of Manning's village allotments, and another lot, were sold to John Mason, in 1855, for £135 and some time in the late 1850s or early 1860s, the stone building at 756 Heidelberg Road was constructed as the core of today's commercial precinct. By 1863, Thomas King owned a butcher's shop and dwelling on one of these allotments, with a slaughter house and yards on the east, whilst Richard King owned a baker's shop to the west which was leased to Guest and Ball among others. Number 756 Heidelberg Road appears to have undergone improvements in 1865 and, in 1868.

King sold one lot to John Woolcock in c1879 but still operated the slaughter yard adjoining. Sam Whittaker took it in the 1880s; returning to Woolcock, or his executors, who leased it to butchers such as John Cogle, FK Vizard and Arthur E Wortley. William Eldridge tenanted the building in 1935, The shops at 750-756 Heidelberg Road and the former Methodist Church (1859-) are all that remain of the old Alphington Village of the 1850-60s. The inter-war shop

at 768 Heidelberg Road perpetuates the character of the earlier buildings and reflect the residential development to the south.

This small commercial precinct is located on the corner of Yarralea Street and Heidelberg Road and includes the mid Victorian-era two-storey bluestone shop & residence (756 Heidelberg Road, existing Heritage Overlay 71). The building at 756 Heidelberg Road is a two level coursed basalt shop and residence. It possesses a basalt cornice and three arched and keystone windows in the upper level; these are formed in bricks. A cantilever verandah and signs have been added and the shop-front and interior altered but the basic fabric of the building is clearly seen.

Having early Victorian, Edwardian and inter-war character, the Edwardian-era is seen in the shop pair at 750-754 Heidelberg Rd which is a refaced Victorian-era building, as expressed by the high simply hipped roof over both shops with its roof apex shaped as a base for a ventilator, masked by twin bow-shape Edwardian-era parapeted facades. Inter-war character is seen in the shops at the corner (760-764 Heidelberg Road) which have original shopfronts and a related parapet form.

The area is also associated with the adjoining Alphington residential area which exhibits similar growth periods to those expressed in the commercial cum civic area. The group is also associated with the other buildings in the Alphington village, across Heidelberg Road, that are in the City of Darebin.

### **Main development period**

The main development period evident in the heritage overlay includes the Victorian, Edwardian and inter-war -periods, with an added contribution from individually significant places of all eras.

- One-storey Victorian-era, Edwardian-era and inter-war shops with (but not exclusively):
- Typically living accommodation on the upper level or at the rear of ground level shops;
- Typically configured with no front or side boundary setbacks;
- Typically parapeted building forms with concealed pitched roofs;
- Typically stuccoed facades, with one stone façade, having simple trabeation and ornamentation;
- Typically cantilever awnings for 20th century buildings;
- Typically large display windows at ground level, with 20<sup>th</sup> century shops having metal framed (brass, copper) shopfronts with tiled plinths, and recessed entries.

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

The Alphington Village, Heidelberg Road, Commercial Heritage Precinct is **historically** significant (National Estate Register Criteria A4) to the locality of Alphington and the City of Yarra.



***Why is it significant?***

The Alphington Village, Heidelberg Road, Commercial Heritage Precinct is significant to the City of Yarra;

- for its symbolism of the key phases of Alphington's development from the very earliest development in this northern part of the City, as once isolated in a rural farming landscape as a village centre to the former Heidelberg coach road, to the inter-war period when most of the adjoining residential areas were built up;
- as a distinctive form of commercial development with in the City of Yarra, unlike other contemporary commercial strips most of this group was once isolated in a largely rural farming landscape as a village centre rather than part of an urban subdivision such as in Carlton, Fitzroy or Richmond.

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# Balmain Street Cremorne Heritage Precinct

## Precinct map

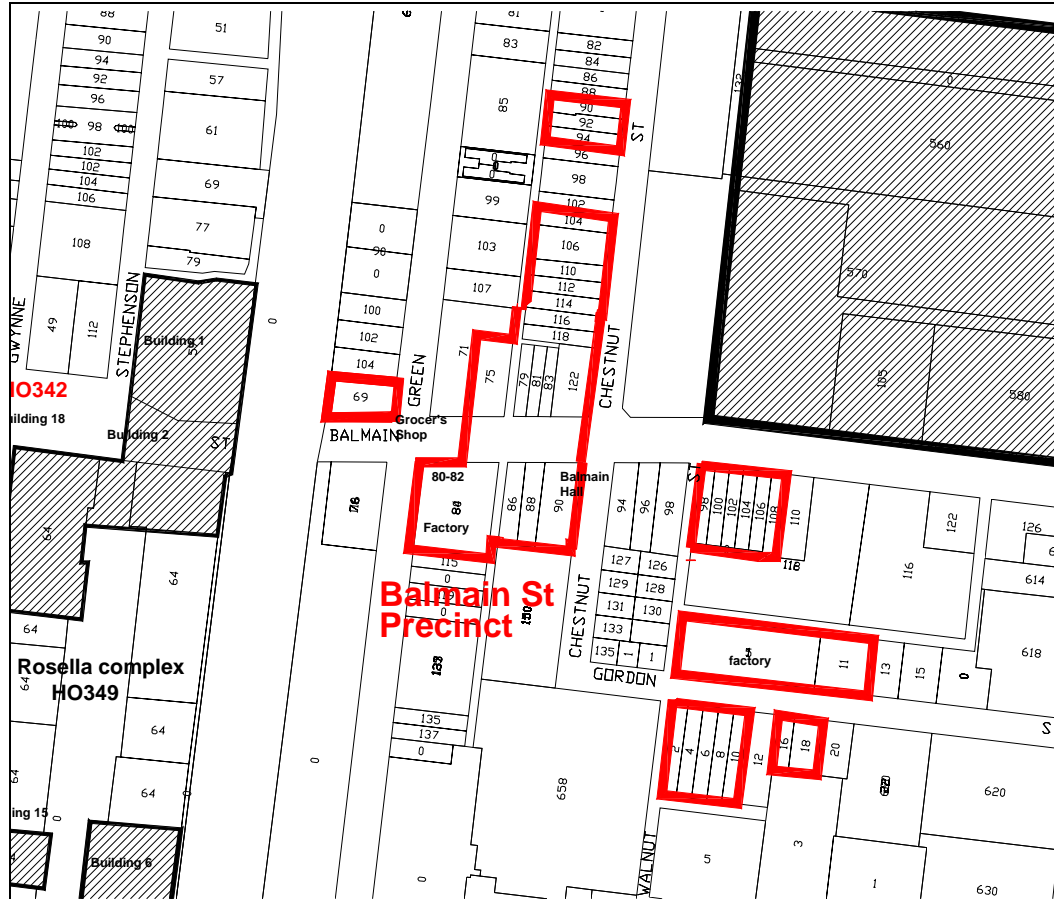


Figure 1 Indicative Heritage Precinct map

### Component streets include:

- BALMAIN STREET
- CHESTNUT STREET
- GORDON STREET
- GREEN STREET

## Statement of Significance

### What is significant?

#### Historical background

(The following historical background was derived from the Richmond Conservation Study 1985)

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and

Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development

appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a

perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

#### ***Cremorne's development***

The Crown Portions (CPs) making up the Cremorne area (CPs 1-6) were sold in 1846 and 1849, forming long slim potentially agricultural lots between Swan Street and the Yarra River with the Government roads, Punt Road and Church Street, as the west and east boundaries. Green's 1853 plan shows the Cremorne Gardens and Cremorne Street as early signs of development in south Richmond. The Balmain Heritage Precinct is located in CPs 5 and 6, sold respectively to John Robert Murphy and Frances Dawe Wickham in 1849.

Providing the name for this locality, the Cremorne Gardens were located within the boundary formed by Cremorne, Balmain, the Yarra River and the later railway line (now redeveloped as housing and the vast Rosella site). The gardens were founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853 and opened his pleasure gardens, named after the Cremorne Gardens, London. The gardens were located south of Swan Street between Cremorne Street, the railway line and the Yarra, and consisted of extensive ornamental planting, pavilions, grottoes and bridges. A later development of part of Cremorne Gardens was the Cremorne Lunatic Asylum, with some of the asylum cottages remaining in Balmain Street after the asylum's sale with Bent's Cremorne estate of 1885. The legacy left by the Gardens was large land areas that allowed industrial development sites in the early 20th century.

The advent of the two railway routes across the north and down the centre of Cremorne in 1857-8 meant that the locality was physically bisected and detached from other Richmond urban groupings from the 1850s, with its own identity and public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished). Aided by estates like Murphy's Paddock from the 1870s and Tommy Bent's Cremorne 1885 estate, on part of the old Cremorne Gardens site, the Cremorne area developed as an area of modest workers' housing in the late 19th century. MMBW plans from 1895 show that the area was not yet fully developed, with industrial development taking the place of some housing as well as some remaining agricultural uses. Near the peak of Cremorne's early development phase, just after the turn of the century, the area had its grandly titled but modest terrace rows.

This precinct has remnant row house groups from an area which was once densely developed with similar houses. There were also corner shops and hotels such as the Cherry Tree at the Balmain and Stephenson Street's corner.

#### ***Cremorne Industry***

By 1900 the 20th century the character of South Richmond had changed from riverside rural and residential to industrial and residential. Cremorne became

industrialised, the premier landmarks including the nearby Rosella jam and sauce factory, Bryant and May, the Union Brewery and the Cremorne Brewery. Collectively they establish the historic identity of Richmond and the Cremorne area, in particular, as a nineteenth and early twentieth century industrial working class suburb. This precinct has some significant early 20th century industrial sites and is north of the major New Australian Electric Lighting Company power station in Oddy's Lane.

### ***Murphy's Paddock estates***

This precinct was part of 'Murphy's Paddock' in 1875 sold at auction by CJ & Thomas Ham at 3pm Saturday 27 November. The Crown Grantee and brewer Robert Murphy, who also developed Crown Portions 7&8, launched his estate in CP5 using rural metaphors as street names such as Green, Chestnut, and Walnut. The estate was set out by architect, Michael Egan, north of Balmain Street with around 148 house lots (Lodged Plan 214) and sold as 'The Centre of Town', close to the railway and Yarra Park. Then the Hobson's Bay & Brighton and Hawthorn railways were on the same level as the estate and equipped with level crossings: they effectively contained the estate on the north and west. Some of the row houses in this precinct come from that first sale era.

A later estate in Murphy's Crown Portion provided allotments for development south of Balmain Street, being some 70 Building Allotments (residential) sold by Alfred Bliss in 1881. The area was described as within 7 minutes walk of the railway station and on 'high and dry' well drained land fronting formed and metalled roads.

### ***Description***

Located east of the old Cremorne Gardens site, the large Rosella industrial complex and the elevated railway line, the Balmain Street Heritage Precinct hinges on some key buildings including the significant corner grocer's shop & residence at 69 Balmain Street and Balmain Hall at number 90, with associated largely Victorian-era residential development grouped nearby with some key Edwardian-era sites such as Olinda at 75 Balmain Street. Nearby and to the south are large and significant industrial buildings from the Edwardian-era or inter-war that relate visually to traditional Victorian-era factory construction while providing new architectural detail, including the former Nuttex margarine factory in Gordon St. Opposite this example is another row of Victorian-era row houses, where factory workers may have resided over its tenure.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) mainly small Victorian-era and Edwardian-era houses both attached and detached, with a contribution

from well preserved examples from the immediate post First-War era, with houses having typically:

- Pitched gabled (mainly inter-war and Edwardian-era), hipped (mainly Victorian-era) and parapeted (Victorian-era) roofs,
- One storey wall heights,
- Weatherboard, face brick and stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco or face brickwork finish (with moulded cement caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Small front gardens, bordered by low front fences, typically of timber.

Contributory elements also include:

- A Victorian-era corner shop & residence;
- Large well-preserved inter-war factories;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths

***How is it significant?***

The Balmain Street Cremorne Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Cremorne and the City of Yarra.

***Why is it significant?***

Balmain Street, Cremorne heritage precinct is significant:

- One of the late nineteenth and early twentieth century residential areas surviving in the former City of Richmond, south of Swan Street, embodying the early development history of Cremorne as a locality;
- For the relatively good integrity to the Victorian and Edwardian-eras of individual buildings and groups, including houses, a shop and the significant Cremorne Hall;
- For the uniformity of expression of this period with modest almost entirely single-storey, workers' houses and corner shops, built of similar materials, with a similar scale, form and setbacks - the small scale and density of the housing stock being typical of 19th and early 20th century inner suburban life, and as a residential complement to the adjacent significant large industrial complexes that developed through the same period nearby on the river flats;

- As an expression of the large Murphy's Paddock estates that gave the area its arboricultural street names; and
- For the individually significant and well-preserved factories from inter-war and earlier.

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# Bromham-Risely Street, Richmond, Industrial Heritage Precinct

Precinct map

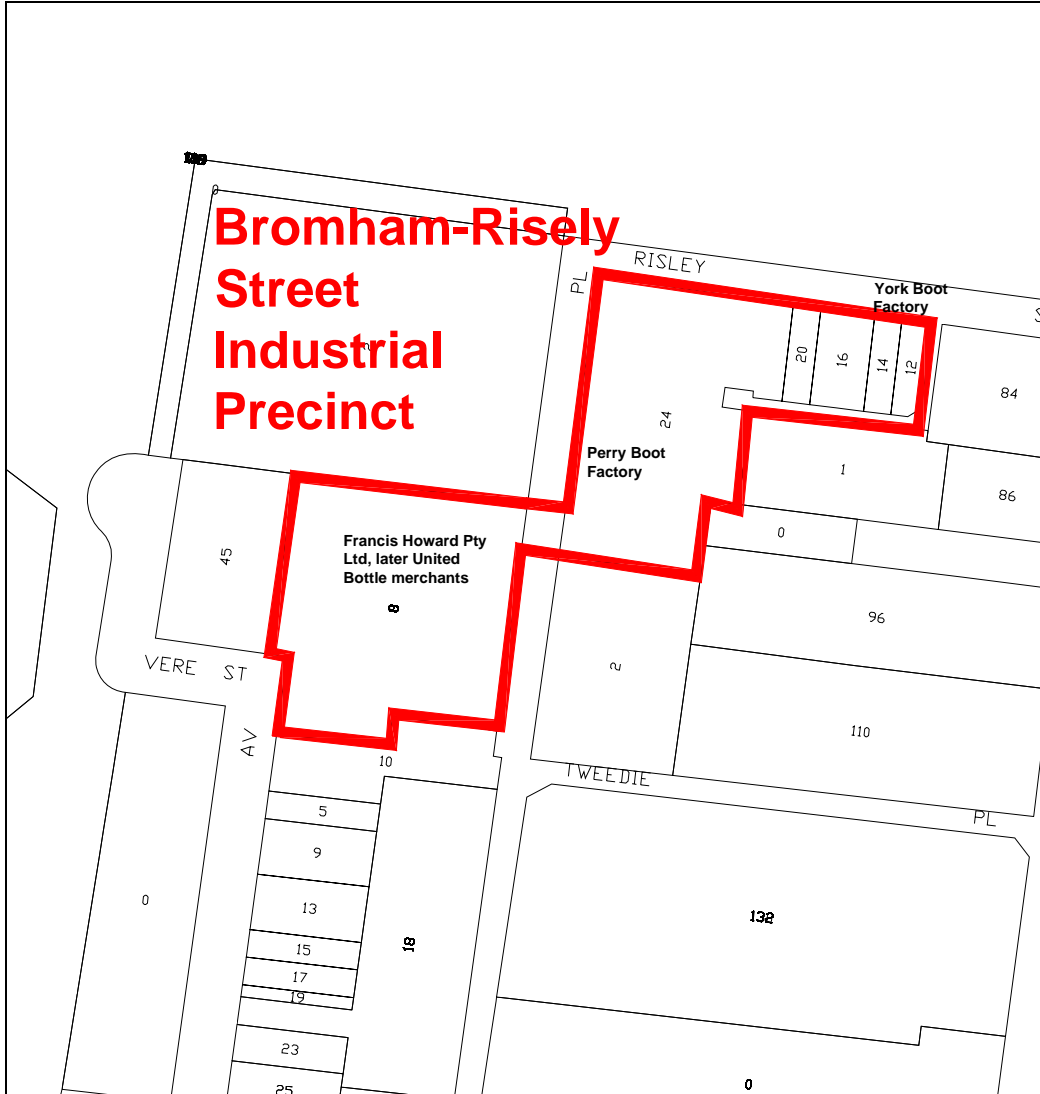


Figure 1 Indicative Heritage Precinct map

**Component streets include:**

BROMHAM PLACE

RISLEY STREET

## Statement of Significance

### *What is significant?*

#### **Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

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### **Specific history**

This area arose from the sub-division of Crown Portion 39, sold in 1839. The L-shaped street (Brougham, later part Tweedie) that bordered a future housing estate had been shown on maps as early as 1853. The 1855 plan showed houses on large lots on Highett Street and a large holding facing Church St, another at the centre of the block and a small housing estate along Rule St, at the south-east corner, but the rest was paddocks.

As part of Richmond's gradual change from residential to industrial heartland, a small estate was created south of Risley St, north of Brougham (now Tweedie) and west of Church St, as laid out in 1885 by surveyors, Bruford & Braim of Chancery Lane. When the estate was created there were still large houses fronting onto Church Street and Highett so of the 41 house lots, larger areas faced Church Street with smaller 24-25 feet frontages onto Risley and Salisbury Street (Lodged Plan 1179). Over time, this was to change to large factory lots with only house lots in Risley Street remaining.

The MMBW plan 1047, 1050 of 1898-9 shows the area dominated by the mansion Erindale and its spacious grounds. North of Risley Street were rows of houses that have since been replaced by the Victorian Housing Commission development. Most of the existing large factory blocks had not been built at that time but, in Risley Street at the west and east end, are factories; one at the Bromham Place corner is 'boot factory'. Opposite was a long row of small houses.

### ***H Perry Boot Factory***

The 'boot factory' shown was on land acquired by Mary Lynch of Garfield Street, North Richmond widow in 1888 who appears to have financed construction of the building at 24 Risley Street with the North Melbourne and Carlton Permanent Building and Investment Society in 1889, leading to occupation of the site in 1891. James Telfer of Hawthorn, a horse dealer purchased the site in 1901, leading to the long tenure by the Perry family: Herbert Perry of Risley Street Richmond, Boot manufacturer 1906 and H. Perry & Co Limited of 24 Risley Street Richmond 1920.

By the 1920s Vere Street and Belgium Avenue, Hope and Hopkins Street all ran north off Highett St, with the large internal blocks as prime locations for large scale industry, in place of the paddocks of the 1850s. The H Perry Boot Factory was listed at the corner of Risley and Bromham Place and to the east of that was the York Boot factory at 14 Risley.

During the Great Depression of the late 1920s, Perrys were well placed:

*"Knowing the difficulty of the times passed through we feel extremely pleased with the year's business" said the acting chairman of H. Perry and Co. Ltd, boot manufacturers (Mr. George Sallinger), at the annual meeting of shareholders of H Perry and Co. Ltd. held yesterday at the factory, Risley Street, Richmond. Mr Sallinger added that, there were indications of a rapid recovery in trade. The company had plans for an extensive advertising campaign for its Stafford footwear.*

H Perry & Company Ltd created headlines soon after WW2 with a strike by their 150 workers because of a wage claim. The Perry company countered with a claim that they were prevented from raising wages because of the wartime National Security Regulations.

### **York Boot factory**

James Nation, Robert Gamlin and Alfred Nation, contractors, of Flinders Land Melbourne had acquired sites in Risley Street in the 1870s and sold part of their holding to the industrialist, Barnet Glass who then sold this site to The Melbourne Mootzos and Cooperative Association Limited in 1888. The two storey factory block at 14 Risley Street (York Boot factory) appears to have been built at this time with finance from the Cohen brothers and later the Modern Permanent Building and Investment Society. Early last century, Benjamin Aarons of Risley Street, Richmond boot manufacturer became the proprietor of the factory, remaining so until his death in 1943.

Like the Perry works, the York Boot Factory Pty Ltd also had some notoriety when the factory caught fire in 1933: the owner, Mr B Aarons thought the damage bill was about several thousand pounds. His son had noticed thick smoke shortly after the men had left for the day, with the upper level of the one and two-storey brick building aflame. The doors were forced because they had been barricaded against 'factory breakers' - a common crime in the depression era. The fire affected the stock in the first level cleaning room and machinery in the cutting and finishing rooms, ground floor. Thirty or forty men were unemployed because of the fire.

### **Francis Howard Pty Ltd**

The north section of Bromham Place was called Rochdale Street with factories at the north tip fronting onto Ross St. The vast factory complex at the north end of Bromham Place (8) was Francis Howard Pty Ltd, later the United Bottle Merchants Company Pty Ltd, in 1920, later storage in the 1950s. In 1921 Howard Pty Ltd were involved in landmark legal case over fitness for purpose of products (H Beecham and Co Pty Ltd v Francis Howard and Co Pty Ltd [1921] VLR 428).

### **Description**

The Bromham-Risley Street Industrial Heritage Precinct is dominated by large Victorian-era and early 20th century factory complexes of one to three floor

levels: most with a gabled parapet facing the street, with corrugated iron clad roofs behind, and all constructed from face red brickwork with small rectangular window openings lining each level (originally double-hung sash windows). Two of the former bottle works buildings have large and distinctive lunettes in the upper gable ends, divided into multi-pane glazing. Many of these buildings have been converted to apartments but retain the strong industrial character of the area. On the opposite side of the street is an inter-war saw-tooth red brick building backing onto the large Victorian-era Perry Boot Factory complex at the Risley Street corner; a faded sign on the south end of the Perry complex states 'Custom Carpets'. The Risley Street buildings are a lesser scale but share the visual character.

Most of the identified sites are either contributory or significant in the precinct.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian-era and inter-war, with a contribution from individually significant places of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) mainly large Victorian-era and inter-war factory complexes having typically

- Pitched gabled roofs,
- One to three levels in height, Red brick walls; Corrugated iron roofing;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

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

The Bromham-Risely Street, Richmond, Industrial Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of and the City of Yarra.

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

Bromham-Risely Street Industrial Heritage Precinct is significant to the locality of Richmond:

- for the strong expression of austere industrial architecture from early in the late 19th and 20th century which is expressive of the boom experienced by local manufacturing in the 1880s and after Federation;
- as including some of the major early boot and shoe factories surviving in Richmond; and

## References:

Richmond Conservation Study cites:

1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
4. Curr, E.M. 'Recollections of Squatting in Victoria', Melbourne, 1883, p.14.
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10. Grant & Serle, op. cit. p.13.
11. Casey, Maie, 'Early Melbourne Architecture', p.117.
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13. Municipal Map, drawn by John Steel Magee, 1855.
14. Lands Dept. map surveyed by James Kearney, 1855.
15. Lewis, Nigel Development of Richmond into an Urban Area and Social Structure.
16. Grant & Serle op. cit. p.77. \_
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Also

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Whitehead & Co., E. 1874 'Map of Melbourne and suburbs compiled and published by E. Whitehead & Co'.

Allen & Tuxen 1888 Map of Melbourne and suburbs by Allen and Tuxen. •

Untitled Map of Richmond c!921

D1920, 1953, 1974

'Argus' 22/6/1945; 16 August 1928; Thursday 16 March 1933; 'Argus' (Melbourne, Vic.)  
Wednesday 14 September 1921

# Church Street North, Richmond, Commercial Heritage Precinct

Precinct map

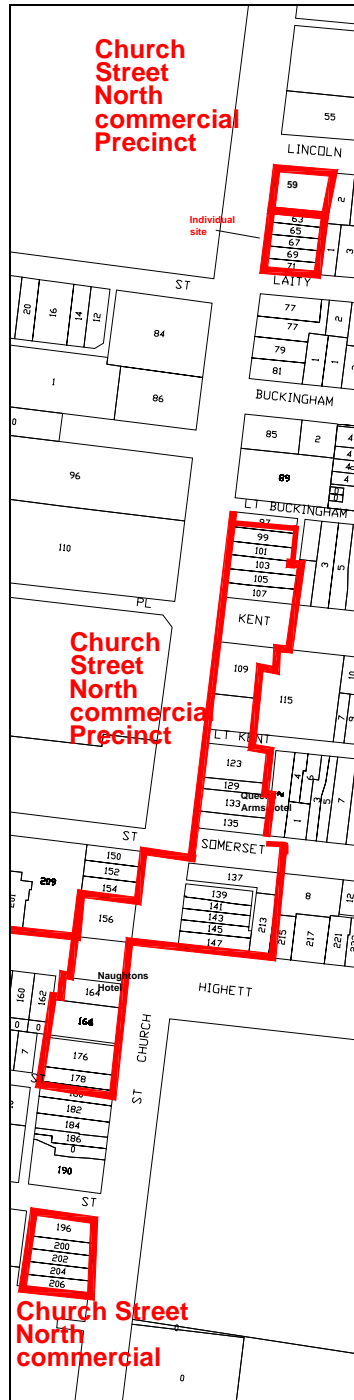


Figure 1 Indicative Heritage Precinct map



**Component streets include:**

CHURCH STREET  
HIGHETT STREET

**Statement of Significance**

*What is significant?*

**Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials,

Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

Among the largely undeveloped Crown Potions in this area seen in Green's 1853 Map, was a dense subdivision in Crown Potion 40 with Buckingham (and Lt Buckingham), Kent (and Little Kent) and Somerset (and Little Somerset) Streets as indicative of a very early node of residential development. The area follows the pattern of Richmond's historical development where commercial and residential development commenced at or near the north-west corner of the City, close to Melbourne town and early transport links. The commercial development there predated the effect of tramways down Bridge and Swan Streets that redirected development to those streets.

This precinct is part of an early subdivision was created by John Huggins prior to the 1850s, Huggins being formerly of Tooley-street, London. Hence some of the remaining houses (see Highett Street Heritage Precinct) and the commercial building along Church Street are from the early Victorian-era, providing an earlier commercial concentration than most other streets in Richmond. The 1855 plan shows only a thin scattering of buildings on the estate with a land sale handbill of 1858 that promoted allotments in the area then owned by investors Westgarth, Ross & Company. Most sites on the estate were developed by the creation of the MMBW detail plan of the area in the 1890s.

Historically important sites in the Heritage Precinct are the early hotels in Church Street, located at or near the corners of Lincoln, Highett, Somerset and Kent Streets. These include the Earl of Lincoln from c1878, the Prince of Wales Hotel, run by Wooton in the 1890s, Mrs Williams in the mid 1890s, and Michael Callanan in the early 1900s, sited on land first acquired by Robert Monarch. Other early hotels are the former Queens Arms Hotel and Bristol Hotel (1862), located at or near the Somerset Street corner, and James Naughton's Hotel (c1875-1884) at the Highett Street intersection: all as an indication of how important this area was as an early residential estate with numerous associated gathering places.

Associated with these early hotels are the other Victorian-era commercial buildings that adjoin them and complement them from sites in Church Street south of Highett Street, including the Halls Buildings row and former music

teacher's house, all from 1886 (200-206 Church Street). Nearby is the former house of James Lentell, rate collector and house agent, built in 1878.

Built on the site of a timber yard, the S. Andrewartha Showrooms (mantle piece maker, later furniture) was another phase of development of this strip. It was erected for the firm Andrewartha Furniture Manufacturers, established by 1900 in Richmond and well known in the furnishing field with occasional dramatic references in the Melbourne newspapers. S. Andrewartha was reported thus in 1923:

***MISHAP AT FLINDERS STREET STATION ENTRANCE.***

*Proceeding along Flinders street toward, the Spencer street railway station yesterday morning, a van, carrying mantelpieces and grates from the factory of Mr. S. Andrewartha, furniture manufacturer, of Kent street, Richmond, suddenly collapsed, through the rear axle snapping. One of the back wheels ran on for a distance of 50 yards. Except for slight bruises on the leg, William Playdell, the driver, who was thrown to the road, was not seriously injured.*

**Description**

This largely commercial precinct is located around the Church and Highett Streets intersection with a strong representation on the east side of Church Street as far north as the Earl of Lincoln Hotel at the Lincoln Street corner. The precinct borders on the early residential subdivision around Kent and Somerset Streets and in addition to the mainly Victorian-era commercial buildings there is some contiguous and contemporary residential development that contributes to the period expression.

An individually significant Victorian-era row house and shop group, proposed as a separate heritage overlay, is located at 63-71 Church Street and provides a strong contribution to this precinct.

The precinct character is typically two-storey with a parapeted street façade with splayed corner entries. A two-storey parapeted shop row occupies the north corner with Kent St, with the south corner occupied by the Prince of Wales Hotel. Another two early hotels are the former Queens Arms and Bristol hotels, typically sited at or near the corner of Somerset Street. The Bristol Hotel has a well proportioned and detailed elevation to Somerset Street with banded rustication, quoins and finely worked bluestone base. These buildings are echoed in the former Naughton's Hotel at the south-west Highett Street corner.

At the north-east corner is a motor garage, once run by the Mather family, styled in a Moderne manner: this building is not related to the main theme of the Heritage Precinct but is a well-preserved inter-war example of an increasingly uncommon building type. Opposite is the former James Jones general store that has also been used as a motor garage by the Mather family: this has an early Victorian-era gabled form that relates to the precinct but has been altered.

The gabled red brick form of the S. Andrewartha Showrooms is a large and significant inter-war building in the precinct, at the Little Kent Street corner, with neo-classical detailing executed in cement. Further south is the significant former James Lentell building, at 178 Church Street, with adjoining Victorian-era housing. Designed with Tudor stylistic characteristics, the building has diamond pattern brick-panels and window-spandrels, with incised

render-decoration on the façade and an intact timber shopfront, with splayed entry, with glazed doors.

Another Victorian-era shop & residence row, Halls Buildings, lies to the south at 202-206 Church Street, along with the house at 200 Church Street; all sharing the typical parapeted two-storey Italian Renaissance Revival form seen elsewhere in the precinct.

The Heritage Precinct adjoins and complements' the proposed Highett Street residential precinct and the existing Bridge Road Heritage Overlay Area.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian era, with a contribution from well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) typically two-storey Victorian-era shops and residences:

- Most with living accommodation located on the upper level or at the rear,
- Configured as continuous building rows with no front or side boundary setbacks;
- Typically parapeted in form with concealed pitched roofs;
- Typically with vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;
- Typically with stuccoed facades having simple ornamentation and trabeation derived from Italian Renaissance architecture and also the Edwardian-era (pressed red brick);
- Once typically with post-supported street verandahs, timber and iron construction, with cantilever awnings for 20th century buildings;
- Once typically with large display windows at ground level, with recessed tiled or stone paved entries, also some metal framed (brass, copper) shopfronts for early 20th century buildings.

Contributory elements also include:

- Landmark inter-war commercial buildings such as the S. Andrewartha Showrooms
- Traditional street elements such as bluestone pitcher crossings, kerbs, and gutters, cast-iron grates, and asphalt footpaths.

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

The Church Street North, Richmond, Commercial Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

Church Street North Richmond Commercial Heritage Precinct is significant to Richmond and the City of Yarra:

- recognisable as one of the early commercial areas in Richmond before the tramlines down Bridge Road and Swan Street in the 1880s boosted the development of those commercial strips in preference to the Church Street area;
- expressive of Richmond's early development patterns, with commercial and residential growth commencing in the north-west corner of the locality close to Melbourne; and
- includes some key long-term public buildings in the form of five former or existing hotels, as well as some major commercial buildings such as the S Andrewartha show room.

**References:**

Richmond Conservation Study cites:

1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
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Also

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Victorian Titles Office: application 69659a

SLV: Cole Collection: V3: 32

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## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Whitehead & Co., E. 1874 'Map of Melbourne and suburbs compiled and published by E. Whitehead & Co'.

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Untitled Map of Richmond c1921

Sands & McDougall Directory of Melbourne & Suburbs of 1880, 1904, 1920, 1953, 1974

# Cole's Paddock Estate, Richmond Heritage Precinct

## Precinct map



Figure 1 Indicative Heritage Precinct map

### Component streets include:

- BENNETT STREET
- BUCKINGHAM STREET
- COLES TERRACE
- DAVISON STREET
- GARDNER STREET
- LESLIE STREET

## Statement of Significance

### *What is significant?*

#### Historical background

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

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### **Specific history**

This Heritage Precinct arose from the development of Crown Portion 44, first sold in 1849 to John Robert Murphy who was also responsible for the gradual development of the Cremorne and Richmond South area (Crown Portions 5, 7&8). Murphy was also a well known Colonial brewer whose business was in Melbourne and residence in Street Kilda Rd. The Richmond working class residents would favour Murphy's beer while occupying his many developments in the City.

Shown as vegetation on the 1855 plan of this area, Coles Paddock was linked with Thomas Cole's famous Richmond Nursery located further east along Victoria Street on the Yarra, at the site of the later IKEA development.

*In 1847 Thomas purchased land with a Yarra River frontage at Burnley where he established an orchard and nursery. According to E. E. Pescott, Cole issued his first catalogue from the Richmond Nursery in 1850, making it one of the earliest produced in Victoria. He took a keen interest in the horticultural progress of the colony and was a prime mover behind the establishment of the Horticultural Society of Victoria's experimental garden at Burnley.*

*...He drew on his long horticultural experience—then unparalleled among fellow colonists—in his book Cole's Gardening in Victoria (1860). Besides monthly notes on the kitchen, fruit and flower garden, Cole included authoritative remarks 'On Selecting Fruit Trees', and much of interest regarding garden design. He recognized the futility of large expanses of lawn in oppressive Australian summers but was generally little concerned with questions of garden styles. He was careful and cautious, even conservative, in outlook and in the pages of the Yeoman and Australian Acclimatiser he clashed during 1863 with the progressive agriculturist Josiah Mitchell over the question of exhaustion of soils.*

*In 1862 Cole leased the Richmond Nursery to his son John Charles (1838-1891), who specialized in fruit trees and vines and supplemented the rapidly urbanized site in the mid-1880s with a generous land selection at Fern Tree Gully (Belgrave), which he named Glen Harrow. Another of Thomas's sons, Rev. Thomas Cornelius junior (1836-1879), was also active in Melbourne horticultural circles. ... (Australian Dictionary of Biography)*

Coles Paddock was marked as a large vacant area on the MMBW Detail Plan in the late 1890s with a single row of 6 houses fronting a circle off Victoria Street called Cole's Terrace (between Leslie and Davison Streets). Lawyers, Malleon & Company lodged a plan of subdivision for the paddock in 1907 as

declared by George Kelly. The estate (Lodged Plan 4842), with Leslie and Davison as the two north-south streets, contained some 71 house lots, each typically 66 feet wide with depths varying from 120 to 140 feet. Many of the lots facing Burnley Street have since been consolidated to form, larger development tracts while those facing Victoria Street were divided and consolidated for commercial use. Bennett Street was formed as Lodged Plan 5419, with 38 house lots of 44-40 feet frontage and commercial lots onto Victoria Street of 23-33 feet, as approved for lodgement in 1911. JN Kelly of Fitzroy Street, St. Kilda was the surveyor.

A land sale handbill from January 1911 promoted some 44 Building Allotments in Bennett Street, as part of 'that fine block of land known as Cole's Paddock', suitable for shops (in Victoria Street), villas and cottages. It was also close to the Victoria Street tramway terminus at the Yarra River and had the following unparalleled attributes:

*It is the only unsubdivided land in Richmond  
It is within 2 miles of the G.P.O.  
it is right on the Victoria Street Cable Tram running into Collins Street.  
It is close to the shops in Smith Street  
It is the centre of a Large Population, and must increase in value.*

As a result of this subdivision, the houses built on the paddock are largely from the Edwardian-era with some inter-war. Among these are some individually significant Edwardian-era residences with picturesque roof forms and distinctive verandah detail. Davison Street has the best groupings from this era but as with other streets, there are large unrelated flat blocks from the 1960s onwards, interspersed.

For estate agents, the Coles Paddock estate was an evolution from the long-running Heart of Richmond Estate, a catch-phrase used in land sales from the 1850s, and land here was sold in the 1920s as both the Heart and Coles Paddock by agents Coghill & Haughton:

*THIS SATURDAY, MARCH 10.  
At Three O'clock. in a Marquee. On the Land,  
HEART OF RICHMOND ESTATE,  
Corner of VICTORIA and JOHNSON STREETS. RICHMOND.  
60 VILLA ALLOTMENTS. 60.  
THE SUBDIVISION OF COLE'S Paddock.  
Only 2. 1/2 Miles from the G.P.O.  
Foresight Has Been Displayed in the Lay-out of This Estate, the Surveyors Bearing in  
Mind That  
INVESTORS Will Erect Villas in Pairs for Letting Purposes, and the Requirement of  
the HOME BUILDERS Has Not Been Overlooked  
Made Road Frontages, Water, Gas. Electricity Light, and Sewer Main» Available  
The Estate is Being Offered on Behalf of the Original Owners.  
E-A-S-Y T-E-R-M-S.  
£5 DEPOSIT, 20/- MONTHLY.  
Interest 6 Per Cent., Payable Quarterly. Residue in 5 Years.*

By the First War, Richmond's population had peaked after a long steady rise from the 1840s: this precinct represents part of this final surge of development.

The Coles Paddock Estate, Richmond heritage precinct is largely comprised of detached weatherboard or red brick clad Edwardian-era and inter-war houses set out on three main north-south streets: Bennett, Leslie and Davison. The estate also includes house and shop lots in Victoria Street. Among these detached houses are some Edwardian-era house rows or pairs. Typically houses are designed in the Federation (see 1 Davison Street) or Californian Bungalow styles, with some houses showing the transition between the two styles (see 48 Bennett Street). Gomer Terrace is one example of a Victorian-era house row in the precinct close to Buckingham Street and just outside of the Cole's Paddock Estate's southern border but complementary to its character.

Typically, the streets have rear right-of-ways that provide access to privies located at the rear of each block despite the Edwardian-era origin of the development, after the connection of the MMBW sewer to the area in the 1890s. Among these houses is recent unrelated development, such as flat blocks, but these have been largely excluded from the Heritage Precinct.

The area is one of the largest Edwardian-era house groups in the former City of Richmond.

#### ***Key sites***

Key buildings in the area include the Edwardian-era houses at 36 Bennett Street (a well composed design with distinctive timber decoration including gable strapping, verandah fretwork and posts) and 8 Leslie Street, with their distinctive verandah form, including the uncommon crown verandah; 1 Davison Street with its distinctive verandah detailing (part of a significant Edwardian-era group, with similar timber verandah fretwork); 35 Davison Street with significant verandah and eaves details; and the large brick house at 16 Leslie Street with its twin gabled wings. The public infrastructure is typical of the Edwardian-era, such as stone pitched lane paving, stone kerbs and channels, and asphalt paved footpaths

#### **Main development period**

The main development period evident in the heritage overlay is that of the Edwardian-era, with a contribution from well preserved inter-war buildings and individually significant places of all eras.

#### **Contributory elements**

Contributory elements include (but not exclusively) mainly Edwardian-era houses, with a contribution from well preserved residential examples from the immediate post First-War era, having typically

- Pitched gabled and hipped roofs;
- detached siting but some attached;
- One storey with some two wall heights,

- Painted weatherboard and red brick walls;
- Corrugated iron and unglazed Marseilles pattern terra-cotta tile roofing;
- Chimneys of matching face brickwork with corbelled capping courses;
- Post-supported verandah or porch elements addressing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Small front gardens, bordered by low front fences, typically of timber picket or wire fabric (inter-war);
- Public infrastructure, expressive of the Edwardian-era, such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

***How is it significant?***

Cole's Paddock Estate, Richmond Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

Cole's Paddock Estate, Richmond Heritage Precinct is significant to the City of Yarra and Richmond as:

- a relatively homogenous Edwardian-era house group that expresses the growth in the City of Richmond that accompanied new industrial development across the Colony after Federation;
- as an expression of the long-lived Coles Paddock area that remained free of construction over a long period because of its use in combination with Thomas Cole's important Richmond nursery; and
- for the groups of individually significant Edwardian-era residences with picturesque roof forms and distinctive verandah details.

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1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
4. Curr, E.M. 'Recollections of Squatting in Victoria', Melbourne, 1883, p.14.
5. 'Port Phillip Patriot', 7th February, 1842.
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8. Surveyor General's Office, 1853 Plan of Quarry Allotments. ^
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12. 'Garryowen', op. cit. p.24.
13. Municipal Map, drawn by John Steel Magee, 1855.

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

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Also

MMBW Detail Plan

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# Cotter Street, Richmond, Heritage Precinct

## Precinct map

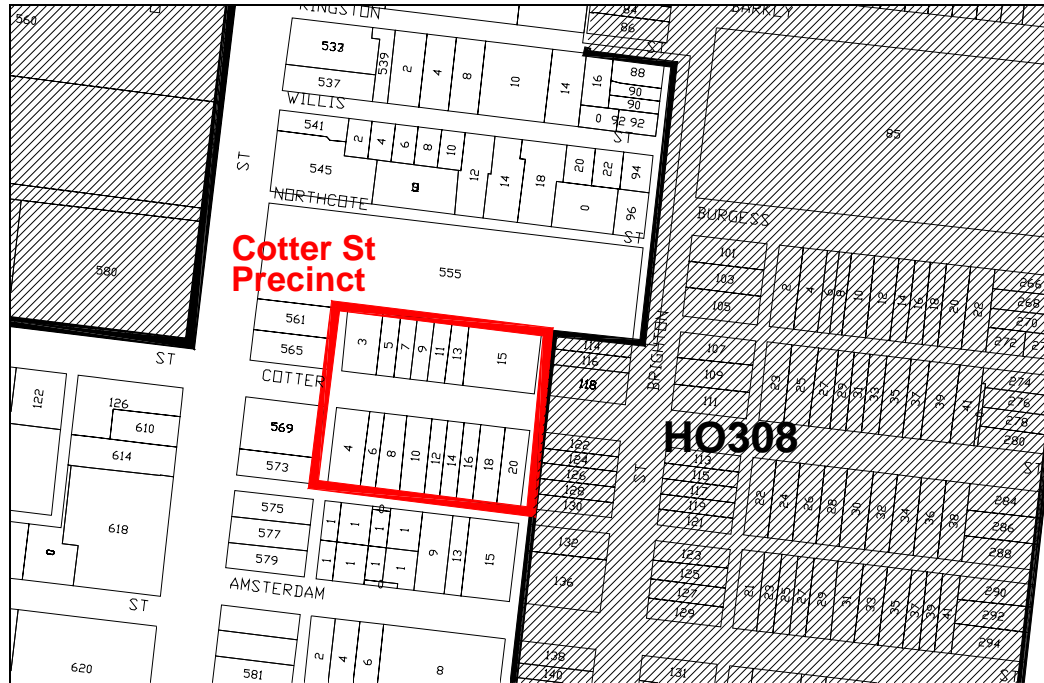


Figure 1 Indicative Heritage Precinct map

**Component streets include:**  
COTTER STREET

## Statement of Significance

**What is significant?**

### Historical background

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.



With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This part of Richmond was a suburban subdivision of the two Crown Portions, 7 (28 acres) and 8 (26 acres) Jika Jika sold in March 1849 to John Robert Murphy for £452 and £428 respectively. Murphy also purchased CP5 centred on Green Street, Cremorne. Portions 7&8 fronted the Yarra River and

adjoined the government road, Church St, on the east. Murphy sold a large number of allotments from his subdivision of the land over the period in the 1850s, the 1870s and in 1885. Streets such as Albert, James Rose, and Amsterdam already existed by the mid 1850s: the 1853 plan of Richmond shows a north-south main road on the border of portions 7&8 (Brighton St) and a small residential section including Amsterdam, Willow and Yorkshire Streets (off Church St, west of Brighton). The Melbourne Roll Plan of 1855 shows concentrations of housing around the Amsterdam group and the area containing Kingston to Northcote Streets. That part of CP7 and 8 north of Barkly Street was also densely developed. 'Hamburg' or Cotter Street was yet to be settled.

An 1858 land sale handbill of Suburban Lands shows Hamburg Street north of Amsterdam Street, with allotments laid out by the noted architect, Charles Laing, in a similar pattern to the existing. The lots were to be auction by WH Cropper in December and were located just east of the Government Paddock, later to become parklands; a suspension bridge was shown at the Yarra River crossing at the end of what is now known as Mary St.

Possibly in a bid to lure German former gold miners, streets in part of the estate were given German names by the 1850s, such as Hamburg, Frankfort, and Berlin. Hamburg is now the second-largest city in Germany after Berlin and the sixth-largest city Europe. These street names were changed during the First War with Berlin becoming Barkly, Frankfort became Burgess; and Hamburg became Cotter St. Ironically, when the grill cook, Alfred Crosby, left on the ship 'Hororata' to fight in the Great War during 1914 his address was still Hamburg St, Richmond, with the name change occurring in his absence. He returned August 1918 but his brother, Ben, was killed in action 1916. His neighbour, Herbert Wightman, a clerk, left on the 'Southern' in 1914 and rose to the rank of Corporal in the AIF. A student teacher, William Mephram, also lived in Hamburg St: he left for the war in 1918, aged 21.

Although surveyed and named in estate plans, Hamburg Street was not populated until the late Victorian-era, with directories in the mid 1880s listing only four persons at the east end near Mary St. However with land sales made by Murphy in the 1880s, the street was near full by 1890, reflecting the late Victorian-era boom in Richmond's population in the context of its development history. Murphy sold land on Hamburg Street to Henry Liddiard in 1885 who mortgaged his property to the Melbourne Permanent Building Society: they began selling house lots (with houses) to persons such as Geo Deslandes, Thomas Rowling, John Longley, Thomas Stripling, Fred Hayden, and Jens Appel, among others. The architects, Thomas Watts & Sons and Crouch & Wilson designed timber cottages for building societies in this area.

The MMBW plan from the 1890s shows the houses much as they are today, with verandahs hard on the street line, for houses on the north side, and a small garden space and then the verandah for those on the south side. In that period Ernest Franz Nitz, son of Johannes Ernst Julius Nitz and Wilhelmina Mathilde Ziesemer, was born at 12 Hamburg Street, Richmond, Victoria on February 24, 1893, with at least one of the residents' nationality apparently fitting the street name. However others who lived in this part of the street appear to have been typical of the rest of South Richmond in terms of

ethnicity with Joseph Benson, Henry Godfin, Thomas H. Goran, Mrs M Davies, William Smeaton, John Kean, F. G Curtis, Victor Canobblo, John Litehfield, Thomas J. Rowling (purchased his lot in 1885), George Rowe, Wm. F. Clarke, Joseph B. Keeling, Mrs Sarah Mitchell, and John Macfarlane. A later resident of the street was a Mr T Palmer, landscaper 'landscape pruning, and laying-out a specialty, illustrated estimates given': an indication of the market gardens that still occupied the old Cremorne site and other riverside locations in South Richmond.

This narrow street holds some 14 small weatherboard clad, late Victorian-era houses and as such provides a visually homogenous heritage place expressive of the boom period in Richmond's development in the 1880s, although most houses have been altered in detail. Stylistic attributes are limited but include the typical Italianate detailing used in this period, with decorated front verandahs framed in timber, shallow front setbacks, hipped corrugated iron clad roofs; three-light windows and four-panel doors. Most houses are single fronted except for numbers 8 and 10; the former having distinctive verandah detail. The south side of the street has basalt pitches while the north kerbing has been replaced with concrete: all footpaths are asphalt as traditional.

This Heritage Precinct is related to the adjoining HO308, sharing some of its development history, but this part of Cotter Street provides a concentration of one important decade of that development era, being the 1880s.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian era.

### **Contributory elements**

Contributory elements include (but not exclusively) small Victorian-era houses having typically

- Pitched hipped roofs,
- One storey wall heights,
- Weatherboard walls;
- Corrugated iron clad roofing;
- Originally with chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Small front gardens, bordered by front fences, typically once of timber picket;

- Public infrastructure, expressive of the Victorian eras such as stone pitched kerbs and channels, and asphalt paved footpaths.

***How is it significant?***

The Cotter Street, Richmond, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

The Cotter Street Richmond Heritage Precinct is significant to the locality of Richmond,

- for its contribution to the cultural value of the adjoining HO308 sharing some of its development history but, by way of distinction, providing a concentration of one important decade of that development era, being the 1880s which was Richmond's major growth era; and
- as a visually homogenous grouping of modest Victorian-era timber houses largely based on one standard design propagated by the Melbourne Permanent Building Society.

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'Argus' (Melbourne, Vic.) Monday 12 June 1916: 13

Victorian Titles Office: General Law application 490

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Untitled Map of Richmond c!921

D1904, 1920, 1953, 1974;

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Tenders wanted for wood villa, Berlin St., Richmond. 'Argus' 7.12.1885, p 10; Thos. Watts & Sons. Tenders wanted for 10 wooden cottages, Richmond for the Metropolitan Building Society.

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# Doonside, Richmond, Heritage Precinct

## Precinct map

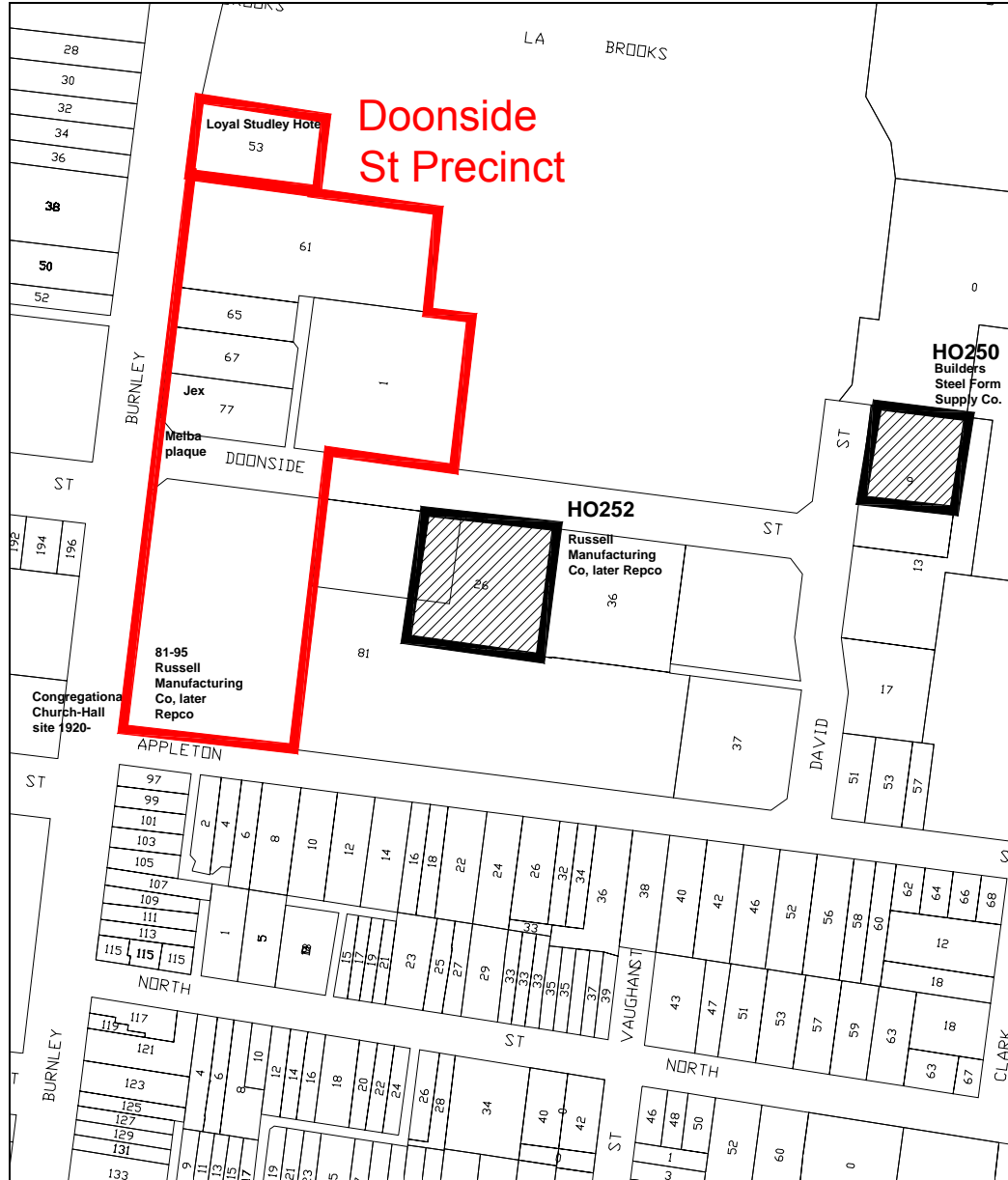


Figure 1 Indicative Heritage Precinct map

### Component streets include:

- BURNLEY STREET
- DOONSIDE STREET

## Statement of Significance

### *What is significant?*

#### **Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

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This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

Among the largely undeveloped Crown Portions in this area seen in William Green's 1853 Map, was a series of riverside structures on CPs 42-43, land sold to W. Burnley & D Lyons and EJ Brewster respectively, as agricultural lots in the mid to late 1840s. By the 1850s there were residential streets to the south, today's North, Crown, and Blazey Streets as indicative of an early node of residential development. The Melbourne Roll Plan 18 from the 1850s showed the Richmond Tannery on the river bank east of the Heritage Precinct, and Cole's Richmond Nursery and clay pits, as the nucleus of later industrial development that depended on river access. The Richmond Bridge and toll bar (on Bridge Road) were also nearby. The area was known as Yarraberg.

An early subdivision plan (Victorian Titles Office) shows the initial break up of the Crown Portion to builder and contractor David Mitchell (Burnley St, part north half), Edward John Burnley (south half of the portion, inheritor of William Burnley's estate) and others including John Clark and William Baker.

### ***Mitchell's Doonside***

The Doonside Heritage Precinct straddles Mitchell's and Burnley's allotments. David Mitchell married Isabella in 1856, daughter of James Dow, an engineer at Langlands Iron Foundry, and built the house Doonside, 75 Burnley St, at the corner of Doonside Street where subsequently a plaque has been set to mark the location of his daughter, Helen Mitchell's birth place in 1861 (later Dame Nellie Melba).

Tuxen's 1888 Map shows new tram car sheds in Victoria Street and the MMBW Detail Plan 1078 from 1902 shows the outline of David Mitchell's grand house, Doonside. At the back of his house and grounds was a large Timber Works and closer to the river an old brick kiln and Mitchell's Cement Works, with engine rooms, furnace and puddling mills. A vast clay hole ('Old Clay Hole') was to the north-east from the mansion touching the cement works on the north. Mitchell's complex had been burnt in 1888 but rebuilt, with a new production line of Adamant plaster and, in 1890, a Portland cement factory using lime from his Cave Hill property at Lilydale. On the Yarra River bank, at the end of Appleton St, was the large Colonial Tannery complex. Just

south of the Appleton Street corner with Burnley Street was a single row house pair.

### ***Jex factory***

Following from this early industrial use was a new wave of factory construction that did not depend on river access for drainage and water and instead faced main roads such as Burnley Street. Large holdings were subdivided into 50-56 feet wide lots fronting Burnley, Doonside and David Streets in 1931 (Lodged Plan 13552). Elliott Cairnes' survey plan from that era shows a line-up of industry as it was then along Burnley Street, with Ruwolt Engineering Works to the north on Victoria Street and then, going south, McPherson's Bolt Works, a house terrace in front of the first modest stage of Russell Engineering and the newly entered £14 paid for the later Jex Company site at the corner. New lots had been created along David and Doonside Streets and a chemical factory was shown at the Appleton David Street corner.

The Moderne style factory buildings that followed represented some iconic names in Australian products and retailing such as the Jex Steel Wool factory (branch office 77-79, head office at Box Hill). The Melbourne daily '*Argus*' newspaper of January 1938 described the new Jex factory as the work of architect, Eric C. Beedham of 422 Lt. Collins Street and published a photograph of the exterior. This article was later placed among the Royal Victorian Institute of Architects press cuttings archive for 1937-8, as indicative of the importance of the work.

### ***RepcO***

Jex developed along with other Moderne style buildings such as the Heckworth Pty Ltd factory and Russell Manufacturing (the forerunner of Repco). Robert Geoffrey Russell had set up the Russell Manufacturing Co. Pty Ltd (automotive spare parts, accessories and general equipment) in 1927 at North Melbourne. By 1930 his piston-making factory moved to Burnley Street, Richmond. The trade name Repco was registered in that year. Arthur Baldwinson carried out architectural work there for the firm in the 1940s; the building in Doonside Street was also built for the Russell Manufacturing Co., c.1939: the first floor of the present building was laboratories, while the ground floor was for offices. The company purchased a former plaster making factory at the site of 85-89 Burnley Street, on the corner of Doonside Street, and gradually expanded its works along Doonside Street: the Brabham Formula One engine was developed in the adjoining Repco factory at the Burnley Street corner.

This inter-war industrial area faces Burnley Street north and is adjacent to HO250 The Former Builders Steel Form Supply Co., 9-11 David Street Richmond, and HO252, a former Repco Building, at 26 Doonside Street Richmond. These two significant sites are also inter-war industrial sites and one is linked with the former Russell building at 81-95 Burnley St. They support and are effectively part of this inter-war industrial precinct. The architecture of the area adopts the current Moderne style with use of render, feature brickwork, geometric parapeted forms, and streamlining. Many of the buildings have been altered in detail, new materials applied, or brickwork

painted over. The building Urban Rhythm, located on the north Doonside Street corner with Burnley Street (77-79 Burnley St), has a splayed corner presenting a stylised symmetrical elevation at the entry. Behind the parapet is a saw tooth roof. The south Doonside Street corner has a similar but two-level composition, with a splayed corner, tripartite glass brick windows, and Modern streamlining in the form of cement window ledges.

### **Main development period**

The main development period evident in the heritage overlay is that of the inter-war period.

### **Contributory elements**

Contributory elements include (but not exclusively) mainly large inter-war factory complexes having typically

- Pitched roofs set behind parapets,
- One to two levels in wall height,
- Moderne styling;
- No side setbacks, minimal or zero front setbacks;
- Render and face brick walls;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

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

The Doonside, Richmond, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

Doonside Richmond Heritage Precinct is significant to the Richmond locality:

- as a concentration of inter-war factory development that presents the architectural style of the time, Moderne, as the representation of the modern age and marketing of manufacturing;
- for the association with adjacent individually significant Moderne style factory and office buildings, making two large buildings in the precinct associated with Russell Manufacturing, later Repco; and
- as a modern reflection of the pioneering David Mitchell's Doonside industrial development in Yarraberg or Burnley in the 1850s that is commemorated in the Melba plaque at the Doonside Street corner.

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## Highett Street, Richmond, Heritage Precinct

### Precinct map

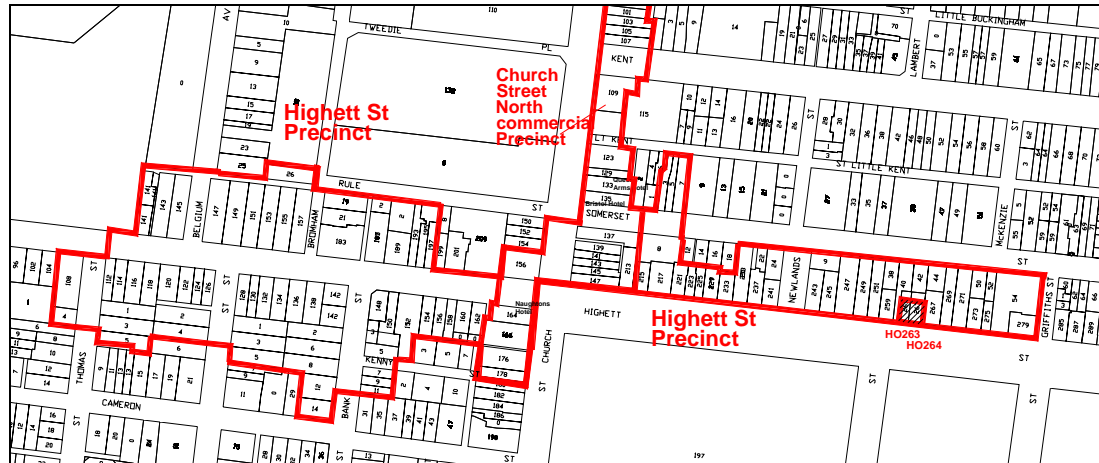


Figure 1 Indicative Heritage Precinct map

### Component streets include:

BANK STREET  
BOSISTO STREET  
BROMHAM PLACE  
CHURCH STREET  
HIGHETT STREET  
SOMERSET STREET  
THOMAS STREET

### Statement of Significance

#### *What is significant?*

#### Historical background

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842

as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets,

reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This precinct is on Crown Portions 36 (Fred Wigan, 1839), 39 (John Muston, 1839) and 40 (A&C Birch, 1851). Among the largely undeveloped allotments in this area seen in Green's 1853 Map, was a dense subdivision in CP40 with Kent (and Little Kent), Buckingham (and Lt Buckingham), Somerset (and Little Somerset) Streets and Hihett Street facing the Government Reserve, all as indicative of a very early node of residential development created by a Charles Mossman and Francis John Payne 260 lot subdivision from 1852

onwards to 1859. However, the 1855 Roll Plan shows only a few buildings in this new estate but some of the remaining houses and the commercial buildings (see Church Street North Commercial Area) are from the early Victorian-era. Continuing land sales occurred on the east side of Church Street under Westgarth, Ross & Company in 1858.

Francis Payne had held grazing leases called Muston's Creek and Dederang Station (1850-1) with Henry Pinson up to the dissolution of their partnership in 1851. The Elizabeth Street merchant and JP, Charles Payne also had an interest in Muston's Creek in the 1840s.

An example of development from this era within the precinct is the old houses at 215 and 221 Highett St: the allotments were numbers 259 and 261 of the original subdivision sold by Payne and Mossman to W Ayre in 1854 for £30 and one S Herbert in 1859 for £31, respectively.

Apart from Payne & Mossman's 1852 estate east of Church St, the precinct also includes streets west of Church Street (Bank and Bosisto Streets) which were also shown with housing in the 1855 Roll Plan.

The MMBW plans from 1899-1900 show the area almost fully developed as housing with some corner stores or hotels, the commercial strip in Church Street, and on the north side of Highett St, west of the precinct, the grounds of the mansion, Erindale, since demolished.

In 1903 the house lots along Highett Street west of Bromham Street were created (see 149-155 Highett Street Edwardian-era group) as a further absorption of former mansion grounds north of Highett Street and an indicator of the rising prosperity after Federation.

### ***Description***

This largely Victorian and Edwardian-era residential precinct is located on the north and south sides of Highett St, east and west of Church Street, complementing its commercial equivalent, the Church Street North Commercial precinct. The old houses in Highett St, just west of Church Street are indicative of the first in the Payne & Mossman 1850s estate.

Victorian-era houses are typically one-storey, both attached and detached, verandahed, varying from single to double fronted and possessing the standard late Victorian-era detailing based on the Italianate style: a good example is 243 Highett St. Attached houses include 3-5 Somerset Street, with an uncommon gabled roof form.

The inter-war houses adopt mainly a Californian Bungalow style while the Edwardian-era employ the Federation Bungalow style (see 4 Bosisto Street) but with some extension of the late 19th century Italianate in the form of the ornate 247 Highett St.. On the north side of Highett Street, the former mansion grounds were developed in the early 1900s, providing a concentration of Edwardian-era brick houses west of Bromham Place.

Scattered throughout the precinct are some industrial and commercial buildings such as the Factory/warehouse at 26 Bromham Place, the former confectionary shop & residence at 251 Highett Street and the former Herbert Adams Pty Ltd inter-war garage in Highett St.



### ***Key buildings***

Key buildings from the early development period include 1 Bosisto Street, with its high hipped roof, twin window bays and concave form verandah; 2 Bosisto Street also with a simple early hipped roof form; 221 Highett Street, retaining twelve-paned windows. Houses from the mid to late Victorian-era include 193-197 Highett St which is a characteristic Italianate single-storey, single-fronted polychrome brick terrace, but with an uncommon double-storey rear wings, while the two-storey Italianate style polychrome brick pair at 112-114 provides a contrast to the otherwise low rise scale of the precinct. 149 Highett Street is a well-preserved example of the detached villa form also of the Italianate style but built in the Edwardian-era.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) mainly Victorian-era and Edwardian-era houses, with a contribution from well preserved residential examples from the immediate post First-War era, having typically:

- Pitched gabled (mainly inter-war, Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One storey wall heights, some two,
- Weatherboard, brick or stucco walls;
- Painted corrugated iron, with some tile and slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Industrial development from the Edwardian-era and inter-war periods;
- Small front gardens, bordered by low front fences, typically of timber picket or wire for inter-war;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths.

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

The Highett Street, Richmond, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

The Highett Street Richmond Heritage Precinct is significant to the locality of Richmond:

- as a representative collection of Edwardian-era and Victorian-era houses, with some valuable early Victorian-era examples and Edwardian-era and inter-war industrial sites, built on some of the earliest major subdivisions in the former City of Richmond; and
- as the residential complement to the early commercial group located near the Church and Highett Streets crossing, both illustrating how Richmond grew around transport availability and proximity to Melbourne.

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Untitled Map of Richmond c!921

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

D1904, 1920, 1953, 1974

# Hoddle Street, Richmond, Heritage Precinct

Precinct map

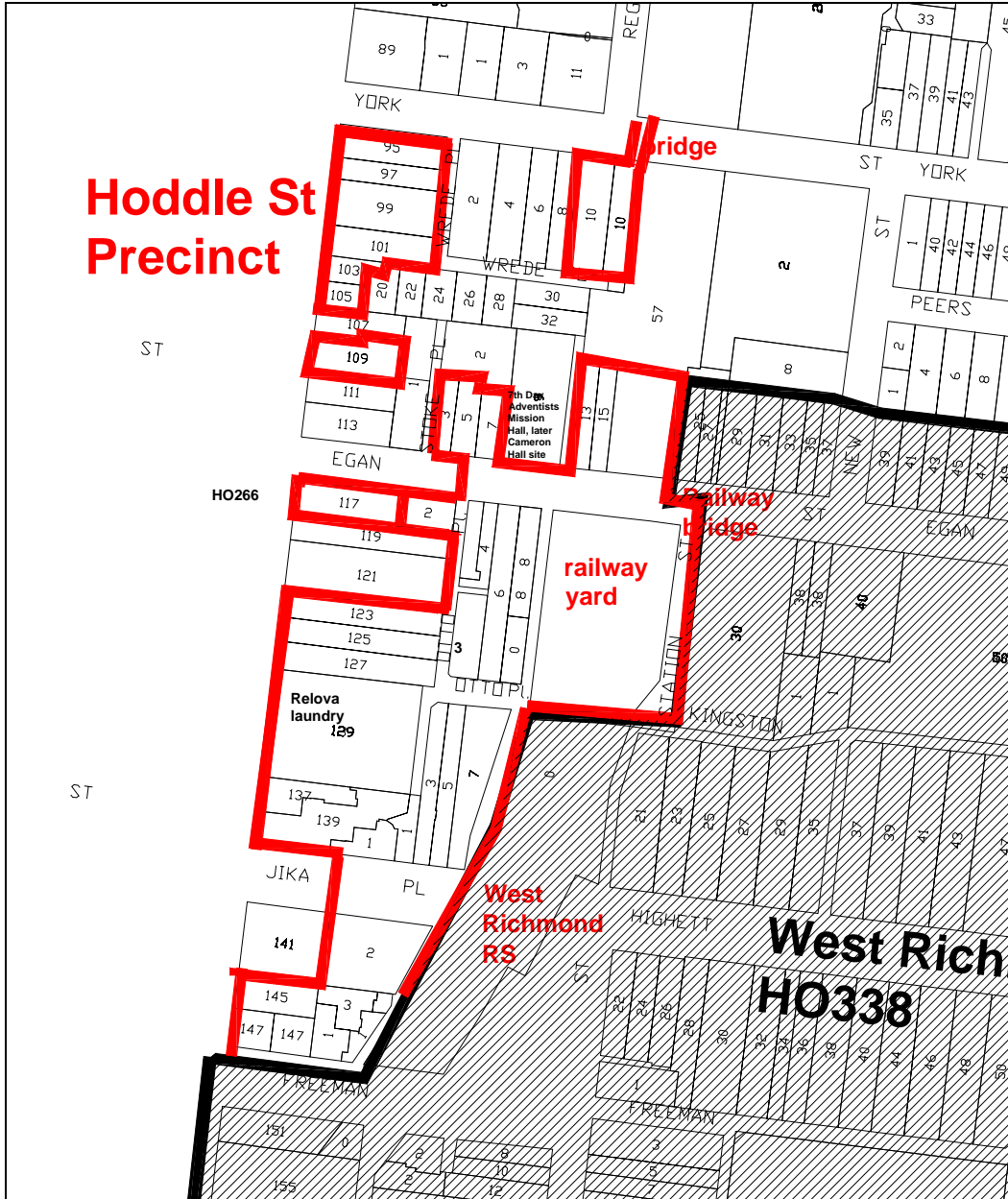


Figure 1 Indicative Heritage Precinct map

**Component streets include:**

- EGAN STREET
- HODDLE STREET
- JIKA PLACE
- OTTO PLACE
- YORK STREET

## Statement of Significance

### *What is significant?*

#### **Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

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This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This diverse precinct is located in Crown Portion 38, as sold to Robert W Wrede in 1839 (see Wrede Place). As such it has some very early residential sites as well as a range of later development types and periods. The area abuts an early subdivision at the Victoria and Hoddle Streets corner shown on an 1853 plan of Richmond, developed early because of the proximity to Melbourne town of this part of Richmond. The 1855 plan shows the same two blocks bordered on the north by York Street and on the south by Highett St, with 'Gipps Street' centrally placed (now Egan St) but unlike the block to the north, this area has little development shown. This included a row of cottages on the south side of Highett Street, a group of buildings centered on the north side and more clustered at the Hoddle Street end of both Egan and York: one of the buildings shown is thought to include 139 Hoddle Street, an early villa facing out across the wide expanse of Hoddle Street at the entry point to, what was then, one of Richmond's premier streets (prior to the railway in 1901).

The sale of part of the Honorable William Highett's property in 1872 provided new sites along the east side of Hoddle Street south of where it intersected with Highett Street, as laid out by surveyor Thomas Adair.

The 1888 plan of the West Richmond area shows the formation of a number of small lanes serving the main street development and the addition of Peers Street to the east of the area. The MMBW Detail Plan from the late 1890s shows Gipps as Egan Street with a number of houses and house rows along it (particularly along the north side) but the south side of York Street and the east side of Hoddle Streets are relatively undeveloped.

### ***Effect of the railway***

Whitehead's 1874 plan concurs with this, with the Melbourne to Brighton railway (1858-) shown as sweeping through Richmond to the south but this area as yet undisturbed by rail development. The Melbourne and Suburban Railway Company had already opened their line from Princes Bridge station to a temporary station on Punt Road in February 1859, then to Cremorne (since closed) in December of that year. The Street Kilda and Brighton Railway Company also opened their railway line from Street Kilda to Bay

Street (now North Brighton) in December 1859. The Melbourne and Suburban Railway Company extended their line from Cremorne to Chapel Street (now Windsor) station, on the Street Kilda to Bay Street line, to complete the circuit.

The introduction of the railway through the area from Clifton Hill to Princes Bridge in 1901 changed the relationship of the area with sites to the east but also concentrated the expression of buildings that occupied the west end of Highett Street (now Jika Place) and Egan Street. The significant Edwardian-era West Richmond railway station and landscaped grounds also adds to the character of the precinct.

The new railway line in 1901 also meant an infusion of Edwardian-era and inter-war industrial development along the railway, close to North Richmond station, and scattered through the adjoining streets. As a progression from rail transport, the growth of motor vehicle use changed Hoddle Street to an industrial loading area with large developments like the Relova laundry able to ply their trade via road.

### ***Description***

Hoddle Street Richmond heritage precinct is made up of some early Victorian-era residential sites but the majority is from the late Victorian-era and Edwardian-era. Individually notable sites include the significant Moderne style former Relova laundry built in the inter-war period.

The Victorian-era housing varies from old Colonial Georgian style detached villas such as at the corner of Jika Place (once Highett Street) with Hoddle St, to the two storey Italian Renaissance revival row house groups at the ends of Jika Place and Egan Street (once Gipps), such as Longton and Trentham. Adjoining are single storey Victorian-era brick and weatherboard cottages. Hoddle Street has the significant Edwardian-era house at 99 described in the 1980s as a '...Well proportioned brick residence with coupled windows and notable verandah decoration with cast iron elements.' There is large Federation Bungalow at 2 Jika Place representing the Edwardian-era while a distinctive inter-war boiler house at 3 Otto Place is a well-preserved inter-war industrial building.

### **Main development period**

The main development era is from the Victorian and Edwardian-era, with a contribution from well preserved examples from the immediate post First-War era and individually significant buildings of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) Victorian-era and Edwardian-era houses, with a contribution from well preserved examples from the immediate post First-War era, having typically:

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One and some two storey wall heights,
- Weatherboard, some brick or stucco walls;



## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Industrial development up to the Second War;
- Small front gardens, bordered by low front fences, typically of timber picket;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths.

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

The Hoddle Street, Richmond, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

Hoddle Street Richmond Heritage Precinct is significant:

- as an enclave of Victorian-era and Edwardian-era housing, as influenced and defined by the main transport arteries of Hoddle Street and the Richmond to Clifton Hill railway branch of 1901; and
- as representation of the diversity of development from Richmond's key development periods up to the Second War.

## **References:**

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1. 'Port Phillip Gazette', 3rd Aug. 1839.
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3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
4. Curr, E.M. 'Recollections of Squatting in Victoria', Melbourne, 1883, p.14.
5. 'Port Phillip Patriot', 7th February, 1842. •
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8. Surveyor General's Office, 1853 Plan of Quarry Allotments. ^
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11. Casey, Maie, 'Early Melbourne Architecture', p.117.
12. 'Garryowen', op. cit. p.24.
13. Municipal Map, drawn by John Steel Magee, 1855.
14. Lands Dept. map surveyed by James Kearney, 1855.
15. Lewis, Nigel Development of Richmond into an Urban Area and Social Structure.

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  17. 'Richmond Australian', 6th December, 1862, 13th December, 18862.
  18. Springall, R.C. Analysis of Richmond's Change from a Residential to an Industrial Environment during the Nineteenth Century, p.39
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## Hull Street, Richmond, Heritage Precinct

### Precinct map

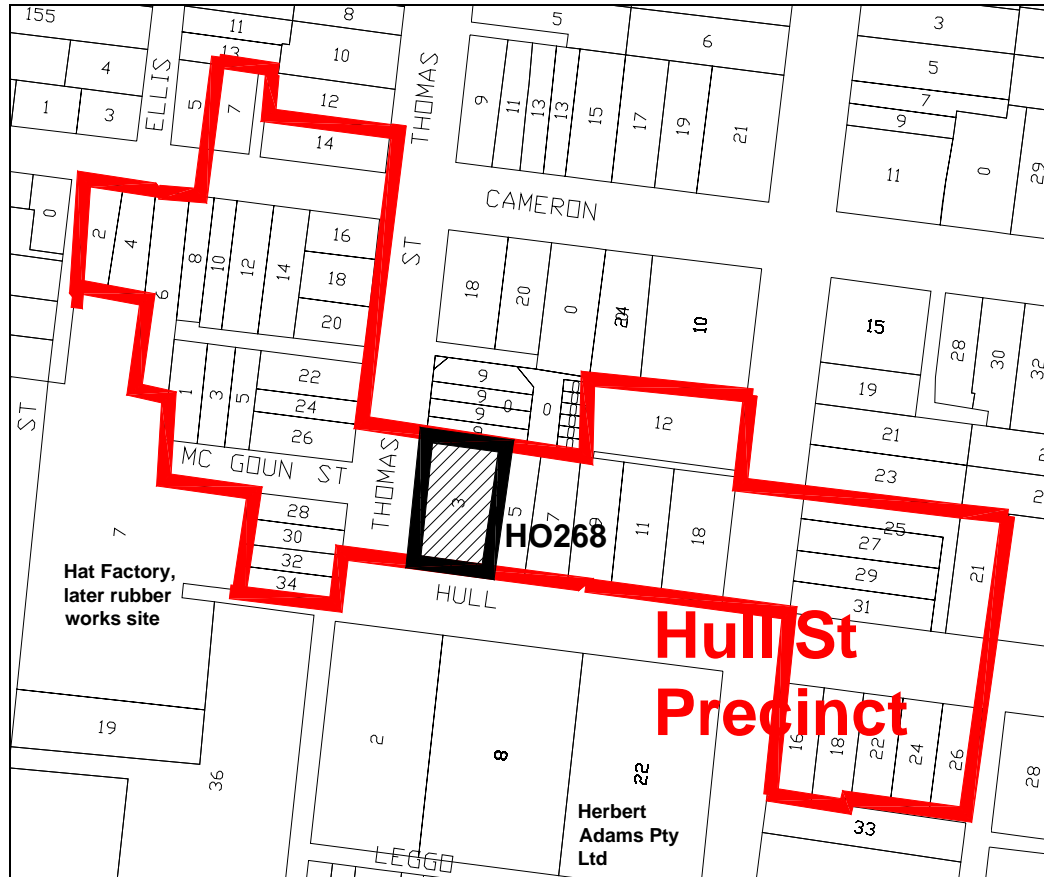


Figure 1 Indicative Heritage Precinct map

### Component streets include:

- BOSISTO STREET
- CAMERON STREET
- HULL STREET
- JUDD STREET
- MCGOUN STREET
- THOMAS STREET

### Statement of Significance

#### *What is significant?*

#### Historical background

(The following historical background was derived from the Richmond Conservation Study 1985)

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and

south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of

the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This area is part of 28 acre Crown Portion 36, sold in the 1839 land sales to Frederick Wigan for £588. Wigan dealt with Burnley, Mossman, Robert Reeves and William Locke among others and divided off allotments during the period up until the portion was brought under the Torrens system in the 1860s.

The area is shown in William Green's 1853 Map as a small residential estate off Bridge Road of six blocks spanning to Highett Street on the north. The Melbourne Roll Plan 18 from 1855 showed a dense cluster of houses in the estate, with one mansion and grounds stretching the whole length of the estate from Bridge Road to today's Cameron Street on its west side: Sidney Parsons lived there in the Edwardian-era, Patrick Murphy in the 1880s and Peter Murphy in the 1860s when it was 105 Bridge Road.

As an indication of the wealth of this area in the 1850s and the background to the name Hull, the *'Argus'*, 6 March 1854 had an auction notice for Tiverton House and other lots & buildings in Bridge Road (or Richmond Road) between the 'handsome unique' residence of William Hull and the residence of George James and adjoining the residence of William Mortimer. Hull's house was shown in Melbourne Directories as adjoining William Highett (later Epworth Hospital) to the west, close to Hoddle Street. Alfred Stirling in *Old Richmond* writes about William Hull '... Hull, who soon replaced his "Swiss thatched cottage" with a stone mansion'.

The 1853 map had the streets in the precinct named as Hill (now Hull), Ophir (now Cameron, east-west) and (north-south) Thomas, Bridge (now Bosisto) and Bank Streets This had changed in part by the 1880s when the names Hull and Bosisto were used.

The MMBW Detail Plan 1050 from 1897 shows most blocks in the Heritage Precinct with houses and the bridge Road mansion and grounds still intact, set beside a Chinese Garden as 183 Bridge Road. Today this site is bounded by Hull Street, the line of Thomas Street, Bridge Road and Bosisto Street (191-211 Bridge Road) and has recognisably later development than the surrounding Victorian-era shops & residences.

The large holdings around gracious homes allowed easy acquisition as large sites for industrial redevelopment in the late 19th and early 20th centuries. The former Herbert Adams works occupies the north-east part of the grounds of Murphy's mansion and what was labelled on the MMBW plan of 1897 in Judd Street as a 'Hat Factory', Stoke House, stable and yards (John Hindson's Australian Hat Factory) was in the rear yard of an adjoining mansion. This complex was later the Standard Rubber Works & Leather Board, and by the 1920s William Chambers' Standard Rubber Works of Australia (demolished 2008).

### **Description**

Hull Street Richmond heritage precinct is located in the centre of Crown Portion 36, as bounded by Church, Highett and Lennox Streets and Bridge Road. Streets include parts of Cameron, Thomas, Bosisto, McGoun and Hull. It lies immediately to the north of the former mansion site in Bridge Road.

Cut off from the Highett Street and West Richmond heritage precincts by unrelated development, this largely Victorian-era housing group is augmented by Edwardian-era residences, reflecting the two main periods of growth in the development of the former City of Richmond. Both attached (see 1-3 McGoun St, 18-20, 24-26, and 28-34 Thomas St) and detached housing contributes to the precinct with weatherboard and brick wall cladding apparent.

### **Key buildings**

Key building in the precinct include the Edwardian-era duplexes at 25-27, 29-31 Bosisto St, identified in the 1990s for their unusual courtyard plan, semi-detached but joined at the rear; the double-storey Italianate style polychromatic brick terrace house at 9 Hull Street, a two-storey polychrome brick Italianate style dwelling with an ornate cast iron verandah.

### **Main development era**

The main development era is from the Victorian and Edwardian-era, with a contribution from well preserved residential examples from the immediate post First-War era and individually significant buildings of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) Victorian-era and Edwardian-era houses, with a contribution from well preserved examples from the immediate post First-War era, having typically

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One and some two storey wall heights,
- Weatherboard, some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Small front gardens, bordered by low front fences, typically of timber picket;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths.

***How is it significant?***

The Hull Street, Richmond, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

Hull Street Richmond Heritage Precinct is significant:

- as a representation in part of the early housing development that occurred from the 1850s in this location, just off the Bridge Road; and
- for some of the individually significant house rows from a period of Richmond's rapid growth, being the Victorian and Edwardian-eras.

**References:**

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1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
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Also

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Untitled Map of Richmond c!921



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

D1861, 1880,1904, 1920, 1953, 1974: D1920 Standard Rubber Works, Judd Street; D1890 Hindson hat factory;

Lewis, M. Australian Architecture Index, Melbourne Mansions Database

# Lincoln Street, Richmond, Heritage Precinct

## Precinct map

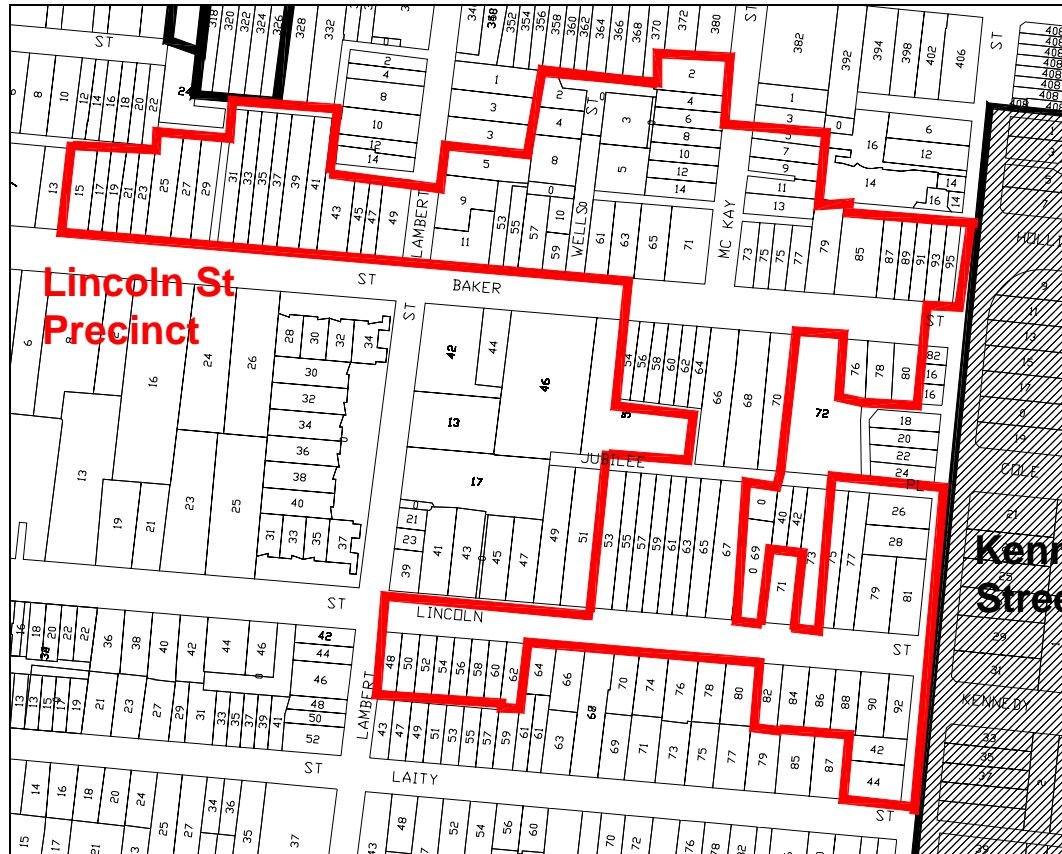


Figure 1 Indicative Heritage Precinct map

### Component streets include:

- BAKER STREET
- BUCKHURST LANE
- JOHNSON STREET
- LAITY STREET
- LAMBERT STREET
- LINCOLN STREET
- MCKAY STREET
- WELLS STREET

## Statement of Significance

### What is significant?

### Historical background

(The following historical background was derived from the Richmond Conservation Study 1985)

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

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the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This area is part of the 27 acre Crown Portion 45, first sold in 1851 to banker, (Sir) William Highett for £823. Howitt created an estate south of Victoria Street that included Baker and Lincoln Streets and ended on the line of Buckingham Place: it was between Johnson and Church St. The allotments extended from street to street in a regular pattern with larger corner lots; later development created more irregular shaped lots. Land sales progressed from the plan from the early 1850s with lot 32 (66x330 feet frontages to Baker and Lincoln), for example, being sold in 1853 by Highett to Alfred Bickwell for £124, allowing for a tidy profit given the original Crown Portion price.

The 1853 plan showed today's basic street pattern with Lincoln, Baker, Lambert Streets and a street (James) in the approximate location of McKay Street but the 1855 roll plan showed only a score or so houses thinly distributed across the blocks. South of Lincoln Street were Laity and Buckingham Streets but no structures: most houses were between Lincoln and Baker. Adjoining on the east was Thomas Cole's large paddock, shown as covered with vegetation, and further east again was his magnificent Richmond nursery on the banks of the Yarra River.

A 1920s plan showed the addition of Eureka and DeFeu (now Wells) Streets.

### **Description**

This precinct has irregular boundaries based on the surviving building stock from the significant period, being the Victorian and Edwardian-eras, with the main east-west streets of Baker and Lincoln Streets and the smaller north-south streets connecting them to Victoria Street, such as McKay, Lambert and Wells.

The precinct has a number of long Victorian-era row houses, such as Somerset Terrace and Taviuni Terrace (with rare iron palisade front fence), and the bichrome brick row house examples at 17-23 and 31-37 Baker Street, interspersed with detached houses and cottages of the Victorian and Edwardian-eras. The Italianate-style villas at 82 Lincoln and 44 Johnson Streets are a well-preserved Victorian-era examples. The Gothic character of the villa at 86 Lincoln Street provides stylistic variety, with its distinctive carved barge and ogee verandah form. The grocer's shop & residence at the corner of Lincoln and Johnson Streets lends diversity of building type, as the once common corner store, albeit altered.

Most houses are of a simple or standard design, such as the late 19th century weatherboard cottage groups around 54-62 Lincoln Street and in McKay Street (see 8 McKay St) that have distinctive moulded timber pilasters around the front windows, appearing to be from an architect's design and perhaps built to a building society standard. Federation Bungalow houses include examples such as 81 Lincoln Street, 26 and 28 Johnson Street. A well-preserved English Cottage style inter-war house at 70 Baker Street is unusual for the area.

### ***Key buildings***

Among the significant sites in the precinct are the distinctive Edwardian-era pair at 53 and 55 Baker Street, with an uncommon plan, extraordinary chimneys, and interesting timber verandah detailing. The prototype Bungalow-style design at 73 Baker Street is another unusual cottage type and of interest as a major renovation of a Victorian-era cottage. Elizaville, an Edwardian-era villa, present another uncommon design as well as the rare asbestos slates on its roof, potentially imported from France.

### **Main development era**

The main development era is from the Victorian and Edwardian-era, with a contribution from well preserved residential examples from the immediate post First-War era and individually significant buildings of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) Victorian-era and Edwardian-era houses and a corner shop, with a contribution from well preserved examples from the immediate post First-War era, having typically

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One storey wall heights,
- Weatherboard, some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include

- Small front gardens, bordered by low front fences, typically of timber picket.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths

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

The Lincoln Street, Richmond, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

Lincoln Street Richmond Heritage Precinct is significant:

- as an enclave of Victorian-era and Edwardian-era housing in the North Richmond area, as an expression of these two rapid growth periods in Richmond's development; and
- for the distinctive Victorian-era house rows and detached villas that provide key contributory elements within the precinct.

## References:

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1. 'Port Phillip Gazette', 3rd Aug. 1839.
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Untitled Map of Richmond c!921

D1880, 1904, 1920, 1953, 1974

# Murphy Street, Richmond, Heritage Precinct

## Precinct map



Figure 1 Indicative Heritage Precinct map

### Component streets include:

- BURNLEY STREET
- DAVISON STREET
- GARDNER STREET
- HIGGETT STREET
- KENT STREET
- MURPHY STREET
- PALMER STREET
- SOMERSET STREET



## Statement of Significance

### *What is significant?*

#### **Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and

John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This precinct straddles Crown Portions 34 and 41, the latter sold to William Burnley in 1849 at a low £5/12/- per acre (28 acres). The 1853 plan shows them blank as does the 1855 plan with only Somerset shown as a street and one or two buildings east of Church Street but no Coppin Street north of Bridge Road. William Burnley died by 1860, leaving his property to Edward John Burnley who divided off a number of allotments there from 1861.

John Lardner's Crown Land sale hand bill 'Town Allotments' of 1871 depicts this area with the Roman Catholic School site on the south-east corner of Griffiths and Palmer Streets, the Presbyterians at the Palmer Street corner with Coppin Street and opposite, in Bridge Road (then Campbell Parade or the Richmond Road), the Spread Eagle Hotel offered a balance of social institutions (located east of the existing hotel at the corner). Then the Recreation Reserve (Citizens Park) extended to Griffiths Street, not Gleadell Street as existing, and the Wesleyan Church had a site at the south end of the reserve fronting Bridge Road. A covered main bluestone drain followed the line of Palmer Street and the residential 'town lots' at the Gardner Street corner were subsequently sold off in the 1870s to persons such as William Morton. This was to be indeed the civic and religious centre of Richmond but there is little trace of this today.

An 1874 plan however shows Palmer, Murphy and Gardiner Streets while Somerset had been extended east to Burnley St, to form with Kent St, a matrix for residential development. By 1888 at the height of the boom in Richmond's population growth, the west end of Palmer Street had extended up at an angle towards the State School 1567 and Market (Citizens Park) reserves and most of today's streets were now in place for house construction. Further government survey of town lots took place in 1884 (surveyed by Michael Callanan, Lands Department District Surveyor) when the block bounded by Highett, Murphy, Burnley and Coppin Streets was sold, with many lots along Murphy and Highett Streets going to the Victoria Estate Company Ltd.. Among the estates sold in this area was one titled the Heart of Richmond with, for example, lots at the corner of Coppin and Murphy Streets auctioned on a Wednesday 2 May 1888 with Lot 8 (later the site of 1-3 Murphy St) sold for £8. This day was chosen to allow the businessman to

attend the auction where they might secure an investment 'that must increase in value by leaps and bounds'.

In the 1890s MMBW plans, the Christian Chapel was shown at the west end of Murphy Street (today's 6 Murphy St). Highett Street was the best developed residential thoroughfare with its avenue of street trees, government and civic squares. However, there were still many gaps, with some cottage groups there and in Allans Place and Gardiner Street, but with the vacant blocks awaiting the Edwardian-era and inter-war development that would occupy all of the available ground in the precinct.

A land sale of 1904 offered 12 building blocks along Murphy Street, west of Burnley Street and close to Bridge Road and the trams, as the former property of A. Cameron, deceased. Adjoining features were noted as an enticement to buy: there was the incongruous government Mines Department essay branch laboratory shown with a villa near today's 17 Murphy Street, along with two cottages on the Davison Street corner adjoining. The lots were sold along with a large brick store and stable building at the corner that was stated as easily converted to a factory, as an indication of the rising industrial development in the Edwardian-era at Richmond and elsewhere in inner Melbourne.

### ***Description***

The Murphy Street, Richmond, heritage precinct is centred on the east end of Highett Street and extends to parts of Kent and Somerset Streets on the north, to Murphy Street on the south. North-south streets include parts of Burnley, Davison and Gardner.

As with other heritage precincts in Richmond the development themes revolve around strong a Victorian-era residential core matched here by Edwardian-era development and with inter-war as visually related infill- allowing the area to be largely built-up by the start of the Second War. Of the identified contributory sites, around 38% and 33% are of the Victorian-era and Edwardian-era, respectively, and 6% are from the inter-war period.

The Italianate detached villa form is seen at 320 Highett St, with the cement detailing, ornamental chimneys, and verandah cast-iron. The house at 80 Davison Street is one example of a well-preserved Edwardian-era block-fronted detached house with bullnose verandah and cast-iron detailing that reflects some of the previous Victorian-era but houses in Burnley Street, 114-120, provide another Edwardian-era house style, being the Federation Bungalow. Victorian-era houses in the precinct include small detached weatherboard cottages such as 18 Gardner Street or take on the parapeted masonry row house form such as at 39-41 Gardner St, or an expressed roof form, such as the weatherboard attached houses such as 43-45 that present as one villa residence,. A variation on this theme is the Victorian-era pair at 47-49 Gardner which has expressed party wall or fire-wall divisions between houses and house roofs, in line with the Melbourne Building Act that had excluded Richmond for much of the 19th century (see the row also 56-66 Gardner St). There is a grouping of other small Victorian-era cottages around this location on both sides of Gardner Street.

### **Key buildings**

Some of the key sites include the house Mornington, at 361 Highett Street, that sets the character for Victorian-era villas in the area while Portarlington Villa at 150 Somerset Street presents as an uncommon villa type for this part of Richmond. The former Richmond Metropolitan Fire Station at 154 Somerset Street, although altered, is a key former utility building, now residential. The Metropolitan Fire Brigade used Richmond station as their first training ground outside of Eastern Hill in the post Second War period.

Houses at 1 and 3 Murphy Street are well-preserved Edwardian-era weatherboard houses, with number 1 continuing the stylistic fashions of the late Victorian-era into the early 20th century while number 3 uses the new Federation Bungalow form, of a pyramid shaped hipped roof, timber verandah frieze and a projecting gabled bay. The house or 'Bijou Residence' at 53 Gardner Street has strong Edwardian-era stylish that is reminiscent of the architects, Ussher & Kemp (Henry Kemp designed and developed many row houses in Burnley St, Richmond in the Edwardian-era). A more developed Edwardian-era response is the Bungalow group near 116 Burnley Street that uses more of an Asian character for the detailing to its verandah. The house at 82 Gardner Street is another distinctive Edwardian-era design, with deeply arched fretted verandah frieze work.

The highly developed Edwardian-era house design at 321 Highett Street was described as follows in the 1990s by an architectural historian as an illustration of the detailing and design concepts from this period:

*'A three-bay brick, slate, high hip-roofed Edwardian house, extending to side boundaries, but set well back and elevated. It has cill and window-head render bands. There are terra-cotta ridge-capping, cresting and finials. The left bay is set forward as a gable. The upper section is set forward on fretwork brackets. It is timbered roughcast, with palisade and keel pattern. This is flush, with a projecting rectangular bay with a segmental head window-pair. The right wing-wall is crow-stepped and corbelled, with unpainted render capping. The roof sweeps down in the angle, over a window-pair and verandah. This has a fretwork fringe, unusual ogee fins and fine fretwork scrolling foliage brackets, on turned posts. The pavement is geometric encaustic tiles, with bluestone stair and edging. The centre bay is an entry gable, with a round arch and fine fretwork scrolling foliage spandrels. The door has leadlight, side and fanlights, with an original flyscreen door. Chimneys have unusual deep flat moulding, in unpainted render, with terra-cotta pots.'*

A later contributory example is the inter-war 28 Murphy Street that was recognised in the 1980s and 1990s heritage studies for its distinctive detailing.

### **Main development era**

The main development era is from the Victorian and Edwardian-eras, with a contribution from well preserved residential examples from the immediate post First-War era and individually significant buildings of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) Victorian-era and Edwardian-era houses and corner shops, with a contribution from well preserved examples from the immediate post First-War era, having typically

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One storey wall heights,
- Weatherboard, some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Small front gardens, bordered by low front fences, typically of timber picket.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths.

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

The Murphy Street, Richmond, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

Murphy Street Richmond Heritage Precinct is significant:

- as an enclave of Victorian-era and Edwardian-era housing in the Richmond area which also supports the significance of the City of Yarra as a whole, with some distinctive detached house examples and rows in both masonry and timber.

### **References:**

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## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

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Also

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D1904, 1916, 1920, 1953, 1974

Metropolitan Fire Brigade web site

# Regent Streets, Richmond, Industrial Heritage Precinct

Precinct map

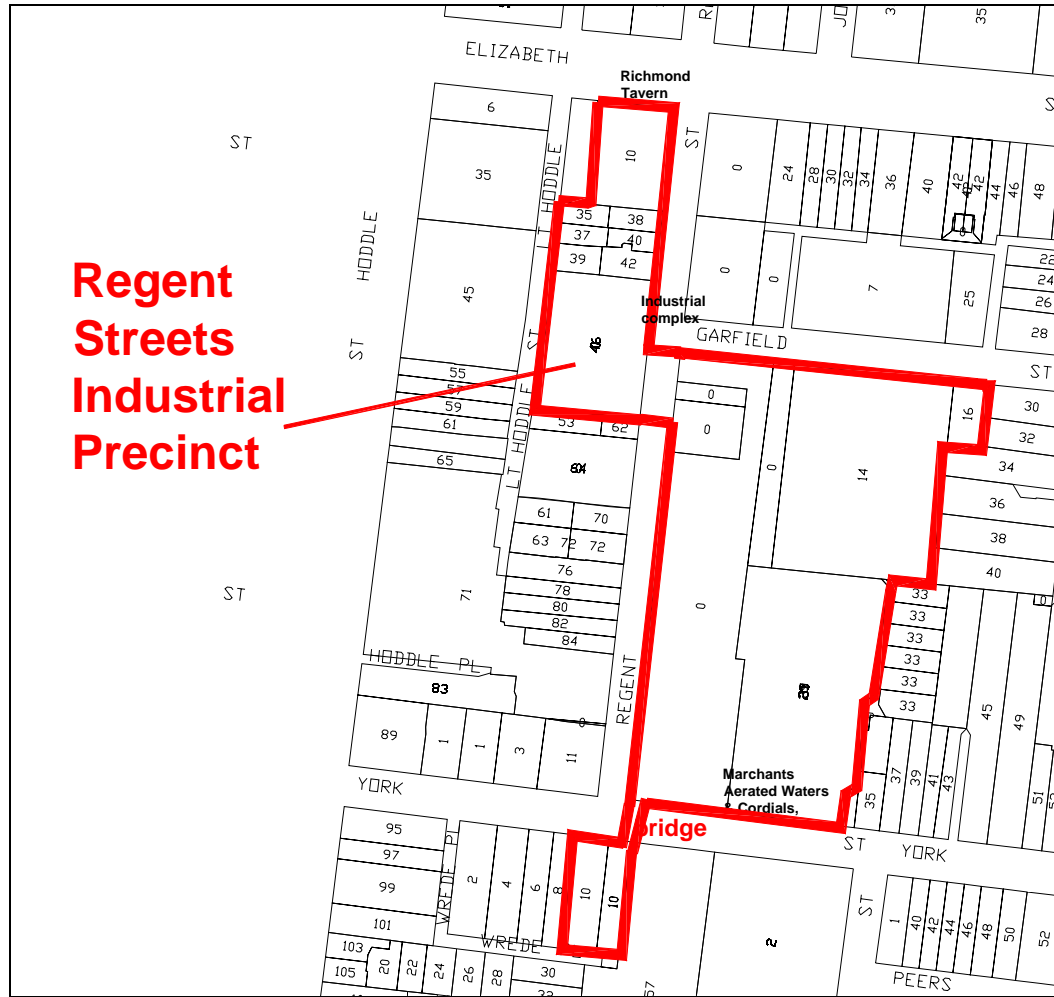


Figure 1 Indicative Heritage Precinct map

## Component streets include:

- ELIZABETH STREET
- GARFIELD STREET
- LITTLE HODDLE STREET
- REGENT STREET
- YORK STREET



## Statement of Significance

### *What is significant?*

#### **Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

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### **Specific history**

Located in the Crown Portion (CP) 47 that was first sold in 1839 to Farquhar McCrae, this precinct has evolved at a much later date, typically after the Clifton Hill railway branch arrived in 1901. The Richmond Tavern (former Sydenham Hotel) in Elizabeth St, is a landmark site and an indicator of earlier times but has been, by its inter-war cladding, affected by the patronage sought from later development in the area, including the large industrial sites to the south. It has also been a venue for more recent rebirth of the public house as a live music stage in the 1980s.

The industrial sites to the south include the Edwardian-era 14-16 Garfield Street (former Marchant & Company's stable block, later Certified Milk Company works); Francis T Osborne, later Henry Walters Pty Ltd boot manufactory in Regent Street from c1906, 1917 (part 42-48), Matear Brothers Pty Ltd (leather goods and underclothing part 42-48 as part former Henry Walters and Ludlow Brothers, boot makers and marked 'factory' with a stable on Little Hoddle on the 1899 MMBW plan) from c1912 and Bernards Pty Ltd confectionary makers (50-64). Frank Mason & Company (Australia) Pty Ltd was the owner of 38-44 Regent Street by the 1960s.

The large industrial structures, in Regent, Little Hoddle and Garfield Streets, often replaced Victorian-era houses, perhaps spurred on by the advent of the Clifton Hill railway past their doors in 1901. To the south is the massive former Marchants Aerated Waters & Cordials Pty Ltd. of 1925, later Mcllwraith's hardware merchants, with RJ Turnbull Hardware manufacturer located opposite in York St, sharing the austere red brick character of the area.

### **Description**

This major, mainly early 20th century industrial area has a strong visual presence arising from the all pervading use of face brickwork, albeit partly painted over. The altered wall finish in the Garfield Street part of the precinct, although disguising the characteristic red brick cladding, at least allows the typically Edwardian-era raised arch parapet forms to contribute to the area, and is of historical interest as a large former commercial stables block. This Edwardian-era façade is backed by a red brick clad sawtooth factory structure.

The Regent Street (38-42) part of the precinct presents a series of gabled or pedimented two and three storey brick façade walls to the street, with render bands as the only ornament plus oculus gable vents. The over-painted 46-50 Regent Street façade is plainly treated with a horizontal parapet but brick voussoirs over each upper level opening lend texture to the wall surface. The Little Hoddle Street elevations repeat some of the character of the Regent Street facades, with their raised parapet pediments and red brick walls (see 37 Little Hoddle Street), but appear to be later.

The adjacent railway with its own austere architecture consisting of red brick (painted since) abutments with bluestone capping, and the semi-mature pepper tree row along side the trackway, provide context to this industrial precinct.

### ***Key buildings***

In York St, the former Marchants building is a major and distinctive design with pylon-like façade elements reminiscent of the nostalgic Egyptian architectural influences of the time (i.e. Temple of Karnak). The RJ Turnbull Hardware Manufactory in York Street is of a similar character.

### **Main development period**

The main development period evident in the heritage overlay is that of the Edwardian-era, with a contribution from the Victorian period and well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

- Two-storey Victorian, Edwardian-era and inter-war factory-workshops with (but not exclusively):
- Typically configured as continuous rows with no front or side boundary setbacks;
- Some distinctive individually significant building designs;
- Typically parapeted building forms with concealed pitched roofs;
- Typically vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;
- Typically face red brick facades with cement detailing derived from Italian Renaissance architecture;
- Once typically large timber-framed entry doors at ground level;
- Contributory elements also include (but not exclusively):
- Architecturally significant buildings that express a range of key industrial development periods in the City;
- Traditional street elements such as bluestone pitched crossings, kerbs, and gutters, cast-iron grates, and asphalt paved footpaths.

***How is it significant?***

The Regent Streets, Richmond, Industrial Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

The Regent Streets, Richmond, Industrial Heritage Precinct is significant

- for the austere but strong expression of Edwardian-era and inter-war industrial building in this part of Richmond; and
- for the expression of the effect of adjacent new rail and road opportunities for industrial development, in contrast to the previous industrial eras in Richmond where factories hugged river banks.

**References:**

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1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
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CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Untitled Map of Richmond c!921

# Rooney Street, Richmond, Heritage Precinct

## Precinct map

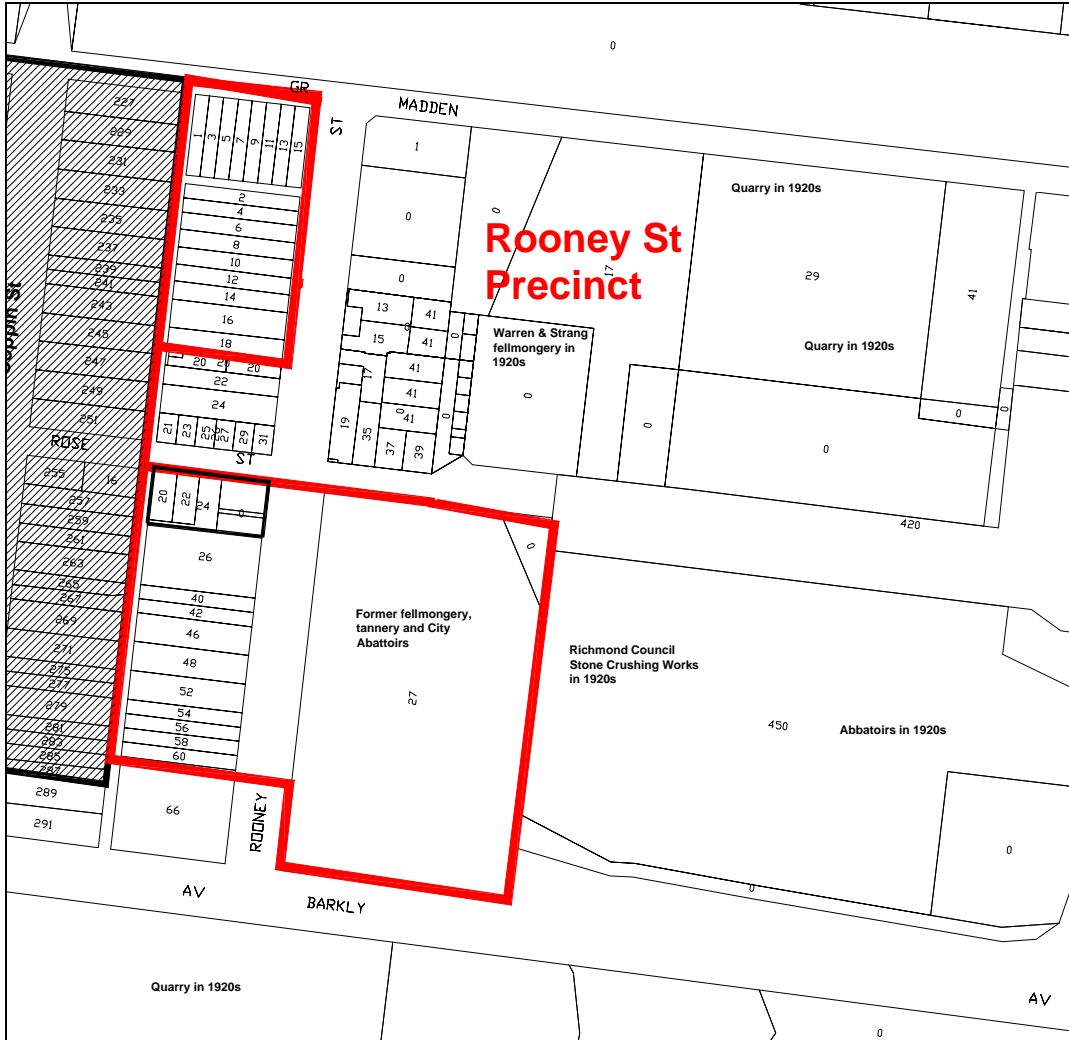


Figure 1 Indicative Heritage Precinct map

### Component streets include:

- MADDEN GROVE
- ROONEY STREET
- ROSE STREET

### Statement of Significance

#### *What is significant?*

#### Historical background

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and



south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of

the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This precinct is located largely in Crown portion 10, as sold in 1849. The land along Rooney and Coppin (also known as Elizabeth Street) Streets was shown as largely vacant in 1853, 1855 and 1865 plans with the last plan depicting Barkly Square, a 'stone breaking mill' at the corner of Coppin and Madden Grove near the Melbourne and Suburban Railway, 'fellmongers' on the approximate site of 41 Rose Street (later Warren & Strang) and a rectangle with the word (Richmond) 'Borough Abattoirs' stretching from the corner of Berlin and Burnley Streets to the existing line of Rooney Street. Here, a small creek meandered down to the Yarra River and a quarry on its banks. Abattoirs shown on these early plans are still represented today in the form of the fellmongery, tannery and former City Abattoirs complex at the Barkly-Rooney Streets corner.

The 1865 plan also showed that a grid of new 'building allotments' had been created by Government survey east of Burnley Street, west of Richmond Park and south of the railway. Berlin Street ran along the south edge of the new estate, linking with the north south streets of Burnley, Stawell and Gibdon. Madden Grove was also shown at that time, stopping at Burnley Street. The abattoir and stone crushing precinct appears to have stalled any residential development between Coppin and Burnley Streets.

A plan from 1877 titled 'Survey of Quarry Allotments Borough of Richmond' showed much the same as before but in far more detail, with Searle's name on the fellmongery, a quarry lot leased by Munday on the east side of Coppin Street and others by W Chambers and George Hope at the railway and Burnley Street corner., and the Borough Abattoirs at the corner of Burnley Street, with cattle and sheep yards mapped. A large number of quarry leases were south of Berlin Street and among them a recreation reserve had been mapped out, perhaps optimistically (later gazetted in 1918). There was still no residential development between Coppin and Burnley Streets.

Land along the east side of Coppin Street, is thought to have been sold in the period 1880-1882 and by then Burnley Railway Station was in place to better serve resident commuters. A government survey plan showed 50 new 'building lots' between Rooney and Coppin Streets, with the purchasers' names including: some of the adjoining lessees such as Searle, as well as Cornell, Thompson, Pickard, Kidston, Winter, Nathan, Kelly, Hillman, Hood, Saxton, Backhouse, Burns, Stephens and Gleadell. Many were buyers of multiple blocks, as investors.

The 1888 map still showed the 'City abattoirs' and City Council Quarry, south of Berlin Street (Barkly), but now also has residential development along a H-form of streets, being Rooney, Rose and Coppin.

The 1895 MMBW plan (919) has the house lots facing Barkly Square built up but there were some vacant sites facing Rooney St: row houses faced on to Madden Grove and Rooney Street but the land south of Rose Street was partly empty. The quarry embankment was still shown right at the south edge

of Berlin St, lit by a gas lamp that once stood outside 66 Rooney St. A pitched crossing marked the entry to Rose Street from Rooney, the footpath was paved in asphalt, gas reticulated under the kerb, and all of the houses facing Rooney Street were annotated as having front garden, some with ornate pathways such as 22 Rooney St.

Despite the late Victorian-era residential development in Rooney Street, Warren & Strang Ltd, Leather and Cotton merchants were still active there in the 1920s. They planned a hair washing plant for their site, as a new type of industry for washing cattle hair from the nearby tannery, Then they planned to pump water from the Yarra River or the quarry on the Yarra bank via a new pipeline that would cross Council's streets (Barkly Avenue) and pass through the Council stone crushing works.

### ***Barkly Square environs***

The Coppin Street part of the adjoining Barkly Gardens Heritage Overlay Area shares some of its development history with Rooney Street, being created in the 1880s, but the rest of the area was subdivided from the 1850s when Brighton Street (then Berlin Street) and Lesney Street were created. By 1854, the street layout on the west side of the area (without Davis Street and Mary Street) existed. By 1855 the area (mostly north of Rose Street) was being developed for housing and in 1860 the Melbourne and Suburban Railway branch line was built along the north edge of the precinct, to Picnic Station at the Yarra River. Nearby Barkly Square was developed on the site of a quarry and first appears on the 1865 government survey map.

Barkly Square was planted with avenues of trees with gravel paths and with flower beds such that at the turn of the century, thousands were attracted to the band recitals held in its rotunda on Sundays.

The adjacent Richmond Primary School (Brighton Street School SS1396) was built in 1874 on the block, bounded by Barkly Avenue and Mary, Burgess and Brighton Streets and rebuilt in 1976-78.

### ***Description***

The Rooney Street Richmond Heritage Precinct includes three main housing groups stretching from Madden Grove on the north to Barkly Avenue on the south via Rooney St: the Rose Street section has a significant factory complex. Over half of the buildings are from the Victorian-era and nearly a quarter are from the early 1900s.

Masonry Victorian-era row houses face both Madden Grove and Rooney St, showing coloured brick construction (many brick walls since painted over) and, in Madden Grove, undivided roof forms that illustrate the immunity of this part of Richmond from the Melbourne Building Act, in terms of fire separation, while in Rooney St, terrace roofs are divided by party walls (see Loughrea Terrace, a name from County Galway, Ireland). All have the typical front verandah with cast-iron details and a small front garden, once defined almost universally by a timber picket fence.

The nearby quarry sites have been largely filled in.

### ***Key buildings***

The mid Victorian-era, former City Abattoirs site and former Russell Brothers tannery, at the Rose Street corner, are two, now isolated, tannery sites that have links to Richmond's early industrial development while Russell Brothers has a relatively high integrity to the Edwardian-era. The Lewis *Australian Architecture Index* lists the noted Richmond architect, JAB Koch, of 479 Collins St., Melbourne, calling tenders for additions to a tannery in Rooney Street during 1894.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from individually significant places of all eras.

### **Contributory elements**

Contributory elements include mainly (but not exclusively) small Victorian-era and Edwardian-era houses having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- weatherboard, face pressed brick, bluestone, or stucco wall cladding;
- corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, bordered by low front fences, typically of timber.

Contributory elements also include public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

In addition, large abattoirs or tannery complexes from the Victorian and Edwardian-eras, with typically face brick walls, multiple levels and large building scale.

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

The Rooney Street, Richmond, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

Rooney Street Richmond Heritage Precinct is significant:

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- as a concentration of Victorian and Edwardian-era houses that match the major growth periods in Richmond's and the City of Yarra's housing history;
- for the long-term former City Abattoir site and Russell Brothers tannery that have historical links with Richmond's early Victorian-era role as a place for noxious industries that required river access for drainage but were to be located outside of the Melbourne municipality.

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Untitled Map of Richmond c1921

D1904, 1920, 1953, 1974

Australasian Builder and Contractor's News 24.11.1894, p 1.

VPRO: VPRS 16189/P/0001 unit 1: former City of Richmond building file April 1926

# Swan Street West, Cremorne, Commercial Heritage Precinct

## Precinct map

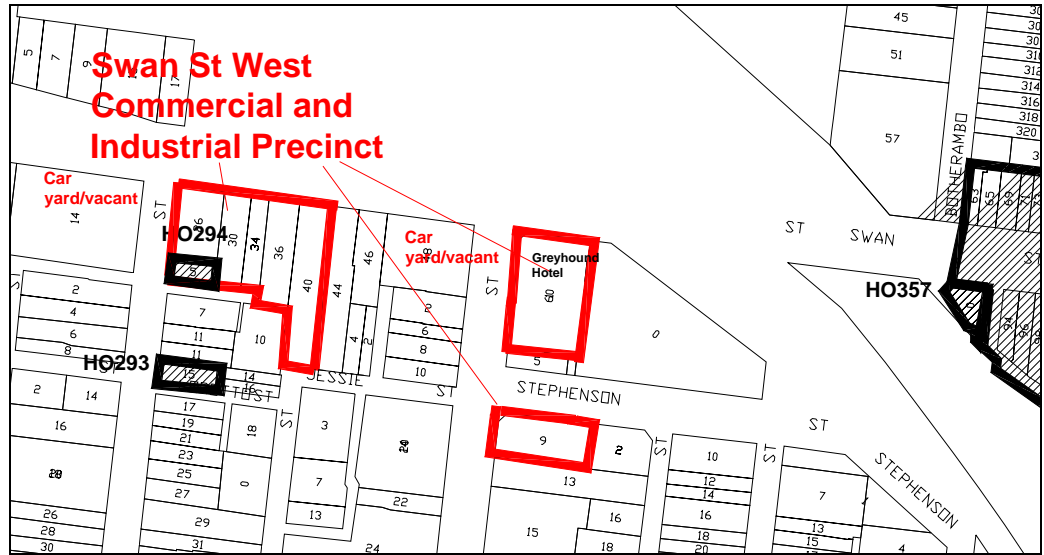


Figure 1 Indicative Heritage Precinct map

### Component streets include:

CREMORNE STREET  
SWAN STREET

## Statement of Significance

### What is significant?

### Historical background

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This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

Like the Cremorne residential area to the south of Swan Street, the Swan Street West commercial precinct is part of Crown Portion 1, sold to Melbourne investors Burnley, Lyons & Cantler in 1849.

Initially the main east west road in Richmond was the Richmond Bridge Road (later just Bridge Road) that crossed the Yarra River to reach Hawthorn and the settled rural areas beyond. Although part of Hoddle's survey of the Jika



Jika parish in the 1840s, the Swan Street road reserve did not connect with Melbourne town as it does now but stopped on the Government Paddock. However, the advent of the new railway line south and the Richmond railway station in Swan Street, from 1859, meant a new commercial opportunity for Swan Street West.

This part of Swan Street had quite a few businesses already in 1860 with George Bradbury, carter, and John Dorsay, a dairyman, and George Gordon near the Cremorne Street corner. The famous Greyhound Inn (later the Depot) was already there, just east of Cremorne Street, and, around it, was a cluster of shops like the Clark Brothers, butchers; Zohrab, the auctioneer; Kershaw, the land agent; Garratt, a hay and corn merchant; Greenwood and Noone, grocers; John Lott, a saddler, Breatley the fruiter and many others until you reached the Dove Hotel, kept by William Cleary. After reaching the Richmond Swan Street station, the Melbourne and Suburban railway crossed Swan Street at grade level before the corner of Cubitt Street.

So soon after the railway opening, the south side of Swan Street West was a thriving commercial strip, with shopkeepers thinning out as you travelled further east away from the railway station. Two more hotels had arrived in the street by the 1870s, being the Dan O'Connell and John Davies' hotel. There were however less commercial occupations on the north side, being mainly residential, and even fewer west of the railway crossing. Then, Swan Street was traversed by horse drawn vehicles.

During the 1880s high rents and property prices in Melbourne encouraged shopkeepers to set up business in suburbs like Richmond: the majority of the existing shops in Swan Street and Bridge Road are thought to date from this period, as a renewal of early buildings. New cable tramlines down Bridge Road and Swan Street in the 1880s boosted the development of those commercial strips in preference to other early commercial centres in Richmond such as the Church Street North area.

The Swan Street West area had consolidated by the 1890s with continuing commercial uses evolving around the new Bowling Club Hotel. The former Bowling Club Hotel, at 36-38 Swan Street, was licensed at another Richmond location to one John Smith in 1868, with a Miss Julia Topey keeping a hotel on this site by the 1880s. The hotel was kept by a M Fitzgerald in the early 1900s but as the new century progressed, the hotel had been delicensed such that by 1920, the only hotel that had survived in this part of Swan Street was the nearby Greyhound Hotel at the Cremorne Street corner (and soon to be rebuilt). Shops had occupied the former Bowling Club Hotel. Meanwhile, images from that period show the railway had been elevated, allowing a freer flow of traffic along Swan Street. but a break in the continuity of shopfronts facing the street.

Gipson's shop at number 34 Swan Street also has links with the Victorian-era within the precinct but it too has been added to in the Edwardian-era although occupied by a John Gipson, painter and paper hanger, throughout that transitional period and by the Gipson family into the 1950s. An image from c1891 shows his shop at 2 storeys adjoining the Bowling Club Hotel (36-38), with a timber-framed street verandah but without the existing upper level and oriel window.

The two storey commercial building at 40-42 Swan Street developed from a Victorian-era shop and separate residence in the early 1900s (40 Mrs EH Cullis dairy, 42 Mrs Stanborough): the MMBW plan of the 1890s shows one half (40) as part of the Bowling Club Hotel complex and the other (42) as a house set back from the street. The existing building was developed soon after in the Edwardian-era such that by the 1920s shop keepers were listed there a Mrs Rowsbottom and a Mr Jenkins, saddler.

The next element in the precinct is the former Greyhound Hotel that was licensed to John Davies as early as 1858, as an indication of the early development in this part of Swan St. This was rebuilt in 1926 in the prevailing Neo-Grec style. Further south is an Edwardian-era factory workshop (once used Sutherland Cordial & Vinegar factory yards).

### **Description**

The Swan Street West Richmond Commercial Heritage Precinct is a small commercial area that is complementary historically to the adjoining largely Victorian and Edwardian-era Swan Street commercial area to the east and the residential precinct to the south. It has been visually isolated from the rest of the Swan Street commercial centre by the massive railway bridge, constructed for the elevation of the Brighton railway.

This commercial group has been further isolated by the creation of vacant sites for car yards and similar uses over time but retains the expression of the Victorian and Edwardian-era development that commenced at this end of Swan Street in the 1850s. The typical building form is two or three storey rendered facades set on the street alignment with classical revival detail.

### **Key buildings**

The landmark buildings in the streetscape include the former Bowling Club Hotel and Gipson's shop at number 34 Swan Street along with the inter-war former Greyhound Hotel.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from individually significant places of all eras.

### **Contributory elements**

One and two-storey Victorian and Edwardian-era shops with (but not exclusively):

- Typically living accommodation over or at the rear of ground level shops;
- Typically configured as continuous rows with no front or side boundary setbacks;
- Some distinctive individually significant building designs;
- Typically parapeted building forms with concealed pitched roofs;

- Typically vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;
- Typically stuccoed facades having trabeation and ornamentation derived from Italian Renaissance architecture;
- Once typically extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings; and
- Once typically large display windows at ground level, timber framed with plinths, and recessed tiled or stone paved entries.
- Contributory elements also include (but not exclusively):
- Architecturally interesting buildings that express a these two key commercial development periods in the City;
- Traditional street elements such as bluestone pitched crossings, kerbs, and gutters, cast-iron grates, and asphalt paved footpaths.

***How is it significant?***

The Swan Street West, Cremorne, Commercial Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond, Cremorne and the City of Yarra.

***Why is it significant?***

- The Swan Street West Richmond Commercial Heritage Precinct is significant: as a group of Victorian-era and Edwardian-era shops & residences, being the commercial and industrial complement to the Cremorne and Wellington Street heritage precincts to the south, typically located along transport routes, and developed over a relatively a short period of time to provide an extensive and strong expression of the late Victorian and Edwardian-eras;
- for the precinct's association with long term uses such as the two hotels and locally prominent shopkeepers such as John Gipson, painter and paper hanger; and
- As evidence of the effect of changing public transport modes in the development of early commercial centres, at first along the horse drawn vehicle routes of the 1840s, graduating to the omnibuses and tramcars of the Victorian-era and finally the motor car of the early 20th century.

**References:**

Richmond Conservation Study cites:

1. 'Port Phillip Gazette', 3rd Aug. 1839.
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4. Curr, E.M. 'Recollections of Squatting in Victoria', Melbourne, 1883, p.14.
5. 'Port Phillip Patriot', 7th February, 1842. •
6. 'Port Phillip Gazette', 3rd August, 1842.

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7. Grant and Serle, 'The Melbourne Scene', p.10.
8. Surveyor General's Office, 1853 Plan of Quarry Allotments. ^
9. Labilliere, 'Early History of Victoria'. ~
10. Grant & Serle, op. cit. p.13. ft
11. Casey, Maie, 'Early Melbourne Architecture', p.117.
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18. Springall, R.C. Analysis of Richmond's Change from a Residential to an Industrial Environment during the Nineteenth Century, p.39
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Untitled Map of Richmond c!921

D1904, D1916, D1861, D1870, 1920, 1953, 1974;

State Library of Victoria picture collection

# Wellington Street, Cremorne, Heritage Precinct

## Precinct map

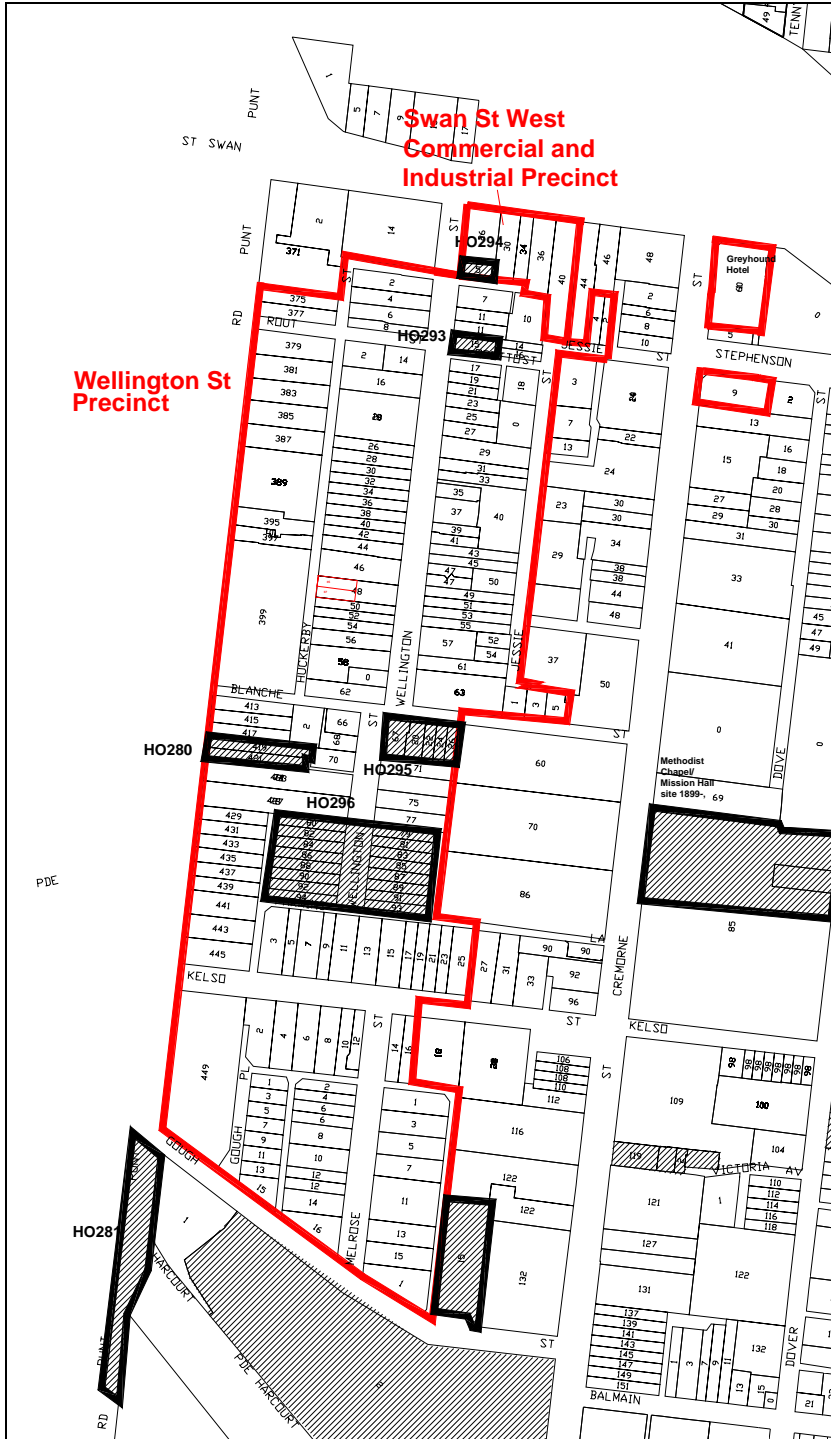


Figure 1 Indicative Heritage Precinct map

**Component streets include:**

BLANCHE STREET  
GOUGH PLACE  
HUCKERBY STREET  
JESSIE STREET  
KELSO STREET  
MELROSE STREET  
PUNT ROAD  
ROUT STREET  
WELLINGTON STREET

**Statement of Significance**

***What is significant?***

**Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and

convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This area is part of the 17 acre Crown Portion (CP) 1 sold to Messrs William Burnley, David Lyons and Matthew Cantler in 1849: land sales started immediately in the south-west corner with subdivided lots going to Burnley, Thomas King and Mitchell, Black & Follett. Inspired by the major population increase caused by gold finds in the Colony, William Burnley began to sell more house lots further north in 1852 from an estate plan that included the H-formation of today's Rout and Blanche Streets running east-west, joined by Wellington Street running north-south. Lots of 32-35 feet width faced onto Wellington Street and backed onto CP2 on the east or the 15 feet wide Huckerby Street, on the west, that Burnley had created to serve the lots facing Punt Road.

The 1853 plan shows Jessie and Cremorne Streets in place within Crown Portions 1&2 and the 1855 plan has buildings distributed across the north part of the Crown Portions, along Wellington (as far as Blanche) and Cremorne Streets, while to the south they front only Cremorne Street. The 1874 plan shows the north part of Wellington, Huckerby, Blanche and Jessie Streets in this precinct.

King, Mitchell, Black and Follett's block, created from the south part of Crown Portion 1 in 1849, was to eventually contain the residential subdivision of Melrose and Kelso Streets in 1884 (Lodged Plan 605) with lots of 33-45 feet frontages. This estate is shown on the Tuxen 1888 plan, along with added streets such as Rout, but still there was no continuity for Wellington Street which stopped at Blanche St. The MMBW Plan 911 of 1896 showed the



extension of Wellington Street southwards, past Blanche Street, but named as Melrose Street.

### **Description**

The Wellington Street, Cremorne Heritage Precinct is a largely Victorian-era residential area centred on Wellington Street and extends north from the riverside industrial precinct south of Gough Street to the commercial strip of Swan Street West on the north. The arbitrary crank in the line of Wellington Street shows the two development phases (early and late Victorian-era) and exemplifies the piecemeal nature of private development, generally, in the Richmond area.

The haphazard street alignments generate unexpected house groups and vistas. There is the long weatherboard cottage row in Gough Place that now faces out across a large development site towards Punt Road: its unbroken roofline is another testimony of how Richmond, as well as being planned on a free-market basis, was also outside of the building laws that initially applied to the other inner suburbs of Melbourne (Melbourne Building Act). The construction of small, weatherboard and brick cottages in the narrow confines of the early Huckerby and Jessie Streets is another illustration of this evasion of standard building codes. The Richmond Conservation Study (1985) notes of Cremorne Cottage, at 50 Jessie Street: '...Similar size building shown in similar location on Lands Dept 1855 Map of Richmond...' Other early houses such as 375-377 Punt Road can also be traced back in plan form to the 1855 survey map, adjoining the Rout Street entry to the precinct. A small Wellington Street house row (66-68) had rare and early brick-nogged wall construction as an indication of early construction techniques in this precinct. This method of wall construction involves brickwork placed between timber frame members and overlaid with weatherboard providing for an uncommon and environmentally sound building method. The Australian Architecture Index cites two other brick nogged houses nearby in Cremorne St auctioned in 1879.

The precinct has a number of individually significant Victorian-era buildings and building rows within its boundaries.

### **Key buildings**

Key buildings include late Victorian-era houses like the row-house pair at 397-395 Punt Road, described in the 1990s as:

*'... A double-storey, rendered, Boom terrace pair, set back with a parapet. The centrepiece is (set) between abstracted Doric pilasters, supported by scrolls. Cornice and frieze-mould has vermiculated corbels; also to verandah, these on scroll-brackets. The skillion verandah, between wing-walls, has cast-iron lace valence and Composite posts, with first-storey balustrade in an unusual pattern of panels between balusters. Ground-window is tripartite with Tuscan fluted mullions. Doors have fan and sidelights. Chimneys have corbelled brick-bands' as an illustration of the range of ornament that was used in the late 19th century...*

More typical, late Victorian-era masonry row houses line Wellington Street. Balino Cottage at 44 Wellington St, is an exception:

*'A characteristic double-fronted, symmetrical, rendered, Boom cottage, on the street line, with rich decoration. There is a balustraded parapet between piers, surmounted by balloons. The centrepiece has a scallop-shell in a round arch, with acroterion. Piers are supported by small scroll-brackets. A frieze and cornice-mould is supported by brackets, between festoons. The parapet and verandah wing-wall corbels are vermiculated, the latter on scroll-brackets. The brickwork beneath the verandah was exposed, decorated with diamond ceramic tiles. The tripartite window has barley-sugar Tuscan mullions and bluestone cill and fanlight over door. The verandah is convex, with cast-iron posts, lace-valence and brackets. There are encaustic geometric tiles. The chimney has deep rendered Classical mould'...*

Edwardian-era development is seen in houses facing Kelso Street (5, 9) as well as the former grocer's shop at 12 Kelso Street (Peter Byrne's shop in 1904 and Marcus Steel's in 1920), providing the sense of a self contained domain where provisions were available to householders within walking distance. Intermixed with these are the numerous Victorian-era houses, mainly weatherboard clad, with corrugated iron clad hipped roofs (but with some parapeted forms such as 17 Kelso Street) and little in the way of front gardens.

Cremorne Court Flats in Punt Road and the Old English style house, Teragram, in Wellington Street, represent the well-preserved inter-war buildings that make up a minority of sites in the precinct.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

Contributory elements include mainly (but not exclusively) Victorian-era and Edwardian-era houses, with some well preserved residential examples from the immediate post First-War era, having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- weatherboard, face brick, or stucco wall cladding;
- corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, bordered by low front fences, typically of timber picket for the Victorian and Edwardian-eras.

Contributory elements also include public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

***How is it significant?***

The Wellington Street, Cremorne, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Cremorne and the City of Yarra.

***Why is it significant?***

Wellington Street, Cremorne, Heritage Precinct is significant

- as a well defined area of Victorian and Edwardian-era houses that matches the major growth periods in Richmond's and the City's housing history, complementing the existing adjoining Cremorne Heritage Overlay Area and individual heritage overlays within its boundaries ;
- for some distinctive house groups such as in Gough Place, well-preserved inter-war examples such as Cremorne Court Flats, and significant individual house examples; and
- for its role as one of the first development plans launched in Richmond, with some houses reflecting the 1850s estates.

**References:**

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1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
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## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

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Untitled Map of Richmond c!921

D1904, 1920, 1953, 1974

Victorian Titles Office: Lodged Plan 14069, 6035, 33159

Lewis, M. Australian Architecture Index

# Yarra Street, Richmond, Heritage Precinct

## Precinct map



Figure 1 Indicative Heritage Precinct map

### Component streets include:

- BRIGHTON STREET
- CHURCH STREET
- HOWARD STREET
- PRINCE PATRICK STREET
- YARRA STREET

### Statement of Significance

#### What is significant?

#### Historical background

(The following historical background was derived from the Richmond Conservation Study 1985)

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the ``Port

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Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This part of Richmond was a suburban subdivision of the two Crown Portions (CP) 7 (28 acres) and 8 (26 acres) in the Jika Jika Parish sold in March 1849 to John Robert Murphy for £452 and £428 respectively. Murphy also purchased CP5 centred on what became Green Street in Cremorne. Portions 7&8 fronted the Yarra River and adjoined the government road, Church St, on the east. Murphy sold a large number of allotments from his subdivision of the land over the period in the 1850s, the 1870s and in 1885.

The architect Charles Laing had a role in designing the Murphy estate, having drawn up a plan showing lots (26'x90', 26'x84') for sale in the 1850s titled 'Suburban Land': Harvey (never realised), Albert, James, Rose, Berlin, Frankfort, Hamburg, and Amsterdam Streets, the latter being the furthest south, three blocks away from Yarra Street.

Streets such as Albert, James Rose, and Amsterdam already existed by the mid 1850s: the 1853 plan of Richmond shows a north-south main road on the border of portions 7&8 (Brighton St) and a small residential section including Amsterdam, Willow and Yorkshire Streets (off Church St, west of Brighton).

Murphy sold lots on the edges of the future Yarra Street to James Newborn and Henry Wade at the corners of Occupation Road (later Brighton Street), G Robinson, Hawker, and M King among others. For this subdivision he sold land to John Wilkinson in 1852: Wilkinson then created Yarra and York Streets and divided off lots to persons such as Alex Clarke and Arthur Allen.

The Melbourne Roll Plan of 1855 shows concentrations of housing around the Amsterdam group and the area containing Kingston to Northcote Streets. That part of CP7 and 8 north of Barkly Street was also densely developed and there were structures shown on the south side of Yarra Street but no Prince Patrick or Howard Streets.

George Kelly surveyed an estate from the Murphy grant (CP7&8), being lots either side of Durham Street, south of Yorkshire Street, and Howard Street: it was sold as the 'Cheapest land in Richmond'. These were the last allotments in the Pride of Richmond estate, each over 80' deep and backing onto a 10' wide right of way, which also covered Yarra, Yorkshire and Prince Patrick Streets.

Melbourne Directories of the 1860s did not list Yarra Street. Emerging in the 1870s, Yarra Street had eleven residents listed in 1880. By the 1890s, twelve persons were listed there including William Rose, Andre Kennedy, Daniel Nolan, Albert Munday (potentially linked with one of the 1870s quarry lessees in Coppin Street south, L Munday), Mrs Sarah Maloney, Edward McKenzie, Franz Krassman, Bernard McLoone, Andrew Clifford, Patrick Honan, and William Baines.

### **Description**

This small precinct is an extension of the Barkly Gardens Heritage Overlay Area, with similar development phases expressed and the same initial grantee, Robert Murphy. Brighton and Howard Streets have one-storey Victorian-era detached villas and row houses including the well-preserved number 23.



### **Key Buildings**

In Yarra Street there is the house thought to have been built for 1855 (6 Yarra St) noted in the 1990s as:

*'A coursed rubble, bluestone cottage on the street line, built before 1855 and probably the earliest in Richmond. The stone construction technique and high roof are rare in Richmond...'*

In Brighton Street there is the landmark 2 storey Shop & Residence at 154 Brighton St, once occupied by Patrick Hehir a grocer, and another 2 storey house covered in creepers at 167 Brighton Street was once the home of Franz Nitz. Federation Bungalows at 168 and 170 make up the Edwardian-era development phase. In Church Street there is the former stone mason's yard at 609 that was sited close to the Yarra River quarries and later occupied by J Clarke's engineering works, and the adjoining significant Prince Alfred Hotel.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from individually significant places of all eras.

### **Contributory elements**

Contributory elements include mainly (but not exclusively) Victorian-era and Edwardian-era houses, having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- weatherboard, face brick, bluestone or stucco wall cladding;
- corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, bordered by low front fences, typically of timber picket for the Victorian and Edwardian-eras.

Contributory elements also include public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

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

The Yarra Street, Richmond, Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

Yarra Street, Richmond, Heritage Precinct is significant:

- for its expression of both early and late Victorian-era housing development that complements the existing Barkly Gardens heritage overlay area and this key development era in Richmond and the City of Yarra; and
- for the associated commercial and industrial sites along Church Street that provide links with the nearby massive quarry precinct on the Yarra River banks..

## References:

Richmond Conservation Study cite:

1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
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13. Municipal Map, drawn by John Steel Magee, 1855.
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Allen & Tuxen 1888 Map of Melbourne and suburbs by Allen and Tuxen. •

Untitled Map of Richmond c!921

D1861, 1865, 1870, 1880, 1885, 1893,1904, 1920, 1953, 1974

Richmond Library local history plan collection

# Yarraberg Heritage Precinct

## Precinct map

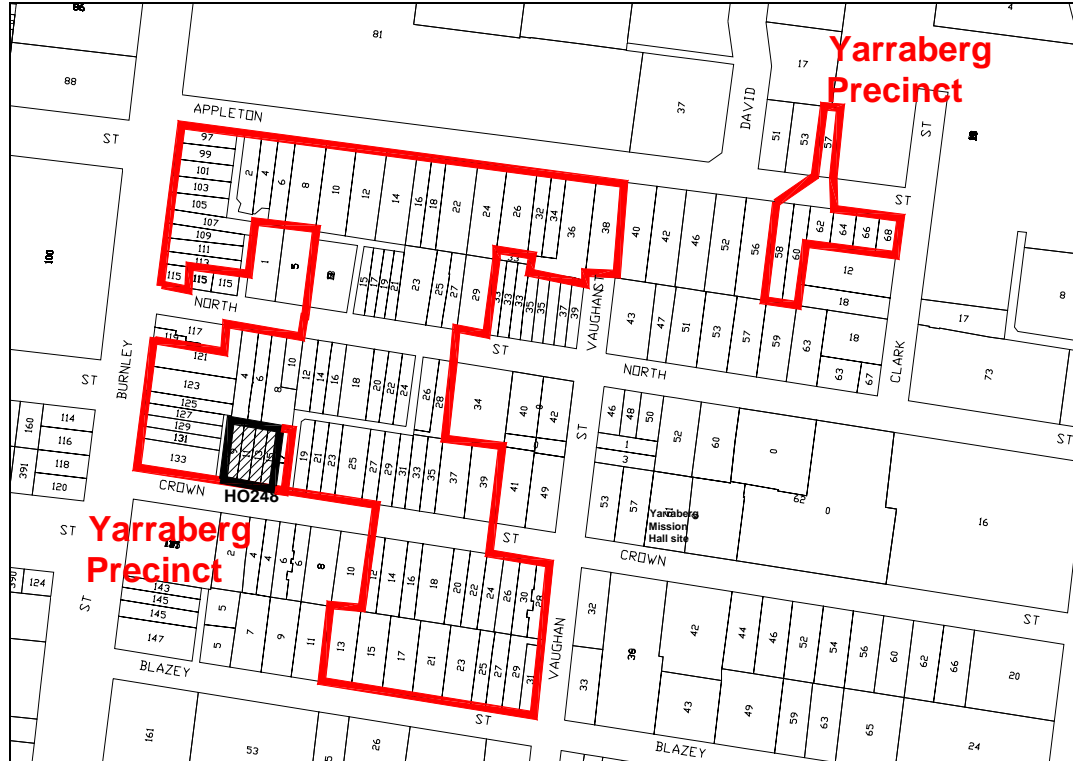


Figure 6 Indicative Heritage Precinct map

### Component streets include:

- APPLETON STREET
- BLAZEY STREET
- BURNLEY STREET
- CROWN STREET
- NORTH STREET

## Statement of Significance

### What is significant?

### Historical background

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the `Port

Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

Among the largely undeveloped Crown Portions (CP) in this area, as seen in William Green's 1853 Map, was a dense subdivision of the 25 acre CP33 (Yarraberg), first sold to James Jackson in 1849 as agricultural land. By the 1850s the formerly agricultural land had been subdivided and the streets, located as today's North, Crown, and Blazey Streets, were indicative of an early node of residential development.

The Yarraberg Township was initially created for investor, William Francis Splatt, and titled as 'near the Richmond Bridge': the streets were North (north side of estate), Crown, Bridge, and River (on the river). Splatt started selling the lots in 1853.

William Splatt was born in 1810 and arrived at Port Phillip in 1841, developing his merchandising business in the wharf precinct of Queen St, Melbourne, during the formation of Port Phillip in the 1840s. He was voted a Member of the Legislative Council in the new Colony of Victoria from 1851-1856. He and his brothers Thomas and Edmund, held numerous major pastoral leases in the Colonies of New South Wales and Victoria in the 1840s-1850s, including Roseneath, Emu Station, Dergholm, Fifteen Mile Creek, Spring Station and Tatong, among others.

When Splatt began selling allotments from his estate, Vaughan Street did not exist as such but was marked as a 'reserve'. However one of the major purchasers of the estate, Charles Vaughan, influenced its naming.

Charles Vaughan Esquire JP was a Member of the Legislative Council and chairman of the Fitzroy Council. Land sale handbills produced for the agent Thomas Ham featured Vaughan's name in the ongoing sales of Yarraberg Township allotments, boosting the sales as '...on the Yarra Yarra River at Richmond bridge'. The plan showed that some lots had already been purchased, mainly on land close to the river or facing Burnley Street, and some lots in North Street had houses erected upon them; a pre-existing 'stockade' was marked in at the south-east corner of the estate on land purchased by Barrow.

Other investors in the original plan created their own subdivisions, including Robert Byrne. Robert Roberts acquired lots 57-67 and 74-83 from Byrne in 1867-8 for £168.

The Melbourne Roll Plan 18 from 1855 showed a scatter of a half-dozen houses on the west of the estate and a solid grouping on the east between the future Vaughan Street and River Streets. There was the Richmond Tannery on the river bank just north of the estate, Cole's Richmond Nursery and sundry clay pits, as the nucleus of later industrial development that depended on river access. The Richmond Bridge and toll bar (on Bridge Road) were also nearby as was the first urban centre in Hawthorn, set between Derham Street and Burwood Road. A dense subdivision was also created to the south in CP32 with Palmer and Murphy Streets but these have since become industrial sites.

Whitehead's 1874 Map shows the three streets, North, Crown and Blazey, connected by Vaughan Street while an 1888 map shows a chapel at the corner of Burnley and Blazey Streets. The MMBW Detail Plan 1079 from 1901

shows groups of houses along most streets with about an 80% development rate.

One of the distinctive developments at Yarraberg in the early 1900s was a series of red brick row houses in Burnley and Appleton Streets designed by the noted architect, Henry Hardie Kemp, and owned by his wife, Charlotte.

During the 19<sup>th</sup> century the Yarraberg settlement was always known as a separate entity to the rest of the Richmond Municipality (East Ward). Located next to the early Richmond industrial centre, its development allowed for small cottages to house workers who could find employment nearby. Even in the mid 20<sup>th</sup> century there was a sense of pride for those who had been raised there, with Councillor O'Connell responding to a claim, in 1936, that poor health in inner-suburban Melbourne was often associated with Richmond: 'I come from a little village called Yarraberg and it would compare favourably with other suburbs..' Richmond Council was then responsible for health and welfare within its boundaries, before the formation of the Housing Commission of Victoria and the resulting slum clearance linked with community health improvement. The early 20<sup>th</sup> Century Yarraberg Mission Hall, once located at 59-61 Crown Street, was part of this concern for the poor.

### **Description**

The Yarraberg Heritage Precinct, centred on North St, extends from Appleton Street on the north to Blazey Street to the south, between the north-south streets of the Government road, Burnley St, to the private road, Vaughan St. That part of the estate east of Vaughan Street is now typically 20<sup>th</sup> century industrial development.

It includes largely modestly sized residences, distributed equally in origin from among the Victorian and Edwardian-eras. Victorian-era house rows include those on the north side of North Street (see the altered masonry rows at 7-13, 15-21 and weatherboard row at 25-27 North Street) with no party wall roof divisions. Another early house row with no divisions in its roof is that at 107-113 Burnley Street, with its simply hipped and slated roof. Among the few Italianate style late Boom-style villas are 24 Appleton St, with its cement detailing and projecting room bay, and the coloured brick version at 121 Burnley Street.

A group of brick Federation Bungalows, with distinctive Asian-influenced verandah detail, is at 62-68 Appleton Street while the period identified also represented by the well-preserved attached gabled pair at 25-27 Blazey Street and another at 29-31.

There is some early commercial development along Burnley Street such as the Victorian-era shop & residence at 115. An Edwardian-era two-storey commercial row stands out at 125-131 Burnley Street, adjoining a one storey corner grocer's shop at 133.

Because of the strong identity felt for this satellite suburb from Richmond's beginnings, these small houses, although mostly altered, represent the long held pride of Yarraberg residents.

### **Key buildings**

Significant buildings from the Edwardian-era include the house row at 2-6 Appleton Street and 97-115 Burnley Street developed c1912 by Charlotte Kemp wife of noted architect Henry Kemp. More mainstream designs include the group at 58-60 Appleton Street with its distinctive verandah detail, and the Arts & Crafts character of the adjoining group at 62-68 Appleton St. The Californian Bungalow inter-war contribution is made by houses like 13 Blazey St.

An existing heritage overlay (248) set within the precinct is the significant row Queens Terrace (1890) at 9-17 Crown Street.

### **Main development era**

The main development era is from the Victorian and Edwardian-eras, with a contribution from well preserved residential examples from the immediate post First-War era and individually significant buildings of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) Victorian-era and Edwardian-era houses and corner shops, with a contribution from well preserved examples from the immediate post First-War era, having typically

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One storey wall heights,
- Weatherboard, some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include

- Small front gardens, bordered by low front fences, typically of timber picket.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched lane paving, kerbs and channels, and asphalt paved footpaths.

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

The Yarraberg Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.



***Why is it significant?***

The Yarraberg Heritage Precinct is significant to Richmond:

- as a concentration of Victorian, Edwardian-era and inter-war houses that match the major growth periods in Richmond's housing history as well as that of the City of Yarra;
- as evocative of Yarraberg one of the first group of residential estates in the City, set in place by the 1850s at a crossing of the Yarra River as distinct from those early Richmond residential areas that grew because of proximity to Melbourne Town;
- for the estate's association with Charles Vaughan and William Francis Splatt, both prominent figures in early colonial society at Port Phillip; and
- for the significant house rows at the Appleton and Burnley Streets corner designed by HH Kemp.

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## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Green, William 1853 'Map of Melbourne and Suburbs from Government plans and private survey'.

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Untitled Map of Richmond c!921

D1920, 1953, 1974

# York Street, Richmond, Residential Heritage Precinct

## Precinct maps

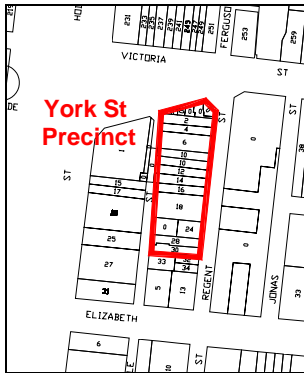


Figure 7 Indicative Heritage Precinct map: north element in York Street Precinct (NTS)

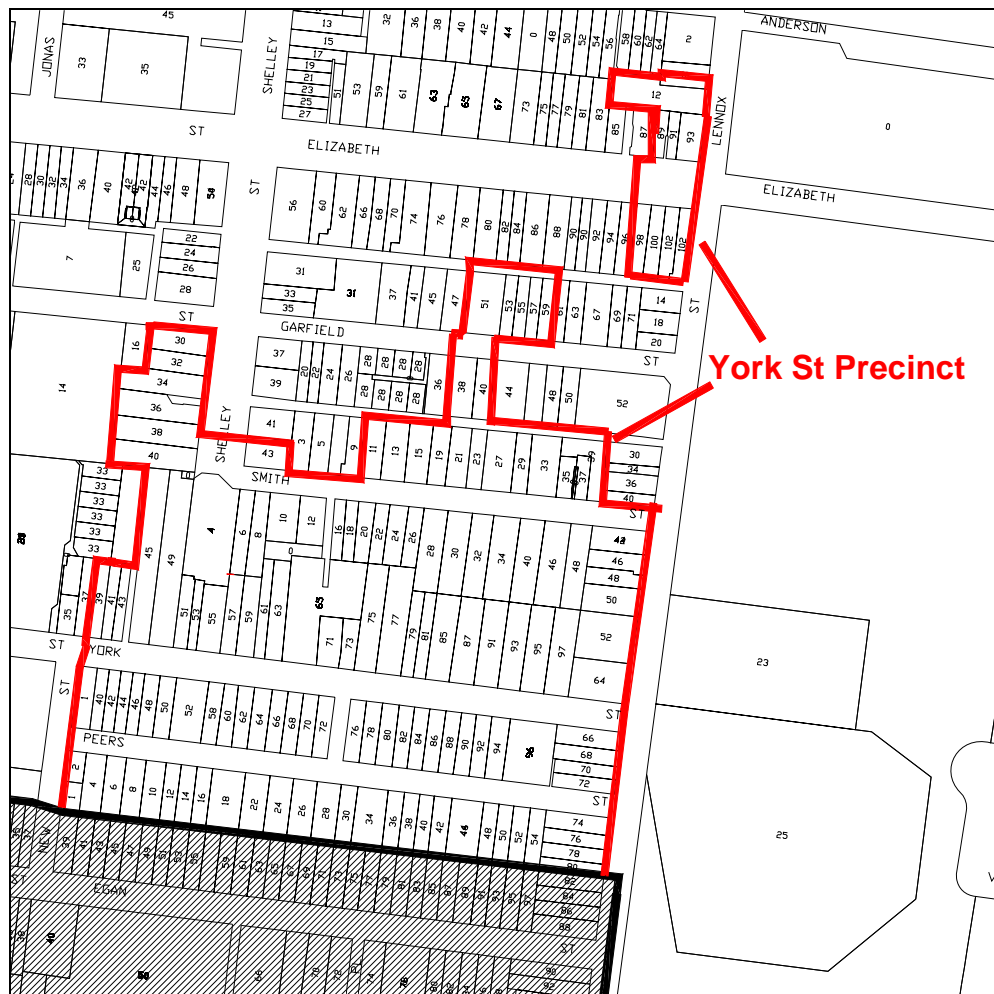


Figure 1 Indicative Heritage Precinct map: south element in York Street Precinct (NTS)

**Component streets include:**

ELIZABETH STREET  
GARFIELD STREET  
LENNOX STREET  
NEW STREET  
PEERS STREET  
REGENT STREET  
SHELLEY STREET  
SMITH STREET  
YORK STREET

**Statement of Significance**

***What is significant?***

**Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the "Port Phillip Patriot". The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

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This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

This area is part of Crown Portion (CP) 38, sold in the 1839 land sales to Robert Wrede for £700.

William Green's 1853 Map shows the area as still largely undeveloped, with a small residential estate to the north off Elizabeth Street. The Melbourne Roll Plan of 1855 shows York and 'Gipps Street' (Egan Street by the 1880s) but with most of the residential development on the north side of York extending to Smith Street: the distinctive L-shaped street shape (Smith to Shelley) was there, typical of the irregular layouts from early private subdivisions. The area south of Victoria Street, including Elizabeth Street, Little Elizabeth and Smith Streets, was densely divided, with many houses shown in 1855. John Jones Peers, builder and developer created the structure for this area with the formation of the east west roads of York and Gipps Streets with his land dealings from 1849-1851.

After largely piecemeal development of Crown Portion 38, a major residential subdivision occurred in 1886 creating around 171 house lots, 21-25 feet wide, onto Lennox, Peers (named after JJ Peers who owned the site previously) York, Egan (formerly Gipps), Leeds, Hoddle and Highett Streets (Lodged Plan 1329): the west end of Highett Street was renamed Jika Place in 1982. The MMBW Detail Plans from the late 1890s show most blocks built on with houses in the balance of the Heritage Precinct, typifying the Richmond population increase in this period.

## Description

The York Street, Richmond, Residential Heritage Precinct arose from one of the first areas in Richmond to be developed for housing because of its proximity, in the north-west corner of the Richmond municipality, to Melbourne Town. This early housing was greatly expanded later in the Victorian-era. York Street provides the main east-west axis for the precinct with Peers and parts of Elizabeth, Garfield and Smith Streets, between Lennox and New Streets. There is also a remote group related to the precinct theme at the north end of Regent St. The street configuration in the precinct is typically that of adhoc development with narrow streets such as Peers Street placed as if a rear service lane for York Street but also having house frontages. The Victorian-era makes up nearly half of the houses in the area with nearly a quarter from the Edwardian-era.

The Edwardian-era is represented by some well-preserved duplexes such as the weatherboard 16-20 Smith Street and red brick 53-59 Garfield St, 79-81 York Street and 6-8 Smith Street while adjoining at 10 Smith Street is one of the early houses in the area, as indicated by the simply hipped roof: this house is thought to have been plotted on the 1855 Roll Plan of Richmond; other uncommon early buildings are at 1 New Street and 2 Peers St, both built straight onto the street. The two storey pair at 28-30 Regent Street is also early. Weatherboard cottages in Regent Street with their Gothic revival barge boards are distinctive structures from the Victorian-era. The late Victorian-era is exemplified in houses like 11 Smith Street with its symmetrical verandahed Italianate style and coloured chimney brickwork, and the stuccoed house row at 40-46 York Street with its unusual raised arched parapet entablature. The inter-war period is seen at 15 Smith St, a modest Californian Bungalow style weatherboard house, and the larger more articulated 27 Smith St.

## Key buildings

Among the key buildings in the precinct are the Edwardian-era weatherboard house at 33 Smith St, noted in 1984 as '...Transition style building featuring Victorian and Edwardian elements: the projecting gable features, timber strap work on roughcast, and a wavy barge board'. The Edwardian-era row at the north end of Regent Street (10-14) is also a significant design, with the arched porches.

Other distinctive buildings are the Moderne style Melba Conservatorium of Music and the Edwardian Bijou Villa at 93 Elizabeth Street (Kia Ora) with its terracotta kangaroo ridge finials. A Victorian-era group is at the opposite corner of Elizabeth and Lennox Streets, with adjoining row houses and the traditional corner grocer's shop at 102 Elizabeth Street.

This shop is echoed by others located at strategic corners further south in Lennox Street, as the local shopping centre for this precinct. Among these is the All Nations Hotel of 1870 (64 Lennox St) licensed to Anton Schultz from its opening for a building described as having two sitting rooms and two bedrooms, followed by James Ingham (1872-73). Opposite this is the Edwardian-era Mahoney's shop & residence, described in the 1990s as,

*'...A fine, two-storey, early Edwardian corner red brick shop with unusual decoration, some residual Boom characteristics and a Jacobean influence. It includes surviving shop front, interior stables and a rare early cantilevered verandah...'*

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

Contributory elements include mainly (but not exclusively) Victorian-era and Edwardian-era buildings, with some well preserved examples from the immediate post First-War era, having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- weatherboard, face brick, or stucco wall cladding;
- corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, bordered by low front fences, typically of timber picket for the Victorian and Edwardian-eras.

Contributory elements also include public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

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

The York Street, Richmond, Residential Heritage Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

York Street Richmond Residential Heritage Precinct is significant to Richmond:

- as a strong representation of the 1880s residential construction boom period in Richmond, interspersed with some valuable early Victorian-era housing development, that generated a surge in the City's population and created the built character of this part of Richmond; and
- for the associated Victorian and Edwardian-era commercial buildings that served this residential estate, along with individually significant residential examples from the Edwardian-era.

### **References:**

Richmond Conservation Study cite:

1. 'Port Phillip Gazette', 3rd Aug. 1839.



## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
4. Curr, E.M. 'Recollections of Squatting in Victoria', Melbourne, 1883, p.14.
5. 'Port Phillip Patriot', 7th February, 1842. •
6. 'Port Phillip Gazette', 3rd August, 1842.
7. Grant and Serle, 'The Melbourne Scene', p.10.
8. Surveyor General's Office, 1853 Plan of Quarry Allotments. ^
9. Labilliere, 'Early History of Victoria'.
10. Grant & Serle, op. cit. p.13. ft
11. Casey, Maie, 'Early Melbourne Architecture', p.117.
12. 'Garryowen', op. cit. p.24.
13. Municipal Map, drawn by John Steel Magee, 1855.
14. Lands Dept. map surveyed by James Kearney, 1855.
15. Lewis, Nigel Development of Richmond into an Urban Area and Social Structure.
16. Grant & Serle op. cit. p.77. \_
17. 'Richmond Australian', 6th December, 1862, 13th December, 1886. W
18. Springall, R.C. Analysis of Richmond's Change from a Residential to an Industrial Environment during the Nineteenth Century, p.39
19. 'Table Talk', 29th June, 1885
20. Lewis, Nigel Development of Richmond into an Urban Area and Social Structure
21. 'Historic Environment' Vol. 4, No. 1, 1984, pp. 3, 4.

Also:

Victorian Titles Office: General Law applications: RGO: application 1479

Green, William 1853 'Map of Melbourne and Suburbs from Government plans and private survey'.

Magee, John Steel 1855 Municipal Map of Richmond drawn from Hodgkinson survey.

Kearney, James 1855 Lands Dept. map of Richmond from James Kearney survey.

Noone, J. 1865 Lands Dept. map of Burnley

Whitehead & Co., E. 1874 'Map of Melbourne and suburbs compiled and published by E. Whitehead & Co'.

Allen & Tuxen 1888 Map of Melbourne and suburbs by Allen and Tuxen. •

Untitled Map of Richmond c!921

Victorian Titles Office: Lodged Plan 1329- Peers, York Street 1886.

## SELECTED EXISTING HERITAGE OVERLAY AREAS IN RICHMOND AND ALPHINGTON: PROPOSED REVISION

### Introduction

The following suggested revised Statements of Significance arise from the City of Yarra Gaps Study Stage One scoping where minor changes are proposed to be made to the existing Heritage Overlay Area boundaries, typically by the addition of contributory sites or subtraction of non-contributory sites. Budget limitations have meant that not all of the Heritage Overlay Areas or for revision were assessed.

The statements use the citation format of the City of Yarra Heritage Review 2007 and are intended to stand alone so that each has an additional brief contextual history to provide some background for the development of the areas examined. They are arranged in Heritage Overlay number order.

Each assessment is in a standard form using the Heritage Victoria format:

- *What is significant* describing the place history, appearance, integrity and type,
- *How is it significant* if of historical, architectural, social, scientific significance, and
- *Why is it significant?* describing significant aspects of the place)

Proposed added sites to each Heritage Overlay Area have been identified on the basis of the City of Yarra Gaps Study Stage One criteria and methodology (see Appendix 3: Assessment criteria and Appendix 4: Detailed Methodology).

### Recommendations

The proposed adjustments to existing heritage overlays and Richmond and Alphington should be considered for exhibition as changes to the City of Yarra Planning Scheme heritage overlay map boundaries and relevant reference documents (*City of Yarra Heritage Review 2007*), as proposed in Amendment C85.

# HO308 Barkly Gardens Heritage Overlay Area, Richmond

## Precinct maps

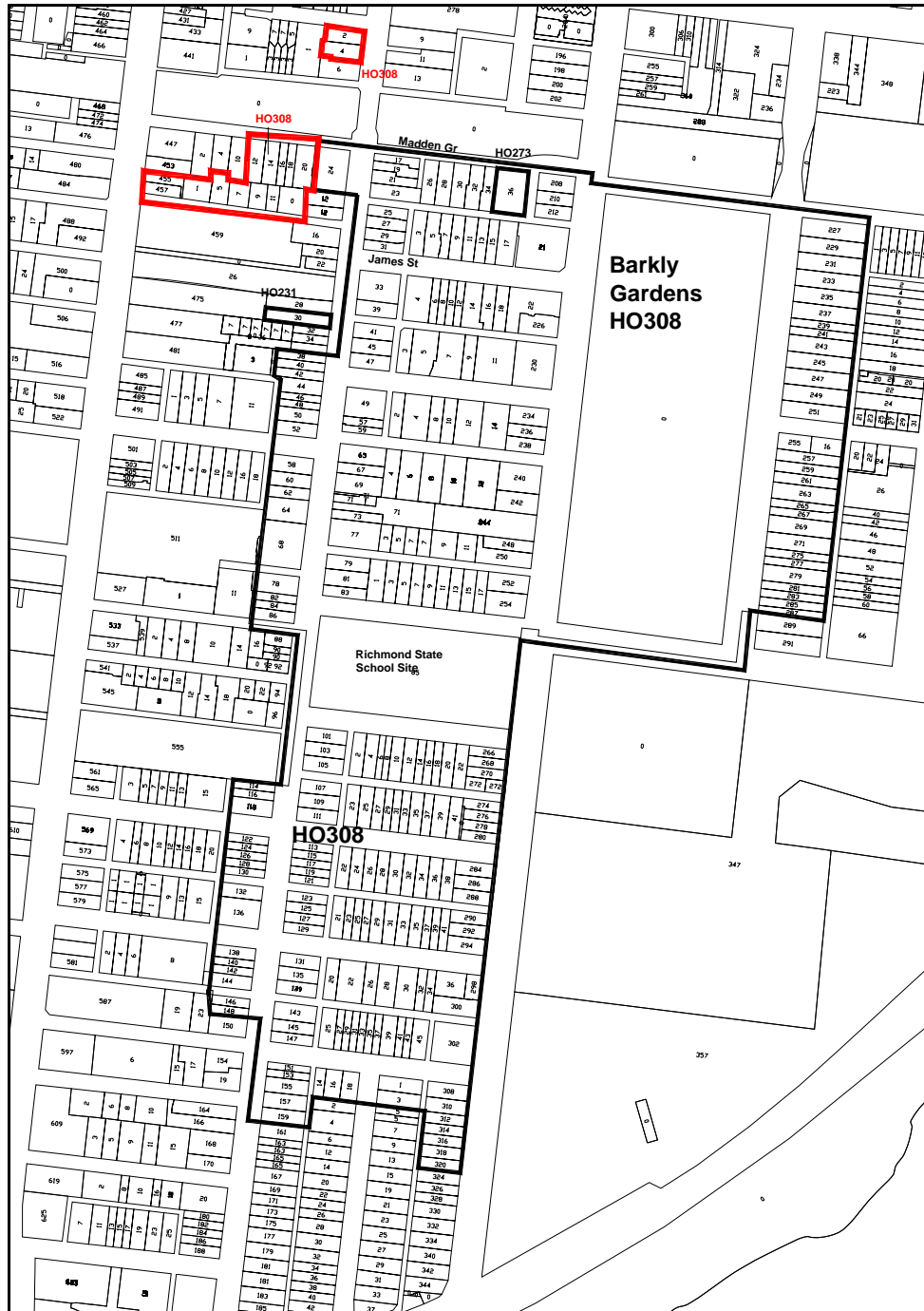


Figure 8 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area) with proposed additions shown in red outline

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

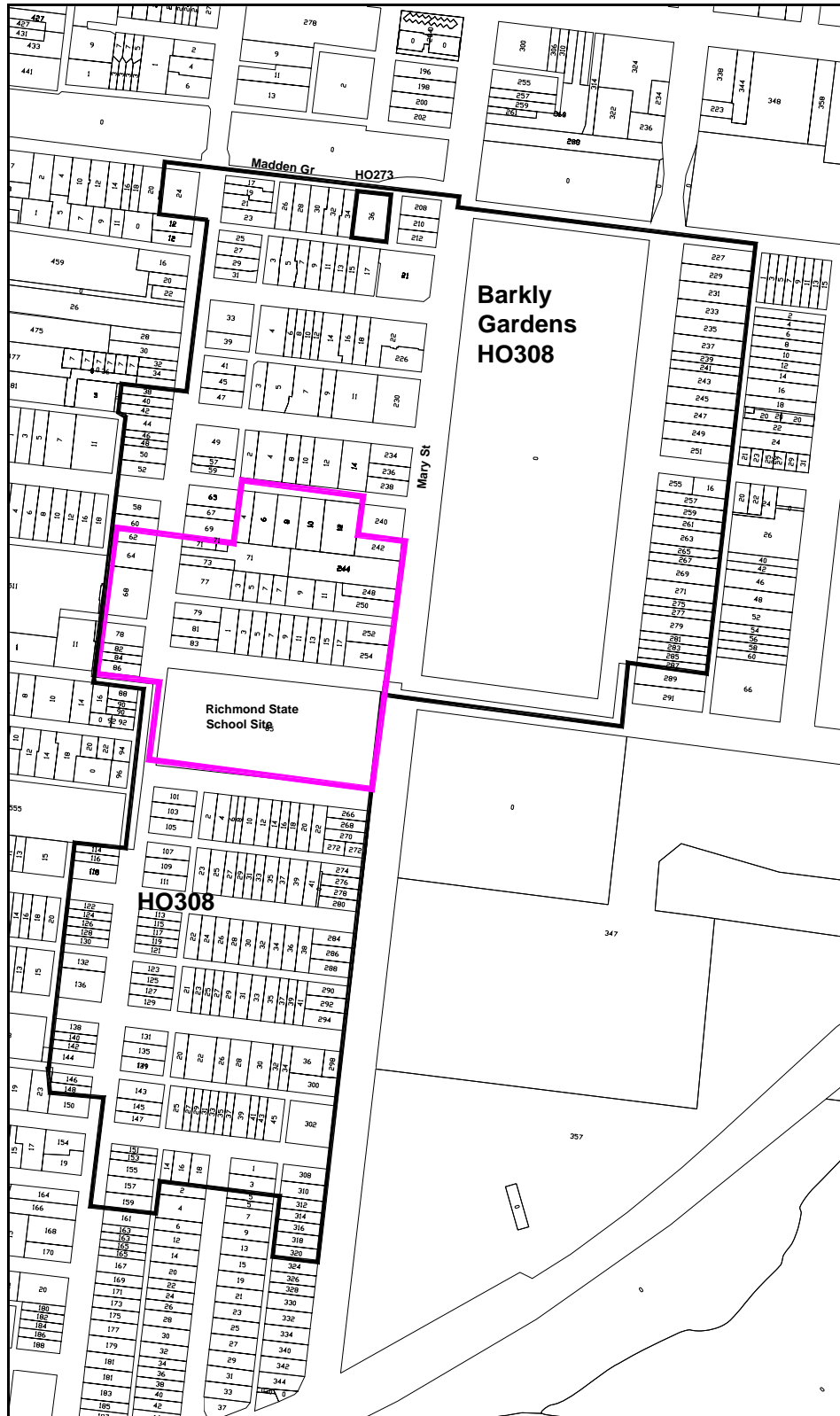


Figure 9 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area) with proposed exclusion shown in purple outline.

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

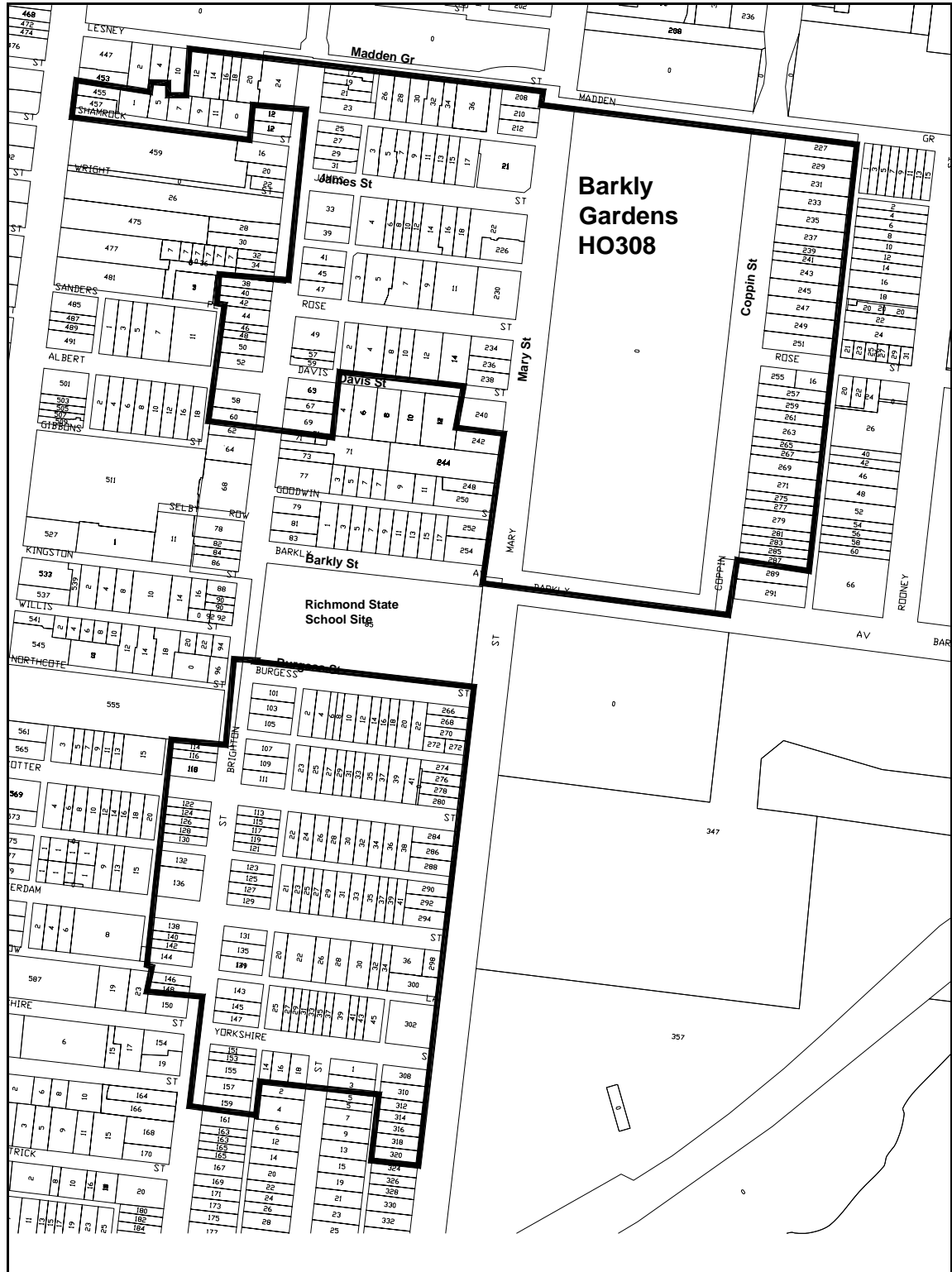


Figure 10 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area) as proposed.

### **Component streets include:**

AMSTERDAM STREET,  
BARKLY AVENUE,  
BRIGHTON STREET,  
BURGESS STREET,  
COPPIN STREET,  
COTTER STREET,  
DAVIS STREET,  
DURHAM STREET,  
GOODWIN STREET,  
JAMES STREET,  
LESNEY STREET,  
MARY STREET,  
ROSE STREET,  
SHAMROCK STREET,  
YORKSHIRE STREET.

### **Statement of Significance**

#### ***What is significant?***

#### **Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the 'Port Phillip Patriot'. The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market,

schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided; St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda

6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

## **Specific history**

### ***Survey and development***

Initially part of the Crown Allotments 7, 8 (sold 1849) and 9 (sold 1880-1882, on the east side of Coppin Street)<sup>4</sup>) the Barkly Gardens Heritage Overlay Area was subdivided from 1853, when Brighton Street (then Occupation Road) and Lesney Street were created. By 1854, the present street layout (with the exception of Davis Street and Mary Street) existed. By 1855 the area (mostly north of Rose Street) was being developed for housing and in 1860 the branch railway to Picnic Station<sup>5</sup> at the Yarra River was constructed.

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4 Parish Plan.

5 adjoining Richmond Park, now Burnley Park



### ***Barkly Square***

Barkly Square was developed on the site of a quarry and first appears on an 1865 survey map. Barkly Square was planted with avenues of trees along a geometrical pattern of gravel paths and with beds featuring specimen trees.

At the turn of the century, thousands were attracted to the band recitals held in its rotunda on Sundays.<sup>6</sup>

### ***Richmond Primary School***

Richmond Primary School (Brighton Street School SS1396) was built as a single-storey symmetrical Gothic revival building with polychromatic dressings in 1874 on the block, bounded by Barkly Avenue and Mary, Burgess and Brighton Streets, purchased in 1873. A new school was rebuilt at the Mary Street end of the site in 1976-78, and the original buildings demolished. This site is no longer contributory to the area.

### **Main development era**

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

Contributory elements include mainly (but not exclusively) small Victorian-era and Edwardian-era houses, but with some well preserved residential examples from the immediate post First-War era, having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- weatherboard, face pressed brick, bluestone, or stucco wall cladding;
- corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, bordered by low front fences, typically of timber.

Contributory elements also include public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths along with the centre piece of the area, Barkly Square and planting.

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<sup>6</sup> Janet McCalman. *Struggletown: Portrait of an Australian Working Class Community 1900-1965*. 1984. p 13.

***How is it significant?***

HO308 Barkly Gardens Heritage Overlay Area, Richmond is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

***Why is it significant***

The Barkly Gardens Heritage Overlay Area is significant:

- For Richmond's only example of a 19th century residential garden square, a 19th century planning device deriving from London models, and seen also in Curtain Square and the Darling Gardens but otherwise relatively rare in Melbourne, and as reinforced here by Victorian-era houses facing the square along Mary and Coppin Streets;
- For the comparatively cohesive image presented by the area of Richmond at the peak of its 19th century development;
- For individually significant elements such as the early bluestone and timber Victorian-era houses in the streets to the west of the Barkly Gardens;
- For well preserved buildings from the inter-war period that visually complement the core Victorian and Edwardian-era buildings; and
- For the high concentration of modest Victorian and Edwardian-era workers' cottages in the low-lying land in the southern part of the Heritage Overlay Area.



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# HO310 Bridge Road Precinct, Richmond

## Precinct maps

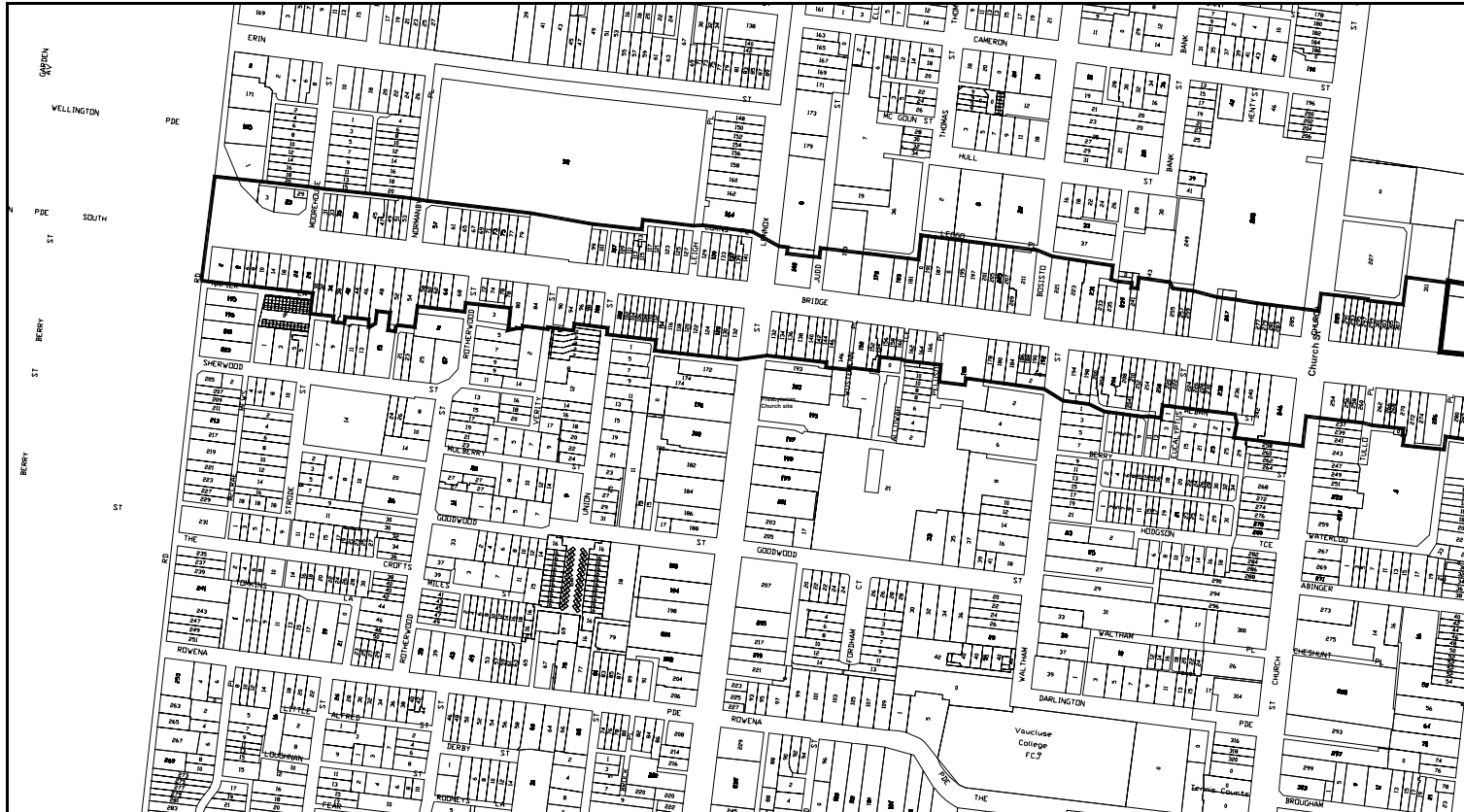


Figure 11 Indicative Heritage Overlay Area map west section (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): unchanged

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

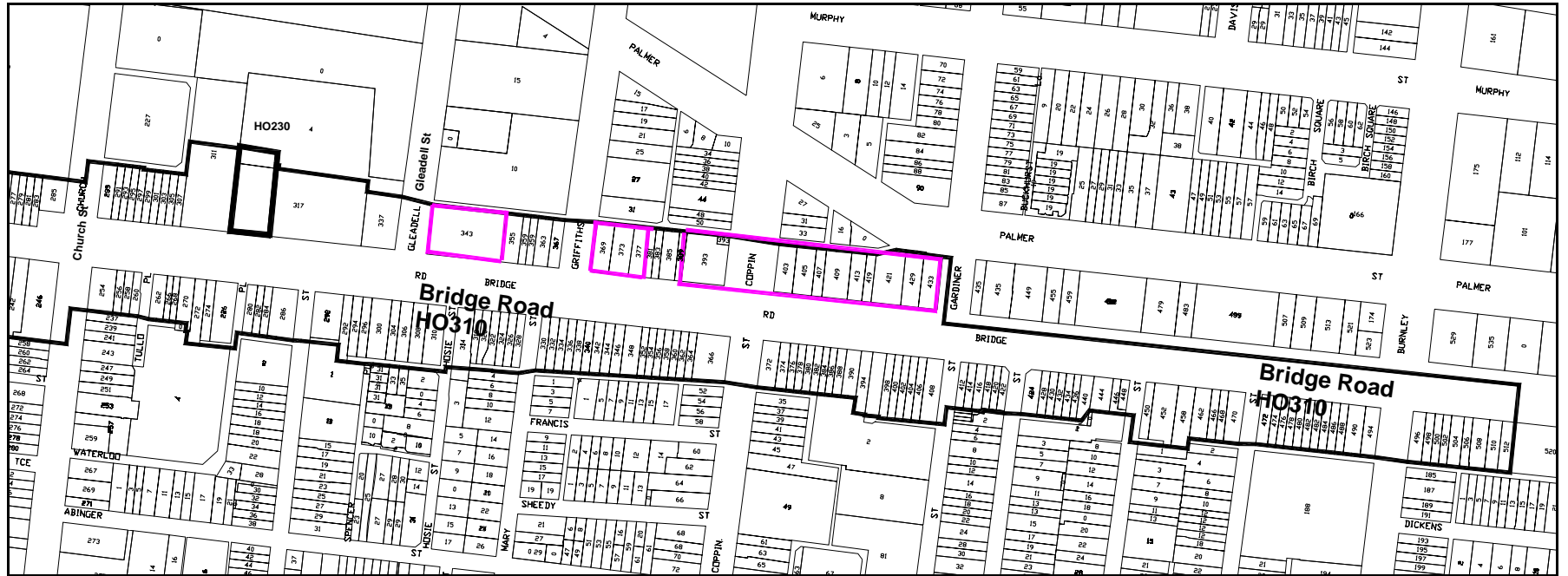


Figure 12 Indicative Heritage Overlay Area map east section (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): proposed exclusions from HO310 shown in purple outline.

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO



Figure 13 Indicative Heritage Overlay Area map east section (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): proposed Heritage Overlay Area map additions outlined in red and marked as 'HO310'.

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

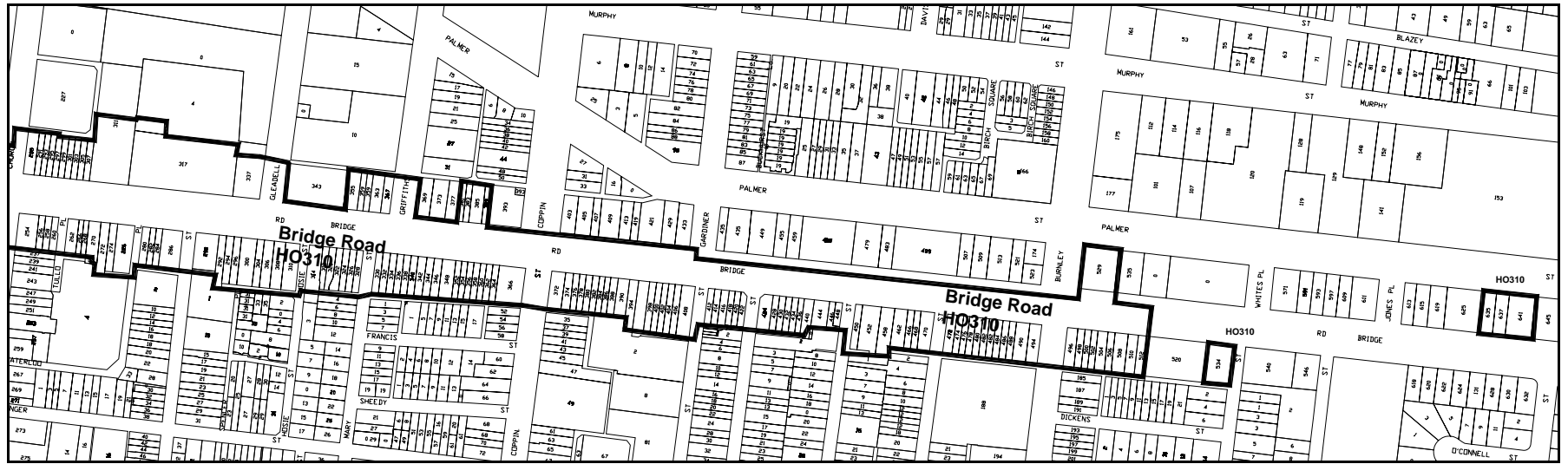


Figure 14 Indicative Heritage Overlay Area map east section (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): as proposed.



**Component streets include:**

BRIDGE ROAD

CHURCH STREET

**Statement of Significance**

*What is significant?*

**Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the 'Port Phillip Patriot'. The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided; St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

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Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

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As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its

population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

Created as a major road reserve in Government surveyor, Robert Hoddle's, Crown Allotment survey of the area around Melbourne town 1830s, Bridge Road was connected to Hawthorn initially by a punt and then by a bridge over the Yarra River in 1855: it was called the Richmond Bridge Road in an 1853 map of the area. The eastern end of Bridge Road was known as Campbell Parade after it was widened in the 1870s.

As a main thoroughfare from Melbourne town to the eastern suburbs by the mid 1850s, retail and service trades initially concentrated at the west end of Bridge Road, including butchers, drapers, a shoemaker, fruiterers, tailors, hairdressers, grocers, Egan's steam sawmill and several hotels. The villa gardens of Joseph Bosisto and William Highett were on the less developed north side of this end of Bridge Road.

The advent of horse drawn omnibuses brought shoppers to the area in the 1870s and 1880s but these were replaced by cable trams in 1885 and an electrified tram service in 1916. Each new mode of transport improved access to the shops and residences lining the road, allowing them to extend further east away from Melbourne. Today the majority of the Victorian-era commercial buildings in Bridge Road date from the 1870s and 1880s which coincided with an increasing rise on the area's population.

The historical and architectural focus of the street, the Richmond municipal offices and town hall complex (incorporating a courthouse), was constructed on the courthouse reserve in 1869-1871 and redeveloped in the 1930s in a Neo-Egyptian manner. Separate post office and police station buildings were added in 1871. Over time, as the civic centre of Richmond, this became the site for other public buildings (two theatres, Metropolitan Gas Company's Richmond gasometer and residence.) erected in the vicinity of the town hall group.

The typical shop & residence or hotel or bank that lines Bridge Road is from the Victorian-era and uses the Italian Renaissance for its architectural language, typically achieved with cement ornament applied to a stuccoed trabeated façade that joined seamlessly to the next building as a continuous one and two storey wall (sometimes three such as at Toole's Building of 1886) along both sides of the street. The Napier Hotel at Hoddle St is an example of the early phase of commercial development close to Melbourne and set the style for the buildings to follow, being increasingly more ornamented as the century moved on, such as at Lovell brothers at 46 Bridge Road or the shop rows at 49-53 and 108-110 Bridge Road, John Clark Jones shop pair at 637-9 Bridge Road (1889) and the Baroque revival Melbourne Savings Bank of 1889 at 182-184 Bridge Road.

Street verandahs and large glazed display windows provided the ground level architecture, the former being initially timber framed and then made of cast-iron in a Corporation style that followed from Melbourne's pattern. Some of the iron verandahs were recreated in the late 20th century. The Edwardian-era introduced a different architectural style with ox-bow parapets and segmentally or Moorish arched façade openings as seen at 10, 28, 30 and 162-4 Bridge Rd but some of the Victorian-era styles also lingered such as at 132-134 Bridge Road (1903) with the addition of red brick as the new wall favoured wall finish.

Individually notable examples have been created in all development periods along the street with later eras including Moderne style examples such as the cream brick former Grynberg's drapers shop. The Royal Oak Hotel was reborn architecturally in the early 20th century, with its distinctive corner tower, as well as later transforming into a music venue for emerging music makers from the late 20th century such as Nick Cave New uses inspired new architecture such as the picture theatres that dotted Bridge Road: the inter-war former Nation Picture Theatre (177 Bridge Road) is one. At the east end of bridge Road, near the Yarra River frontage where early industry had grown in Richmond was the landmark Fincham Organ Factory complex (see also 2 Stawell St), later the Jackett, Howard & Co, Flour Mills.

### **Main development period**

Bridge Road Heritage Overlay Area, Richmond is a predominantly 19th and early 20th century commercial strip and Richmond's civic hub, with a contribution from well preserved inter-war buildings and individually significant places of all eras, that has the following key characteristics.

### **Contributory elements**

One and two-storey Victorian and Edwardian-era shops with (but not exclusively):

- Typically living accommodation over or at the rear of ground level shops;
- Typically configured as continuous rows with no front or side boundary setbacks, typically set out on a 6m wide module;
- Some distinctive individually significant building designs;

- Typically parapeted building forms with concealed pitched roofs;
- Typically vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;
- Typically stuccoed facades having trabeation and ornamentation derived from Italian Renaissance architecture but also with some face brick for early Victorian-era (bichrome, polychrome) and Edwardian-era (pressed red brick) buildings;
- Some use of upper level verandahs or loggias for residential use;
- Once typically extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings; and
- Once typically large display windows at ground level, timber framed with plinths, and recessed tiled or stone paved entries, some remaining (see 383 Bridge Rd) also some metal framed (brass, copper) shopfronts for early 20th century buildings.

Contributory elements also include (but not exclusively):

- Well preserved inter-war buildings, with original or early shop fronts;
- Architecturally significant buildings that express a range of key commercial development periods in the City;
- Tramlines and any associated tram shed sites;
- Traditional street elements such as bluestone pitched crossings, kerbs, and gutters, cast-iron grates, and asphalt paved footpaths; and
- The Richmond City Hall complex, with associated former Court House and Police Station and
- Industrial landmarks such as Finchams Organ Factory.

***How is it significant?***

The HO310 Bridge Road Precinct, Richmond is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

Bridge Road Heritage Overlay Area, Richmond is significant:

- As one Richmond's principle thoroughfares that leads to the first bridge to connect Richmond to Hawthorn, retaining many early Victorian-era shops;
- As an important commercial precinct in Richmond, particularly expressive of the 19th and early 20th centuries and incorporating Richmond's civic hub;
- For the architectural continuity and high integrity of upper level façades to their construction date;

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- For some well-preserved early shopfronts from the Victorian to the inter-war period;
- For the good and distinctive examples of Victorian and Edwardian-era architectural styles and ornamentation as evocative of the street's premier role in Richmond;
- For the architecturally significant examples of shop buildings from the 1920s and 1930s that relate well to the dominant Victorian-era and Edwardian-era scale and character;
- For the tramlines as the functional descendants of those originally installed in 1885;
- For traditional street elements such as bluestone kerbs, pitched crossings, gutters and asphalt footpaths;
- For the landmark quality of the Richmond Town Hall, with associated Court House and Police Station; and
- For the contribution of individually significant or well preserved buildings that express a range of key development periods in the street and the City; and

### References:

Richmond Conservation Study 1985 cites:

1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
4. Curr, E.M. Recollections of Squatting in Victoria, Melbourne, 1883, p.14.
- 'Port Phillip Patriot', 7th February, 1842.
6. 'Port Phillip Gazette', 3rd August, 1842.
7. Grant and Herle, The Melbourne Scene, p.10.
8. Surveyor General's Office, 1853 'Plan of Quarry Allotments'.
9. Labilliere, 'Early History of Victoria'.
10. Grant & Serle, op. cit. p.13-
11. Casey, Maie, 'Early Melbourne Architecture', p.117.
12. 'Garryowen', op. cit. p.24.
13. Municipal Map, drawn by John Steel Magee, 1855.
14. Lands Dept. map surveyed by James Kearney, 1855.
15. Lewis, Nigel Development of Richmond into an Urban Area and Social Structure.
16. Grant & Serle op. cit. p.77. \_
17. 'Richmond Australian', 6th December, 1862, 13th December, 18862. W
18. Springall, R.C. Analysis of Richmond's Change from a Residential to an Industrial Environment during the Nineteenth Century, p.39
19. 'Table Talk', 29th June, 1885
20. Lewis, Nigel Development of Richmond into an Urban Area and Social Structure

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Also:

Graeme Butler & Associates, 2007. City of Yarra Review of Heritage Overlay Areas 2007: HO310 Bridge Road Heritage Overlay Area, Richmond

Ian Wight and Heritage Strategies, Lorraine Huddle, Gabriel Moylan, Big Picture Software, 2001. City of Yarra Review of Heritage Overlay Areas 2001, Allom Lovell & Associates 1998 City of Yarra Heritage Review.

# HO315 Church Street Heritage Overlay Area, Richmond

Precinct map

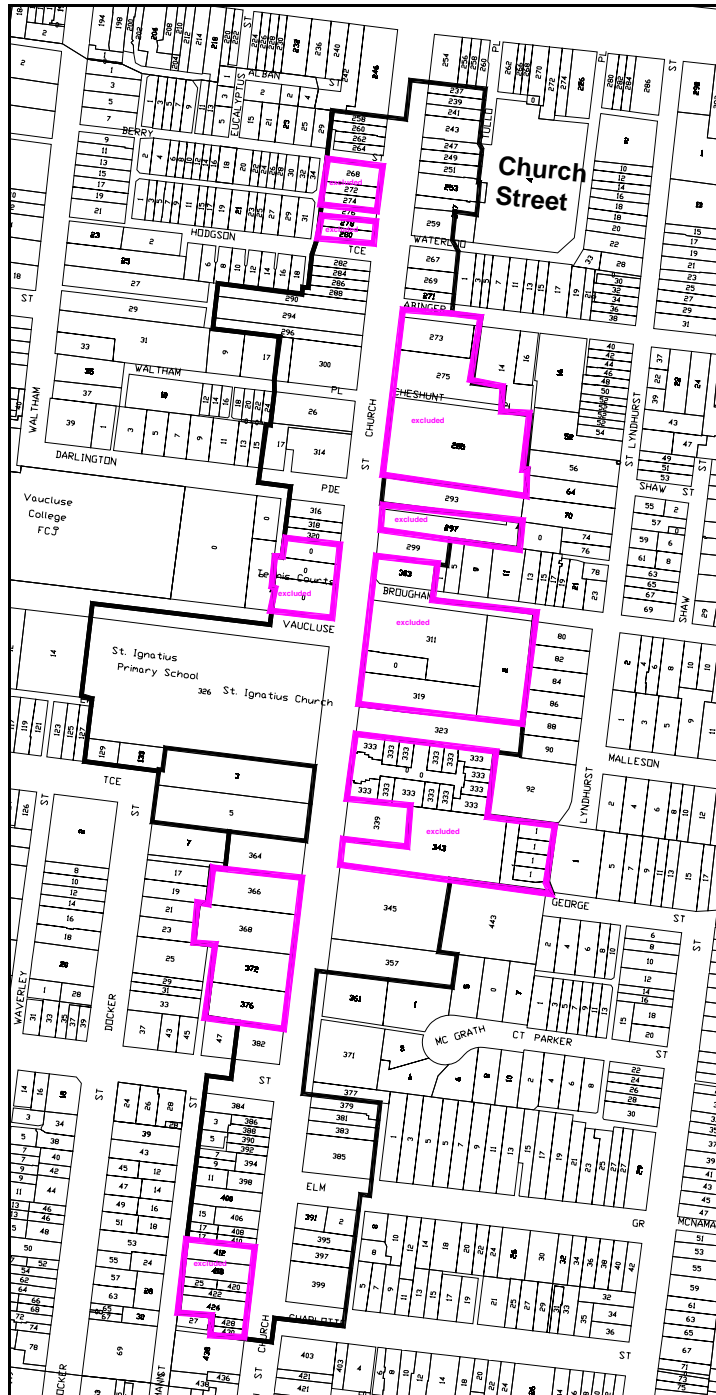


Figure 15 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS): proposed exclusions outlined in purple.



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

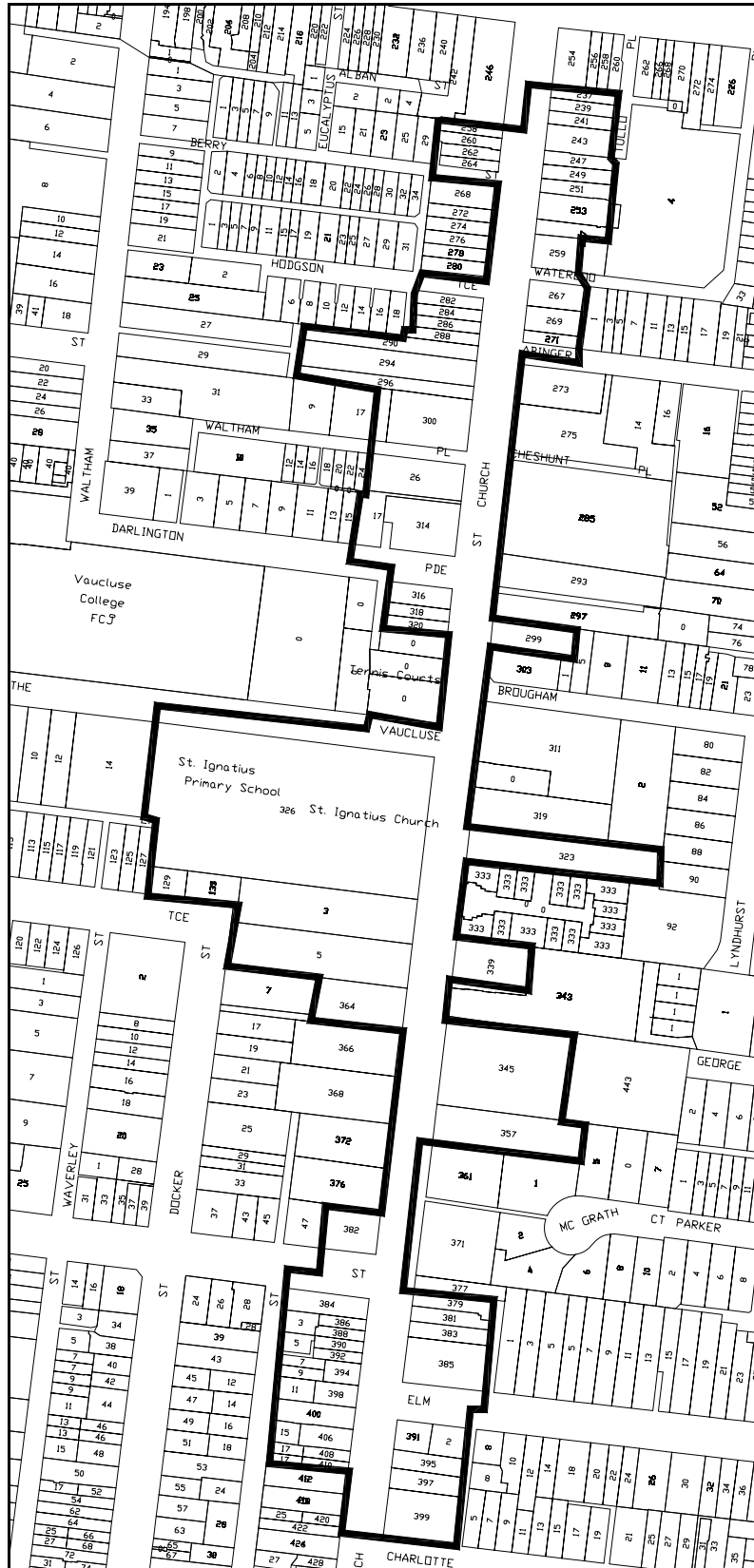


Figure 16 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS): as proposed.

### **Component streets include:**

CHURCH STREET,  
DARLINGTON PARADE,  
DICKMANN STREET,  
ELM GROVE,  
GEORGE STREET,  
RICHMOND TERRACE,  
WALTHAM PLACE,

### **Statement of Significance**

#### ***What is significant?***

#### **Subdivision**

The Church Street Heritage Overlay Area includes parts of the first suburban Crown Allotments sold in the City, being Crown Portions 20, 21, 26 and 27, each 25 acres in area. Allotments 21 and 22 were purchased in 1839 by Rev. Joseph Docker (squatter), Allotment 20 by Charles Williams (auctioneer), and Allotment 26 by W H Yaldwyn (squatter, banker).

The Waltham Street and Darlington Parade areas were subdivided in 1853 and further subdivided in the 1880s. Docker had subdivided his two allotments by 1853, with plans for a model village set out on the flat below his townhouse at 370 Church Street.

By the turn of the century, most of the Heritage Overlay Area was developed. The topography of the Heritage Overlay Area, the highest point in Richmond, attracted both the churches and the wealthier colonists with the result that the majority of the earliest residences were of a more substantial nature compared with other sections of Richmond.

This area has remained one of the most prestigious parts of Richmond for residential development. As an example, Howard Lawson's Elmhurst Flat block of 1934 aimed to tap into this prestigious residential location, paralleling with his significant Hollywood style Beverley Hills and Stratton Heights Flats, sited across the Yarra River at South Yarra.

#### **Large villas**

By 1855, villas with large gardens and orchards had been established in Church Street between Brougham and Elm Streets. Early houses which survive include Doery House (353 Church Street) and Messenger House (333 Church Street, formerly Stonehenge), the latter being built prior to 1843 for Captain John Roach<sup>7</sup> and remodelled in the Edwardian period.

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<sup>7</sup> J U White. Early Residents and Property Owners in Richmond. 1979. p 13.

### **Major church complexes**

Three major church complexes were established in the Heritage Overlay Area in the mid-1800s. St Stephen's Anglican Church (1850-1876) at 360 Church Street was designed by Blackburn and Newson on land donated to the church by the Rev. Joseph Docker and is one of the earliest bluestone churches built in Victoria. The Wesleyans began the construction of a temporary timber chapel (later the schoolhouse) in 1853, bluestone chapel in 1858, and added a schoolhouse (1871) and a parsonage (1876). St Ignatius' Roman Catholic Church (326) was built in stages between 1867 and 1928, to a design by prominent architect William Wardell, with the bluestone Presbytery added in 1872.

### **Civic buildings**

Other non-residential developments in the Heritage Overlay Area included the former Richmond United Friendly Society Dispensary (1884; 294 Church Street), and the Hibernian Hall (1872; 316 Church Street), which was built as a temperance hall. The Richmond RSL was built in 1922, as an expression of the continuing premier civic status of this part of Church Street in the 20<sup>th</sup> century. The Richmond Library is the most recent civic development in the area.

### **Commercial development**

Commercial development extended north from the major thoroughfares of Swan St and south from Bridge Road in the late Victorian and Edwardian-eras.

### **Main development era**

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-period, with a contribution from some well preserved inter-war buildings and individually significant places of all eras. Large houses, religious and public buildings from this period are the key elements in the heritage overlay.

### **Contributory elements**

The Church Street Heritage Overlay contributory elements include (but not exclusively) large detached Victorian-era and Edwardian-era and small attached Victorian-era, one and two storey houses having typically:

- pitched gabled or hipped roofs, with some façade parapets,
- face brick (red, bichrome and polychrome) or stucco walls;
- corrugated iron, unglazed Marseilles pattern terra-cotta tiles, and slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Typically with post-supported verandah elements facing the street;

- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered typically by timber picket front fences of around 1m height;

Contributory elements also include shops and residences of the Victorian and Edwardian-eras, with:

- Display windows and recessed entries;
- Zero boundary setbacks;
- Mainly one storey scale;
- Attached rectilinear plan form, a parapeted roofline; and

Substantial Victorian-era ecclesiastical buildings with:

- Free standing rectilinear form
- Pitched roofs, some towers and spires positioned to be visible from a distance;
- Fenced yards, with potential use of timber or iron pickets and a stone base for the frontage fence;
- Two storey and greater wall heights;
- Stone, masonry or stuccoed masonry facades, slate or tiled roofs; and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths - mainly in side streets; and
- Many significant buildings within the Heritage Overlay Area have their own heritage overlay (HO241, HO242, and the St Ignatius complex) but nevertheless are contributory to the Church St Heritage Overlay Area.

***How is it significant?***

HO315 Church Street Heritage Overlay Area, Richmond is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

***Why is it significant***

The Church Street Heritage Overlay Area is significant:

- As one of the first parts of Richmond to be subdivided and developed, as expressed by early buildings like Messenger House 333 Church Street, from the 1840s;
- As the chosen site for a high number of individually significant 19th and early 20<sup>th</sup> century buildings set in grounds and including early ecclesiastical and civic buildings, and some Melbourne landmarks, as

well as substantial residential buildings that were attracted to the area by its elevated topography, high amenity and proximity to churches;

- As the site of key civic or institutional buildings in Richmond from the 19<sup>th</sup> century through to the 1920s (i.e. The Richmond RSL Hall); and
- For its significant architecture such as the William Wardell designed St. Ignatius Roman Catholic Church as a well known and prominent landmark across the metropolitan area.

The heritage character of the precinct is also supported by the commercial development extending up Church St from the Swan St and Bridge Road shopping areas with shops dating from the late 19th and early 20th centuries, as part of the cultural context of Victorian and Edwardian-era life on the hill.

# HO322 Golden Square Precinct, Richmond

## Precinct map

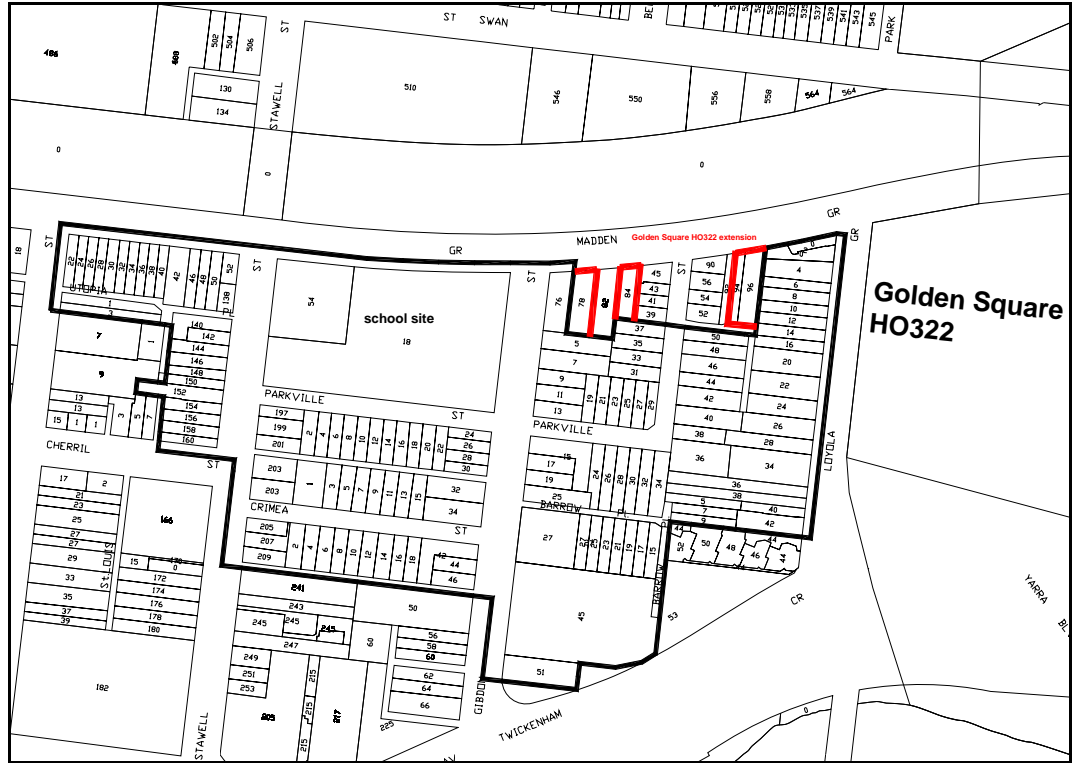


Figure 17 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS): proposed Heritage Overlay Area map additions shown in red.

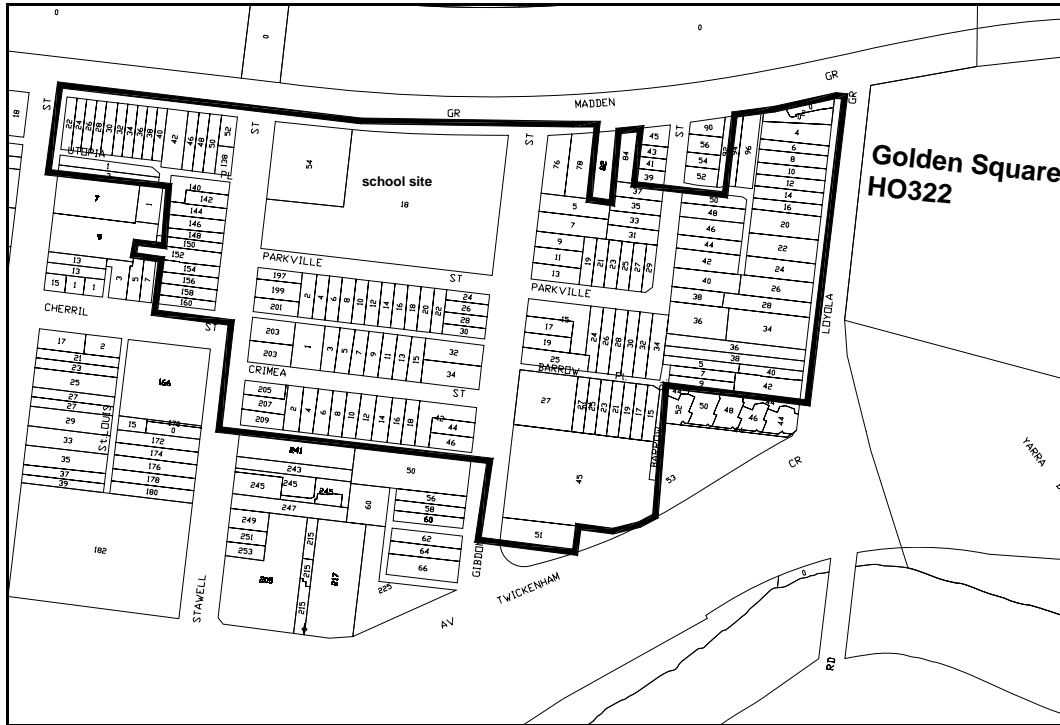


Figure 18 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS): as proposed.

**Component streets include:**

- ADAM STREET,
- BARROW PLACE,
- CRIMEA STREET,
- GIBDON STREET,
- LOYOLA GROVE,
- MADDEN GROVE,
- PARKVILLE STREET
- STAWELL STREET.

**Statement of Significance**

*What is significant?*

**Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the 'Port Phillip Patriot'. The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar

McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and



service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

Golden Square is part of crown allotments 14 and 15, originally part of the Colonial Police Reserve or Police Paddocks, used for the agistment of horses by the police forces in Melbourne. It was subdivided and sold by the Government during the 1860s and 1870s creating Madden Grove, Barkly Avenue, Stawell and Gibdon Streets. Despite this, the potential blocks were shown on survey plans of the early 1850s as adjoining the Government Survey Paddock that later became Richmond Park and the horticultural reserve. The maps showed this area as blank.

By 1888 these blocks were further subdivided and Parkville (formerly Peckville), Crimea (formerly Normanby) and Felicia Streets were formed.

Melbourne and Metropolitan Board of Works detail plan from 1899 shows dense development in the block bounded by Madden Grove and Stawell, Cherrill and Adams Streets. Approximately one-third of the remainder of the area had also been developed at that time. A school is shown on the corner of Stawell and Cherrill Streets. Burnley State School SS2853 was a three storey Gothic Revival style school, built in the 1880s. It was demolished in 1979 and the site developed as a residential square or public park, Golden Square, with some significant residual trees from the school era.

A major part of the area was occupied by Terry's Burnley Brewery (c1893), later Barrett and Burston Malting's malt house and silos, where the existing two-storey brick building fronting Gibdon St is shown as the brewery and the malt house is the long, gabled form building on the east of the block. Visually distinctive concrete silos were added to the complex in the 20th century has become a key characteristic of the City. The Burnley Brewery joined a large number of industrial complexes that hugged river and creek banks in Victorian-era Melbourne with, in this case, a tannery located a little further west along the Yarra River.

A significant group of matching Edwardian cottages in Parkville and Crimea Streets were allegedly built for Clements Langford, a prominent Melbourne builder whose projects included the Manchester Unity Building.

The name Golden Square may be connected with Sir James Palmer who was a pioneer in the Richmond area. He practised in London, living in Golden Square, and became senior surgeon at St James's Dispensary. After arriving in Victoria in 1840, Palmer made his home at Richmond near the Yarra and soon established Palmer's Punt (near Hawthorn Bridge) that served to provide access to Boroondara until a bridge was built in 1851. It may be that his London home gave its name to the Golden Square area while he resided there. He later built the notable house, Invergowrie, in Kew.

Access to these areas was enhanced by the Swan Street tramway of the late Victorian-era and its electrification in 1915 spurred the type of attached red brick Edwardian-era housing seen in the area bounded by Parkville, Stawell, Gibdon and Crimea Streets. These cottages have a gabled corrugated iron clad roof form, red brick corbelled chimneys, paired front windows with coloured multi-pane glazing in the top sashes and a small skillion porch to the side. However among these house rows there are highly decorated Italianate

houses like 13 and 15 Gibdon St or the more typical weatherboard Federation Bungalows such as 19 Gibdon St.

### **Main development period**

The main development period evident in the heritage overlay is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

The Golden Square Heritage Overlay Area contributory elements include (but not exclusively) buildings of the Victorian and Edwardian-eras, being detached and attached houses having:

- Pitched gabled or hipped roofs, with some façade parapets;
- One storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, and some Marseilles pattern terra-cotta tiles and slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah or porch elements facing the street, sometimes set out on two levels, with cast-iron detailing for Victorian-era houses and timber detailing for Edwardian-era houses;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks;
- Well preserved buildings including one storey houses and one and two storey industrial buildings from the pre Second War era;
- One major Victorian-era industrial complex, being the former Burnley Brewery complex;
- Evidence of a former historic school reserve and plantings;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs and channels, and asphalt paved footpaths.

***How is it significant?***

The HO322 Golden Square Precinct, Richmond is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

The Golden Square Heritage Overlay Area is significant:

As a good representation of modest early housing in the area, from the late 19th to the early 20th century;

For some of the most intact and, in part architecturally distinctive, small Edwardian cottages to be found in the municipality;

For its Victorian residential housing development ranging from simple weatherboard dwellings to Italianate villas and two unusual rows of two-storey terraces;

For the original bluestone lanes and gutters and other early street elements such as the pillar box in Madden Gr.;

For the Golden Square Bicentennial Park and its mature trees, as symbolic of the Burnley Primary School, and the adjacent church sites, as two significant elements on the area's history;

For the contribution made by the Victorian-era Burnley Maltings as a major complex central to the history of the area over a long period, with its visually distinctive inter-war silos as remnants of the extensive industries that once crowded the banks of the Yarra; and

**References:**

Richmond Conservation Study 1985 cites:

1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
4. Curr, E.M. 'Recollections of Squatting in Victoria', Melbourne, 1883, p.14.
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17. 'Richmond Australian', 6th December, 1862, 13th December, 1862.

18. Springall, R.C. Analysis of Richmond's Change from a Residential to an Industrial Environment during the Nineteenth Century, p.39

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MMBW Detail Plan 923, 1899.

McCalman. op cit. p 72

Allom Lovell 1998: V1: 37-

McCalman. op cit. pp 17,172.

ADB entry for Palmer, Sir James Frederick (1803 - 1871)

# HO325 Kennedy Street Precinct, Richmond

## Precinct map

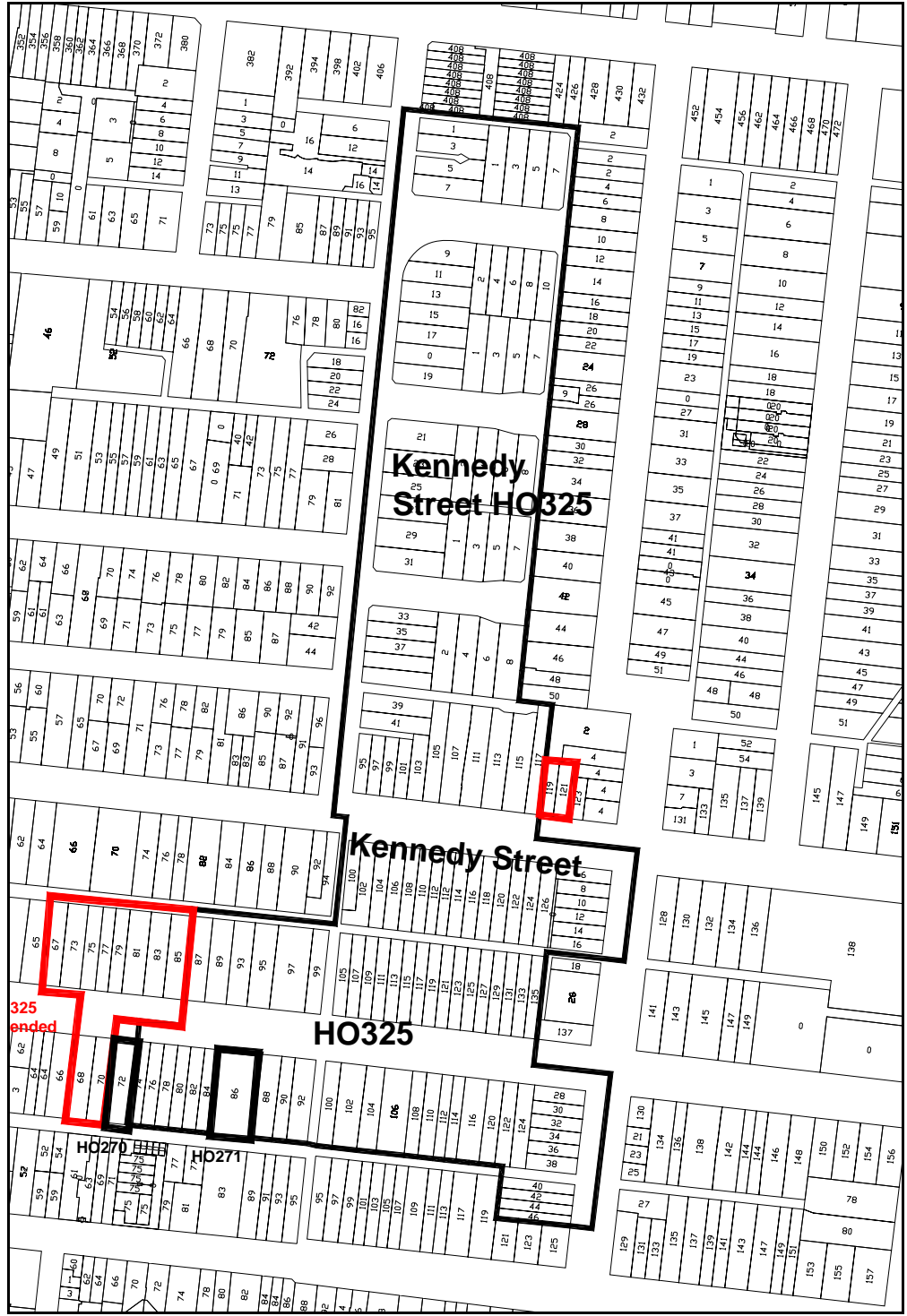


Figure 19 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS): proposed additions outlined in red.

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

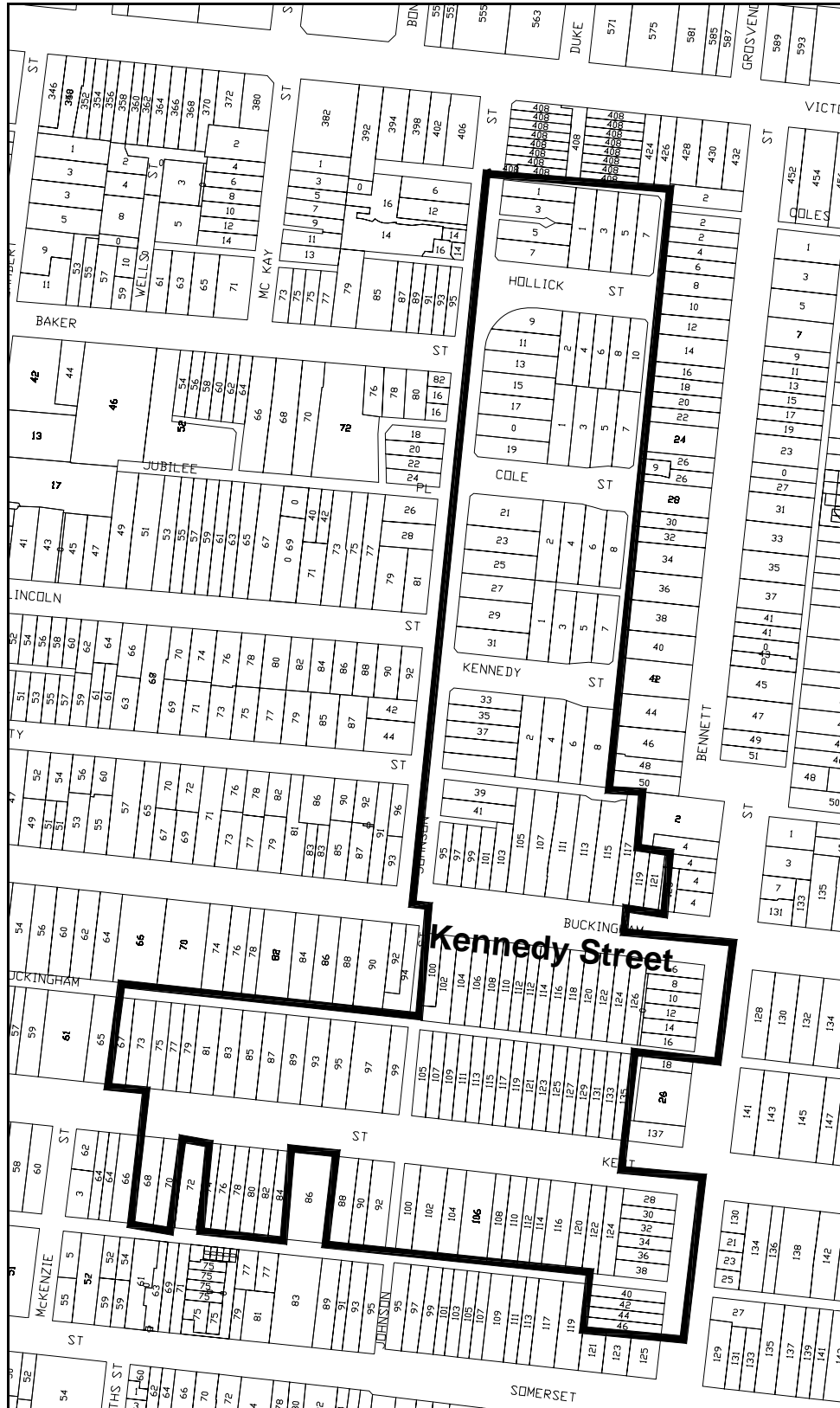


Figure 20 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS): as proposed.

**Component streets include:**

BUCKINGHAM STREET,  
COLE STREET,  
GARDNER STREET,  
HOLLICK STREET,  
JOHNSON STREET,  
KENNEDY STREET,  
KENT STREET.

**Statement of Significance**

***What is significant?***

**Historical background**

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the 'Port Phillip Patriot'. The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

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the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

The Kennedy Street Area comprises part of Crown Portions 41 and 44, two 27 acre lots sold in June 1849. The area's building stock derives from two periods of development in Richmond. To the south, the houses in Gardner, Buckingham and Kent Streets date from the late 19th century when the area was developed as workers' housing.

To the north, the east side of Johnson Street, along with Hollick, Cole and Kennedy Streets remained undeveloped until the inter-War period.

While MMBW maps from 1896 show Gardner, Buckingham and Kent Streets to be almost fully developed at that time, the large area bounded by Victoria, Burnley, Buckingham and Johnson Streets, known as Cole's Paddock, was almost completely vacant. The only development was Cole's Terrace, a row of six attached dwellings facing Victoria Street, where Davison Street now stands. Set back approximately 73m from the street, the terrace then had a sweeping semi-circular carriage drive. No street trees were shown on the MMBW Detail Plans of 1898 .

### **Main development period**

The main development eras evident in the heritage overlay are those of the Victorian era and inter-war periods, with a substantial contribution from the Edwardian-period. There is also a contribution from well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

The Kennedy Street Heritage Overlay Area contributory elements include (but not exclusively) generally detached Victorian-era and some Edwardian-era

groups, plus short streets of inter-war detached mainly one-storey houses having:

- Pitched gabled or hipped roofs, with some façade parapets (Kent St);
- One storey wall heights;
- Weatherboard wall cladding, with some face brick (red, bichrome and polychrome) or stucco walls in Kent St;
- Corrugated iron roof cladding and Marseilles pattern unglazed terracotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported front verandah elements facing the street on Victorian-era and Edwardian-era houses and front porches, set on heavy piers, for the inter-war houses,
- Less than 40% of the street wall face comprised with openings such as windows and doors, with vertical rectangles for the Victorian-era houses and horizontal window groups for the inter-war; and
- Front gardens, originally bordered by timber picket front fences of around 1m height for the Victorian and Edwardian-era houses and simple timber prickets, woven or chain wire fixed to a timber frame for the inter-war;

Contributory elements also include:

- A small number of corner shops and residences, with display windows and zero boundary setbacks (see Kent St); and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

***How is it significant?***

The HO325 Kennedy Street Precinct, Richmond is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

The Kennedy Street Area is significant:

- For two well preserved groups of housing, Victorian and Edwardian-era and inter-war, as two important eras of workers' cottage development, being visually cohesive remnants of housing types that were once more common throughout the suburb; and
- For the intact streetscapes of Californian Bungalows sited in distinctive cul-de-sacs in Cole, Hollick, Johnson and Kennedy Streets and the east side of Johnson Street and in parts of Buckingham and Kent Streets, as a reminder that not all of Richmond was fully developed by the First World War; and

## References:

Richmond Conservation Study 1985 cites:

1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
4. Curr, E.M. 'Recollections of Squatting in Victoria', Melbourne, 1883, p.14.
- 5 'Port Phillip Patriot', 7th February, 1842. •
6. 'Port Phillip Gazette', 3rd August, 1842.
7. Grant and Herle, 'The Melbourne Scene', p.10.
8. Surveyor General's Office, 1853 'Plan of Quarry Allotments'.
9. Labilliere, 'Early History of Victoria'.
10. Grant & Serle, op. cit. p.13. ft
11. Casey, Maie, 'Early Melbourne Architecture', p.117.
12. 'Garryowen', op. cit. p.24.
13. Municipal Map, drawn by John Steel Magee, 1855.
14. Lands Dept. map surveyed by James Kearney, 1855.
15. Lewis, Nigel Development of Richmond into an Urban Area and Social Structure.
16. Grant & Serle op. cit. p.77. \_
17. 'Richmond Australian', 6th December, 1862, 13th December, 1862.
18. Springall, R.C. Analysis of Richmond's Change from a Residential to an Industrial Environment during the Nineteenth Century, p.39
19. 'Table Talk', 29th June, 1885
20. Lewis, Nigel Development of Richmond into an Urban Area and Social Structure

Also:

Graeme Butler & Associates, 2007. City of Yarra Review of Heritage Overlay Areas 2007: HO310 Bridge Road Heritage Overlay Area, Richmond

Ian Wight and Heritage Strategies, Lorraine Huddle, Gabriel Moylan, Big Picture Software, 2001. City of Yarra Review of Heritage Overlay Areas 2001, Allom Lovell & Associates 1998 City of Yarra Heritage Review

# HO328 Park Crescent Precinct, Alphington

Precinct map

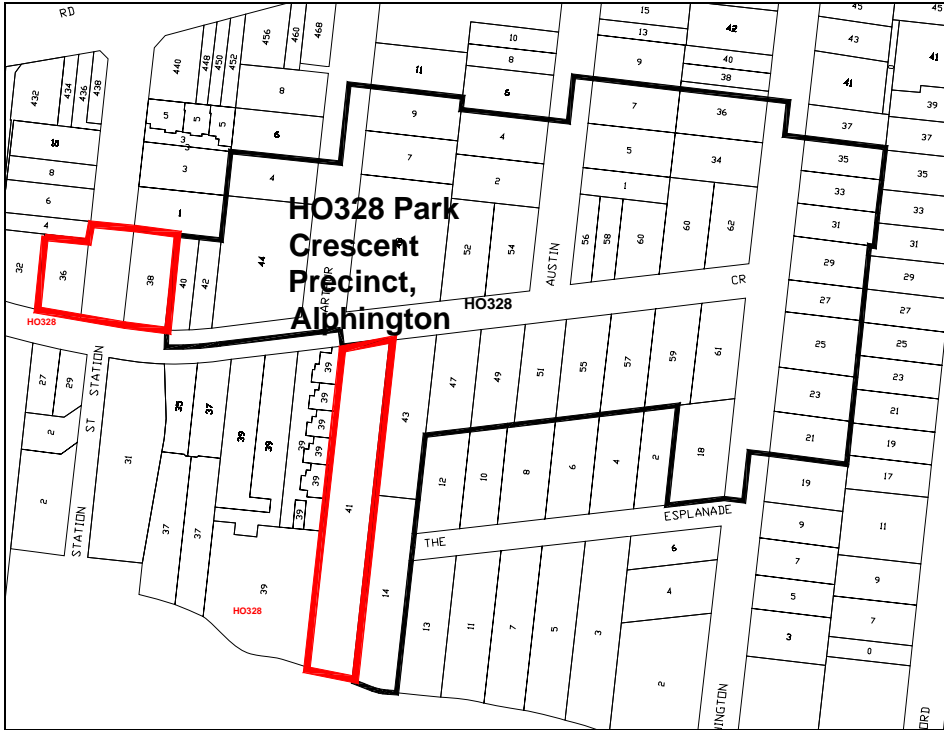


Figure 21 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): proposed additions outlined in red.

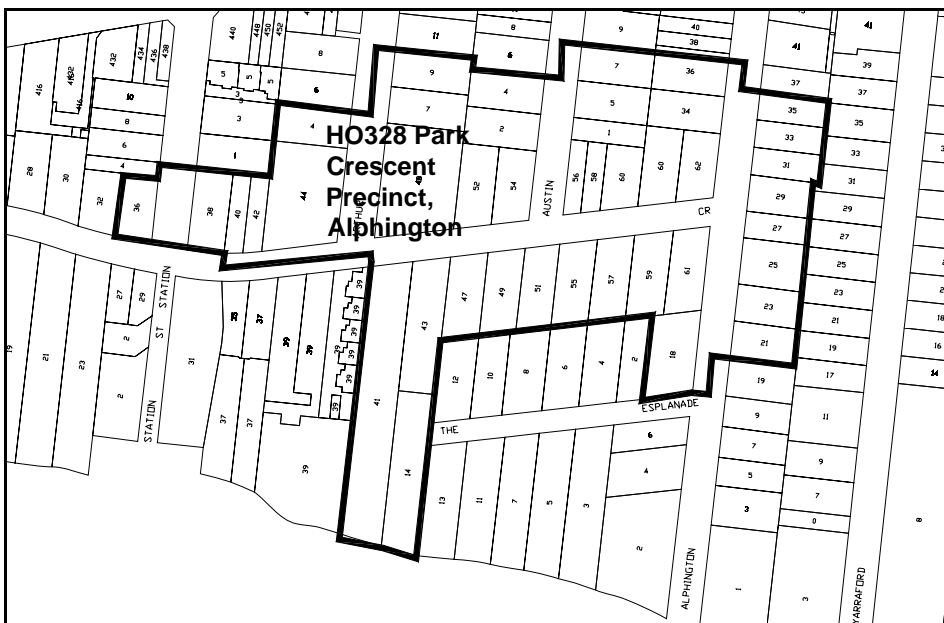


Figure 22 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): as proposed.

**Component streets include: Alphington Street,**

ARTHUR STREET,  
AUSTIN STREET,  
PARK CRESCENT,  
THE ESPLANADE.

## **Statement of Significance**

### ***What is significant?***

#### **Historical background**

This area has arisen from the urbanisation of the rural Crown Portions sold in 1840, each with a narrow frontage to the Yarra River.

The village of Heidelberg and later the Diamond Creek gold fields created heavy traffic along the Heidelberg Road, with the Heidelberg Road Trust formed to maintain coach and wagon access to, at first, the rich pastoral properties in the Heidelberg district (see Banyule). A bridge was constructed over the Merri Creek, replacing the 1848 causeway in 1854, and a timber bridge replaced the ford, at the Darebin Creek, four years later. A toll bar was erected under the aegis of the Trust, in 1847, at the Yarra Bend turnoff; the Heidelberg District Road Board replaced the former Trust, under the Central Roads Board, in 1854.

#### **Specific history**

The Park Crescent Area comprises the southernmost parts of Crown Portions 113, 114, 115, 116 and 117, which were sold at the land sales of June 1840. William Hoddle surveyed these 'small sections', with narrow frontages to the Yarra River, with each portion being approximately 93 acres.

Early development in the area derived from the sale of some of this land to C H James and Percy Dobson, as the Fulham Grange orchards and associated jam and preserves factory. It was subdivided into one acre lots and sold as the Fulham Grange Estate. James and Dobson's adjoining subdivision, the St James Park Estate, was created from Vidal's Crown Portion 114 in 1883. Land changed hands in the 1880s but further development of a large number of the sites did not get underway until the early years of the 20th century. However some contributory houses were built in the Victorian-era. The area continued to develop into the inter-war period, with a number of Californian Bungalow style houses built immediately after the First War.

The Victorian-era phase of the area's development included Bella Vista, built at 23 Alphington St for Katherine and James Marriott in 1887 (demolished) and the towered Italianate house, The Nook (1892-3) built at 25 Alphington St for William Brewer. Brewer also built the large and fanciful American Queen Anne style mansion, Andembach, in Park Crescent (now a flat site) in 1894.

Key Edwardian-era houses include one for local councillor and Collingwood Mayor, Arthur Collins (18 Alphington St, 1913), and another for the architect Horace John MacKenna, 46 Park Crescent (1903). Artists and designers, such as Marriott and MacKenna, had frequented this part of Alphington,

Ivanhoe and Heidelberg in the Victorian and Edwardian-eras, providing a special cultural character to this part of the City. The house at 41 Park Crescent is also a well-preserved Edwardian-era house with pressed metal linings throughout, rare remnant picket fence and gates, old elevated tennis court at the river side and a mature garden.

Inter-war houses include numbers 40, 42, 43, 48 49, 51, 54 Park Crescent and 29 Alphington Street (another Marriott house), 31 and 33 Alphington Street, with 59 Park Crescent built in a later inter-war style. Many of these houses have related garden settings, some remnant wire front fences, and mature trees. The mature plane tree avenue along Alphington St was also created in the inter-war period, as part of a new enthusiasm in the former Shire of Heidelberg for street tree planting, post WW1.

### **Main development period**

The main development period of the Park Crescent Heritage Overlay Area is that of pre World War Two, with key houses from the Edwardian and Victorian-eras, with a contribution from individually significant places of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) typically buildings that:

- Have detached siting on large rectangular lots, some on steep grades;
- Are one storey, some with an undercroft, some with attics;
- Have walls typically clad with timber boarding and rough cast stucco;
- Steeply pitched roofs, clad with corrugated iron with some Marseilles pattern unglazed terra-cotta tiles;
- Have wall openings below 40% of visible wall surfaces, timber-framed and with window groups divided into vertical rectangles;
- Have post-supported front and side verandahs or porches;
- Have well developed garden setbacks and mature specimen trees; and
- Originally had timber picket or wire front fences (inter-war) to around 1m height, and paling side and rear fences.

Contributory elements also include:

- urban infrastructure such as mature street trees (planes), bluestone kerb and channel.

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

The HO328 Park Crescent Precinct, Alphington is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the localities of Alphington, Fairfield and the City of Yarra.

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

The Park Crescent Heritage Overlay Area is significant.

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- For the distinctive urban landscape set within the steep Yarra River valley, with large allotments and street and garden plantings, the mature street trees (planes) and traditional bluestone kerbs and channels combining to form a distinctive Arcadian suburban riverside character;
- As an area that attracted successful Victorian and Edwardian-era business and civic leaders from the nearby industrial inner suburbs as well as members of the Melbourne art community to form a residential enclave; and
- as an aesthetically significant and well preserved group of largely 1920s and Edwardian villas, some of which are individually significant , some picturesque in form, many on large sloping blocks, and many set within extensive gardens, as an uncommon group in the City.

### **References:**

Butler, G. 1985. The Heidelberg Conservation Study

Butler, G. 1982. The Northcote Conservation Study



# HO338 West Richmond Precinct

## Precinct maps

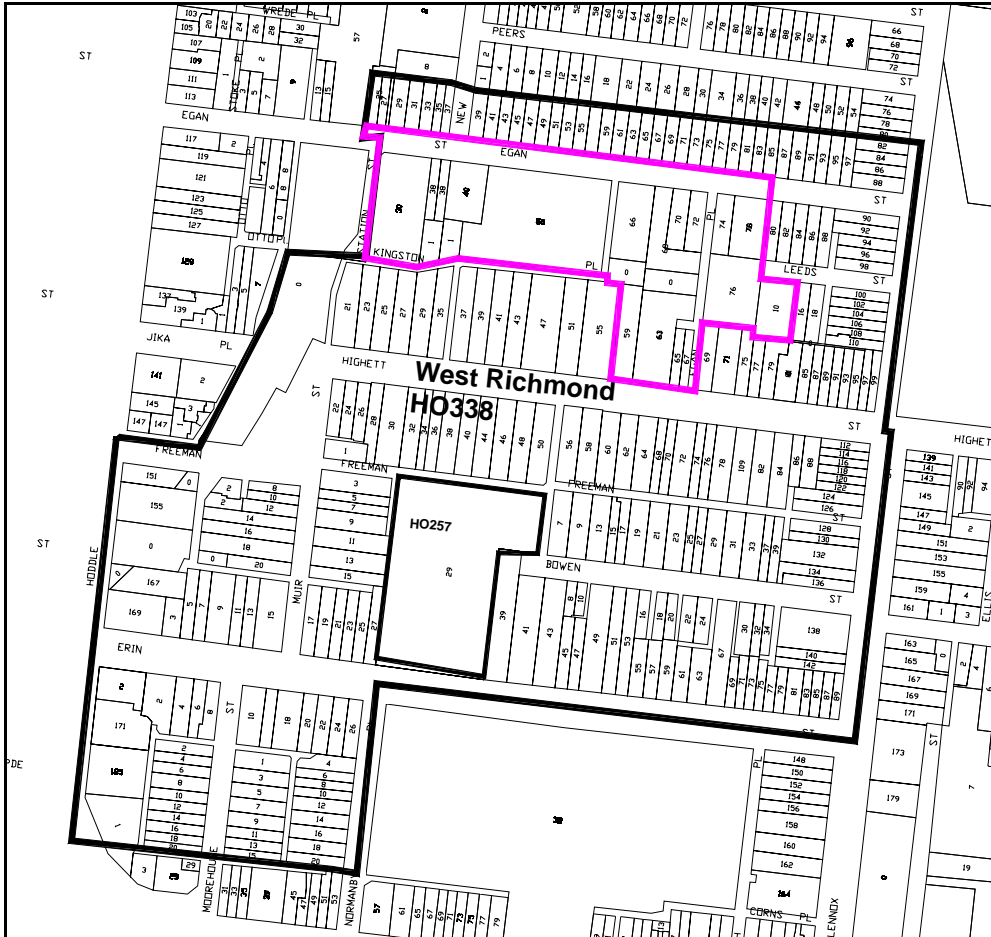


Figure 23 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): proposed exclusion from the Heritage Overlay Area outlined in purple.

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO



Figure 24 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): proposed additions outlined in red.

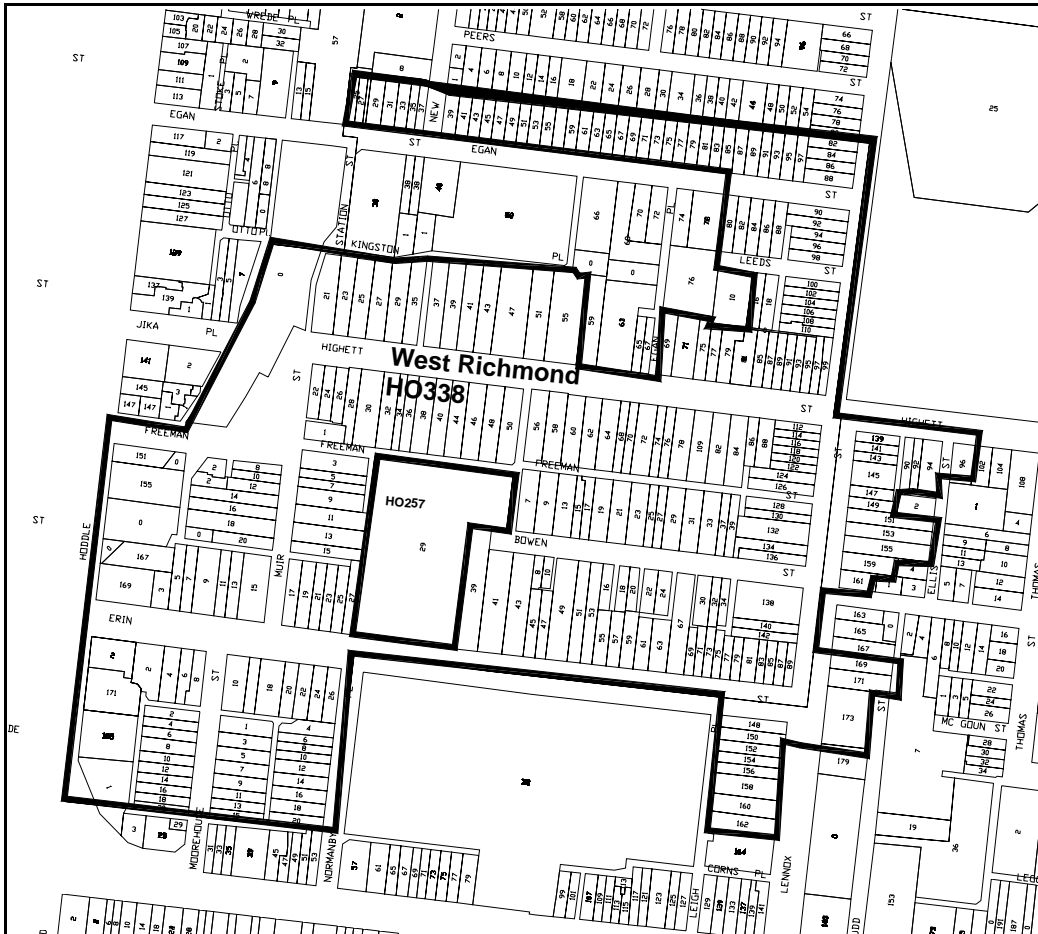


Figure 25 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): as proposed.

**Component streets include:**

- BOWEN STREET,
- EGAN STREET,
- ERIN STREET,
- FREEMAN STREET,
- HIGHETT STREET,
- HODDLE STREET,
- LEEDS STREET,
- LENNOX STREET,
- MOORHOUSE STREET,
- MUIR STREET,
- NORMANBY PLACE.

## Statement of Significance

### *What is significant?*

#### Historical background

*(The following historical background was derived from the Richmond Conservation Study 1985)*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the 'Port Phillip Patriot'. The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and

John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

### **Specific history**

#### ***Early subdivision and development***

The West Richmond Heritage Overlay Area is part of the three allotments (CP 36, 37, and 38) purchased from the Crown in 1839 by Fred Wigan, William Highett and R W Wrede respectively. Highett, whose name is perpetuated in one of the main streets in the Heritage Overlay Area, was an early settler from Tasmania, a squatter, merchant and banker. In the early 1850s, Highett erected the mansion Yalcowinna on the south side of Erin Street, where the Epworth hospital now stands. William Hull purchased a section of Highett's allotment and built a large stone residence in the early 1850s on the Bridge Road frontage. Next door was George Jame's residence (both demolished).

Opposite Yalcowinna, on the north side of Erin Street, a pair of semi-detached houses was built in the 1850s-1860s. One was owned by the pioneer Presbyterian the Rev. Dr Adam Cairns and the other by merchant William Muir (see Muir St).

R W Wrede immediately sold his 1839 allotment to James Hodgson (one of the first members of the Legislative Assembly). By 1855 it had been subdivided into the present street layouts. There were two houses on the south side of Highett Street at this time, set back from the street with formal gardens, as are the existing houses. The Edwardian-era houses at 44 and 46 Highett Street have early wings at the rear as an indication of this earlier phase.

#### ***1870s-1880s development***

In 1889 the mansion Yooralbyn (29 Erin St, later renamed Elim) was built for merchant William Harper (see HO257). Further subdivision occurred on the north side of Erin Street in the 1870s and the south side was subdivided in the early 1880s.

In the 1880s the mansion Millew was built for Robert Hoddle's widow near to Yalcowinna. This was leased by the Salvation Army in 1903 as the Bethesda hospital, then purchased and extended by them in 1912. On the south corner of Erin and Hoddle Streets is the unusual Urbrae (171 Hoddle Street, on the

Victorian Heritage Register), the combined mansion houses of Dr. Tom Boyd and Dr. William Boyd.

By the late 1890s the MMBW Detail Plans showed most of the area developed as residential, with the accumulation of private subdivisions (and the later imposition of the railway) yielding irregular street layouts and lot sizes. Small attached and detached verandahed houses, set close to the street, were located in short streets such as Moorhouse, Muir and Normanby, with larger detached houses and gardens in the wider, more elevated streets like Erin St. Larger houses, both attached and detached, were shown in longer east-west streets such as Egan and Highett but the latter had larger gardens and street setbacks. One distinctive aspect of Highett St is a stepped side lane that runs off the street up the hill to the south, an element more typical of inner Sydney suburbs. Street furniture such as gas lamps, pitched crossings, asphalted footpaths and street crossings were shown, along with telegraph poles shown in Lennox and Erin Streets but no street trees were shown. Howell's Livery Stable complex was shown on the plan in Lennox St as a central timber structure flanked by two brick structures, the latter surviving today either side of a new medical centre.

### ***Transport***

The railway linking Melbourne to Clifton Hill opened in 1901, with the West Richmond Station built across the western end of Highett Street. Traffic was diverted to Hoddle Street via Muir Street and Freeman Street.

The Heritage Overlay Area encompasses the flat ground of Lennox and Highett Street east, rising up to the west along Highett Street east, Bowen and Erin Streets to the western border of Hoddle Street. The building stock is mainly detached residential of the Victorian and Edwardian eras, with complementary buildings such as the livery stable in Lennox Street.

### **Main development period**

The main development period evident in the West Richmond Heritage Overlay Area is that of the Victorian era with a contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

### **Contributory elements**

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One storey wall heights but with many two storey houses,
- Face brick (red, bichrome and polychrome) or stucco walls, with some weatherboard;
- Corrugated iron and slate roof cladding, with some Marseilles pattern unglazed terra-cotta tiles from the Edwardian-era;

- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing and timber detailing for some Edwardian-era houses;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings from the inter-war era;
- Rectilinear irregular subdivision typical of private development in the Victorian-era, with rear and side service lanes;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths; and
- The West Richmond Railway Station, landscape and associated track and tunnel.

***How is it significant?***

The HO338 West Richmond Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

***Why is it significant?***

The West Richmond Heritage Overlay Area is significant:

- For intact groupings of some of Richmond's most substantial late 19th century houses, such as Elim, a mansion still with extensive grounds and remnant planting,
- For the many houses originally occupied by eminent Victorians,
- For the typical but generally well-preserved Victorian and Edwardian-era houses, along with remnants of other key Victorian-era uses such as Howell's Livery Stable;
- For its distinctive historic landscape character, enhanced by its hillside topography, mature street plantings and unusual urban elements such as the obliquely-sited West Richmond railway station, a stepped lane off Highett St, original stone kerbs and gutters and the use of traditional street materials;
- For the significant contribution of the West Richmond railway complex and landscape; and



- For the many individually significant buildings in the area including well-preserved inter-war examples like the Moderne style flats at 151 Hoddle Street; and

### References:

Richmond Conservation Study 1985 cites:

1. 'Port Phillip Gazette', 3rd Aug. 1839.
2. 'Port Phillip Patriot', 16th Sept. 1839.
3. 'Garryowen', 'The Chronicles of Early Melbourne', Melbourne 1888, p.24.
4. Curr, E.M. Recollections of Squatting in Victoria, Melbourne, 1883, p.14.
- 5 'Port Phillip Patriot', 7th February, 1842.
6. 'Port Phillip Gazette', 3rd August, 1842.
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9. Labilliere, 'Early History of Victoria'.
10. Grant & Serle, op. cit. p.13.
11. Casey, Maie, 'Early Melbourne Architecture', p.117.
12. 'Garryowen', op. cit. p.24.
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Also:

Graeme Butler & Associates, 2007. City of Yarra Review of Heritage Overlay Areas 2007

Ian Wight and Heritage Strategies, Lorraine Huddle, Gabriel Moylan, Big Picture Software, 2001. City of Yarra Review of Heritage Overlay Areas 2001, Allom Lovell & Associates 1998 City of Yarra Heritage Review

# HO342 Cremorne Precinct

## Precinct map



Figure 26 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): proposed additions, shown as red outline.

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Figure 27 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps for complete Heritage Overlay Area): as proposed.

**Component streets include:**

BALMAIN STREET

CREMORNE STREET

CUBITT STREET

DOVER STREET

FITZGIBBON STREET

STEPHENSON STREET

**Statement of Significance**

*What is significant?*

**Historical background**

The following historical background was derived from the Richmond Conservation Study 1985:

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, • Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the 'Port Phillip Patriot'. The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold. This was the boom period leading up to the recession of the early 1840s. Subdivisions on the Richmond flats were advertised in •1842 as "...well deserving public attention among the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen allotments were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35).

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carl ton and Hawthorn were laid out.

Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander

McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the 'Yarraberg' area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route - large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. An illustration by S.T. Gill indicates the density of development on the south side of Richmond hill in 1857. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads. Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the Melbourne Building Act of 1841 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000.<sup>16</sup> Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860's and in 1862 the Richmond Council sought the repeal of the Yarra Pollution Prevention Act of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the river) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870's and 1880's. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was marked increase from the 1850s steeply rising until c1881 and then a plateau into the 1890s depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time. Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries. This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing.

### **Specific history**

Providing the name for this locality, the Cremorne Gardens (now redeveloped) were founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853 and opened his pleasure gardens, named after the Cremorne Gardens, London. The gardens were located south of Swan Street between Cremorne Street, the railway line and the Yarra, and consisted of extensive ornamental planting, pavilions, grottoes and bridges. A later development phase of the Cremorne gardens area was the Cremorne Lunatic Asylum as one of the small number of private asylums created within the Colony. A row of cottages in Balmain Street survives from this complex.

### ***Residential development***

In 1885 Thomas Bent, notorious parliamentarian, Brighton resident, land speculator and councillor, developed part of the former gardens site for residential subdivision, and the Cremorne Estate was offered for sale with one of the newly formed streets named after himself. His estate forms part of this Heritage Overlay Area. The Cremorne area developed as an area of modest workers' housing in the late 19th century but MMBW plans from c1895 show that the area was not yet fully developed.

The Cremorne area was detached from other Richmond urban groupings, with its own identity and public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished). Near the peak of Cremorne's early development phase, just after the turn of the century, the area had its grandly titled terrace rows (such as Somerset Terrace and Wilford Terrace), corner shops and hotels such as the Cherry Tree at the Balmain and Stephen Street's corner, and the Balmain Hall east of the railway.

### ***Industry***

By 1900 the 20th century the character of South Richmond had changed from riverside rural and residential to industrial and residential. Housing was transformed to industry in Cremorne, the premier landmarks including the Rosella jam and sauce factory, Bryant and May, the Union Brewery and the Cremorne Brewery, plus other small inter-war factories. Collectively they establish the historic identity of Richmond and the Cremorne area, in particular, as a nineteenth and early twentieth century industrial working class suburb.

The core of the Cremorne Heritage Overlay Area is located on the former Cremorne Pleasure Gardens site which also includes the separate heritage overlays of the Rosella factory complex. In addition to the north is a number of small houses and cottage rows that share the development era of the main group but are isolated or in small clusters. To the north-west is another similar group, being the Wellington Street heritage precinct.

With these residential sites are typical Victorian-era urban components such as corner shops & residences such as at 27 Balmain Street and some well-preserved inter-war industrial buildings such as the L Arthur Cartage Contractor warehouse in Cremorne Street.

### **Main development period**

The main development era is from the Victorian and Edwardian-era, with a contribution from well preserved examples from the immediate post First-War era and individually significant buildings of all eras.

### **Contributory elements**

Contributory elements include (but not exclusively) mainly small Victorian-era and Edwardian-era houses, with a contribution from well preserved residential examples from the immediate post First-War era, having typically

- Pitched gabled (mainly Edwardian-era) or hipped (mainly Victorian-era) roofs,
- One storey wall heights,
- Weatherboard and some brick or stucco walls;
- Corrugated iron, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Corner Victorian-era shops, with residences attached;
- Early utility structures, such as the electricity substation in Balmain Street;
- Small front gardens, bordered by low front fences, typically of timber;
- Well-preserved inter-war factories, typically on one level;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths

***How is it significant?***

The HO342 Cremorne Precinct is **aesthetically and historically** significant (National Estate Register Criteria E1, A4) to the locality of Cremorne and the City of Yarra.

***Why is it significant?***

The Cremorne Heritage Overlay Area is significant:

- As one of the few late nineteenth and early twentieth century residential areas surviving in Richmond, south of Swan Street , embodying the early development of Cremorne as a locality;
- For its relatively high integrity to the Victorian and Edwardian-era;
- For its uniformity of expression of this period with modest almost entirely single-storey, workers' houses and corner shops, built of similar materials, with a similar scale, form and setbacks - the small scale and density of the housing stock being typical of 19th and early 20th century inner suburban life; and
- As a residential complement to the adjacent significant large industrial complexes that developed through the same period nearby on the river flats.

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8. Surveyor General's Office, 1853 'Plan of Quarry Allotments'.
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18. Springall, R.C. Analysis of Richmond's Change from a Residential to an Industrial Environment during the Nineteenth Century, p.39
19. 'Table Talk', 29th June, 1885



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MMBW Detail Plan 913

## Appendix 1: Study Brief

### BACKGROUND

Yarra City Council contains Melbourne's first suburbs and the nineteenth century urban landscape dominates Yarra, ranging from traditional Victorian row terraces and workers' cottages, through to grand industrial buildings. There is also a later contribution from the inter-war period.

With Council amalgamations in 1994 Yarra inherited a range of heritage controls from the former Cities of Richmond, Fitzroy, Northcote, Collingwood and Melbourne.

Council has benefited from a number of heritage studies conducted by the former city councils and in 1998, Allom Lovell and Associates conducted the first Yarra heritage study which reviewed the heritage controls and heritage overlay boundaries inherited from the various former municipalities. The study resulted in some precincts increasing in size, whilst others were reduced or deleted, Statements of Significance were revised and some new precincts were identified.

In 2001 Ian Wight, Planning and Heritage Strategies, along with other consultants were engaged to carry out a review of the Allom Lovell study which resulted in Amendment C43 to the Yarra Planning Scheme. Based on the recommendations of an Independent Planning Panel, most of Amendment C43 was subsequently abandoned.

Council then engaged Graeme Butler and Associates to refine the work developed in Planning Scheme Amendment C43 and to reassess all the heritage data and address the concerns raised by the Planning Panel regarding the level of accuracy. The refined database, along with a revised heritage policy, has been exhibited as part of Amendment C85 to the Yarra Planning Scheme.

As the Ian Wight and Graeme Butler studies worked with existing heritage overlay areas, Council commissioned its heritage advisers to undertake a pilot survey to determine the scope of possible heritage places currently without heritage protection. A survey was conducted in late 2003, and early 2004; and approximately 182 areas were identified as requiring more research (see attachment one). The survey identified the scope of buildings, trees, and small areas of buildings of potential significance. The areas identified are not extensive and mainly in Richmond and Alphington. A number of individual sites and some areas on the border of existing heritage overlays are also nominated. This work forms the basis of the heritage gap study.

### Heritage Gap Study Program 2007

On 15 May 2007, Council resolved to adopt a three stage heritage work plan.

Stage one was adopted as a matter of priority. In stage one Council resolved to:

- (i) investigate places outside current heritage overlay areas identified in the schedule to the Gaps Study, excluding public infrastructure and natural heritage, and including checking the "Northern Suburbs Factory Study" and Richmond Conservation Study;
- (ii) investigate the justification of an Alphington East heritage precinct;
- (iii) provide specific recommendations for realignment of heritage boundaries arising from the Heritage Review;
- (iv) create statements of significance for individual overlays which do not have such statements;
- (v) scan all North Carlton and Princes Hill "Building Identification Forms", and link these to the heritage database;
- (vi) link the scanned Richmond "Building Identification Forms" to the heritage database;
- (vii) revise the existing Richmond Hill heritage precinct; and

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(viii) revise the existing South Fitzroy heritage precinct.

In stage two, it is proposed that Council conduct a study of the municipality's natural heritage. This is to be considered in the 2008/09 financial year.

For stage three, Council resolved to consider the following in the 2009/10 financial year:

- (i) survey all bridges in the municipality which are not covered by a Heritage Overlay;
- (ii) consult with the community on including more recent structures, such as publicly recognised architecture, within Heritage Overlay "controls";
- (iii) revise all existing statements of significance for individual heritage overlays and for individually significant buildings within a larger precinct;
- (iv) review the boundaries of all heritage precincts;
- (v) review the larger precincts such as North Fitzroy, Clifton Hill and Collingwood, to assess whether they should be divided into smaller precincts;
- (vi) conduct a thematic review of the City; and
- (vii) recommend properties for inclusion on the Heritage Victoria and Australian Heritage Commission registers.

### **STUDY AREA**

Yarra City Council has identified the properties to be investigated, and they are listed in Attachments One through to Four of this brief.

- Attachment One includes places identified by the Council's heritage advisers from their survey of the municipality in 2003/2004;
- Attachment Two identifies possible heritage precincts in Richmond. These were compiled through a photographic survey of Richmond / Burnley and Cremorne in 2007, and by comparing the photographs with the Building Identification Forms created in 1984 for the Richmond Conservation Study (1985);
- Attachment Three lists places from the "Northern Suburbs Factory Study" and the B and C grade buildings from the Richmond Conservation Study (1985); and
- In 2007 Council invited members of the community and historical societies to nominate places. The nominations received can be found in Attachment Four.

### **OBJECTIVES**

The purpose of this heritage study is to identify, assess and document post-contact places of cultural significance within the municipality (as identified in the attachments) and to make recommendations for their future conservation.

The heritage study will be completed in two parts.

#### Part One:

- to inspect all the places in Attachments One to Four, and refine this list to identify which places should be subject to further investigation; and
- to estimate the resources required to appropriately research, document and assess those post-contact places of potential cultural significance that are considered worthy of future conservation and to complete Stage Two of the project.

#### Part Two:

- assess and document the identified places of post-contact cultural significance considered worthy of future conservation;
- enter this information into the Heritage database to be provided to the client;
- make recommendations for the conservation of places identified above; and

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- provide all necessary information, including Statements of Significance, and planning scheme amendment documentation to introduce appropriate controls into the Yarra Planning Scheme.

Once Part One has been completed, there is an expectation that the consultant will be reappointed to complete Part Two. Part Two shall commence once the necessary funding and resources have been obtained following the completion of Part One. Consequently, there may be an interlude between the completion of Part One and the commencement of Part Two. The commissioning of Part One does not obligate the client to proceed with Part Two.

### **METHODOLOGY**

It is expected that the heritage study will include a holistic assessment of significance in terms of place types, periods and heritage values. The study will build upon the initial work carried out by Council and its heritage advisers.

The heritage study is to be prepared in accordance with the *Australia ICOMOS Burra Charter, 1999* and its Guidelines.

All terminology shall be consistent with the definitions in Council's draft policy "Development Guidelines for Sites Subject to the Heritage Overlay".

Values to be used in the identification and assessment of places include scientific, aesthetic, architectural or historical interest or other special cultural value. Thresholds applied in the assessment of places shall include State significance and Local significance. Local significance includes those places that are important to a particular community or locality. Assessment of places is to be carried out using the Australian Heritage Commission Criteria.

The consultant shall be required to use the *Australian Historic Themes* developed by the Australian Heritage Commission.

The consultant will be expected to provide at least one photograph in digital format (e.g. JPEG) which clearly depicts each identified heritage place. It is noted that many places investigated have already been photographed.

### **TASKS AND OUTPUTS – PART ONE**

#### **1.0 Preparation of Project Management Plan**

The consultant shall complete a brief Project Management Plan for approval by Council's Strategic Planning Unit. This Plan shall set out an agreed timetable; payment schedule with related milestones and completion details. The consultant shall seek the approval of Council's Strategic Planning Unit for any amendments to the milestones and completion dates once endorsed.

#### **1.1 Investigation of places of potential cultural significance**

The consultant shall inspect all places of potential cultural significance listed in

Attachments One to Four. The detailed assessment of each place is not required at this stage.

#### **1.2 Part One Materials & Database**

The consultant shall supply the client with: -

1.2.1 A listing of all places of potential cultural significance. This shall include the address/location of each place of potential cultural significance.

1.2.2 Recommendations for further work

The consultant shall estimate the time and budget required to document and assess the cultural significance of those places identified in 1.2.1 above that are considered potentially worthy of future conservation.

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The consultant may make other recommendations regarding approaches to the research, documentation and assessment of all those places identified to be of potential significance in 1.2.1 above.

In estimating the resources required to fully research, document, assess and protect the places of potential cultural significance, the consultant shall have regard to the requirements of Part Two of the Heritage Study.

### COMPLETION OF PART ONE

Upon the satisfactory completion of the Part One requirements (1.2 above) and its approval by the Strategic Planning Unit, the consultant shall be paid any outstanding entitlements. At this point, the work of the consultant shall cease until such time as the necessary resources and funding have been secured to enable the completion of Part Two.

### TASKS AND OUTPUTS – PART TWO

#### 2.0 Preparation of Project Management Plan

The consultant shall create a Project Management Plan for Part Two for the endorsement by the Strategic Planning Unit. This Plan shall set out an agreed timetable; payment schedule with related milestones; suggestions as to meeting dates with the Strategic Planning Unit, one public meeting and completion details. The consultant will seek the approval of the Strategic Planning Unit for any amendments to the milestones and completion dates

#### 2.1 Research, assessment, and data-entry for places of Post-Contact cultural significance

This task shall address the research, assessment, data entry and creation of statements of significance for those places identified in Part One of the heritage study project to be of potential cultural significance and considered worthy of future conservation.

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the LHPD database to denote this fact will still be appropriate so that the client will know in future that the place has been considered.

##### **Assessment of cultural significance**

Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance identified in Part One that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the *Planning and Environment Act 1987*. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

In assessing the cultural significance of heritage places, the Australian Heritage Commission Criteria are to be used to identify the significance of the place:

- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events
- B.2 rarity
- C.2 research potential, usually because of high integrity or good documentation on the place
- D.2 good example of a recognised type
- E.1 aesthetic importance to the community or cultural group, typically judged as representing an architectural style

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- F.1 design or technological achievement, typically with emphasis on some technical or design achievement as apart from aesthetic compliance as E1 .
- G.1 social importance to the community, as demonstrated by documentation or sustained community expression of value for the place
- H.1 association with important person or group, where the place reflects in some way the significance of the person or group.

The thresholds applied in the assessment of significance shall be State Significance and Local Significance. Local Significance includes those places that are important to a particular community or locality.

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If the place is a heritage area (e.g. a precinct, landscape, complex, multiple properties etc), the significant components of the area shall be clearly identified by one or more of the following means:

- through the Statement of Significance;
- on a map or plan;
- in a table to be included in the documentation for the heritage place.

**HPD Database**

The documentation for all identified places shall be entered into the HPD electronic database (refer to Attachment Five for details). In all cases, sources of information, both documentary and oral, shall be fully documented.

**Mapping**

All identified places of cultural significance must be marked with a polygon on a Planning Scheme base map(s) to be provided to the client.

**2.2 Recommendations for Statutory Protection**

The consultant shall prepare documents required to introduce planning controls to protect places worthy of conservation. These documents shall include:

2.2.1 The information for each place in accordance with the table below. This will be logically arranged in alphabetical order by address and locality:

NAME OF HERITAGE PLACE & LOCATION	RECOMMENDED FOR VICTORIAN HERITAGE REGISTER	RECOMMENDED FOR HERITAGE INVENTORY	RECOMMENDED FOR PLANNING SCHEME (IDENTIFY OVERLAY)	OTHER RECOMMENDATION

**2.2.2 Draft Schedule to the Heritage Overlay**

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – *Applying the Heritage Overlay*.

**2.2.3 Draft local planning requirements for heritage areas**

Where heritage areas are identified (e.g. precincts, landscapes, complexes, multiple properties etc), the boundaries of each area shall be identified on a map(s) for potential inclusion by the Council in a local planning policy or schedule to an Overlay. All significant places and elements within the heritage area shall be shown on this map(s). All properties in the area are to

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be graded as being individually significant, contributory or not contributory, and these gradings are to be mapped.

### 2.2.4 **Draft Statements of Significance**

Each individual place or precinct and each building identified as individually significant shall have a Statement of Significance.

## 2.3 **Stage Two Materials & Database**

The consultant shall supply the client with: -

### 2.3.1 A report which includes:

- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- A print-out from the HPD database of the place reports for all those places identified to be significant and worthy of future conservation.
- The table of places recommended for statutory protection as per 2.2.1 of the brief.
- The draft Schedule to the Heritage Overlay as per 2.2.2 of the brief.
- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance as identified in 2.2.4 above.
- The study brief.

All terminology shall be consistent with Council's draft policy "Development Guidelines for Sites Subject to the Heritage Overlay".

### 2.3.2 Planning Scheme base map(s) showing the location of all places of cultural significance (marked with a polygon) which are recommended for statutory protection.

### 2.3.3 The Heritage Places Database (HPD) populated with data as per the requirements of 2.1 above.

## **COMPLETION OF PART TWO**

Upon the satisfactory completion of the Part Two requirements (2.3 above) and its approval by the Strategic Planning Unit, the consultant shall be paid any outstanding entitlements.

## **CONSULTATION**

At least one meeting with the public will be required to be held during the study. These meetings will provide information on the criteria used in the nomination of places for heritage protection.

## Appendix 2: Statement of Significance for the City of Yarra

### Summary

The City of Yarra and its suburbs have developed as essentially a residential enclave to house first the Colony's assisted immigrants from 1839 and then the major influx of gold seekers in the 1850s. Although 12 -28 acre lots in Fitzroy (Newtown) and parts of Collingwood and Richmond had been sold in 1839-40 from Robert Hoddle's government survey plan, few had been subdivided into residential town lots until the gold discovery. These Fitzroy, Collingwood and Richmond farm and suburban allotments yielded the first residential sites as gold diggers returned to Melbourne.

In the same period of rapid population growth, establishment of industry along the Yarra River in other parts of the City serviced the needs of the new arrivals as well as those of overseas importers. Industry and commercial life was to grow and centralise around these early vantage points up to the inter-war period and eventually, in their continuing growth, displace some of the housing and householders that they had once served.

As former suburbs of Melbourne Town many of the early localities of the City (Fitzroy, Collingwood and Richmond) are now in a separate municipality to their companion suburbs (North and West Melbourne, South Yarra, East Melbourne and Carlton) but share their history as dense and architecturally distinctive, mainly Victorian and Edwardian-era residential areas, with the common architectural character of one and two storey row houses interspersed with occasional larger detached villas, and a grid-like street layout with typically 20m wide streets and some 30m wide boulevards.

The next identifying factor in the formation of the City's suburbs was that of government or private land subdivisions. Private development (Richmond, Abbotsford, and Collingwood) was often irrational in layout and had no public reserves while the government subdivisions (North Carlton, Princes Hill, Clifton Hill, North Fitzroy) were regular, with provision for public life in the form of education, religious and parkland reserves. Each subdivision type, private and government, has generated its own distinctive built form within the Victorian and Edwardian-era urban pattern. To compound the effects of subdivision type, Collingwood, Abbotsford and Richmond evaded the effects of the *Melbourne Building Act*. This *Act* provided basic amenity and fire-proofing standards for new buildings and determined a specific built form, siting and choice of materials. Those suburbs outside of the *Act* developed their own urban persona with a preference for cheap timber construction and detached house forms, in preference to the masonry terraces developed under the *Act*.



Considered together these inner suburbs form part of one of the great Colonial Victorian-era cities in the world<sup>8</sup> where development was concentrated into a very small span of time. This early development was largely derived from the wealth brought by gold and generated a remarkably homogenous built character. As a group these suburbs have no equal in Victoria and are only matched nationally by localities in inner Sydney, such as Paddington, Glebe, and Balmain.

Beyond the creation of distinctive building stock, there is the rich social history brought by the housing and employment of successive waves of immigrants, from Asia, Europe and Britain. Yarra's suburbs allowed dense residential accommodation of many nationalities to serve as transitional homes close to evolving public transport and employment. Like other inner suburbs, in other municipalities, Yarra's localities have absorbed many cultures and diverse income levels.

During the inter-war period, defunct land uses in the City such as former quarries in north Carlton and the Richmond Racecourse, generated sites and large areas for new residential development, such as the Racecourse Estate. By the Second War most residential lots in the City had been built upon.

As a further wave of development the gradual residential gentrification of the City, after the cessation of the urban renewal threats of the 1960s, has demanded expansion and sometimes destruction of those modest and simple 19<sup>th</sup> century homes. This development has also offered opportunities for rebuilding in contemporary ways that has in some cases created distinctive architectural prototypes for new styles and forms used across the State and Australia in the late 20<sup>th</sup> century.

**In detail, the City of Yarra is significant within the State context:**

- As a demonstration, in plan form of mid Victorian-era urban design and the aesthetic of colonial urban planning for orderly development and suburban amenity within Melbourne's 5-mile township reserve (North Carlton and Princes Hill, Clifton Hill, North Fitzroy), with wide streets and intersections, typically laid out in a rectangular and regular grid, providing a superb framework for the ornamental, highly cohesive built form of this part of Melbourne, with its intact 19th century terraces, corner shops, hotels, and provision for public and religious buildings and the classic Victorian-era garden squares of Darling Gardens, Edinburgh Gardens, Barkly Gardens and Curtain Square, as enhanced by the adjoining public landscape of the Melbourne Cemetery and Princes Park, and residual cultural landscape of the Inner Circle Railway;
- For the association of two suburban layouts (North Fitzroy, Clifton Hill) with Andrew Clarke, head of the Lands and Survey Department from 1853-7, who designed a number of innovative and grand inner Melbourne residential estates with distinctive crescent-shaped streets,

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<sup>8</sup> Lewis 1992 *Melbourne The City's History and Development*: n.p.

based on recent successful British estates<sup>9</sup>, but now with only parts of North Fitzroy, Clifton Hill and St. Vincent's Place (South Melbourne) reflecting these designs after their modification in favour of more intense development;

- For the valuable remnant of Edwin Trenerry's 1870s Abbotsford estate, seen in the distinctive curving streets around Victoria Park and reminiscent of the Clarke legacy;
- For the association of some of the City's suburban plans (North Carlton, North Fitzroy, Clifton Hill) with Andrew Clarke's protégé, Clement Hodgkinson, the next head of the Lands and Survey Department (from 1857), the City of Collingwood's first honorary consulting engineer, and an important figure in the development of Melbourne's inner-urban suburbs, parks and 19th century infrastructure;
- For the evidence in the City's residential architecture of the homogenising effects of the *Melbourne Building Act 1849* (applied to Fitzroy and later North Carlton in 1872) as an indication of the historical links with the Melbourne municipality and the prevailing architectural theory of the 1850s as espoused by the Victorian Institute of Architects president JG Knight (1856-61)<sup>10</sup> who sought collective and uniformly designed streetscapes to form an idealised townscape;.
- For the representation in the City's subdivisions of the conventions of everyday Victorian and Edwardian-era life where utilitarian features such as coal sheds, privies, stables/garages, rubbish containers, vehicular entrances or driveways, were concealed off rear lanes, away from public view;
- For the early engineering and infrastructure such as the strict grid formation of street, lane and allotment layouts, boulevard planning as in Queens Parade and Pigdon St, the dressed bluestone kerbs, pitched bluestone guttering, lanes and crossovers, asphalt footpaths and roads, and the presence of formally planted street trees, all providing an important setting for a fine collection of residential, community and commercial buildings;
- For the rich and significant cultural landscape offered by the City's waterways (Yarra River, Merri and Darebin Creeks):
  - As physical boundaries to the City and, their banks, as the seedbed of industrial development in Victoria (Dights Mill) and the evolution point of massive industrial riverside complexes that took their products far across Australia (for example the firms of Bryant and May, Rosella, Pelaco, and Sutherland),

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<sup>9</sup> Lewis in *Fitzroy Melbourne's First Suburb: 24 Bloomsbury* (London) Moary Est New Town, (Edinburgh), speculative connection to James Kearney plan 1855

<sup>10</sup> see <http://www.adb.online.anu.edu.au/biogs/A050044b.htm>

- For their offer of self-reliance and subsistence, as in the Convent of the Good Shepherd, or quiet isolation (Old Colonists complex, Yarra Bend Asylum, Fairfield Hospital, Aboriginal Protectorate);
- As the setting for high amenity residential development as gentlemen's river-side farms, established from as early as the 1840s; and
- For the diverse bridging structures that were erected to span the streams and survive today.
- For the major, mainly late Victorian-era, industrial complexes that are located away from the river on low-cost swampy and flat land in Collingwood, Clifton Hill and Richmond (particularly Tanner St), and drew heavily from the worker population around them and the transport opportunities of railway and road, yielding a collection of pre WW2 era industrial buildings, superior to most other municipalities in the State<sup>11</sup>;
- As once an important source of Melbourne's bluestone as expressed by:
  - Curtain Square and street patterns in North Carlton evoking the sites of former stone quarries in that area,
  - the bluestone quarrymen's cottages (for example in Ford Street and Clifton Avenue, Clifton Hill), and
  - the remaining quarry faces on the Merri Creek and the adjoining Quarry Park owing their existence to the important Melbourne and Collingwood Council quarries;
- For the strip commercial centres, typically located along transport routes, that were developed in a short period of time and hence provide an extensive and strong expression of the late Victorian and Edwardian-eras, with rare elements such as timber and metal framed shopfronts and highly decorated upper levels;
- As evidence of the effect of changing public transport modes as shown by:
  - early commercial centres along the horse drawn vehicle routes of the 1840s (Queens Parade, Brunswick St, Swan St and Bridge Rd, Johnston St),
  - the effect of cable trams in Queens Parade, Bridge Road, Nicholson, Rathdowne, Swan, Smith and Brunswick Streets, and the Inner Circle Railway, as typically inaugurated in the late Victorian-era and improved by electrification in the Edwardian and inter-war period,
  - tramways trackways, engine houses and car sheds,

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<sup>11</sup> The former City of Footscray was also a major early industrial centre

- dense, rapid development of the visually distinctive commercial shopping strips on transport routes, spanning from late Victorian-era to the 1920s as typically continuous two-storey shop rows, and
  - the development of Smith St, as a metropolitan shopping centre with unequalled pre WW2 commercial infrastructure in the form of the vast Foy and Gibson complex;
- For the individually significant buildings and visually related intact building examples from each development era in the City, including the Victorian, Edwardian, and Inter-war eras, that together express a rich assembly of architectural design, set within the context of mainly Victorian and Edwardian-era residential styles and street grids;
- For the distinctive buildings, building rows and building groups from the early Victorian-era (Fitzroy, Richmond) that are among the oldest group of urban residential developments in Victoria, as expressed by their simple form, small scale, unusual siting or the materials used (i.e. stone walls, timber shingles);
- For the representative urban building groups and areas that express a range of life styles that have been important in the City's history, as early worker housing enclaves (Campbell, Charles, William and Rupert Streets, in Abbotsford; Cremorne, Golden Square area, Bendigo Street, in Burnley; Gold St area, in Collingwood) or middle class villas (Victoria Parade and Brunswick St South, Richmond Hill, Erin and Highett St west, North Fitzroy and Princes Hill);
- For the semi-rural suburban riverside tracts of Alphington and Fairfield where villas, set on large landscaped blocks in the forested Yarra River valley, offer a contrast to every other residential area in the City as well as having a cultural link to important 19<sup>th</sup> and early 20<sup>th</sup> century artist groups, such as the Heidelberg School;
- As the setting for early model village experiments as in the Rev. Joseph Docker's 1840s estate on the side of the Richmond (or Docker's) Hill that can be recognised today by its grid formation and residual and tiny timber cottages, being among the oldest residential estates surviving in the metropolitan area;
- For the discrete areas of well-preserved inter-war housing development (Californian Bungalow, English Domestic Revival styles) often sited as distinctive cul-de-sacs (for example Brockenshire, Cole, Hollick, Johnson and Kennedy Streets, Fordham Court) or whole estates (Racecourse Estate), and as memorials to past specific land-uses such as John Wren's Richmond Racecourse (1907-1932) as the site of the Racecourse Estate;
- For the important landmark buildings and community meeting places in each locality, often within walking distance of population centres, that include public buildings such as State Schools, 19th century churches and halls, corner shops and hotels, and, in the 20th century, assembly places for immigrant groups, including Serbian Orthodox, Ukrainian

Orthodox Church communities, Jewish groups, Greek Orthodox Church, and the more recent Moslem communities;

- For the architecturally magnificent ecclesiastical buildings dotted throughout the City, as a rich legacy of a wide variety of denominations that in turn represent waves of immigration into the inner suburbs and a succession of architectural styles;
- Specifically for the Richmond Hill grouping of three major church denominations established in the mid-1800s, being St Stephen's Church of England (1850-76, Blackburn and Newson); the Wesleyan 'temporary' timber chapel (later the schoolhouse) and bluestone chapel (Wharton and Burns 1853, with extensions by Crouch and Wilson in 1858), schoolhouse (1871) and parsonage (1876); and the most significant of the group, William Wardell's St Ignatius' Roman Catholic Church (1867 – 1928) and the bluestone Presbytery of 1872, of State significance as a group and individually;
- For the views to landmark structures both outside of the City, such as St. Patrick's Cathedral (along Brunswick St), and inside such as the church spires raised across the suburbs (St Ignatius Roman Catholic Church, Good Shepherd Convent), civic spires and domes (Exhibition Buildings, Kew Lunatic Asylum), the commercial spires (Dimmeys), industrial towers (Shot Tower, Yorkshire Brewery) and industrial chimneys, the clock towers of local government halls (Fitzroy, Richmond, Collingwood), and the views into and from the City's gardens squares, the Melbourne General Cemetery, the Yarra River valley and the Yarra Bend woodlands;
- For the massive high Victorian-era City Halls built in Fitzroy, Collingwood and Richmond (later refaced) as spectacular architectural achievements, symbols of the concentration of the inner suburban Victorian-era population and evocative of the wealth generated for the construction of its political centres;
- For the rich cultural history embodied in the Yarra Bend parklands as a place of isolation through the early 19<sup>th</sup> and 20<sup>th</sup> centuries (aboriginal protectorate, Yarra Bend lunatic asylum, infectious disease hospital) and now one of intense recreation while offering indigenous habitat and landscape, unseen elsewhere in the inner or middle suburban areas;
- For the recognition given by the National Trust of Australia (Vic) and other community groups, such as the Carlton Association (Carlton Housing Commission of Victoria battles), to large parts of the City as possessing a special cultural character within Melbourne, as expressed by dense historic fabric and cultural life or the artistic endeavour apparent in commercial streets such as Brunswick and Smith Streets, and the well-preserved Victorian and Edwardian-era residential enclaves of most of the City's old neighbourhoods; and
- For the evidence of the powerful and idealistic vision of slum clearance bodies of the mid 20<sup>th</sup> century, as seen in the Richmond Racecourse Estate, the Slum Abolition Board report of 1936, post Second War slum clearance activities of the Housing Commission of Victoria (HCV), and

the utopian application of town planning philosophy, as demonstrated by the vast 1960s-70s tower developments now standing now in stark contrast to the comparatively homogenous low-rise fabric surrounding them, creating voids in the 100 year old urban landscape.

## Appendix 3: Assessment criteria

### ***Planning and Environment Act - heritage values and thresholds***

Section 4(1)(d) of the *Planning and Environment Act 1987* lists the following heritage values for use in heritage assessment within the City of Yarra Planning Scheme:

- scientific,
- aesthetic,
- architectural or
- historical interest or
- other special value (includes social or spiritual interest.)

The thresholds applied in any assessment of significance are:

- State Significance and
- Local Significance.

Local Significance includes those places that are important to a particular community or locality.

### **Assessment criteria used in this review**

This Review uses the above heritage values, as assessed under the National Estate Register criteria, and as guided by the *Application Guidelines 1990* (Australian Heritage Commission).

The National Estate Register criteria consist of eight criteria that cover *social, aesthetic, scientific, and historic* values for future generations as well as for the present community.

The criteria for addition to the National Estate Register (NER), as evolved by the Australian Heritage Commission, have been used nationally in heritage assessment over a long period and have become the de-facto standard in Heritage Victoria study briefs (see also *Applying the Heritage Overlay VPP Practice Note*).

Inclusion of places in the National Estate Register (NER) is based on meeting at least one of the criteria. Places are assessed within the context formed by comparison, under the criteria headings, with other similar places in a defined, typically geographic area.

### ***Burra Charter***

In addition to the National Estate Register criteria, the ICOMOS *Burra Charter* sets out broad heritage assessment considerations. The *Burra Charter 1999* (1.2) defines *Cultural significance* as aesthetic, historic, scientific, social or spiritual value for *past, present or future* generations, adding an extra cultural group (or groups) to qualify the significance of the place when compared with the NER criteria's present or future generations. Cultural significance is

defined as embodied in the place itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

The *Local Government Heritage Guidelines* 1991 added Architectural Value to the above values, under the Aesthetic Value heading.

**National Estate Register criteria summary**

The National Estate Register sub-criteria used are identified by their alpha-numeric code and briefly described broadly as follows:

- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events
- B.2 rarity
- C.2 research potential, usually because of high integrity or good documentation of the place
- D.2 good example of a recognised type
- E.1 aesthetic importance to the community or cultural group, typically judged as representing an architectural style
- F.1 design or technological achievement, typically with emphasis on some technical or design achievement as apart from aesthetic compliance as E1
- G.1 social importance to the community, as demonstrated by documentation or sustained community expression of value for the place
- H.1 association with important person or group, where the place reflects in some way the significance of the person or group.

**Application of the NER criteria**

The table below sets out the relevant National Estate Register (NER) criteria and the relevant Application Guideline in column 1. In the second column is the interpretation used in this review of how that National Estate Register criteria is relevant in the context of the assessment at the local level.

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this review
<p><b>HISTORIC VALUE</b></p> <p><b>A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, or community</b></p> <p><i>Explanatory notes</i></p>	<p>The contribution a place might make to the public understanding of the historical development of the suburbs and the City.</p> <p>The property must reflect closely the period in which it was created and the associated phase of historical</p>



<p><b>National Estate Register criteria <i>Application Guideline</i> 1990 extract</b></p>	<p><b>Use of NER criteria in this review</b></p>
<p>This criterion applies where the contribution of an event, development or phase to the broad patterns of Australian history or prehistory can be clearly demonstrated, or where the place epitomises elements of those patterns.</p> <p><b><i>Inclusion guidelines</i></b></p> <p>Places associated with events or developments which contributed to or reflect long-term changes in prehistory or history.</p> <p>Places representing 'landmark' cultural phases in the evolving pattern of prehistory and history.</p> <p>A place eligible for its association with a significant scientific theory must have a clear and important relationship to the development of that theory or its early application in Australia.</p> <p>A place eligible for its history of science associations must have a strong connection with the work of an historically significant scientific figure or with an historically significant scientific exploration/undertaking, or methodological development.</p> <p><b><i>Exclusion guidelines</i></b></p> <p>Places which do not demonstrate a particular contribution to, or allow an understanding of, the broad evolutionary patterns of Australia's natural history, prehistory or history.</p> <p>Places where claimed associations with events, development or phases cannot be verified.</p> <p>Places are not eligible if they have been altered so that the aspects of the environment important to the association have been seriously degraded.</p>	<p>development in the City.</p>
<p><b>B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.</b></p> <p><b><i>Explanatory notes</i></b></p> <p>This criterion applies particularly to places which characterise past human activities which are rare, endangered or uncommon by virtue of their being:</p> <ul style="list-style-type: none"> <li>• few in number originally;</li> <li>• few in number due to subsequent destruction;</li> <li>• susceptible to rapid depletion due to changed practices or other threats; or</li> <li>• outstanding example of uncommon human activity.</li> </ul> <p><b><i>Inclusion guidelines</i></b></p> <p>Scarcity may be the result of historical process (i.e. few of such places were ever made) or of subsequent destruction or decay. However,</p>	<ul style="list-style-type: none"> <li>• Rarity within an established cultural phase;</li> <li>• Rarity because of great age and the small number of surviving places representing an early phase for the region or locality;</li> <li>• Rarity because of the use of uncommon building materials, such as carved and dressed stone, which represent a now rare skill of execution within a recognised vernacular or style for the region or locality;</li> </ul>

<p><b>National Estate Register criteria <i>Application Guideline</i> 1990 extract</b></p>	<p><b>Use of NER criteria in this review</b></p>
<p>rarity must be demonstrated to be more than simply absence of survey information.</p> <p>Rarity in some cases may apply to the survival of the combination of characteristics and the place as a whole may lack integrity.</p> <p>Rarity at a regional or State level must be assessed in the context of its distribution and abundance in other regions or States. Rarity in one location when compared with abundance in another may or may not give the place national estate significance, depending on the cultural context.</p> <p><b><i>Exclusion guidelines</i></b></p> <p>Rarity at local, regional or State level does not necessarily confer national estate value, unless such rarity has particular cultural significance.</p> <p>Places deemed to be uncommon due to lack of research/survey may subsequently be found not to be eligible under this criterion. Evidence of rarity will normally be required.</p>	<ul style="list-style-type: none"> <li>• Rarity as an unusual combination of linked types (say garden and house design) within an established style or vernacular (i.e. Arts and Crafts design)..</li> </ul>
<p><b>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, design or technique).</b></p> <p><b><i>Explanatory notes</i></b></p> <p>A place must clearly represent the period, method of construction, techniques, way of life, etc of its Type... as determined by comparison of the place to its Type as a whole, analysing such factors as:</p> <ul style="list-style-type: none"> <li>• Condition and integrity, including consideration of minimum area for long term viability;</li> <li>• Abundance and distribution of the Type;</li> <li>• Degree of homogeneity or variability of the Type over its range.</li> <li>• The presence of unusual factors (which may be assessable against other criteria) may be relevant in determining significance under this criterion.</li> </ul> <p><b><i>Scope</i></b></p> <p><b>Historic</b></p> <p>Places representative of the diversity of historic places, both by Type and by region.</p> <p><b><i>Inclusion</i></b></p> <p>A place may be entered in the register for its representative value if one or more of the following apply:</p> <ul style="list-style-type: none"> <li>• It can be regarded as a particularly good example of its Type, or a significant variant of the Type equally well;</li> </ul>	<p>The use in this review has been aimed at:</p> <ul style="list-style-type: none"> <li>• a Type of building design, or</li> <li>• Type of building use, as qualified by the style name and the use definition (medium sized 19th century suburban villa, tennis club pavilion, stylistic representative).</li> </ul> <p>The place had to clearly represent the period, method of construction, techniques, way of life, etc involved with the defined Type... as determined by comparison of the place to other examples of its Type in terms of condition and most importantly, integrity.</p> <p>Relative high integrity within a recognised Type was a prerequisite for significance under this criterion, the high integrity (compared to others of the Type) yielding the most visual information about the physical appearance of the type and hence its understanding within the overall scope of cultural Types</p>

<p><b>National Estate Register criteria <i>Application Guideline</i> 1990 extract</b></p>	<p><b>Use of NER criteria in this review</b></p>
<ul style="list-style-type: none"> <li>• It is one of a number of similar places which are all good examples of the Type, but has a higher national estate value by virtue of its integrity, condition, association with other significant places or setting;</li> <li>• It is part of a group of places which collectively include a range of variation within the Type;</li> <li>• It represents the seminal or optimal development of the Type.</li> </ul> <p><b><i>Exclusion</i></b></p> <p>A place may not be eligible under this criterion if it is not representative of the characteristics which make up the established Type</p>	<p>That the Type should be recognised culturally is the main factor, the significance of the Type itself under other criterion (such as A4) being a consideration.</p>
<p><b>E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.</b></p> <p><b><i>Explanatory notes</i></b></p> <p>The aesthetic values of the place must be able to be assessed with sufficient rigor to allow the basis for registration to be stated clearly.</p> <p><b><i>Inclusion guidelines</i></b></p> <p>A place is eligible if it articulates so fully a particular concept of design that it expresses an aesthetic ideal (e.g. a place which epitomises the design principles of an architectural style, landscape ideal, etc.) or if the place, because of its aesthetic characteristics, is held in high esteem by the community.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic qualities for which it is nominated.</p> <p>The values of landscapes, townscape and streetscapes must be demonstrated using accepted standards of assessment in those fields. Places which contribute to such values in a wider area might also be eligible.</p> <p><b><i>Exclusion guidelines</i></b></p> <p>A place is not eligible if the design concepts or aesthetic ideals are not expressed in a way that is better than that of other places within its Type, i.e. if it is not outstanding.</p> <p>A place is not eligible simply because it is the work of a highly regarded architect, artist or engineer. It must be outstanding for aesthetic reasons.</p>	<p>Used to denote a successful design within a recognized style, within the accepted community stylistic framework. Recognition in established architectural magazines or by professional criticism adds another facet to the significance, that of recognition by a community group.</p> <ul style="list-style-type: none"> <li>• The place expresses a particular concept of design, epitomizing the design principles of an architectural style, landscape ideal, or</li> <li>• because of its aesthetic characteristics, is held in high esteem by the community (as demonstrated by inclusion in a national architecturally based periodical, recognition by the National Trust of Australia (Vic) or within a professional assessment).</li> <li>• To be eligible, the place must have a high degree of integrity to a major or key design phase.</li> </ul>
<p><b>F.1 Importance for its technical, native, design or artistic excellence innovation or achievement</b></p>	<p>Used to denote a design that</p>

<p><b>National Estate Register criteria <i>Application Guideline</i> 1990 extract</b></p>	<p><b>Use of NER criteria in this review</b></p>
<p><b>Explanatory notes</b></p> <p>Creative or technical achievement can mean artistic excellence or technical excellence, innovation or achievement in many fields. Such achievements can only be judged by comparison with contemporary and subsequent developments in the same fields. Some creative or technical achievement may be apparent in virtually any type of humanly created or influenced place or structure.</p> <p><b><i>Inclusion guidelines</i></b></p> <p>A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated</p> <p><b><i>Exclusion guidelines</i></b></p> <p>A place is not eligible simply because it is work of a highly regarded architect, or engineer. It must be outstanding for creative or technical reasons.</p>	<p>is considered now to be an early or successful or innovatory creation, potentially within the framework of a recognized style: this does not include popular recognition at the time of creation as in Criterion E as a good example of a style.</p> <p>Technical significance can be expressed by similar innovatory achievement outside aesthetic achievement.</p>
<p><b>G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations.</b></p> <p>Explanatory notes</p> <p>This criterion applies to natural, semi-natural, Aboriginal and historic places which the community holds special and high regard. The community attachment to the place must be demonstrable, enduring, broadly-based and out of the ordinary. Such long-term special regard may be based on associations of a religious, social, recreational or community history nature.</p> <p>The value of a place to a very small section of the community (e.g. a voluntary conservation organisation church parish council, Aboriginal Land Council) may not in itself be sufficient to demonstrate national estate significance, unless a much wider part of the community accepts that such associations have wider cultural significance. Such special associations must be demonstrated not assumed.</p> <p>Scope The nature of the community regard might include: religious or spiritual associations, including Aboriginal sacred sites and burial sites; community history landmarks and places of special value; traditional or special educational value; ° landscape or townscape associations critical to a community's sense of place or of community.</p>	<p>The assessment of social value has a close parallel with historical value, both needing to be a sustained expression of the value of a place over a period. Historical value will lie with significant events and persons and not necessarily with the long term attachment that a community group or members may have for a place that is otherwise insignificant in terms of the other criteria.</p>

<p><b>National Estate Register criteria <i>Application Guideline</i> 1990 extract</b></p>	<p><b>Use of NER criteria in this review</b></p>
<p>Such associations exist in relation to Aboriginal, historic and natural places.</p> <p>Inclusion guidelines</p> <p>Places which are held in high esteem by the Australian community or a segment of it, that esteem being demonstrated and special. The value to the community must be beyond normal regard felt by a community for its familiar surroundings.</p> <p>It is necessary to demonstrate that the strong association between a community and a place is of a social cultural nature, and not simply a local assessment of some other value more correctly assessed against another criterion (e.g. historical association, rarity of Type, endangered species, etc).</p> <p>A place is eligible that has spiritual, religious or symbolic significance to at least a small group of Aboriginal people, that has been nominated by, or with the approval of, a local Aboriginal group, and where there is anthropological or historic evidence that the place has been, or is, of considerable significance to that group.</p> <p>Exclusion guidelines Places where community concern or regard is: not clearly demonstrated as being held by a community; or not held very strongly by an identifiable group within the community.</p> <p>The association between a group within the community and a place may not be accepted as significant by any other section of the community, and may therefore not be eligible.</p> <p>A place for which there is a strong local regard on the grounds of the place's value within other criteria (its historical, archaeological, architectural, botanical or faunal importance) will be assessed within the relevant criteria before its social value is considered, as the outcome of that assessment may alter long-term community feeling about the place.</p>	
<p><b>H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region (or locality<sup>12</sup>).</b></p> <p><b><i>Explanatory notes</i></b></p> <p>The individuals might be important in the arts, sciences, politics, public life and many other areas of the life of the nation and its history.</p> <p>The association should be with the person's productive life only, unless there are few other places available which illustrate the person's contribution, or unless their formative or declining years are of particular importance to their contribution. This applies to birthplaces and graves as well.</p> <p><b>The length of association of person and place is usually important<sup>13</sup></b>, especially if the association has been transitory or</p>	<p>The importance or prominence of the associated person must extend within a defined locality such as Fitzroy or across more than one locality (City of Yarra or as defined) to extend to a defined 'region' or group of localities.</p> <p>Association with the noted designer has been on the basis of it being a key example of his/her work, not an incidental or minor commission.</p>

<sup>12</sup> my inclusion

<p><b>National Estate Register criteria <i>Application Guideline</i> 1990 extract</b></p>	<p><b>Use of NER criteria in this review</b></p>
<p>incidental, or if other places exist with longer and more meaningful associations. The association of the place with a particularly important and short-term event affecting the person may be one of the exceptions to this condition.</p> <p>The extent to which the association affected the fabric of the place, and the extent to which the place affected the person or events associated with the person, can be important.</p> <p>This criterion also applies to places which have been used by historically important scientists. The scientists may be important for their continuing standing in their disciplines or for their importance in Australian scientific history generally. For example, a number of pioneering Australian scientists were better known as explorers, e.g. Leichhardt, Cunningham. In view of this perception, places identified with such historic figures will usually be significant against Criterion A4.</p> <p><b><i>Inclusion guidelines</i></b></p> <p>The person's contribution must be established sufficiently by historical documentation or other firm evidence, and the association of person with place established clearly in a similar way.</p> <p>A building designed by a prominent architect may be eligible under this criterion if it expresses a particular phase of the individual's career or exhibits aspects reflecting a particular idea or theme of her/his craft. It is possible that several places may represent different aspects of the productive life of an important person. Similarly, several examples of a person's work may be registered because a different combination of criteria are satisfied, e.g. Criteria A4, B.2, D.2, E, F.</p> <p>In general, the association between person and place needs to be of long duration, or needs to be particularly significant in the person's productive life.</p> <p>Places which contain fabric that is a direct result of the person's activity or activities, or where the place can be demonstrated to have influenced the person's life or works, are eligible, and such places are more eligible than places which lack such direct and personal associations.</p> <p>For a place to be eligible for its association with a prominent scientist:</p> <ul style="list-style-type: none"> <li>• the importance of the scientist must be established, scientifically or historically;</li> <li>• the place must have a clear, direct and important link to the work of that scientist; it cannot be simply a campsite or collecting locality.</li> </ul> <p>The scientist may be an amateur naturalist, providing that person does have a confirmed historical standing.</p> <p><b><i>Exclusion guidelines</i></b></p> <p>A place is not eligible if it associated with relatively</p>	<p>The historical association with residents or owners (including designers if they have this status) is taken on the basis of:</p> <ul style="list-style-type: none"> <li>• them commissioning the design, this being a key indication of the person's tastes and public status, or</li> <li>• a long term occupation (not an incidental or <i>fortuitous</i> association) in a period when they were active in their prescribed field.</li> </ul> <p>What the fabric may tell you of the person may be simply that the house fits your preconceptions of the person but, even if this is so, it is still vital evidence of the lifestyle of the person, whether predictable or not.</p>

<sup>13</sup> my bold

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

<p><b>National Estate Register criteria <i>Application Guideline</i> 1990 extract</b></p>	<p><b>Use of NER criteria in this review</b></p>
<p>undistinguished persons within a given theme, or a person whose importance did not extend beyond the local context.</p> <p>A place is not eligible if the association with the prominent person is tenuous or unsubstantiated.</p> <p>A building is not eligible simply because it was designed by a prominent architect.</p> <p>A place is not eligible simply because a prominent scientist worked there.</p> <p>In general, brief, transitory or incidental association of person and place, for which there is little surviving direct evidence, would not make a place eligible for the Register.</p>	

## Appendix 4: Detailed Methodology

The following describes the methodology used in this review.

### Heritage overlay area review stages

Review the existing brief physical history of the Heritage Overlay Area using:

- Early maps such as Clement Hodgkinson's 1850s survey plan series
- MMBW Record and Detail Plans
- Lodged plans of subdivision
- Check the street and allotment pattern and development eras for each area
- Edit existing histories.

Review contribution of elements within each Heritage Overlay Area:

- Check against previous heritage study survey data;
- Check against field survey with digital images (full colour, 5 mega pixel minimum) taken of each element in the Heritage Overlay Area
- Provide heritage database (*MS Access*), linked to the survey images;
- Use database for urban character analysis; and
- Review existing Statements of Significance using the above data.

### Heritage database data fields and typical entries

Main data fields	Notes
Name	Place type or name, typically the type if not a house i.e. Shop, factory, Tree, Church, etc.
Street	Street name only
Street_type	Street type i.e. Road, Street, Lane <i>etc.</i>
Street_no	Street number
Street_no suffix	End of street number range (15)-17, or suffix i.e. 17A
Suburb	Suburb i.e. Abbotsford
Postcode	Postcode i.e. 3067
Propnum	Property number from City of Yarra <i>Proclaim</i> database i.e. 114025
Significance 2007	From given range as below:
	Contributory Not contributory



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	Individually significant Not assessed
Date range	From the given range below:
<b>Date range</b>	<b>Historical period</b>
1840-1850	Regency period
1850-1860	early Victorian-era
1850-1890	Victorian-era
1860-1870	early Victorian-era
1870-1880	Late Victorian-era
1880-1890	Late Victorian-era
1890-1900	Late Victorian-era
1900-1915	Edwardian-era
1915-1925	inter-war
1925-1930	inter-war
1930-1940	inter-war
1940-1950	post WW2
1950-1960	post WW2
1960-1970	post WW2
1970-1980	post WW2
1980-1990	post WW2
1990-2000	post WW2
2000-2010	post WW2
Unknown	unknown
Previous grading of place	Previous heritage study grading if any: typically range A-E for buildings, 1-3 for streetscapes (see Richmond, North Carlton and Princes Hill area heritage studies)
Heritage Overlay Area	Heritage Overlay name and number as listed in clause 43 Schedule To The Heritage Overlay
MMBW image/ plan number/plan date	MMBW Detail and Record Plans (annotated versions) as held by the City of Yarra, referenced on-line by image numbers, these also have original MMBW plan numbers and dates
Adviser notes	Comment by Graeme Butler on the building or element from the survey data typically noting parts altered, MMBW Detail Plan status (shown or not)
Historical significance potential?	Yes/No. Judgement by Graeme Butler based on data at hand
Integrity	From given range as follows:

<b>Integrity</b>	<b>Definition</b>
Poor	Form, scale, materials, siting generally evident only, all or most period detail (verandah, roof or wall ornamental detailing or mouldings) removed, as seen from the street view
Low	Major changes, (such as to openings, verandah) but most period detail evident
Fair	Intermediate level of change, such as removal of verandah frieze, painting of masonry, most period detail evident
Good	Only minor changes all period detail evident
High/Excellent	No changes, often with early colours/finishes
Unknown	Insufficient data to know what the original form of the element was
Storeys/levels	Number
Fence original or early?	Yes/No
Part of streetscape/group	Yes/No
References	Data sources
Urban character?	Yes/No. similar scale, siting, form and materials to the adjoining buildings or elements that form the character of the area
Melway map reference	
Last update (date)	
<b>Text fields:</b> Description, History, Statement of Significance etc as available)	

### **Heritage overlay area urban analysis**

The City of Yarra Heritage Database provided the data for urban analysis of each existing Heritage Overlay Area (separate report). The analysis was used to confirm or otherwise the significance of the Heritage Overlay Area, in terms of its relative period expression, the integrity of that expression, and the nature of the component elements identified. This data gave a factual basis for the Statement of Significance of each area that has remained largely unsubstantiated in previous reports.

The analysis is based on the 2004-5 photographic survey results and subsequent heritage assessment 2004-2007 of each property or element, as tabulated in the City of Yarra Heritage Database.

### **Key built characteristics of the overlay**

The following headings were used for the analysis of each Heritage Overlay Area, addressing key built characteristics of the overlay:

#### **Date range of area**

Major eras of development evident in the properties within the Heritage Overlay Area, giving the main development period or periods seen in the heritage overlay;

#### **Date range of streets in the area**

Major eras of development evident in the properties within each street of the heritage overlay, highlighting key streets within the area;

#### **Percentage contribution to the area of buildings in each street in the heritage overlay**

Percentage of the properties that contribute to the primary significant period of the Heritage Overlay Area;

#### **Integrity to the creation date of contributory elements**

(see Heritage database data fields and typical entries table above)

The integrity of buildings or elements identified in the area to the assessed creation or construction date of each (regardless of the significant period). The levels of `Fair` and `Good` or `High` are indicative of a good expression of the construction era while `Low` and `Poor` are not. A building with `Poor` integrity might typically be replaced with a new building that provides an equal or better urban character contribution to the area. This is indicative of the strength of period expression within the area and thus helps qualify the relative significance of the area judged among others.

#### **Non contributory elements in the area**

Buildings or elements identified as not contributory to the primary or secondary development periods because they were created outside of this era or they had a poor expression of that era (i.e. `Poor` integrity).

#### **Individually significant or key elements in the area**

Buildings or elements identified as having potential individual significance, either as contributory or complementary to the significant development period of the area or as a stand-alone example. This significance was judged using National Estate Register [NER] criteria within the fields of history, aesthetic or architectural worth, scientific or technical endeavour or social value to a community group.

A Statement of Significance for the City is also provided as a summation of the Heritage Overlay Area statements (see **Error! Reference source not found.**).

## **Appendix 5: Australian Historic Themes and the thematic historical context in Richmond and Alphington**

The Australian Historic Themes were developed by the Australian Heritage Commission for use in heritage assessment across Australia. These have been changed and finalised since the Allom Lovell 1998 review.

### **1. TRACING THE EVOLUTION OF THE AUSTRALIAN ENVIRONMENT**

The environment exists apart from being a construct of human consciousness. However, a thematic approach recognises the human factor in the natural environment, and how our understanding and appreciation of the environment has changed over time.

- 1.1: Tracing climatic and topographical change
- 1.2: Tracing the emergence of Australian plants and animals
- 1.3: Assessing scientifically diverse environments
- 1.4: Appreciating the natural wonders of Australia

### **2 PEOPLING AUSTRALIA**

This theme group recognises the pre-colonial occupations of Indigenous people, as well as the ongoing history of human occupation from diverse areas.

- 2.1: Living as Australia's earliest inhabitants
- 2.2: Adapting to diverse environments
- 2.3: Coming to Australia as a punishment
- 2.4: Migrating
  - 2.4.1: Migrating to save or preserve a way of life
  - 2.4.2: Migrating to seek opportunity
  - 2.4.3: Migrating to escape oppression
  - 2.4.4: Migrating through organised colonisation
  - 2.4.5: Changing the face of rural and urban Australia through migration
- 2.5: Promoting settlement
- 2.6: Fighting for land
  - 2.6.1: Resisting the advent of Europeans and their animals
  - 2.6.2: Displacing Indigenous people

### **3 DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES**

While Geoffrey Blainey conceived of Australian history as dominated by the 'tyranny of distance' this concept is alien to Indigenous Australians. Eighteenth and nineteenth century developments in technology made it possible to link the continent to distant marketplaces, and the incentive for almost every expedition by the first European 'explorers' was the search for valuable resources. Much subsequent Australian history has revolved around the search for a staple on which to base regional economic development.

- 3.1: Exploring the coastline
- 3.2: Constructing capital city economies

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- 3.3: Surveying the continent
  - 3.3.1: Looking for inland seas and waterways
  - 3.3.2: Looking for overland stock routes
  - 3.3.3: Prospecting for precious metals
  - 3.3.4: Looking for land with agricultural potential
  - 3.3.5: Laying out boundaries
- 3.4: Utilising natural resources
  - 3.4.1: Hunting
  - 3.4.2: Fishing and whaling
  - 3.4.3: Mining
  - 3.4.4: Making forests into a saleable resource
  - 3.4.5: Tapping natural energy sources
- 3.5: Developing primary production
  - 3.5.1: Grazing stock
  - 3.5.2: Breeding animals
  - 3.5.3: Developing agricultural industries
- 3.6: Recruiting labour
- 3.7: Establishing communications
  - 3.7.1: Establishing postal services
  - 3.7.2: Developing electric means of communication
- 3.8: Moving goods and people 3.12: Feeding people
  - 3.12.1: Using indigenous foodstuffs
  - 3.12.2: Developing sources of fresh local produce
  - 3.12.3: Importing foodstuffs
  - 3.12.4: Preserving food and beverages
  - 3.12.5: Retailing foods and beverages
- 3.13: Developing an Australian manufacturing capacity
- 3.14: Developing an Australian engineering and construction industry
  - 3.14.1: Building to suit Australian conditions
  - 3.14.2: Using Australian materials in construction
- 3.15: Developing economic links outside Australia
- 3.16: Struggling with remoteness, hardship and failure
  - 3.16.1: Dealing with hazards and disasters
- 3.17: Inventing devices
- 3.18: Financing Australia
  - 3.18.1: Raising capital
  - 3.18.2: Banking and lending
  - 3.18.3: Insuring against risk
  - 3.18.4: Cooperating to raise capital (co-ops, building societies, etc.)
- 3.8.1: Shipping to and from Australian ports

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- 3.8.2: Safeguarding Australian products for long journeys
- 3.8.3: Developing harbour facilities
- 3.8.4: Making economic use of inland waterways
- 3.8.5: Moving goods and people on land
- 3.8.6: Building and maintaining railways
- 3.8.7: Building and maintaining roads
- 3.8.8: Getting fuel to engines
- 3.8.9: Moving goods and people by air
- 3.9: Farming for commercial profit
- 3.10: Integrating people into the cash economy
  - 3.10.1: Assisting Indigenous people into the cash economy
  - 3.10.2: Encouraging women into employment
  - 3.10.3: Encouraging fringe and alternative businesses
- 3.11: Altering the environment
  - 3.11.1: Regulating waterways
  - 3.11.2: Reclaiming land
  - 3.11.3: Irrigating land
  - 3.11.4: Clearing vegetation
  - 3.11.5: Establishing water supplies
- 3.19: Marketing and retailing
- 3.20: Informing Australians
  - 3.20.1: Making, printing and distributing newspapers
  - 3.20.2: Broadcasting
- 3.21: Entertaining for profit
- 3.22: Lodging people
- 3.23: Catering for tourists
- 3.24: Selling companionship and sexual services
- 3.25: Adorning Australians
  - 3.25.1: Dressing up Australians
- 3.26: Providing health services
  - 3.26.1: Providing medical and dental services
  - 3.26.2: Providing hospital services
  - 3.26.3: Developing alternative approaches to good health
  - 3.26.4: Providing care for people with disabilities

### **4 BUILDING SETTLEMENTS, TOWNS AND CITIES**

Although many people came to Australia in search of personal gain, they realised the need to co-operate in the building of safe, pleasant urban environments. Australian urbanisation and suburbanisation have special characteristics which set them apart from similar phenomena elsewhere in the world .

- 4.1: Planning urban settlements

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- 4.1.1: Selecting township sites
- 4.1.2: Making suburbs
- 4.1.3: Learning to live with property booms and busts
- 4.1.4: Creating capital cities
- 4.1.5: Developing city centres
- 4.2: Supplying urban services (power, transport, fire prevention, roads, water, light and sewerage)
- 4.3: Developing institutions
- 4.4: Living with slums, outcasts and homelessness
- 4.5: Making settlements to serve rural Australia
- 4.6: Remembering significant phases in the development of settlements, towns and cities

### **5 WORKING**

Although a lot of what we call work is related to the economy, most of it is not undertaken for profit. A great deal of the work done in the home is neither paid nor counted as part of the national economy. Some of the most interesting recent social history written about Australia concerns work and workplaces .

- 5.1: Working in harsh conditions
  - 5.1.1: Coping with unemployment
  - 5.1.2: Coping with dangerous jobs and workplaces
- 5.2: Organising workers and work places
- 5.3: Caring for workers' dependent children
- 5.4: Working in offices
- 5.5: Trying to make crime pay
- 5.6: Working in the home
- 5.7: Surviving as Indigenous people in a white-dominated economy
- 5.8: Working on the land

### **6 EDUCATING**

Every society educates its young. While European education places a great emphasis on the formal schooling system, education encompasses much more.

- 6.1: Forming associations, libraries and institutes for self-education
- 6.2: Establishing schools
- 6.3: Training people for the workplace
- 6.4: Building a system of higher education
- 6.5: Educating people in remote places
- 6.6: Educating Indigenous people in two cultures

### **7 GOVERNING**

This theme group is as much about self-government as it is about being governed. It includes all the business of politics, including hostility to acts of government.

- 7.1: Governing Australia as a province of 7.6: Administering Australia the British Empire
  - 7.6.1: Developing local
  - 7.2: Developing institutions of self-government authorities government and democracy

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- 7.6.2: Controlling entry of persons and disease
- 7.2.1: Protesting            7.6.3: Policing Australia
- 7.2.2: Struggling for inclusion in 7.6.4: Dispensing justice the political process
- 7.2.3: Working to promote civil liberties
- 7.2.4: Forming political associations
- 7.3: Making City-States
- 7.4: Federating Australia
- 7.5: Governing Australia's colonial possessions
- 7.6.5: Incarcerating people
- 7.6.6: Providing services and welfare
- 7.6.7: Enforcing discriminatory legislation
- 7.6.8: Administering Indigenous Affairs
- 7.6.9: Conserving Australian resources
- 7.6.10: Conserving fragile environments
- 7.6.11: Conserving economically valuable resources
- 7.6.12: Conserving Australia's heritage
- 7.7: Defending Australia
- 7.7.1: Providing for the common defence
- 7.7.2: Preparing to face invasion
- 7.7.3: Going to war
- 7.8: Establishing regional and local identity

### **8 DEVELOPING AUSTRALIA'S CULTURAL LIFE**

Australians are more likely to express their sense of identity in terms of a way of life rather than allegiance to an abstract patriotic ideal. One of the achievements of this society has been the creation of a rich existence away from the workplace. While some of the activities encompassed in this theme are pursued for profit - horse racing and cinema, for instance - their reason for being is the sheer enjoyment of spectators. While many people could not pursue careers in art, literature, science, entertainment or the church without being paid, those activities do not fit easily into the categories of economy or workplace.

- 8.1: Organising recreation
- 8.1.1: Playing and watching organised sports
- 8.1.2: Betting
- 8.1.3: Developing public parks and gardens
- 8.1.4: Enjoying the natural
- 8.7: Honouring achievement
- 8.8: Remembering the fallen
- 8.9: Commemorating significant events
- 8.9.1: Remembering disasters
- 8.9.2: Remembering public environment
- 8.2: Going to the beach
- 8.3: Going on holiday



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- 8.4: Eating and drinking
- 8.5: Forming associations
  - 8.5.1: Preserving traditions and group memories
  - 8.5.2: Helping other people
  - 8.5.3: Associating for mutual aid
  - 8.5.4: Pursuing common leisure interests
- 8.6: Worshipping
  - 8.6.1: Worshipping together
  - 8.6.2: Maintaining religious traditions and ceremonies
  - 8.6.3: Founding Australian religious institutions
  - 8.6.4: Making places for worship
  - 8.6.5: Evangelising
  - 8.6.6: Running city missions
  - 8.6.7: Running missions to Australia's indigenous people spectacles
- 8.10: Pursuing excellence in the arts and sciences
  - 8.10.1: Making music
  - 8.10.2: Creating visual arts
  - 8.10.3: Creating literature
  - 8.10.4: Designing and building fine buildings
  - 8.10.5: Advancing knowledge in science and technology
- 8.11: Making Australian folklore
  - 8.11.1: Celebrating folk heroes
  - 8.11.2: Myth making and storytelling
- 8.12: Living in and around Australian homes
- 8.13: Living in cities and suburbs
- 8.14: Living in the country and rural settlements
- 8.15: Being homeless

### **9 MARKING THE PHASES OF LIFE**

Although much of the experience of growing up and growing old does not readily relate to particular heritage sites, there are places that can illustrate this important theme. Most of the phases of life set out below are universal experiences.

- 9.1: Bringing babies into the world
  - 9.1.1: Providing maternity clinics and hospitals
  - 9.1.2: Promoting mothers' and
- 9.3: Forming families and partnerships
  - 9.3.1: Establishing partnerships
  - 9.3.2: Bringing up children
- babies' health
- 9.2: Growing up
  - 9.2.1: Being children

- 9.2.2: Joining youth organisations
- 9.2.3: Being teenagers
- 9.2.4: Courting
- 9.4: Being an adult
- 9.5: Living outside a family/partnership
- 9.6: Growing old
  - 9.6.1: Retiring
  - 9.6.2: Looking after the infirm and the aged
- 9.7: Dying
  - 9.7.1: Dealing with human remains
  - 9.7.2: Mourning the dead
  - 9.7.3 Remembering the dead

## **Thematic historical context**

The following is largely comprised of relevant extracts from the CITY OF YARRA HERITAGE REVIEW THEMATIC HISTORY prepared by Allom Lovell & Associates Conservation Architects 35 Little Bourke Street Melbourne, July 1998. Additional material has been provided from other sources where available such as the City of Northcote Urban Conservation Study of 1982 and City of Richmond Urban Conservation Study of 1985.

### **Australian Heritage Commission: Historic Themes**

The thematic history of the City of Yarra 1998 used the Principal Australian Historic Themes<sup>14</sup>, as compiled by the Australian Heritage Commission and later revised, as above, as the Australian Historic Themes, as an underlying framework. Italicised themes were thought particularly relevant to the City of Yarra.

### **Broad Historical themes examined**

#### ***The Suburban Extension of Melbourne***

Settlement, Land Sales and Subdivision:

A Street Layout Emerges

The Effect of the 1849-50 *Melbourne Building Act*

Clement Hodgkinson's 1853 Plan of Collingwood and East Melbourne

Clement Hodgkinson's 1857 (1855) Plan of Richmond

Mansions, Villas and Sustenance Housing: the Division between Rich and Poor

A Home to Call One's Own Lodging People: Hotels and Boarding Houses Slums and the

Development of Public Housing

#### ***Developing Local Economies***

Primary Industry Secondary Industry Retail: Warehouses and Large Scale Purveyors Smaller

Retailers: Strip Shopping Financing the Suburbs

#### ***Local Council and Council Services***

The Establishment of Municipal Boundaries Civic Buildings Local Policing and Defence Crime

and Punishment Private and Public Transportation Water and Sewerage Gas and Electricity

Hospitals Education Libraries and Mechanics Institutes

#### ***Developing Urban Institutions***

The Establishment of a Religious and Spiritual Network

Missions and Asylums

#### ***Leisure and Entertainment in the Suburbs***

Licensed Hotels and 'Sly Grog'

Clubs, the 'Pictures' and Dancing

Small Backyards But Parks Instead

Sports and Leisure

Arts and Architecture

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<sup>14</sup> Now Australian Historic Themes

## Former Municipal Boundaries

Melbourne officially became a municipality in 1842, at which time it encompassed Newtown (now South Fitzroy), which was separated to become the Fitzroy Ward in 1850. Collingwood and Richmond both split from the City of Melbourne to become separate municipal councils in 1855 and 1856 respectively. Fitzroy became a separate Borough in 1858, annexing North Fitzroy in 1860. North Carlton was originally on the outskirts of the Gipps Ward of the City of Melbourne, then within the Smith Ward, established in 1856. Alphington, Fairfield and Yarra Bend were governed by the Heidelberg District Road Board, established in the early 1840s, then the Shire of Heidelberg (1871) and the City of Heidelberg (1934); until they were annexed by the City of Northcote in 1960.

Those areas which now combine to form the City of Yarra have developed historically as separate local government areas and communities, with different patterns of economic and social development, particularly those of Collingwood and Abbotsford as compared to Fitzroy, Richmond, North Carlton and Alphington. To a large degree these differences are reflected in patterns in the built environment and landscape, while simultaneously, there are themes of historical development which were broadly similar across large areas of Yarra, and these are also evident in the urban environment.

This history describes the broad patterns of development across the City of Yarra after European settlement, and illustrates the way in which they are reflected in today's municipal-urban character and heritage. To a large extent it relies upon the work undertaken by O'Connor, Coleman & Wright in their *Richmond Conservation Study* (1985) and Andrew Ward & Associates in *Collingwood Conservation Study* (1989), as well as previous work undertaken by Allom Lovell & Associates in the former City of Fitzroy. North Carlton was included in Nigel Lewis & Associates' *Carlton, North Carlton and Princes Hill Conservation Study* (1984), while Alphington, Fairfield and Yarra Bend were part of the *City of Northcote Urban Conservation Study* prepared by Graeme Butler (1982).

## Geology

The basic geological features of the municipality are shown on the 1959 *Geological Survey of Victoria* (Melbourne and Suburbs, scale 1:31,680), prepared by the Department of Lands and Survey. The geological foundation of the City of Yarra is predominantly basalt plains, formed during the Quaternary period; i.e. the last 2,000,000 years. There are two small areas of mudstone, siltstone and sandstone in Fitzroy, east of the Edinburgh Gardens, and in central Richmond, which were formed in the Silurian period; over 430,000,000 years ago. Along the Yarra River are Quaternary period alluvial flats, mud flats, beach and estuarine deposits, with Silurian period mudstone, siltstone and sandstone banks on the east side. There is a cluster of quarry sites in North Carlton and some individual quarry sites in Richmond/Burnley from which bluestone was obtained. Along the Yarra River are a number of sand pit deposits.

## THE SUBURBAN EXTENSION OF MELBOURNE

### Settlement, Land Sales and Subdivision

In 1838 the Sydney government offered for sale 88 portions adjoining Melbourne; the first 'suburban' land allotments to be sold outside the town reserve. Portions 1 to 47 to the east became Richmond, while portions 48 to 88 to the north became the 'district of Collingwood' and Newtown (now Fitzroy).<sup>1</sup> The original allotments were of varying sizes, most falling between about 12 acres (5 hectares) and 28 acres (11.5 hectares). The land around western Richmond and Fitzroy was elevated, had good drainage and was therefore considered 'healthy'. The flats of Collingwood and eastern Richmond were originally two of the wettest areas in Melbourne, and soon became notoriously diseased.<sup>2</sup> These differences were reflected in the land value; in Richmond the original twelve 25 acre (5 hectare) blocks cost on average three times as much as land in Collingwood.<sup>3</sup>

Richmond was considered to be, 'a splendid section of green, undulating, well-timbered bush, ... a favourite walk and drive with the citizens'.<sup>4</sup> William Westgarth, MLC, described his first day in Melbourne in 1840, aged 25, in his '50 years memoirs' • (probably *Personal Recollections of Early Melbourne & Victoria*, Melbourne 1888):

*I had engaged to accompany a young friend that evening to spend the next day, Sunday, at his 'country seat' on Richmond Flat, where he had constructed, mostly with his own hands, a sort of hut or wigwam, under an unchallenged squattage. We wandered about in the pouring rain for the rest of the night ... A beautiful [sic] sunny morning broke upon us, near the Yarra.<sup>5</sup> Solitude and quiet reigned upon us, excepting the unchanging 'ting-tong' of the bell-birds.*

Riverfront allotments were generally retained for rural and domestic purposes. At what is now Alphington Thomas Wills' Lucerne Farm was established in the 1840s. The land was subdivided in 1885 into the Lucerne Estate by renowned Heidelberg developer, A D Hodgson.<sup>8</sup> Early houses in what is now Abbotsford, on the Yarra River, were erected for Melbourne's upper classes. Andrew and Georgiana McCrae built Mayfield (1841), John Orr occupied Abbotsford and Edward Curr erected St Hellier's in 1843 (Fig. 5). J D L Campbell built Campbellfield House adjoining John Dight's allotment on the Merri Creek junction, where Dight established his mill and home Yarra Park. Most land was bought by speculators for immediate resale, as illustrated in Richmond, where few persons seemed to have any idea of retaining permanently any property purchased, as it was no sooner acquired than the new owner seemed to set himself to calculate what it would fetch when put more advantageously on the market and sold at the expiration of a week or two.<sup>9</sup> Rather than urban blocks, allotments were generally divided into a size considered suitable for large estates and small-scale rural or semi-industrial pursuits such as dairy farms, market gardens, and brickyards.<sup>10</sup>

## **2.2 A Street Layout Emerges**

The only pre-existing road prior to subdivision was a track through to Lower Heidelberg Road, a major route to the country east of Melbourne. Then after the sales of the 1840s, as land changed hands and was progressively subdivided, a peculiar street layout emerged. Government roads provided a framework for a regular pattern which made it easy for speculators to proceed with subdivisions. However, the lack of controls on the size and orientation of subdivision allotments and the width of roads, together with a general lack of cooperation or co-ordination between landowners, led to the emergence of an *ad hoc* street pattern and allotment layout.<sup>14</sup> Landowners laid out the first major streets in Fitzroy—Brunswick and Gertrude Streets—while in Richmond the first major roads were Government roads; (later) Bridge Road, Swan Street and Church Street. Only Clifton Hill and North Carlton were laid out with any order; the latter surveyed on Robert Hoddle's Melbourne grid, which limited the possibilities for erratic subdivision and therefore the street layout remained more uniform.<sup>15</sup>

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

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

According to Michael Cannon, Richmond was not developed as haphazardly as Collingwood and Fitzroy; however, 'even today it remains a patchwork<sup>20</sup> of crowded little streets, divided by narrow main roads incapable of carrying modern traffic'. The street names, according to Garryowen, were as 'tangled' as the layout: 'here again is the usual ill-assorted agglomeration of street names, some perpetuating well-deserved public benefactors and others the veriest ciphers'. Streets names had all manner of origins; foreign and local cities (Berlin, Hamburg, Edinburgh, Bendigo), country emblems (Rose, Shamrock), buildings (churches), Old Colonists (Sir William Stawell, Sir J Palmer, W Hull, W Highett, W B Burnley), peers of the realm (the Duke of Wellington, Lords Brougham and Lyndhurst, Lady Rowena) and local identities (Town Clerk Fitzgibbon and entrepreneur George Coppin).

## **The Effect of the 1849-50 Melbourne Building Act**

The *Melbourne Building Act* was passed in 1849 and came into effect from the beginning of

<sup>25</sup> 1850, enforcing fireproof construction and minimum street widths in the City of Melbourne (including Richmond to 1855). The *Act*, formally *An Act for regulating buildings and party walls and for preventing mischiefs by fire in the City of Melbourne* (12 October 1849), applied to two areas:

- That portion of land bounded on the north side by Victoria Street and Victoria Parade, on the east by Hoddle Street and by the Punt Road, on the south by the river Yarra, and on the west by a line one mile of Batman's Hill, running north from the river Yarra to the intersection of the continuation of Victoria Street westward; and
- Fitzroy, being that part of Collingwood bounded on the south by Victoria Parade, on the east by Smith Street, on the north by Reilly Street, and on the west by Nicholson Street.<sup>26</sup>

Under the provisions of the *Act* wooden buildings could only be constructed with a prescribed set-back from the adjacent buildings. After a short time iron buildings were outlawed as well.

Wooden eaves and balconies were also prohibited.<sup>27</sup> Miles Lewis noted that 1850s buildings were typically 'cement finished bluestone or brick, exposed rough-face bluestone, or exposed brick'.<sup>28</sup> They are generally of a more substantial size than some of the smaller wood or iron buildings which appear to date from the 1840s. Many groups of smaller structures appear on the plan, some in Fitzroy around the north-east corner of the suburb (near Smith & St David Sts), but many more in Collingwood. Because of the materials used and their methods of construction, however, they usually had a short life. Gradually, as they became dilapidated and fell into disrepair, they were replaced by brick or stone buildings.

At this time, the influx of goldrush immigrants increased the demand for housing in the fledgling metropolis. Despite the possibility that there were anomalies in the enforcement of the *Melbourne Building Act* and that some Fitzroy houses were constructed in contravention of its provisions, the introduction of the *Act* considerably slowed the rate at which new houses

could be built, with the result that supply fell far short of demand.<sup>29</sup> This in turn served to encourage the construction of smaller and less permanent houses into areas outside the jurisdiction of the *Act*, such as Collingwood and Richmond, where a range of small wooden buildings were constructed in the early 1850s. In response to the housing shortage the *Argus* argued that 'the only alternative appears to be the immediate erection of wooden buildings ...

just outside the boundaries indicated by the Building Act.'<sup>30</sup> Some new arrivals did not bother to build anything even this substantial, and merely erected tents in areas like East

Collingwood, 'where the Crown Lands Commissioner dare not molest them'.<sup>31</sup> ...

The *Act* was enforced. In Richmond, outside the boundaries of the Act, there is one building pre-dating the *Act*—Orwell Cottage, Lennox Street—while St Stephen's Church was

constructed in 1850-51.<sup>36</sup> The pressure on the inner suburbs to develop to increase the available housing, meant that many of the earliest buildings have either been demolished or substantially altered and large proportion of the 1850s buildings<sup>3</sup> in Collingwood and

Richmond which were built of timber or iron have not survived.

### **Clement Hodgkinson's 1855 (approved 1857) Plan of Richmond**

The 1855-1857 Clement Hodgkinson map of the *Municipality of Richmond*, records that area in the same manner as the Hodgkinson *Map of Collingwood and East Melbourne*; showing the location and development of the building stock, roadways and footpaths to 1855.<sup>44</sup> Much of Richmond was yet to be laid out, particularly in the north east part of Richmond and Burnley. Bounded by the Yarra River on three sides, Survey Paddock, depicted as vegetated with a lagoon and a small group of buildings, dominates. The other public gardens were the Cremorne Gardens; between Cremorne Street, Balmain Street, Cremorne Place and the river. Richmond was not then densely built upon, with most of the buildings located between Hoddle Street, Victoria Parade, Mary Street and the Yarra River. Subdivisions were laid out on a geometric grid within the Government Road framework. There were a number of larger properties, the most extravagant being Doonside, the property of David Mitchell, on the Yarra River.

David Mitchell was a prominent Victorian, as well as being an important local identity. A

builder, he arrived in Melbourne from Scotland at the time of the post-gold rush building boom and was able to capitalise on this. After a few false starts, he established a builder's yard in Burnley Street, Richmond. He married a local girl, Isabella Dow and built Doonside. One of the families surviving eight children was Helen Mitchell, better known as Dame Nellie Melba, the world famous operatic singer. Mitchell built many of the elaborate buildings which went up during the Melbourne Land Boom, including the Exhibition Building; Scots Church, Collins Street; Georges, Collins Street; the Menzie's Hotel, William Street; and the Presbyterian

Ladies College, East Melbourne.

Mitchell's home, Doonside (demolished), with its formally planted gardens, was bounded by what is now Burnley Street, Victoria Street, Bridge Road and the river. It is marked by a plaque on the corner of Burnley and Doonside Streets. ...the property was located directly beside the Stafford Tannery. Other larger residences, with landscaped gardens, were located at the corner of Elizabeth and Swan Streets; within Bromham Place (now the corner of Risley & Bromham); and a number of residences along the east side of Church Street; between Catherine and Brougham Streets; and in the vicinity of the corner of Bridge Road and Lennox Streets.

## **MANSIONS, VILLAS AND SUSTENANCE HOUSING: THE DIVISION BETWEEN RICH AND POOR**

### ***A Home to Call One's Own***

For the first few years of settlement, people of a range of classes and social and economic situations lived in the Yarra district. It was, particularly Newtown, 'the chosen resort of the principal inhabitants, whose residences are dispersed throughout the many lovely spots with which it abounds. Certainly, nothing can be more romantic and secluded than the sites of

many of their villas.'<sup>1</sup> Richmond was also (initially) imagined as an ideal, 'where the well-to-do Melbourne merchants and professionals could retire after the worry and the wear, the profit and the loss, of a busy day, and smoke the calmut of peace in the bosoms of their families.'

<sup>2</sup> People began to move out of Melbourne as they came to realise that 'it was a mistake to dwell on land that was worth three or four hundred pounds for the half-acre allotment' while good land was still freely available in Collingwood and Richmond, where if 'they cared to go out upon the suburban land, not two miles away, they could buy or rent good roomy plots whose value was not whose value was not as many shillings.'

Hence the visitor who strolled by the banks of the Yarra found nothing but open park-land, except the Governor's sunny dwelling of Jolimont, until he had reached the hill in Richmond. Then as he looked down he saw the scattered wooden cottages in trim plots on the flat below

...

The population of the then urban-rural fringe of Melbourne ballooned after the early 1850s, as a direct result of the gold rush. Many new inhabitants began life on lease hold land in 'jerry-built' houses, or tent communities.<sup>5</sup> These types of houses could still be found at the end of the 19th century; opinion was divided as to whether their removal was unjust, as many of the inhabitants could not afford the rent for other accommodation. The result was a stark difference between areas settled before and after the Gold Rush.

The early author and social commentator, William Howitt, remarked in 1852 of the Fitzroy, Collingwood and Richmond areas:

Just over the [eastern] hill beyond the town, there meets you an extraordinary spectacle. It is that of an immense suburb ... covered all over with thousands of little tenements, chiefly of wood, and almost every one of them only one storey high.

A proportion of the buildings in Howitt's view, though not a large one, would have been made up of Fitzroy buildings, with the bulk being constructed in Collingwood and Richmond. By contrast, North Fitzroy was subdivided later, and therefore always subject to the provisos of the *Melbourne Building Act*. It was regarded as residentially desirable from the outset; its

early residents were commonly prosperous timber merchants, contractors and manufacturers.<sup>10</sup> Many saw Richmond the same way:

*Richmond is not like other metropolitan offshoots—a business place—but a residential one. Many old inhabitants of the Colony are located within it. Business men and clerks seek the quietude of its shelter after the bustle and fatigue of the day. An intelligent, independent body of working men have pitched their residences in it, and the best proof of their honourable character and moral conduct is that their homes are their own property. One peculiar feature of Richmond, in which it differs from some of the other suburban districts, is that there is hardly a house to be seen without a small garden or extensive yard attached. This allows a free circulation of air*<sup>11</sup>

*around the dwellings and consequently better health to the indwellers.*

By 1861, there were more than 2,700 permanent houses in Richmond; predominantly homes for the business and upper class. Blocks in Richmond sold well, boosted by poetic advertising which emphasised the area's sufficiencies of natural resources, such as water and timber, and it soon became a prosperous township. Land which was bought in the Government land sales for £30-£40 an acre soon sold for £100. When offering the land off the Grosvenor Estate, on the Yarra, off Simpson's Road, Messrs. Symons and Perry waxed lyrical:

*The auctioneers in submitting this property to public competition cannot but congratulate themselves on being the medium for sale of so splendid and desirable an estate. The beauty of the situation is well known, and the willows have long been looked upon as the most beautiful ornament to the finest river walk in the neighbourhood of Melbourne. Such an opportunity to obtain a site of this description cannot occur again, as there is no other land with a similar frontage to the Yarra unsold. Attention may also be called to the fact that the estate must, in consequence of its being bounded by the river, always remain private, and his will be most excellent as a site for residences, while its respectability is established by the immediate neighbourhood of the Honourable the Speaker of the Legislative Assembly, and other influential gentlemen. The river allotments, it will be observed, have been made large, to afford opportunity to the gentry and citizens of Melbourne to secure eligible sites for villa residences.*<sup>12</sup>

The number of houses in Richmond had increased to 4,800 by the early 1880s and doubled again by the end of the decade. As many as six terrace houses were built on blocks of land intended for one building during the Land Boom; many of these remained empty as the Depression hit and deteriorated accordingly.

In Alphington, the hill-side Yarra allotments of the St James Park Estate were declared 'ideal for Gentlemen's Residences' when 1883. Houses erected at the time included Tower House (6 Tower Avenue) in 1884 for Thomas Stokes and Rosebank (Austin Avenue) erected by Samuel Nathan, a furniture dealer, in 1884, as well as a number of smaller villas; including<sup>14</sup>

Bellvista (23 Alphington Street) in 1887 and The Nook (25 Alphington Street) in 1892-3.

By the Land Boom, the advantage posed by the close proximity to the city was eroded by the development of Melbourne's public transport system. The expansion of the suburban rail network in particular meant that commuting to the city from greater distances was easier and faster. The necessity to live close to the city was not as great as it had been before. As a consequence, Melbourne's wealthier citizens typically chose to escape the increasingly squalid conditions in the city's inner urban areas and built large villas or mansions in the outlying southern and eastern suburbs.

As the wealthier residents moved out of the suburb, many of the grander houses were converted to boarding houses. ... Many working-class men also moved up in the world, though they typically did not move further than North Fitzroy and Clifton Hill. Nola McKinnon described the typical pattern, whereby men arrived from England with experience as journeymen, worked for years in an established business, acquired a shop or factory in Brunswick Street or Gertrude Street, over several years expanded the number of employees at the business, and eventually moved to North Fitzroy, Clifton Hill or Northcote.

Apart from the movement of many middle-class and respectable working class residents out of the area, the by then sub-standard nature of some of the housing stock in the early to mid-20th century rendered it less salubrious than it had once been. Cheap housing was attractive to poorer people, both workers and migrants. In some ways, Yarra can be characterised as an area of immigrants. For a range of reasons, it has attracted new arrivals to Australia. As

the wealthier and more influential early residents moved to more socially desirable areas of Melbourne, and as the district became more industrial, and the housing stock deteriorated, it became a logical stepping stone for Australia's new immigrant population. Many of these migrants in turn moved from Yarra to more desirable areas after a period of years and having improved their socio-economic standing, usually to make way for a fresh influx of migrants yet to make their way in Australia.

A population boom followed World War One, and there were more people than houses. Rent was increased, frequently doubled, and tenants evicted as landlords took advantage of their position. The *Richmond Guardian* reported that, in 1920,

*[a] tenant informed the owner that she could not pay that amount as it was a difficult matter to pay her way with the rent of 14/6. Since then she has tramped the streets of every suburb for weeks past in vain endeavour to secure a home ... The silver and blue badge which she wears, indicating that she is a mother of a returned soldier, evidently was of no help to her. She is the mother of nine children, two of whom are returned soldiers. One of these, the bearer of no fewer than seven wounds, was living at the house at the time of ejection ... the other five are mere children, the youngest being a baby five months old. On the day the ejection order was carried out ... she returned home tired and worn out after her fruitless search, only to find out that she had no home to go to. During her absence, the ejection order had been executed,*

*the house entered by the owner's men, and everything bundled out ...*

Once the Depression (1920s) hit, the situation worsened; houses remained empty as people were too poor to afford the rent. In Hope Street, Richmond, all 26 houses were deserted, recalled Ernie Wilson (born 1884), 'the owners used to let people live in them for no rent, just to look after them'.<sup>16</sup> Publicly owned houses were erected on the Richmond Racecourse Estate and competition for them was fierce as potential residents tried to convince the council of their need; 1,300 houses having been condemned between 1941 and 1947.<sup>17</sup>

### ***Lodging People: Hotels and Boarding Houses***

As the developing railway system of the 1880s drew the elite and families away from the centre of Melbourne, the inner suburbs became the location for many boarding houses, established in new buildings and converted villas and mansions. They accommodated the factory workers of Fitzroy and Collingwood, and others; including 'commercial

travellers, Drifters, and new arrivals from the bush or Britain'.<sup>18</sup> Boarding houses were also established to provide accommodation in relation to the influx of arrivals attracted by the Exhibitions of 1880 and 1888....

From the earliest years of the 20th century, low-cost housing stock in the inner suburbs was attractive to migrants and others who needed to be close to the industrial areas of the Collingwood and Richmond, as well as Melbourne's inner western suburbs. Much of it was large terrace houses which had been converted to boarding houses in the 1880s and 1890s. These large houses and boarding houses were attractive to young single male immigrants from Italy, Greece, Macedonia and Eastern Europe, particularly in the early post-World War II period. Some lived in boarding houses, while other clubbed together to buy a shared house. Small concentrations of immigrants of various ethnic origins thus developed, and were increased by the effects of chain migration, whereby families from the same places followed each other in migrating to Australia, where they then settled in the same city. Many of the trappings of cultural life were quickly established by these different groups in the post-war period and while they included things as diverse as religious congregations or coffee houses, they always constituted a bridge between the old world back home and the new world in Australia.<sup>21</sup>

### ***Slums and the Development of Public Housing***

During the late 19th century and early 20th century, inspectors gave evidence before various committees concerned with 'slum housing', the general approach taken being that the occupants had generally contributed to the decay of their houses. This, according to Rosemary Kiss, is in line with the classic argument that, 'old houses run down and become impossible to live in, thus becoming slums and being subject to further deterioration'. However, as Kiss remonstrates citing Fitzroy, much urban decay might be due to the fact that



much of the working-man's housing was substandard in the first place, having been jerry-built<sup>22</sup> by speculative builders or developers who economised and cut corners in the process.

The provisions of the *Public Health Act* of 1883 allowed local councils to inspect properties and to have them condemned for human habitation and demolished. Up to 1912, as many as 351<sup>23</sup> properties in Fitzroy alone were condemned, though only 129 were pulled down as a

result. This, and other evidence, reflect on the fact that the local Council was undoubtedly negligent in its responsibilities. George Tibbits has quoted a Central Board of Health Report from 1887 which remarked that 'Some houses—of the worst kind from a health point of view, belong to wealthy proprietors who resent interference, and often defy the law ... It is impossible to avoid noticing the reluctance<sup>24</sup> of many Local Boards to interfere actively against influential property owners.' Particularly if... many of the property owners were not just influential residents, but were actually past or present councillors.

In the early 20th century, a new class of public health professionals turned their attention to questions of sanitation and hygiene. Unsatisfactory or makeshift buildings, particularly where overcrowding occurred, were viewed with even greater concern than before. The appointment of a Joint Select Committee, and a Royal Commission between 1915 and 1918 to examine the slum housing question, indicated a shift toward a more regulated and centralised scientific/medical approach to the problem, rather than the old way of leaving it in the hands of local councils.

As late as 1917, an enlightening exchange took place before the Royal Commission on the Housing Conditions of the People in the Metropolis and in the Popular Centres of the State.

...

The 1930s brought the attention of well-known anti-slum crusader Oswald Barnett, who carried out extensive, and well publicised investigations into the worst parts of South Fitzroy<sup>27</sup> (and later Cremorne). Barnett's work and the pressure which it brought to bear upon the Government is generally considered to lie behind the appointment of the Housing<sup>28</sup>

Investigation, and Slum Abolition Board in September 1936. The end result of the findings of Housing Investigation and Slum Abolition Board, together with the campaign against sub-standard housing carried out by the Brotherhood of St Lawrence, was the creation<sup>29</sup> of the Housing Commission of Victoria and the demolition of much housing stock.

World War Two brought its own problems. In Richmond, a shortage of materials and labour brought the fear that:

WORKERS MAY HAVE TO LIVE IN FLATS Although flats have been condemned in many quarters as being unsuitable for workers to live in, it is probable that new house planning schemes for inner suburbs like Richmond will favour flats above single houses owing to the shortage of space and for economic reasons ...<sup>30</sup>

The Housing Commission formed in 1938, was making inroads into Fitzroy, Collingwood and

Richmond by the 1950s.<sup>31</sup> The development of concrete panels led to the construction of two-storey flats at the St Lawrence Estate. In 1956 it began buying houses in North Richmond as a part of its 'slum clearance' (or 'housing reclamation') program. 218 residents had to move out of their homes to make way for the Anderson Court low-rise flats, with the option of living in the new building. The flats were not popular. According to Jim Condarias, who lived in a house on the site of the North Richmond high rise flats, 'everyone's sorry they're built now because they're a health hazard. They've ruined that part of Richmond when they built those death-traps'.<sup>32</sup>

There was only limited opposition to this type of redevelopment in Fitzroy, but by the time the Commission conceived its Atherton Estate project in the late 1960s, it had abandoned all its previous efforts at renovation of the better existing buildings. George Tibbits noted that the resistance to clearance came from a variety of sources, not least the growing interest in restoration or renovation of 19th century houses and the movement of middle-class and politically articulate professionals into Fitzroy. Despite opposition the Atherton Estate project went ahead and in the process caused the demolition of a large block of houses and the removal of a number of streets. By the 1970s the political climate had changed and the fight to save Brooks Crescent, in North Fitzroy, saw local residents join with the Council, local businessmen and manufacturers as well as the unions to prevent the demolition of that part of their suburb.<sup>33</sup>

Housing Commission flats had, and continue to have, a stigma. Phil Andrews recalled the day his family had to move into the North Richmond Flats,

*I felt a tremendous sense of failure when I first moved into the walk-up flats. There's an enormous stigma in Australia about public housing. I grew up in public housing in England and had never felt that before. To me the whole world lived in public housing except wealthy people. But here the sense of failure is incredible, and it affected me even though from a Christian and socialist viewpoint I didn't really believe in home ownership.*<sup>34</sup>

After World War Two the inner suburbs started to become seen as a transit zone to the wealthier outer suburbs of Kew, Balwyn, Doncaster and Templestowe.<sup>35</sup> Large areas of 19th century 'slum' housing were lost, to the immense dissatisfaction of the locals, when Alexandra Parade was widened and the Eastern Freeway was created in the 1970s. During the 1980s and 1990s, much of Yarra has been 'gentrified', as inner urban property has become residentially desirable to middle-class professionals. It remains, however, a 'mixed bag' of the wealthier and poorer classes, students, immigrants, and all found between.

## WORKING AND SHOPPING IN THE SUBURBS

### **Primary Industry**

There were very few primary industries within Yarra, the area becoming established early as a manufacturing centre. There were a number of basalt (or bluestone) quarries in Clifton Hill, leading it to becoming known colloquially as 'The Quarries'. According to Garryowen:

... as bluestone began to be required for building purposes, the pick and the crowbar, and the shovel went to work—and so originated that network of quarry holes that used to be found everywhere here [Clifton Hill], many of which have been recently filled up.<sup>1</sup>

One such quarry was the large Melbourne Corporation Quarry, established in 1839 on the Merri Creek.<sup>2</sup> By the late 1840s, it was declared that most of Melbourne's 'better warehouses and dwellings' were constructed from bluestone quarried from Clifton Hill.<sup>3</sup> There were also a small number of quarries in southern Richmond (now Burnley)—near the intersection of the Melbourne-Hawthorn railway and Elizabeth Street, and south of Berlin Street on the Yarra River.

Farming was uncommon after the establishment of a permanent township, a reminder being the small number of dairies around Collingwood and Richmond, such as Carson's Dairy in Blanche Street, Mr Hampson's round in Jessie Street and McConchie's dairy in Kelso Street.<sup>4</sup> Ted Venn, who grew up in Richmond, recalled: 'Richmond was like dairy country when I was a boy ... Now, how could you have cows feeding and being milked within a mile of Cremorne Street school?'<sup>5</sup> Cows were grazed on public land—Carson's cows grazed in Richmond Park at the corner of Blanche Street and Punt Road—and so it was declared in 1859 in the *Port Phillip Gazette* that:

The land is to be grazed by milch cows only, and the stock so depasturing are to be tailed, and prevented from trespassing on the footpaths and drains, and kept off the streets except when being driven to the houses of their owners.<sup>6</sup>

...

According to a local resident, Mr Atkinson, [Vincent's] was a big thing then ... It did all the suburbs in two-wheel carts with two large milk cans with taps poking out the back. They would put the milk in billies or saucepans with a hand can. No bottled milk in those days. They would even come to the back of the house to deliver.<sup>7</sup>

These dairies had to cease operating when the number of cows which could lawfully be held privately was reduced to one.<sup>8</sup>

### **Secondary Industry**

Initially manufacturing in the colony remained concentrated in the city, the first moves into the suburbs being residential. There were a few exceptions, which included John Hackett's

coach-building works (south-east cnr of Brunswick & Argyle Sts, Fitzroy; est. c.1853)<sup>9</sup>; two brickworks, in Richmond; Egan's steam mill (cnr Church St & Bridge Rd, Richmond);<sup>10</sup> the first millers near Melbourne, Charles Dight (Fig. 24) and Captain Peter Hurlestone (both established c.1840);<sup>11</sup> and, in Collingwood, a coach-building and wheelwright factory and the glass factory in Rokeby Street. The latter was the first in Victoria, and was later converted into a candle and soap manufacturer and a bootmaker.<sup>12</sup> By 1860, Abbotsford (then East Collingwood) and Richmond began to attract more small-scale industries, as the landscape of the lowlands was spoilt by constant flooding. With the opportunity for an advantageous position on the banks of the Yarra River, the majority of these were noxious trades—slaughter yards, tanneries, soap & candle works, fellmongers (sheepskin dealers), woolscourers (woolwashers), breweries, brickworks, and the night-soil trade—which relied on the river for fresh water and as a dumping ground for unsavoury and unsanitary wastes.<sup>13</sup> This practice was permitted by local politicians and businessmen who believed it would encourage local business....<sup>14</sup>

The stand to attract more industries was supported by the views of the strong Protectionist element, which dictated that manufacturing would be an important part of the urban development.<sup>16</sup> The influence of manufacturers in local government far outweighed their numerical representation on Council, and was related to their status as employers and providers of prosperity;<sup>17</sup> a Labour, Protection and Tariff Reform League was formed in Fitzroy and East Collingwood in 1863.<sup>18</sup> The stand was effective and by 1871, there were 36 industrial establishments operating in Fitzroy, which employed 821 workers, 600 men and 221 women in a variety of trades.<sup>19</sup> A decade later there were 80 manufacturers<sup>20</sup> employing 2,051 employees, 1,350 of whom were men and 701 of whom were women. Richmond, also known as an industrial centre, had 52 industrial establishments, most of which were associated with tanning and brewing.<sup>21</sup>

Brewing had become an important local industry by 1860. Of the 16 independent breweries at that time, four were in Collingwood, three in Richmond and two in Abbotsford.<sup>22</sup> The breweries listed in the *Melbourne Directory* in 1864 and 1870 were: Daniel Clancy, Stephenson Road, Richmond; Farmer & Son, Lincoln Street, Richmond; J Jefferies, Church Street, Richmond; Michell & Co. Cremorne Street, Richmond; Ernest Miller, Wattle Grove, Richmond; and Parker Brothers, Cecil Street, Fitzroy.<sup>23</sup>

....  
The Richmond Brewery (demolished) was in Church Street, near the site of the current Belvedere Hotel. It was formerly called the Richmond Nathan System Brewing Co. Pty Ltd as it utilised a system invented by Dr Nathan, a German. The brewery produced Richmond Pilsner, Richmond Bitter, Richmond Lager, Richmond Draught and Kendall Lager. At its peak it produced 5 million gallons of beer a year. The brewery closed in 1962.<sup>32</sup>

Some flour mills also left their mark in Yarra. In Fitzroy were Joseph Whyte (303, later 341, Brunswick Street, Fitzroy), probably established by the Downing Brothers in 1856; Joseph Walker (341 Brunswick Street, Fitzroy); Joseph Draper Cadle (Bridge Road, Richmond), established in 1866; and James Reilly (373, now 433, Brunswick Street, Fitzroy), established in 1869. Joseph Cadle, who married Adelaide Hurlstone, the daughter of Brighton miller Peter Hurlstone, operate da mill at the south-west corner of Bridge Road and Type Street by 1866, however he had sold the mill by 1867, after which it changed hands many times. The address was later given as 454, then 534, Bridge Road as the street numbers changed.<sup>33</sup> Some of these mills were taken over by W S Kimpton, who ran a mill in Brunswick Street (Fig. 28). The firm, established in 1875, was by the 1930s the largest in Victoria.<sup>34</sup>

Later mills included: D Stratton & Co. in Abbotsford (Lulie Street, near the Victoria Park railway station); George & John Blyth (389 Brunswick Street); and Alex Gillespie (Swan Street, Burnley). Gillespie's operation in Swan Street was described in 1899, by the *Australian Miller*:

*On entering from Swan street the visitor faces the large flour store, with its grain store*

*farther on, but cut off by a brick wall. Here, by means of an arrangement of blocks, the flour is stacked—the old method of lifting being superseded by a method of slinging the bags from the hoist right in their place. 35*

The article went on to describe in detail the method of manufacture in the mill. The mill closed down in 1969.<sup>36</sup>

The majority of the colonies' coach and carriage builders were located within Yarra, some of which operated quite substantial works. ... By 1870, there were three establishments in Bridge Road, Richmond: Robert Dickason; John Gilbert (318 Bridge Road); and Joseph Harvey; and seven in East Collingwood: Jesse King (Otter St); John Lockhead (Napoleon St); C Nelder (South Audley St); William & Alex Nicholson (81 Victoria St); Roberts & Fergusson (cnr 64 Bourke St West & Hoddle St); Adam Thompson (Landridge St); and M Williams (Johnston St).<sup>39</sup>

The most well known and well documented industry was boot manufacturing, which was, in the late-19th century, supplied with local leather from Collingwood and Richmond. Those in Fitzroy appear to have been very small-scale operations, while those Collingwood were run on a grander scale. The Collingwood Tannery & Boot Factory was set up in 1864 with a workforce of twenty; this had increased to 200 by the late 1860s.<sup>40</sup> By the 1870s one Richmond tannery tanned 300 cattle hides and 50 sheepskins and week,<sup>41</sup> some saying they employed up to 50 men a day, most of which were unskilled labourers. By the 1880s, many larger-scale boot factories had also located their premises in the district, as manufacturers previously located in the City of Melbourne took advantage of cheaper land further away. Between 1885 and 1890, the percentage of the total number of bootmakers in the colony which had their factories in the City of Melbourne had been reduced from one third to around a quarter, most by the end of the 1880s, the majority located in Collingwood and Fitzroy.<sup>42</sup> ...

The largest factory in Fairfield was the Australian Paper Mills Co. (APM), established in 1895, near Melbourne.<sup>52</sup> The company expanded and in August 1918 land for a new board mill was purchased in Fairfield, comprising 23 acres (9.3 hectares), which had the advantages of river frontage and proximity to the railway line. The site, previously a part of the Woodlands Estate, cost £14,800. Construction on the building began in 1919, taking two years; opened by the Chief Justice of Victoria, Sir William Irvine, on 31 August 1921. The General Manager of APM, Robert Gray, travelled to America to purchase equipment for the new factory, which was able to manufacture paperboard of 244cm in width at a speed of 460 metres a minute. The completed factory manufactured container board, ticket board, manilla, chip board and varieties of woodpulp board.<sup>55</sup> The Boiler House, built to contain boilers and turbines, was constructed in 1954. The building was designed by Mussen, Mackay & Potter: ... The curtain walling which clads the five-storey building is one of the earliest examples of the technique known in Victoria (particularly as an example with no fire proofing spandrels between floors). In the early 20th century a number of prominent manufacturers established themselves in Richmond including the Rosella factory in 1905; the Braeside Shirt factory (now Pelaco); Bryant & May, designed by Clements Langford in 1909; and the Wertheim Piano Factory. The Wertheim factory was constructed after Hugo Wertheim studied a number of factories in Europe and America, deciding to have the factory on one floor and the offices on another, a relatively new concept for Australia at the time. The factory, designed by Nahum Barnett in 1909, was capable of producing 2,000 pianos a year.<sup>56</sup> The Edwardian period was the golden age for these companies, which were enormously profitable and firms were often in a position to provide great benefits for their workers. Bryant & May had company tennis courts and bowling greens, which were constructed in the early 1920s, and Pelaco reduced the working week, provided morning and afternoon tea breaks, with company supplied tea, and were amongst the first companies in Australia to give paid holidays.<sup>57</sup> In the 1920s when the end of World War One combined with the onset of the Great Depression caused many factories to lay off workers *en masse*. The Pelaco factory alone retrenched almost a quarter of its workforce in 1928.<sup>58</sup> Bryant & May were effected as badly.

A number of major engineering works also established premises in Richmond in the early 20th century. In 1908 Messrs. Ruwolt moved from Wangaratta to Richmond, manufacturing

dredges for alluvial gold fields, for local use and also for export. Known as Vickers Ruwolt (dem.), the company built 28 dredges between 1908 and 1921. Other engineering related firms included Jacques Bros<sup>59</sup> who also built mining equipment and then expanded into other areas after World War Two. (also cites George Fincham & Sons premises, Richmond, c.1903. Source: The Cyclopaedia of Victoria )

### **Retail: Warehouses and Large Scale Purveyors**

By the turn of the century, many large warehouse/showrooms-come emporia were based Yarra. The majority of these were founded in the furniture trade, although some concentrated on other, locally manufactured or imported goods. In the early 20th century they included: Morcombe's furniture warehouse (Fitzroy); Davis' furniture warehouse; the Fitzroy Furniture Company; A Hazell's furniture warehouse; Proffitt Bros, furniture warehouse; the Foy & Gibson bulk store; Paterson's furniture warehouse; Ackman's furniture warehouse; Maples and Dimelow & Gaylard's (Dimmey's). Many of the larger businesses either developed a manufacturing arm, or had originally been manufacturers who had expanded into retailing. ... The first Dimelow & Gaylard building in Swan Street had been destroyed by fire, and was replaced by 'Dimmey's Model Stores' in 1906-10. It was reported in the *Richmond Guardian* on 24 September 1910 that, after the fire:

*The whole of the block, from Green-street to White-street, has been purchased by Mr. Jeffrey, and this will in time be covered by an emporium, which, when completed, will have but few equals in the State ... The outstanding feature of the new building will be a tower ... surmounted by a large globe, formed by 14ft. [4 m] bars of 3in. [7.6 cm] angle iron which serve to hold the sheeting of ruby glass ... For unique design, ornate appearance, and general convenience, the new building stands<sup>73</sup> without a peer in this city and has few equals either in or outside Melbourne.*

Many of these large retailers built large stores which obliterated existing commercial frontages in size and modernity. Despite the considerable success of these department stores, the early to mid-20th century witnessed the decline of the great 19th century commercial streets. This was caused by a combination of factors. The fears expressed earlier by traders that improved transport links to the outer suburbs would rob them of business began to seem justified, as the expansion of the outer suburbs, together with the increasing popularity of other shopping centres, both took custom away from the inner suburbs. The incomplete nature of the railways had assisted the local retailers, as passengers from the north had to disembark from the train at Collingwood, North Fitzroy or Northcote, in order to catch trams into the city. Better transport also carried away sections of the population; Bernard Barrett has commented that with improved transport, the clerks and other white-collar city workers who had previously lived in Fitzroy, Richmond and Collingwood could commute from suburbs further away. This exodus of lower middle-class and middle-class residents<sup>74</sup> changed the suburb's economic profile, making it more working-class. Furthermore, the development between 1880 and the advent of World War One of large scale manufacturing industries indirectly led to a deterioration in the quality of housing stock in the area, as many of the solid brick or stone houses were divided into flats or became boarding houses.

### **Smaller Retailers: Strip Shopping**

There were also a smaller number of shops in Swan Street, Victoria Street, Church Street and Cremorne Street.

...In total,<sup>84</sup> by 1864, there were two undertakers in Collingwood, three in Richmond and four in Fitzroy. This number was maintained by 1870, with the *Sands and McDougall's Melbourne Directory*<sup>85</sup> listing five undertakers in Richmond and five in Fitzroy.

The 1860s and '70s were a period of consolidation, as the rude structures of the early decades were replaced with more substantial premises. The 1870s and 1880s saw the replacement of many earlier buildings with rows of shops. .... Buildings such as these, though they have in many cases undergone substantial alterations, remain as evidence of the pre-eminence of these main commercial strips in the late 19th century.

In the same period, Richmond's main shopping strips, Bridge Road and Swan Street

expanded as exorbitant rents frightened shopkeepers out of Melbourne:

*Of late I have heard many serious misgivings expressed by sagacious and farseeing financiers as to the permanence of the inflated value of city property. For the rise has necessitated the demand for higher rents, and these have reached such a maximum in some localities as to render it impossible for tenants to pay them; and the result is a migration of shopkeepers to the suburbs. Formerly their customers would not have followed them; but since the construction of the tramways this has ceased to be the case; and people flock to Carlton, Fitzroy, Collingwood and Richmond or anywhere*

*else if they can purchase goods there at a reduction on Melbourne's prices ...*<sup>87</sup>

Many buildings in both Bridge Road and Swan Street date from this period, particularly on the south side of Bridge Road between Hoddle Street and Burnley Street.

Also in the 1880s, the style of small-scale commercial activity began to change in part. The scale of retail outlets began to alter as larger enterprises were established and many of the self-employed shopkeepers who had made up the bulk of retail proprietors were put out of

business.<sup>88</sup> There was also an increased scale of retail enterprise, as more and more large-scale retailing businesses stretched out along the most prestigious shopping strips.

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

More recently, Swan Street and Bridge Road, Richmond and Smith Street, Collingwood, have all experienced a resurgence in popularity as shopping and cafe strips.

### ***Alphington village***

Alphington Tillage was created from Charles William Roemer's original Crown Portion 120, of 1840. James Manning purchased the lot from the Sydney-based Roemer in 1841, completing the purchase in 1852.

Two years later, William Montague Manning, who was Solicitor General of New South Wales, and James' brother, began selling village allotments along Heidelberg Road and large pastoral lots near the Yarra and the Darebin Creek. One such block was sold with another to John Mason, in 1855, for one hundred and thirty five pounds and some time in the 1850s-1860s, the shop at 756-8 Heidelberg Road was constructed, as one of the earliest buildings in today's small strip commercial centre or village<sup>15</sup>.

Other structures in the village include the Methodist Church of 1859 and the later Tower Hotel of the 1890s.

### ***Financing the Suburbs***

....

In 1865, the National Bank of Australia opened a branch in Bridge Road to the design of Lloyd Tayler, who designed many of the banks branches. A branch in Swan Street was not established until 1888, designed by Albert Purchas. The Melbourne Savings Bank (now the Commonwealth Bank) was established in Bridge Road in 1889, an elaborate example of the Boom Style by Wright & Lucas. A branch of the Bank of Australasia was opened in Burnley Street the same year, designed by Anketell Henderson, a prominent bank designer of the period.<sup>91</sup>

...

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<sup>15</sup> Graeme Butler 1982, 1983 *City of Northcote Urban Conservation Study*

## LOCAL COUNCIL AND COUNCIL SERVICES

### ***The Establishment of Municipal Boundaries***

The City of Melbourne officially became a municipality in 1842, at which time it encompassed Newtown (now South Fitzroy), which became a separate ward—the Fitzroy Ward—in 1850. Collingwood and Richmond both split from the City of Melbourne to become separate municipal councils in 1855 and 1856 respectively. Fitzroy became a separate Borough in 1858, annexing North Fitzroy in 1860. North Carlton was originally on the outskirts of the Gipps Ward of the City of Melbourne, then within the Smith Ward, which was established as a separate ward in 1856, after the number of people settling in that area increased. Carlton unsuccessfully petitioned to become a separate municipal council in 1858 and remained within the City of Melbourne. Alphington, Fairfield and Yarra Bend were governed by the Heidelberg District Road Board (formerly the Heidelberg Parish Roads Trust) established in the early 1840s. Alphington, Fairfield and Yalta Bend remained a part of the Shire of Heidelberg, established in 1871 (becoming the City of Heidelberg in 1934) until they were annexed by the City of Northcote in 1960. When the new City of Yarra was established in 1994 it comprised the former Cities of Collingwood, Fitzroy and Richmond, as well as annexing Alphington, Fairfield, North Carlton and Yarra Bend.

The need for Collingwood and Richmond to have more direct government had been exacerbated by the influx of immigrants during the first years of the gold rush, in the early 1850s. At first it was thought that the areas would be annexed by the City of Melbourne, but this was fought by the local residents. Concerns included rates, which they were not currently paying, and the *Melbourne Building Act* (1849) which would then spread its boundaries to Collingwood and Richmond. Locally, support was divided between establishing a Road Board, which would not implement taxes, or self-government. Eventually, Collingwood (including what is now Abbotsford and Clifton Hill) became a municipal council in 1855, and Richmond followed the next year. The immediate problem, common to Collingwood and Richmond, and also Fitzroy and Carlton, were the laying out and straightening of the streets. Not surprisingly, much of the new councils' time was taken up with consideration of the urban infrastructure, public works, services and transport. These were all of the utmost importance to local residents. General municipal pride and the successful provision of services and transport were also one of the criteria against which the newly-emerging and fast-growing municipalities were judged. Competition was keen and in the later years the quest for excellence manifested itself in the ultimate symbol of municipal maturity—a lavish town hall. Today, the provision of many of these services including the metalled roads, the footpaths and channels, streetlights, electric power lines and stormwater drains are self-evident.

### ***Civic Buildings***

The Richmond Town Hall was built in 1869-71, designed by Charles Vickers (Fig. 38). The design was in response to a competition judged by the Inspector-General of Public Works, William Wardell. This description appeared in the *Richmond Australian*, on 20 March 1869, following the decision:

*The new buildings comprise Town Hall and Municipal Offices, Police Court, Post and Telegraph Offices, Savings Bank, and Public Library, including a clock tower 95 feet [28.5 metres] high ... The centre portion comprises the Municipal Offices, with public library over ... Connected with the Town Hall is a refreshment room and retiring rooms for ladies and gentlemen, and also an enclosed court or annexe ... The wing nearest Church Street will contain the Post and Telegraph Offices and Savings Bank. The corresponding wing on the east will comprise the Police Court. The great and governing principle in forming the plan is complete separation of the different departments, which not only allows of more ventilation, but also allows the opportunity of erecting the building by portions. The sum only of £7,000 being available the design is necessarily plain, and depends more upon outline and form than extraneous ornament. The principal part will be of brick, varied and relieved by dressings, mouldings, etc. of white bricks.*

The building was erected by Lydyard Carrell, of Emerald Hill, for £2,385.14.0. The building, including municipal buildings, post office and police station were completed in 1871 at a total

cost of £8,000.<sup>5</sup>

The Town Hall was made over in 1934-36, including the remodelling of the facade in the Egyptian Revival style, opening with a mayoral ball. Panelled in polished blackwood, the hall has undergone an entire transformation. Above the panels the walls have been artistically shaded in pastel tones, and huge electroliers and modern wall lighting effects combine to make the hall one of the best in the metropolitan area.<sup>6</sup>

...

### **Local Policing and Defence**

Until local police forces were established, the police in Melbourne were responsible for maintaining the peace of the inner suburbs. Police stations were included in the three town halls in Collingwood, Fitzroy and Richmond, as were courthouses. A separate police station building was added to the Richmond complex in 1871.

The Yarra area also remains home to a greater than average number of drill halls. As in many others parts of Melbourne and country Victoria, Volunteer Forces were established in Collingwood and Richmond after 1854, as part of the reaction to the perceived threat of Russian Invasion during the Crimean War. It was thought that, as directed by the Age: 'Every member of free community should have arms, and known how to use them'. " The Richmond Rifles were one of the first companies, who initially drilled in Daniel Campbell's paddock at six in the morning and evening; Campbell officiating as Lieutenant.<sup>7</sup> The Collingwood and Richmond Battery RWA was listed in 1860, to be replaced by separate Batteries for each suburb the following year. Then, in 1862, the companies became the Collingwood-Richmond<sup>21</sup>

Volunteer Artillery, along with a number of original Volunteer Rifle regiments. A simple timber drill hall was erected at the corner of Gipps and Docker Streets in 1867, which was extended in the 1890s.<sup>22</sup> The drill hall replaced two iron sheds which had been erected in 1860.

A number of corrugated iron drill halls<sup>24</sup> were erected during World War One: in Swan Street, Burnley; Park Street, Carlton North;<sup>2</sup> and 140 Queens Parade, Fitzroy North. While other buildings, such as the Former boot factory at the corner of Roseneath and Groom Streets,<sup>27</sup> Clifton Hill, were converted to cope with war time manufacturing needs for munitions and clothing. A brick drill hall was erected to the design of George Hallandal at 16 George Street,<sup>28</sup> Fitzroy in the lead-up to World War Two.

### **Crime and Punishment**

Crime within Yarra encompassed everything from 'larrikins' in the street creating 'a perfect pandemonium ... swearing, spitting, fighting' to two notorious underworld figures: 'Squizzy' Taylor in Richmond and John Wren in Collingwood. Joseph Theodore Leslie Taylor, commonly known as 'Squizzy', was a local identity of some standing, with whom everyone wished a connection, even if they didn't like him:

*I never met Squizzy Taylor but I seen him dozens of times. He used to have an open car with the hood rolled down, and he'd sit up there as bold as you like. He used to have a Stutz—he'd always go for the best. And he'd generally had a driver. Oh, he was an arrogant little bugger!*

*Everyone used to talk about Squizzy Taylor, "There goes Squizzy!" They made a hero of him. There wasn't the entertainment then, see. Nowadays you'd just turn around and watch TV. But he'd dob his mates in. He was a police pimp and a two timer. Thievin', racketeerin', sly grog—he was into all that. But if you got him on his own he wouldn't be worth a zack [sixpence].*

Squizzy was suspected of being involved in three murders. His alibi was provided by a barber's shop in Bridge Road, near the corner of Church Street. The barber's shop was itself a front for bookmaker Jack Corry. Squizzy was shot in a gunfight with Sydney gangster, John 'Snowy' Cutmore and died in St Vincent's Hospital in 1927. He was remembered fondly by many, including Hilda Green who said that I don't give a dang what anybody said, Squizzy Taylor was good to the poor of Richmond. He was a gentleman. He robbed the rich to give to



the poor. A lot of people didn't like him, but the majority of people in Richmond liked Squizzy Taylor.

John Wren was born in Collingwood in 1871, who started a life in crime by running a small-scale bookmaking gig to supplement his income as a boot clicker when he was 12.<sup>32</sup> He branched out in 1893 when he opened a 'tote', or gaming establishment, from a tea shop at 136 Smith Street Collingwood. In the *Victorian Parliamentary Debates* (1898) Isaac Isaacs described the racquet:

The tote shops are not exhibited to the street, but the conductors have them in a back yard, as was the case in Collingwood, surrounded by all sorts of precautions. What they do is have a so-called tea shop at, will we say, 136 Johnson-street, Collingwood [the establishment of John Wren]. It is an innocent-looking place, where a man stands behind a counter with a white apron on, and when any person comes in and he is not known, and asks for a pound of tea, the man behind the counter will give him one; but if the visitor is one of the man's friends, or is one connected with the betting establishment, the flap of the counter is lifted up, and in the visitor marches.

The betting was never carried on the premises, rather directly behind it. The men running the 'tote' wore masks and long dresses to disguise themselves and a number of escape routes were planned in case of a police raid. Isaacs believed Wren made £20,000 a year in this manner. Wren organised bribes for local councillors—'The usual thing is 10 pounds for each councillor'—for zoning permits, special purchases etc. He also owned the Richmond Racecourse, at the river end of Bridge Road, which he had taken over in 1907. He was also chief steward of the trotting industry and had enormous control, being able to issue fines and life bans on those who did not tow his line. Most of the people he hired at the track were criminals. The track closed down in 1932 and the land was bought by the government for the Housing Commission.

Public opinion was divided over Wren. He was a kind of Robin Hood, and was very supportive of the needy and the Catholic Church; but was condemned by wowsers, W H Judkins, as being a 'Vesuvius of carnality ... greed ... animalism'.<sup>37</sup> His gambling was stopped, in the main, by the 1906 *Lotteries, Gaming and Betting Act*. However, Wren had become a millionaire from the gambling and could afford to go straight. Ironically, it was Wren who then established the Victorian Trotting Association with the aim of cleaning up the sport. Wren was also involved in boxing, cycling, theatre and film, farming, gold mining, newspapers, distilling, yeast manufacture, restaurants and cosmetics and ladies frocks.

### ***Private and Public Transportation***

While the extent of the City of Melbourne limited the growth of the area to the west, the Yarra River formed a natural boundary to the east, closing Richmond off from South Yarra and Hawthorn. From 1843 the town had been connected to Melbourne by river transport (Fig. 44), such as Palmer's Punt (Fig. 45) and Barrow's Twickenham Ferry, which, by 1884, was advertising:

***BARROW'S TWICKENHAM FERRY, BURNLEY AND TOORAK, TWICKENHAM-ON-YARRA***

*The most picturesque boating on the Yarra connecting Richmond with Toorak, with the most comfortable cable ferry boat, Nancy Dawson.*

*Choice colonial wines, fruits and first class boats to suit all aquatic parties.*

*Three minutes walk from the Burnley Station, and adjacent to Grange Road,*

*Toorak.*

There were six small steam boats which travelled between Princes Bridge and the jetty at the bottom of Cremorne Street, as well as from between banks. The ferry operators would supplement their income by working for the council, which would

... give them a bounty on the number of bodies they got out of the river. It wasn't much. There used to be a lot of dead animals floating in the river in bags, mostly cats or dogs.<sup>40</sup>

When the first bridges were erected, ferry operators were able to remain in service as they remained cost effective. A bridge at the end of what is now Bridge Road was constructed from timber in 1851, and then in stone ten years later. The Church Street Bridge was completed in 1855, at a cost of £20,000, and a toll was paid to use the bridge. This was also the case with

the Hawthorn Bridge which opened in 1871. The Victoria Street Bridge, connecting Richmond, Collingwood, Hawthorn and Kew was constructed 13 years later in 1884. Ferries were still in operation in the early 20th century, such as Nelson's Ferry which was established in 1905, but struggled to survive, their failure due both to the bridges across the Yarra and also the new variety of transport options. The Twickenham Ferry survived until 1934 when it was replaced by the MacRobertson Bridge, financed by Sir Macpherson Robertson. An unusual bridge was erected in 1856-7 linking Church Street with Chapel Street. A 210-foot span, ten-foot high, iron bridge with solid riveted iron walls had been designed to prevent Russian snipers from killing British troops during the Crimean War. The bridge was dismantled and reconstructed, with stone buttresses, in Richmond. The bridge was demolished in 1923, replaced with a bridge designed by Harold Desbrowe Annear. A laminated timber bridge was erected spanning from Government Paddock, Richmond to the Botanic Gardens. Michael Cannon described the bridge as rising 'in a graceful arc ... supported by cross-girders, enabling thousands of pleasure seekers as well as goods traffic to cross from Swan Street to Anderson Street'

Roads were improving and the Road Board was spending money on macadamising. One of its first works was to seal most of Bridge Road, from the end of Wellington Parade. By 1857, three miles of Bridge Road/Hawthorn Road had been formed; one mile of Church Street; five miles of Heidelberg Road; one mile of Punt Road; and one and a half miles of Victoria Street, Collingwood...

By 1862, at which time Collingwood was home to 12,600 people making it the largest suburb in Melbourne, 14 miles of road had been sealed and ten miles of kerbs laid....made it easier for services such as the omnibus to run. Of the 18 omnibus companies established by 1860, running services from Melbourne to the suburbs, four operated from Collingwood—Patrick Donohoe, John Lambell, James Shannon and Josiah Williams. Most suburbs at the time only had one.

The railway through to Richmond was accomplished by 1859, the *Melbourne Age* stating that increased facilities will shortly be afforded for connecting the city of Melbourne with one of its most picturesque suburban townships, the railway from Prince's-bridge to Punt-road,

<sup>48</sup> Richmond now being completed.

The service comprised a train of five carriages which ran to Melbourne at half-hourly intervals. The track was extended to South Yarra in 1860 and to Hawthorn in 1861; Richmond stations were rapidly becoming the busiest in Melbourne. Tom Bolger recalled:

My father was the station master at East Richmond in 1912. He was there for a few years. It was a busy station then because there were no trams along Swan street. They had a station master, an assistant station master, two booking clerks and two porters. Once the trams got going they weren't so busy.

The first cable trams to the area ran from the city to Richmond in 1885, and were so successful that within a few years every suburb within a five mile radius of Melbourne was connected. The only people not happy with Richmond's tram service were the Hansom cab drivers who would travel ahead of the tram to try and poach their passengers<sup>51</sup>

.... Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into a major commercial strips, the tram routes in Fitzroy were located along streets which were already consolidated commercial precincts. Cable Tram Depots in Fitzroy were at Nicholson Street, North Fitzroy (on the east side of the street, near Liverpool Street), on the north-west corner of Holden Street and St George's Road, North Fitzroy.<sup>55</sup>

The Clifton Hill-Alphington railway line, known as the 'nowhere-to-nowhere' line, was constructed in 1883 but was a limited token gesture from a government which had been providing rail services to most other suburbs. It was connected to a new service from Royal Park to Preston in 1889.<sup>56</sup>

... Transport in general continued to be a thorny and controversial local issue throughout the 19th century. Some traders eventually came around to the view that being 'on the road to more places', the newer suburbs to the north, might have an advantage, while others disagreed.<sup>58</sup> The same objections were raised with regard to the issue of railways through the suburb, but by the 1870s and 1880s, the residents had become fairly convinced that to have a

rail link running through Fitzroy, and possibly terminating at the city end of Nicholson Street, would add to the commercial hustle and bustle of South Fitzroy. Most of the argument was about the direction from which a Gippsland-Melbourne rail link would approach the city, and later about a possible Heidelberg-Melbourne link. Eventually, of course, the shortlived and outrageously expensive Outer Circle Railway linking Heidelberg and Melbourne via North Carlton and Royal Park was built in 1888. The Outer Circle Railway cost £292,000 and was open for only three years. Despite the interest shown in the route by land speculators, passengers willing to travel on a line which took 4 hours 20 minutes to reach the City from Oakleigh were few and far between. As well as prompting the construction of the North Fitzroy Station in Park Street (now demolished), two short spur lines ran off the Outer Circle Line:

one went to Collingwood's Victoria Park and one to Fitzroy's Edinburgh Park. When it came, the direct link from Heidelberg to the city went through Collingwood. Apart from remnant railway crossings, which can be seen in many other suburbs, the most obvious reminder of Fitzroy's problematic relationship with the Victorian Railways Department is the electricity substation which was built on railway land at the north end of Brunswick Street in 1915-16. The original proposed location for this substation was at North Carlton, but the site at Fitzroy was eventually selected. The building was designed by the Victorian Railways

Ways and Works Branch and was constructed by Swanson Bros.

Swan Street, Richmond was not included on the cable tram system until 1916, the occasion of which was cause for celebration. Marj Oke, who was five at the time, remembered the trams coming down Swan Street

*... My dad said, "Do you want to go and see?" and I said yes, so he harnessed up our horse in the jinker and said, "Well, off you go," and sent me off at that age driving a horse and jinker down. I remember going down Mary Street, and the trams were just starting to go along, and I stopped because I couldn't see properly around the corner of Mary Street up to Swan Street to see if a tram was coming. I asked someone on the corner if it was all right, and they said yes, and then when I got out into the middle of the road I could see this tram coming up over the hill and I got a great fright.*

On 8 July 1924 the Melbourne and Metropolitan Tramways Board opened the first section of the Chapel Street line, from Swan and Church Streets, Richmond to Toorak Road, South Yarra, with the second stage of the line opened 20 October.

The conversion of cable tramlines to electric traction occurred in Richmond (Spencer Street, Flinders Street & Bridge Road) December 1927.

### **Water and Sewerage**

Problems with flooding and sewerage were rife in the 1840s, 1850s and 1860s. Water was either in to great or too small a supply. In Richmond, on 29 February 1848, a Melbourne newspaper noted:

**Scarcity of water.** — *The inhabitants of Richmond are put to their trumps in consequence of the most extraordinary scarcity of water, for it is anticipated that shortly there will not be a single drop in the township, nor within such reasonable distance that the inhabitants can obtain a supply. The last unfortunate circumstance which happened was that of a bullock dray getting too near the brick work of the only well in which drinkable water was to be found, and sending up the whole of the superstructure to the bottom of it, by which the spring became choked up, and, what is astonishing, although the rubbish has been cleared and every effort used to obtain water from the same spot, yet from this accident the spring has been diverted in another channel, and thus the people are deprived of their last resource of obtaining water in the neighbourhood.*

Followed by a flood in the same year, the fifth on record:

*The residents of Richmond were in a state of complete isolation for two days, as they had no means of crossing over the formidable body of water sweeping the Collingwood and Richmond Flats, as well as the Fitzroy Gardens and the Richmond Paddock to the Yarra. In thirty-six hours the Yarra at Melbourne attained the height of fifteen feet. The flood of 1844 was higher than the present one, for then the water was*

*sixteen inches higher in the second floor of Dight's mills at Studley Park.*<sup>70</sup>

In February 1866 a meeting was held between members of the East Collingwood, Hotham and Richmond Councils to address the problems. The *Observer* had published concerns about Cholera in 1865, stating that, cholera is an epidemic conveyed by an atmospheric agency; if so, then there is no part of the world actually safe from the visit of such a dreadful scourge.

There can be no doubt, however, that the more cleanly a district or country is kept, the less likelihood is there for such being made the abode of this unwelcome visitor.

The conference concluded that the city manure depot, both insufficient for their needs, and also a source of contamination to surrounding suburbs, that suburban depots for night-soil were unsanitary and some method should be found to deodorise and remove it.

In 1891 a Richmond surveyor reported that the combination of animal and vegetable decay, intensified by the refuse of fellmongery yards and kindred industries and the general dirtiness of the method of distribution, rendered the fluid supplied deleterious, if not absolutely

dangerous, for human consumption ...

In 1891 residents could rely on a regular supply of drinkable water when the Maroondah Dam opened but problems with sewerage were not eradicated easily, even with regular nightmen, and in 1916 a 'Richmond Resident' noted that Cubbitt Street, on 24 February 1916, was:

*full of horse manure, waste papers, empty tins, rabbit entrails, dead cats and such-like flotsam and jetsam, whilst the channels contained a quantity of malodorous slush.*

The evidence of previous out-houses and the present sewerage system has not remained readily apparent. However some aspects of the development of the urban infrastructure and services have left their legacy and now provide important points of reference in the urban fabric.

### **Gas and Electricity**

In 1856, just a few years after the first gas light had been lit in Melbourne, and in the same year as the supply of gas was connected to the city, some of the inhabitants of the Fitzroy Ward of the Corporation of Melbourne met in Clarke's Hotel in Smith Street, 'for the purpose

of considering on the best means of obtaining a supply of gas within the ward'.<sup>81</sup> By July 1856, mainlining to supply both Fitzroy Ward and East Collingwood' (now Collingwood), was in progress and Albert Street, East Melbourne, and Brunswick and Nicholson Streets all had

some gas available, reaching Richmond only four years later.<sup>82</sup> At this time the price of gas was a source of much conflict as the City of Melbourne Gas and Coke Company operated a monopoly on its supply. As a result a number of local gas companies were established to combat the excessive prices charged by the Company. The first was the Collingwood, Fitzroy and District Gas and Coke Company, which was formed early in 1859. It eventually secured the right to supply gas for a six mile radius from its works which were established on the corner of Smith Street and Reilly Street (now Alexandra Parade) North Fitzroy in 1861...

Alphington was provided with gas in 1889 when the Heidelberg, Ivanhoe, Alphington, Fairfield Gas Co. laid mains; a subsidiary of the Heidelberg Gas Co.

When the 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 as near the consumer.

The firm was renamed the New Australian Electric Lighting Co. and was located in a building designed by architect, Henry B Gibbs. The firm supplied power to southern Richmond, Prahran and South Melbourne. It was in direct competition with A U Alcock's which was located in Neptune Street, Richmond. The two firms merged in 1901 as the Melbourne Electricity Supply Co. and the premises in Oddy's Lane were extended. The complex was taken over by the State Electricity Commission (SEC) in 1930 and generated power until 1976 when operations ceased.

When electricity was introduced, people tended to mistrust the new technology. Frank Picket (Richmond resident, born 1917) recalls that,

*Our house was the first in Crown Street to have electric lights. We were classed as toffs because it was still a bit of a novelty. I remember my uncle making a special trip into Swanston Street about 1920 to have a look at an electric light. You thought you were the Queen of England to have an electric light.*<sup>90</sup>

Richmond resident Hilda Green (born 1899) persevered with kerosene lamps well into the late 20th century, even though she had 'any amount of bowls, but the globes and wicks [were] hard to get sometimes'.

### **Hospitals**

...  
In Richmond, the Salvation Army opened, after much opposition, the Bethesda Hospital (now Epworth) in Erin Street. From 1903, they leased Millewa, the home of Robert Hoddle's widow. They purchased the mansion, and extended it by 1912. The house has now been engulfed by later additions. (Fig. 59) The archivist of the Salvation Army, George Ellis, described Bethesda as 'a pioneering hospital ... [of which] Richmond should be very proud'. Its philosophy was to provide three levels of care: paying private patients, working-class patients who only paid what they were able to afford and poor patients who were treated for free. 10^

### **Education**

...  
In common with most metropolitan areas, before the passing of the 1872 *Education Act*, allowing for free and compulsory education, there was a range of schools of varying sizes in Fitzroy and Richmond, a number of which were church-based. The survival of these small private schools was dependent on the vagaries of fortune. In the mid-1850s Richmond's education system depended entirely upon the church, schools being organised by the Anglicans (St Stephen's), Roman Catholics (St James'), Wesleyans (Methodist) and a Free Presbyterian School....

Early schools, prior to the *Act*, included a number of private schools which were advertised in the newspaper: 'Children requiring a home and an education; received by a competent lady; terms, 10s per quarter, apply Hogan's Draper, Cremorne St, Richmond' (*The Argus*, 1 July 1855); and 'Educational establishment for Young Ladies, conducted by Mrs Merrick, 176 Church St, 2 doors below Mr Stewart. A sound English education is imparted with French, music, drawing and plain and fancy work' (*Richmond Australian*, 22 November 1861).

Richmond and Collingwood both boasted 'Domestic Arts Schools' where girls would learn cookery, housewifery (jams, bottled fruits, polished articles, home-made polishes etc), laundering, needlework, crochet, knitting, literary work, singing, folk dancing, arts and crafts, woodwork, leatherwork and millinery...

After the *Education Act* was passed School Nos. 1396 (Brighton Street Richmond) and 1567 (Richmond) were erected in 1874 and 1877 respectively. Brighton Street was designed by

Wharton & Vickers, while Richmond Central was designed by George Wharton alone.

...Dame Nellie Melba became the patron of a kindergarten held in St Stephen's Hall, in Richmond, which was later known as the Dame Nellie Melba Free Kindergarten. The Kindergarten was established in 1915, to counteract the inadequacies of existing creches. Melba was a regular visitor to the centre, which was moved to Goodwood Street, Richmond, in 1928.

A specialist school established in Yarra, now a part of the Burnley Campus of the University of Melbourne, was the Burnley School of Horticulture. The gardens were opened in 1863 by the Horticultural Society of Victoria for fruit tree trials. A director of the gardens later commented,

Has anyone ever thought seriously of the extraordinary condition which the early settlers found the continent of Australia? No. fruit-yielding tree or shrub worthy of perpetuation. No grain-yielding grass fit for culture ... This, too, in a land with such a vast range of climate and wealth of soil as to eminently fit it for the growth of fruits of every latitude and the home of useful animals of all parts of the world.

The site also contained pleasure gardens accessible to the public. In 1891 the site became the School of Agriculture, administered by the Department of Agriculture. At some stage after his appointment as principal in 1897, Charles Bogue Luffmann implemented his own plan for the gardens, some of which survives today. Many of the trees on the site predate Luffmann's tenure as principal. The garden has undergone further design change since the turn of the century.

### ***Alphington state school***

Lobbying began in 1916 to secure a school for Alphington, the Fairfield school being too far way: Yarralea Hall was created and used for a temporary school until the present site in Yarralea Street was acquired in 1923. After intense housing development nearby in the Edwardian-era and 1920s, the foundation stone of a red brick, tiled and hipped roof school was laid 21 October 1924 by Sir John Monash for what can be seen today as building. The former Latrobe Golf Links club house was moved to this site in 1961 as multi-purpose hall and more land was acquired for grounds in 1968<sup>16</sup>.

### ***Libraries and Mechanics Institutes***

...

The first free public library in Richmond was the opened in a temporary town hall in 1862, which as well as offering a small reading collection, was the base for the local debating group. The library was damned as being unprofessional and was closed by 1863. When the new town hall opened in 1869, the building included a library and reading room. The library was opened in 1873 in what is now the Building Surveyors room and by the end of the year had been visited by 26,736 people. The South Richmond Free Library and Reading Room was opened in May 1875 in the Oddfellows Hall in Church Street; it became a branch of the town hall library in 1876, to ensure funding, and in 1878, was moved to a purpose built building (demolition 1973). The building was on the site of the current Richmond Library. Both the town hall and the South Richmond libraries were closed after World War Two and the area was served only by temporary libraries until the current Richmond library was opened in late 1970.

The Fitzroy Free Public Library opened shortly after Richmond, in 1877. ...It moved with the council into the new town hall in the 1880s. It remained there until 1976 when the Church of Christ chapel, opposite the town hall, was purchased and the library was moved again, at which time it merged with the Richmond Library.

## **DEVELOPING URBAN INSTITUTIONS**

### ***The Establishment of a Religious and Spiritual Network***

Church buildings were an important focus of many social and spiritual events in early Port Phillip society, providing cultural links between people of like backgrounds and experience. By the early 1850s, the Congregationalists, Presbyterians and the Primitive Methodists had all erected timber churches in Collingwood and by 1853 the Congregationalists had erected a stone church, which was considered the finest building in the district at the time. The dominant religions were Church of England and Roman Catholic, while the remainder of the populous represented a broad range of religious persuasions. These included the various other Protestant churches, ranging from the low evangelical churches such as the Primitive Methodists and the Congregationalists to the various Scottish churches, Jews, and even nine members of the Freethinkers church.

...

In Richmond, churches benefited from the foresight of the Rev. Joseph Docker. Joseph Docker was born in England in 1793. He migrated to Australia in 1828, settling in Sydney before he travelled overland to Port Phillip, where he established the Bontharambo run (now near Wangaratta) by 1840. Docker desired freehold land for security and purchased two blocks of ten hectares each on 1 August 1839. Docker offered free land on his Clifton Village estate, near what is now Church Street, reasoning that people would want to live within walking distance of their church. The first to accept the offer was the Rev. William Wakefield of the Independent Church, who accepted land in Gipps Street, somewhere between Church and Clifton Streets. A Day School was complete by 1842<sup>17</sup>. The Church of England built on

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<sup>16</sup> *Vision and Realization: V3: 117*

<sup>17</sup> See *Port Phillip Herald* 23.12.1842 p 3: Opening of the Clifton Independent

the Government Road (Church Street) in 1848, followed by the Wesleyan Chapel, St Ignatius' Roman Catholic Church and St Stephen's Anglican Church. By 1866 the Methodists alone had churches in Baker, Hoddle and Charles Street, and were also holding services in Victoria

and Rose Streets.<sup>13</sup> As elsewhere, the church was irrevocably intertwined with both social and intellectual life. In 1862, as reported by the *Richmond Australian*, one could attend a lecture on electricity at the Richmond Young Men's Christian Association; an essay addressing the topic "Are the planets of the solar system the seat of animal and intellectual life?" at the Young Women's Christian Association hall; an address on the position and prospects of the United Church and Ireland in Victoria at St Stephen's or attend a meeting of

the Richmond Band of Hope at the United Methodist Chapel.<sup>14</sup> Socially, St Stephen's Anglican offered a harriers (athletic) club, girls physical culture, a Young People's Missionary Organisation, a Ladies' Guild and a Mothers' Union. It was aimed to encourage people to mix, and marry, with their own faith: 'There were a lot of marriages as a result of people meeting through the churches.'<sup>15</sup>

In Richmond the majority of the population were Roman Catholic, while slightly less were Church of England. A Catholic parishioner, Harry Gayton, recalled that *They used to have up to five masses up at St Ignatius every Sunday and they were packed. There were seven confessional boxes around the church and they were packed too.* The three churches which stood side by side in Church Street, Richmond, giving the street its name, survive. The Wesleyan Chapel was erected in 1854 by Wharton & Burns, a coursed bluestone rubble church with a rendered facade (now painted). St Ignatius, of bluestone construction, was designed by William Wardell in 1867-83; and St Stephen's, which is one of Melbourne's earliest bluestone churches, was designed by Newsome & Blackburn in 1850. The latter retains stained glass windows by Fergusson & Urie, Brooks Robinson and August Fisher.<sup>17</sup>

### **Other Richmond churches**

Apart from the cluster of grand churches on Richmond Hill that adjoined the homes of the rich and influential from the 1840s, there were the more numerous and simpler church-halls. Many of these were erected from the 1880s onwards with a large number developed in the early 1900s (see mission halls below) to serve the growing number of the Richmond working class, being as much mission halls as churches<sup>18</sup>.

These included

- Catholic Church, 158 Kent, Richmond;
- Congregational Church-Hall 1920- , 86 Burnley St;
- Church Hall in Cubitt St, Cremorne;
- Church of Christ, Murphy st, Richmond;
- Balmain Hall, Church of Christ in Balmain St, Cremorne c1903-;
- Methodist Chapel , 61-83 Cremorne St, Cremorne;
- St James Roman Catholic Church, Somerset St, Richmond 1900-;
- Seventh Day Adventists Hall in Egan St, Richmond;
- Presbyterian Church & school, 193-195 Lennox st, Richmond from c1868-
- St Bartholomew's Church Complex, Burnley St, 1925-6 on
- Burnley Uniting (former Presbyterian) Church, 1925
- Congregational Church, Burnley St, 1920-.
- East Richmond Presbyterian Mission Hall. (weatherboard) 1882-<sup>19</sup>.
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Many of these church sites have been redeveloped, typically for large new developments because of the land size, as an indication of the cessation of their benevolent role with the emergence of State welfare in the 20<sup>th</sup> century.

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Chapel, Richmond.

<sup>18</sup> See VPRO VPRS 4393

<sup>19</sup> *Argus* 14.10.1882, p 6

### ***Alphington Methodist Church***

Methodism was established in Alphington during 1856. Services had been conducted at Meagher's Barn, in Greensborough, around 1850 by the Rev S. Waterhouse and the Rev. J. Harcourt and in William Hordern's building at Heidelberg but Methodism officially commenced at Alphington when the bluestone Church was opened, in 1859, on land which was originally part of Thomas Wills' Lucerne Farm. The Reverends Henry Moore, H. C Oldmeadow and Henry Saloway, lived nearby from the 1890's to c1910, whilst the Rev W H Hodge presided over the opening of a new church in 1916. Serving Manning's new Alphington Village of the 1850 s, this Church, like 156-158 Heidelberg Road is a historic memorial, to this early phase of Alphington, Heidelberg and Northcote's development<sup>20</sup>.

### ***Missions and Asylums***

Dr John Singleton established a mission house in Little Bourke Street in 1879 which was later taken over by the Salvation Army. Singleton then opened a refuge in Collingwood. He believed that at least half of the female assisted migrants became prostitutes, particularly those who had to seek shelter in boarding houses: 'Vast numbers of them, without control and friendless, have been seduced from virtue's path's, and quickly swell the numbers of the fallen'. Singleton tried to find these girls, or new immigrants before they 'fell', and get them food, lodging and work.

The Salvation Army arrived in Richmond in 1883. Originally in the old Methodist Church hall in Church Street, they opened their own citadel on the corner of Green and Chapel Streets, and within a few years had four centres in Richmond. The Salvation Army saw a great need in Richmond and established a social program [there]. It saw that people were hungry, and you couldn't expect them to listen to the gospel on an empty stomach.<sup>21</sup>

...

In 1863, the Government agreed to the construction of additional asylums and also the construction of special wards at general hospitals. Many 'lunatics' were also accommodated in the colony's penal establishments, in the private Cremorne asylum in Richmond, and in the old powder magazine at Royal Park, which was also converted to a receiving house. In 1866 the old Collingwood Stockade was also converted to a Temporary Asylum. This system of 'branch asylums' was in operation for about ten years, each additional facility serving to ease the burden on Yarra Bend, pending the construction of new permanent asylums....

Ten cottages survive from the Cremorne asylum facing Balmain St (40-58), designed by the noted architects, Crouch & Wilson.

### ***Missions in Richmond***

After the Salvation Army had established in Richmond in the 1880s, mission halls linked with other Christian and benevolent movements sprang up all over Richmond seeking to reach out to the working classes.

Halls were erected at<sup>21</sup>:

- Yarraberg (Mission Hall built c1898 in Crown St designed by WJ Gardner)
- Cremorne (Balmain St, Balmain Hall 1903-, Church of Christ; 114 Cubitt St; 61-83 Cremorne St, Methodist Chapel/ later Mission Hall site 1899-);
- Richmond (Farmer St, site of Mission Hall c1888, vacant by MMBW plan of 1890s; Egan St- Seventh Day Adventist Hall, site of Cameron

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<sup>20</sup> Graeme Butler 1982, 1983 *City of Northcote Urban Conservation Study*

<sup>21</sup> VPRO Health department files



Hall from c1919- and Australian Communist Party in 1950s; Murphy St, Church of Christ hall c1890-1975.)<sup>22</sup>.

One example from the Great Depression period of the 1890s was the 'unsectarian' Richmond Tabernacle, School relief Mission & Night Shelter established by one J Webb (signed as a 'Working Man') among the poor at Lennox St in 1894 where some 70,000 meals had been served to the poor by 1899. The work progressed through the 1890s to extend to 'Poor Old People'; another hall was established at the Freemasons Tavern, at 5 Wellington St, Cremorne (demolished). Annual Ragged School Picnics for homeless children were organised from the mission: the 1899 picnic was at far Ashburton. The first Richmond Tabernacle had been erected in the boom period of the mid 1880s to the design of Dalton & Gibbins<sup>23</sup>.

## LEISURE AND ENTERTAINMENT IN THE SUBURBS

### *Licensed Hotels and 'Sly Grog'*

The importance of the drink trade in early Port Phillip society was reflected in the large number of hotels established in the inner suburbs in the late 1840s and early 1850s, particularly in Fitzroy. ... In Richmond, also a suburb with a large proportion of hotels, The Richmond (dem.) opened in 1842 on the south corner of Abinger and Church Street, followed in 1843 by the Punt Inn (dem.) at the eastern end of Punt Road and the Royal (dem.) which opened on the corner of Swan and Docker Streets in 1847. ...

By the mid-19th century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity.

In Richmond,

*... around the Vine Hotel on the corner of Bridge Road and Church Street, there were always a hundred or so men standing outside with half-a-dozen in the bar—picking up the smell of it.* They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment; at the Belvidere Hotel, on the corner of Brunswick Street and Victoria Parade (now the Eastern Hill Hotel) the stonemasons resolved to fight for an eight-hour day. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted under the licensing legislation. In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent. ... Richmond's hotels opened with a comparable speed to Fitzroy and by 1862 there were 36 pubs.

However 'sly grog' that is, unlicensed alcoholic drinks, was widely available at all times of the day or night. ... In Richmond, one could always get 'sly-grog' around the Cremorne Gardens or, later, as Frank Ponchard (born 1907) remembers, from 'Deafy':

There was a fellow called Deafy who had a sly grog place in the first street past Victoria Street, off Church Street. He used to sell grog for 1s. 6d. a bottle, which meant he was making sixpence a bottle. He'd be there till about ... 11 o'clock at night, and when he went to bed he was that deaf that you could hammer on the door as much as you liked and he'd never hear you. He used to tie a bit of string to his toe and put it outside the door hanging on a stick. You'd pull this string and out would come old Deafy and say, "What d'you want?". He finished

with plenty of money, houses and everything.

... Hotels were generally suited to the tone of the area and its residents: Our Boys was patronised by the upper classes, while the lower class of hotel remained dirty, badly furnished, badly conducted, devoid of accommodation, and the liquors sold in them are

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<sup>22</sup> VPRO files VPRS 7882, PB6104

<sup>23</sup> Lewis, M. Australian Architecture Index: cite *Argus* 19.9.1885, p 6

abominable trash. They [were] resorted to by besotted drunkards, loafers, vagabonds, thieves and prostitutes.

In Richmond, by 1864, there were 27 hotels listed in *Sands and McDougall's Melbourne Directory*: the Admiral Napier (Bridge Rd), Albion (Bridge Rd), Bricklayers' Arms (Church St), Builders' Arms (Rowena Parade), Cricketers' Arms (Punt Rd), Dove Hotel (Swan St), Duke of Richmond (Swan St), Eureka (Church St), Fire Brigade (Church St), Greyhound Inn (Swan St), Lord Raglan (Hoddle St & Victoria St), North Richmond (Victoria St), Oxford and Cambridge (Lennox St), Prince Alfred (Church St), Quarrymans' Arms (Church St), Richmond (Cremorne St), Royal (Punt Rd), Royal Saxon (Church St), Spread Eagle (Bridge Rd), Star and Garter (Bridge Rd), Surrey (Lennox St), Swan (Swan St), Sydenham (Elizabeth St), Vice-Regal (Church St), Vine (Church St), White Horse (Swan St), Yarra (Cremorne St). This number had more than doubled to 59 by 1870. Many of the later hotels survive, albeit in altered form, such as the Bricklayers' Arms (Victoria St), Cricketer's Arms (Punt Rd), White Horse Hotel (250-252 Swan St Richmond, c.1850), Freemason's Tavern (5 Wellington St, Richmond, 1865) and the Napier Hotel (Bridge Rd).

...

From the turn of the century, because of changing licensing laws and the pressure put on publicans by the Licenses Reduction Board to upgrade facilities, many of these early hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early 20th century, while a significant proportion were delicensed. It is these last examples which, if they still survive, tend to have retained more of their original fabric, than those which still trade today.

### **Alphington hotels**

Hotels were established along Heidelberg Road, as the main wagon and coach route to the Diamond Creek gold fields and pastoral properties along the Yarra River. Hotels at Alphington arose from the early 1850s and appear to have derived from Manning's first urban subdivision of Charles Roemer's rural paddocks. Across the Darebin Creek, the Darebin Bridge Hotel had been owned by William Dunn since the 1850's. In the 1860's, Joseph G. Foulkes owned the Alphington Hotel (further west) which still survives in theory as a Dan Murphy's liquor outlet and Thomas H. Bear leased a wine shop to publicans such as Emanuel King and Roger Croker: he called it the Vine Tree Hotel.

Further east and, not far from the Darebin Bridge Hotel, Thomas Wills of Lucerne Farm leased a modest hotel to John Lees in the late 1860s. It was possibly these premises that William Luscombe presided over as the Half-way House Hotel in the 1880s and Bridget Fawcett owned and occupied up until 1891. In that year William George Frew purchased the hotel and rebuilt it as the Tower Hotel.

In a later era C H James created the Fairfield Part Estate from Vidal's Crown Portion 114 (early in the 1880s). A railway had run through the estate, from Clifton Hill to Alphington, since 1883 but did not connect directly with Melbourne. The promise existed, which was realised in 1888, to extend this line to the then rural Heidelberg. To augment this so far directionless line, James had constructed a horse tramway from the Fairfield Park Station, up Station Street for over a mile. It was intended to take it to Preston. For this purpose he had obtained 45lb rails and a tram car from Adelaide. Gas and water were also promised in 1885.

When the Heidelberg station was opened in May 1888, so too did the Grand View Hotel. It was close to Fairfield Park station and on the Heidelberg Road cornering two markets. In addition it commanded views of the Yarra River valley. Dominick Norris built and occupied the hotel in the early 1890s as a typical railway hotel, in contrast to the other coaching hotels of earlier times<sup>24</sup>.

### **Clubs, the 'Pictures' and Dancing**

Richmond is famous for being the birthplace of the world famous opera singer, Dame Nellie Melba, who made her public debut in the new Richmond Town Hall in 1869, aged eight. It was reported by the *Richmond Australian* that,

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<sup>24</sup> Graeme Butler 1982, 1983 *City of Northcote Urban Conservation Study*

*Little Miss Mitchell, a young lady of the precocious age of ten years [sic]<sup>23</sup>, who, not content with singing in really first rate style "Can't You Dance the Polka", but also accompanied herself on the piano, was, we thought, the "Gem" of evening, and richly deserved the spontaneous encore she received, and responded by singing "Coming Through the Rye". In this Scotch air she again took the large audience by surprise to hear such sweet notes coming from a comparatively such a mere child ... she is indeed a musical prodigy, and will make a crowded house whenever she is announced<sup>24</sup> again.*

Melba was born Helen Porter Mitchell in 1861, living at Doonside (now demolished, the house generated the name Doonside Street), Richmond, on the Yarra River, the home of her father, builder David Mitchell. Melba was also known as 'the All-Australian World's Champion<sup>25</sup> Bitch'.

The town hall was an important venue for social and political gatherings. Even in the 1870s, before the extension of the Fitzroy Town Hall, the Fitzroy Philharmonic Society played there, while free concerts were held by the Mayor. Following its extension, other groups gained access to the facilities there, including the Curlew Club, the Rifle Club, and other locally-based clubs and societies, as well as private entrepreneurs hoping to stage entertainments there....

Prior to the advent of the 'pictures' Richmond residents went to see the lantern shows:  
*we would go and see the lantern slides down on the corner of Chapel St and Green St. It was a penny to get in but if it was so crowded you couldn't get in, the man in the fruit shop would put a ladder up, and we'd get up the ladder and sit there. The windows were open and we'd get a free go with the magic lantern, and by Jove, it was beaut for us kids in those days.*<sup>29</sup>

Then the National was built in Bridge Road in 1911, replaced by a second building in 1939 by Cowper, Murphy & Appleford. The National was followed by the Globe, 409 Church Street, designed by H W & F B Tompkins in 1911 (closed 1970<sup>25</sup>), Kings, 313 Burnley Street, Burnley, which was only open from 1912 to 1914<sup>26</sup>, the New Richmond (339-45 Bridge Road) in 1912, the Crown, 216 Victoria Street, in 1914 (later the Victoria and the Valhalla) which closed in 1987, Cinema Richmond, 313 Bridge Road, in 1919 (now BBQs Galore), which only ran until 1925, North's Open Air Picture Theatre, and the Burnley, designed by Bohringer, Taylor & Johnson in 1928 (now Swan Auctions).<sup>30</sup>

The former National Picture Theatre, at 177 Bridge Road survives in part as a large retail outlet and offices, and early images show its interior in its original state of the Richmond Cinema, (part rear), later Hoyts former Crystal Palace Skating Rink.

The movies were all silent then, but they had some interesting sound effects. There was usually a woman playing the piano to suit the activity. They rubbed sandpaper for a train, beat drums for thunder and two coconut halves for horses' hooves and swished around broken glass to make the sound of waves.

...  
One of the most important occasions on the Richmond social calendar was the Richmond Football Club ball which was considered to be a 'big occasion ... you were very honoured to be invited ... to be taken by a footballer was the greatest thing that ever happened'.<sup>45</sup> Other dances were held throughout the year. During the Depression the Richmond Unemployed Relief Committee used the Richmond Town Hall to run 'old time dances and 'euchre parties'.<sup>46</sup>

### ***Small backyards but parks instead***

Historian Janet McCalman has observed that where the working classes of late 19<sup>th</sup> century and Edwardian-era Richmond occupied small allotments,

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<sup>25</sup> now Richmond library site

<sup>26</sup> now inter-war housing

with small private yards, the streets and limited parklands became the playground for children and adults alike.

The area along the Yarra River has always been a popular tourist destination. The *Illustrated Melbourne Post* declared on 4 October 1862,

*Some of the prettiest bits of scenery around Melbourne are to found on the Upper Yarra ... [Dight's Mill] is a well-known spot and from its picturesque situation is a great resort of the citizens of Melbourne during the summer season.*

In an attempt to beautify the district further parks were created and roads, such as Victoria and Queens Parade, were planted as boulevards. This followed the English tradition that 'properly understood, a boulevard is to the inland town what the promenade is to the seaside resort. The trees preferred were the elm, 'the best of all trees for avenues in the southern half of England'.

A City Reserve was situated behind the Town Hall in Richmond<sup>27</sup>, but was not well looked after. By the 1930s, it had become a home for tramps, fire fiends, card and two-up parties, spring-heeled jacks and undesirables of all classes<sup>28</sup>. Trees have been destroyed, holes dug in the ground, grass torn up, pickets pulled down from the fences, electric lamps broken..

...The Barkly Gardens in Richmond were established on the site of a filled-in quarry, and appear as early as 1865 on a Lands Department Map. The park was popular at the turn of the century, attracting crowds of thousands for band recitals in its rotunda on Sundays. During World War Two trenches were cut in the park for fear of air raids on the industrial suburb. Historian Janet McCalman noted that 'South Richmond's oasis of charm, the Barkly Gardens, were desolated and have never been returned to their original state'.

### **The Cremorne Gardens, Richmond**

The Cremorne Gardens (now the site of the Rosella factory) were founded by James Ellis, from the gardens of the same name in London, and were purchased by George Coppin in 1856. The pleasure gardens consisted of 4 hectares of ornamental planting and features including a theatre, menagerie, artificial lake, maze, pavilion for dancing, fountains, grottoes and bowling alleys. Shortly after opening the gardens were the site of the first celebration of the Eight Hours' Movement, which included the 'celebrated Bombardment of Sebastopol' with fireworks comprising:

*Water Rockets, Fountains, Fierce Dragons, Golden Rain, Bomb Shells, Sky Rockets, &c. Explosion and Blowing Up of the Malakoff Tower, the Town on Fire &c. and Also a Grand Water Piece consisting of an Horizontal Wheel, discharging innumerable Rockets, with every variety of Beautiful Bouquets of Roman candles with superb colours.*

From 1857 the gardens displayed copies of classical and modern statuary, some of which were sold to the Fitzroy Gardens when the Cremorne Gardens closed in 1863. In 1900 Coppin made an offer of

*a large plaster statue of "Shakespeare" [by] the late Mr Summers' to the City of Melbourne (the offer was refused) with the remark: 'It is now forty three years since I imported a large collection of statuary for "Cremorne Gardens" a portion of which may be seen in Fitzroy Gardens'.*

### **Richmond Park and the Burnley Gardens, Richmond**

Richmond Park was popular, with its cricket pitches, football ovals, banked bicycle track and large open spaces perfect for playing hide-and-go-seek and cowboys-and-indians. Originally a part of the area of Richmond known as Survey Paddock, as the surveyor's horses grazed there,<sup>57</sup> families would picnic there, trainers would take their animals, and you could swim or fish in the Yarra River.

*They had a canoe club at the Twickenham Ferry, where the Grange Road Bridge is now. Now and again they'd have a carnival to raise funds. They had kiosks in Survey*

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<sup>27</sup> Shown as outline in Whitehead's 1874 map of Richmond; D1870 lists Richmond Bowling Green along with the council and government offices

<sup>28</sup> During the Depression when it was a marshalling pointy for the unemployed

*Paddock and canoe races on the river, there'd be others just wandering leisurely in their canoes under the willow trees with a girl and a gramophone on board. We enjoyed the river, especially being so close to Survey paddock. We were always down there playing cricket and football. You didn't have to worry about the back yard being small because you had the space around the river and the park. The Horticultural Gardens (at Burnley College) were beautiful too, and there was never anyone there. A lot of people even now don't seem to know its there, because it's a bit out of the way.*

### **Yarra Bend Park, Yarra Bend**

Accessed by the Johnson Street cable tram, Yarra Bend Park was a popular 19th century recreational facility (Fig. 85). It also was the site of a number of the cities institutions including the Yarra Bend Lunatic Asylum (est. 1848), the Merri Creek school (a mission for aboriginal children established in 1848), the Queen's Memorial Infectious Diseases Hospital (est. 1904) and a cemetery, located upstream from Kanes Bridge. There were also many boat houses located in the park. The park was the home of the Deep Rock Swimming Basin, and its associated Deep Rock Swimming Club, which remained a popular spot for competition and recreational swimming well into the 20th century. After the asylum was decommissioned in 1922, its parks and gardens were absorbed by Studley Park to become the Yarra Bend National Park, its Landscape gardener being Hugh Linaker, previously the gardener for the asylum. Improvements were carried out in the 1930s catering for games and picnics, including the Kane suspension bridge (1934) and the Yarra Bend National Park Golf Club House, also designed in 1934, by Percy Everett, the Chief Architect of the Public Works Department. The park was bisected by the Eastern Freeway in the 1970s.

...

### **Sports and Leisure**

Swimming was very popular, with swimming holes along the Yarra River and pools in Fitzroy, Richmond and Marine Parade in Collingwood (est. 1895). The popular Richmond pool was built in 1897 as a measure to lower the number of drownings which occurred in the Yarra. The present pool was built in the shell of the old in 1936, when it was converted from an outdoor to an indoor pool. The pool was segregated: boys could swim every day except Friday, which was reserved for the women. This itself did not pass without criticism. A writer to the *Richmond Guardian* in 1897 seemed to think that an afternoon of swimming was sufficient for the ladies as before noon they are busy in the household, after six, the young have engagements outside — the elders inside — the house. The water is running to waste, the lessee is earning nothing, and at those very hours there are always a number of men and boys who want a dip.

The cost of one penny a time discouraged many, and the Yarra was still very popular. Norm Prest remembers that

*In Summer we used to jump off the Punt Road Bridge and swim in the Yarra, and we used to get boils in our ears because the water was so dirty. We'd go under the railway bridge near the back of the Rosella. We had ropes tied there and we'd swing out into the river.*

Social life in Richmond, Fitzroy and Collingwood (and also North Carlton, with the Carlton Football Club) revolved around the local football club, inspiring great passion and emotion. The first recorded game took place, in an almost unrecognisable state, at Yarra Park, in 1858. The Richmond Football Club was established by Tom Wills, at the time Richmond's top cricketer, to allow the cricket team to keep fit in winter. Wills had learnt to play rugby in England and modified the game with his cousin Henry Harrison to suit the locals. A team was formed in 1860 and they played in Richmond Paddock. Wills and Harrison left the area shortly afterwards and the team folded, reforming in 1885 far more local support. The Mayor was elected President of the club; local parliamentarians Joseph Bosisto and Charles Smith were supporters, Bosisto providing eucalyptus oil; George Bennett supplied cordials; and White's Brewery a half-time bottle of whiskey. The team was not a great success on the field but was regarded as 'recruiting from decent young fellows only' despite the fact that Richmond was 'not regarded as an aristocratic centre'.<sup>71</sup>

In 1896 six clubs from the Victorian Football Association—Collingwood, Essendon, Fitzroy,

Geelong, Melbourne and South Melbourne—split to form their own league, worried that they were supporting the less popular and financially able teams. Carlton and St Kilda were invited to join the new Football League of Victoria, leaving only five teams in the Association, which included Richmond. The following year Foy and Gibson's was already advertising that 'The demand for footballs of our own make has been so great that we have been obliged to put on extra staff in our football factory'.<sup>72</sup> Richmond was not admitted to the League until 1908, the first club, with University, to be included since the League's formation. Even the Sherrin footballs were manufactured locally, by Tom Sherrin at his Wellington Street (Collingwood) factory, established in 1883<sup>29</sup>.

....

Both the players and spectators were passionate about their 'footy'. At a Richmond-North Melbourne match, in 1902, North Melbourne left the field and the Richmondites and the umpire, who remained in the centre of the ground, were left at the mercy of the crowd, though the troopers who raced their horses through the unruly and cowardly mob did their best to protect the visitors. Several of the Richmond team were injured by stones being thrown at them whilst a missile in the form of a heavy stick was secured by one of the constables ... All of this when the Richmond side was winning! The players were not much better, Barney Herbert declared in 1921, in the *Richmond Guardian*, 'the harder I swore, the better I played, and I was going like a son of a gun at the finish'. Father Flynn, of the St Ignatius Church in Richmond, had 'four big yellow lights and he illuminated the spire in black and yellow stripes'.<sup>76</sup>

To be a boy growing up meant defending your team in the schoolyard, playing in the street after school, and attending the games with your father on Saturdays. Football was the ideal game for a poverty stricken area—it was cheap, physical, male oriented and capable of founding strong bonds. Women were often excluded, although they could be counted on to provide nourishment during and after the game. Gwen Wilson remembers that: Mum always had a huge bowl of soup waiting for us when we got home in Winter. It was so cold ...

In Richmond, James Ford Cairns recalled that in the 1930s,

*Whenever I went [to Richmond Reserve] there were always several hundred men hanging about on the Reserve. They'd sometimes play football if anyone ever had a football; they had little stalls where they used to sell kinds of meat pies for a penny ...*

Football was' a part of the routine of most people, especially men, in the inner suburbs.

...

### **Arts and Architecture**

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Richmond also has a number of, predominantly modern, art galleries including the Christine Abrahams Gallery, 27 Gipps Street; the (former) Helen Gory Gallery, 377 Punt Road; and the Niagara Gallery, 245 Punt Road.

### **Architects in Richmond**

Richmond has a rich history of architectural design that includes many highly renowned architects practising within Victoria. Well known Victorian-era firms such as Crouch & Wilson and individuals such as JAB Koch were responsible for both small and large projects, whether large commercial developments or small speculative cottage groups which otherwise might have been designed by builders. This reflected the early investment in the area by wealthy entrepreneurs who at first chose the Richmond area for their residence, specifically the Church St hill, being close to the City and with views to the Yarra River, and later factory or warehouses sites on the flat lands that also demanded nearby housing for workers. Architects such as Charles Laing (1840s-50s) and John Flanagan designed suburban housing estates in the 1860s-1870. Hence Richmond has had more than a typical share of professional architectural design compared to other inner suburbs.

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<sup>29</sup> This was 32 Wellington St, Collingwood built 1873; D1885-D1920 do not list Sherrin in Wellington St, Cremorne

**John A.B. Koch (1845-1928)**

Richmond's most prominent and prolific architect was John A.B. Koch who migrated to Melbourne from Hamburg in 1855. By 1870, he was practising as an architect. Over 60 buildings, have been attributed to him, mostly located in Richmond where he was City Architect in 1887 and Hawthorn where he lived from 1896. He was City Architect to Melbourne from 1873. He designed Record Chambers, Collins Street; Labassa, Caulfield; Lutheran Church Parsonage East Melbourne; Umbrae at 171 Hoddle Street Richmond (c1898); the Spread Eagle Hotel, 370 Bridge Road (1885), English, Scottish and Australian Chartered Bank corner Church and Swan Streets, Richmond in 1882; , a number of commercial premises in Swan St including the *Richmond Guardian* building in Swan St (1880); new Ancient Order of Foresters Hall, Swan St (1889); Richmond Fire Brigade station (c1893) in Burnley St next to the Royal Studley Hotel, Oddfellows' Hall additions (1879)<sup>30</sup>, Richmond Temperance Hall 316 Church St (1873-4), Spread Eagle Hotel in Bridge Rd (1887), as well as the Prince Alfred Hotel, Church St. Koch also designed many Richmond factories including a boot factory in Coppin St in the 1880s and part of the tannery in Rooney St in 1894. He designed many houses both large villas and small speculative cottages. His ES& A Bank was described as follows and was a sad loss when demolished:

*New E.S. and A.C. Bank in Church St, corner of Swan St., opened on 7 April. The bank is red pressed brick with freestone dressings and is designed in the Norman Gothic style. There is a 45ft long arcade on the Church St. side for protection from the western sun. The residence is entered from Swan St. The architect was Mr J A B Koch and the contractors were Messrs Cockram & Co. The cost of the building, including fittings was about £5,000. (Argus 8.4.1884, p 9)*

The work of JAB Koch & Son is also of note with designs including additions to Kennon's vast tannery, Richmond in the Edwardian-era.

The Richmond Council presented retiring councillor, JA Koch, with a testimonial in 1885 in hand lettered text surrounded by flowers, and three pictures of Richmond buildings: the Town Hall, and two others which Koch designed - the Richmond U.F.S. Free Dispensary building 292 Church St, and the South Richmond Library building (no longer standing), also in Church St. The text reads:

*'To J.A.B. Koch, Esq. Dear Sir, On behalf of your numerous friends and admirers, we, the undersigned, desire to express our high appreciation of your services as councillor for the City of Richmond, during the past eight years. We recognise the very active part you have taken in all matters for the advancement of the City, and that your professional services have been at all times at the disposal of the Citizens without fee or reward, notably the Free Dispensary, South Library, Swan St Level Crossing, and Church St Railway Bridge. Not only as a Councillor, but as a Mayor, your ability and liberality are commendable, in this matter we recognise you were ably supported by your much esteemed wife, Mrs Koch. We would not forget the great interest displayed by you as a Member and Chairman of the School Board of Advice. We feel the Citizens of Richmond are greatly indebted to you for the time and attention you have given to their affairs, and exceedingly regret your loss to the city as Councillor. In recognition of your many valuable services to the City we trust you will accept of this address and accompanying souvenir as a record of the high opinion entertained, of your personal worth, and hope with the Divine Blessing, you may be spared to your family. With our best wishes for your future welfare. We remain, dear Sir, on behalf of the Subscribers, Yours faithfully, F. Darke, W.Chattaway, James T. Lancashire, S.V.Winter, JP, William Davison, Geo. Graham, MD, C.M.Davies, E.Altman, George W.Deate, James Farwood, Hon. Secretary, James Charles Brown, Chairman. Richmond, 1885. '*

Koch was also active in regulating Richmond buildings: As a Richmond Councillor Koch introduced a new building regulation to Richmond Town Council in the 1870s, the principal feature of which was to compel every building to be constructed of substantial material in

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<sup>30</sup> *Argus* 18.1.1879, p 10

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

order to check progress of fire. The new regulation was passed<sup>31</sup>. Later Cr John Shanks Jenkins, argued with fellow councillors over passing a further by-law with a new set of building regulations to replace the previous regulations which were found to be unsatisfactory. The Council was critical of building standards allowed under the old regulations but Jenkins claimed that the new laws had loopholes and dissented from passing them. The 12 clauses dealt mainly with distances from boundaries, combustible materials, prohibition of timber buildings in certain streets, and the size of backyards<sup>32</sup>.

### **Other architects**

Other architects practising in Richmond included the following with examples of their work, many being highly renowned within Victoria<sup>33</sup>.

<b>Designer</b>	<b>Active period/date</b>	<b>Key examples</b>
Adamson, Robert	1870s	Wesleyan Church, Church St, Richmond
Alder & Lacy	1930s	Factory for Dudgeon & Arnell P/L
Anderson, I G	1937	Six flats & shops, Bridge Road
Annear, Harold Desbrowe	1923	Church Street Bridg
Anthoness, T	1880s	additions at the Southern Brewery, Richmond
Ashworth & Oakley	1911	brick factory, Richmond. Kelso and Haydon, Richmond.
Askew, David Christopher	1905	grain warehouse, Swan St
Bagge, Ohlfsen & Co	1850s	Concert Hall and new bar for George Coppin, Cremorne Gardens
Bagge, Ohlfsen & Co	1850s	Addition to hotel at Cremorne Gardens for George Coppin
Barnet, Nahum	1908	Wertheim piano factory, later Heinz and GTV 9
Bastow, of the Education Department.	1878	state school at Cremorne Street
Bastow, of the Education Department.	1877	School buildings situated at the rear of the Richmond Town Hall.
Beedham, Eric C	1938	Jex Steel Wool factory at cnr. of Burnely & Doonside Sts., Richmond.
Beedham, Eric C	1937	Rola factory on the Boulevard
Beswicke & Coote	1890s	erection of brewery for A. Terry, Esq., Burnley
Beswicke, John	1880s	brick cordial factory at Bridge Road, Richmond.
Beswicke, John	1863	Estate around Wall, Lord and Byrne Streets
Beswicke, John	1887-1888	3 two-storey shops and dwellings at Bridge Road 4 two-storey shops and dwellings, Bridge Road,
Beswicke, John	1888	2 shops in Church St., Richmond. W. Ballam
Billing, N & Son	1880s	additions to St. Stephen's Church, Richmond; erection of St. Mathias's Church, North Richmond.
Browne & Howitz	1869	Pavilion on Richmond Bowling Club ground.
Browne, George	1877	terrace in Victoria St., Richmond for Thomas Byrne Esq.
Chase & Fraser	1880-4	Victoria St bridge
Cleverdon, William Henry	1889	shop and premises in Green St.
Cleverdon, William Henry	1888	brick shop and dwelling, Green Street
Conlon, James Thomas	1870s	
Conlon, Peter Thomas	1868	Villa residence in Lennox St., Richmond for George Coppin.
Conlon, Peter Thomas	1862	2-storey house for McKnight, druggist, Swan Street,
Conlon, Peter Thomas	1871	hay, corn, and grocery stores for Isaac Messenger
Conlon, Peter Thomas	1860	additions to the Richmond Town Hall.
Cox, George Reilly	1860s	Free Methodist Chapel, Richmond, 1880s

<sup>31</sup> *Argus* 18.7.1879, p 5

<sup>32</sup> Lewis, M. *Australian Architecture Index*: Article in *Argus* 12.6.1886, p 10

<sup>33</sup> Drawn chiefly from Lewis, M. *Australian Architecture Index*



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Designer	Active period/date	Key examples
		Wesleyan Church
Crouch & Wilson	1850s-1880s	factory in Richmond for Messrs. Bedggood &-Co ; erection of the first portion of Baptist Church in Stanley St., Richmond; additions to the Wesleyan Church; Wesleyan minister's residence, 1859 Cremorne Lunatic Asylum cottages, Balmain St pre 1880s
Crouch & Wilson	1870s	additions to Messrs. Bedggood and Co.'s boot factory, Judd St.
Crouch & Wilson	1873	8 cottages in Balmain St., for J.T. Harcourt, J.P (Cremorne Lunatic asylum)
Crouch & Wilson	1881	2 wooden houses in Balmain St., Richmond for the Melbourne Permanent Building and Investment Society.
Crouch & Wilson	1876	cottage in Erin Street, Richmond for Mr K.H.R. Skeeles.
Crouch & Wilson	1871	Wesleyan Schoolroom
Crouch & Wilson	1878	Baptist Church Schoolroom, Stanley Street,
Crouch & Wilson	1875	2 shops in Bridge Rd., Richmond for Mr Lamble.
Cutler & Hornabrook	1880s	erection of stables and shed for the Aylesbury Milk Farm Company, Burnley.
Cutler & Hornabrook	1890	2 brick shops in Bridge Rd., Richmond for George Alexander Esq.
De Garis, F & Son	1889	Brick factory in Punt Road, Richmond.
D'Ebro, Charles A	1890s	engine house &c for the New Australian Electric Company, Ltd, Richmond
Dennehy, Richard J	1883	T Byrne's house
Dowden & Ross	1850s	R C Chapel - school of St. James, Bridge Rd, Richmond site Griffiths Palmer and Coppin Streets
Dowden & Ross	1850s	R Murphy's hotel
Dowden & Ross	1853-	schoolhouse at Richmond adjoining the Police Station for Rev. J J Madden Catholic Paster of Richmond
Egan, Michael	1870s-1880s	2 storey brick villa pair at 112 Highett St in 1875, atypically large residences for this area and era <sup>34</sup> .
Egan, Michael	1874	J Bosisto's house brick addition
Egan, Michael	1875	Murphy's Paddock estate
Egan, Michael	1891	Residence at Erin St. Richmond, for Dr. McColl.
Egan, Michael	1876	brick cottage, Mulberry Street, Richmond, for Mr D. Fleming
Egan, Michael	1875	Shop, Bridge Rd., for G.C. Adcock.
Egan, Michael, Jnr	1869	Second prize in competition for Richmond Town Hall, judged by W.W.Wardell. (also M. Egan was Mayor of Richmond).
Eggleston, A S & R A	1939	YWCA Hostel 353 Church St. major additions
Eggleston, Alec Stanley	1919-1935	Epworth Hospital, 30- Erin St.
Ellerker & Kilburn	1880s	
Ellerker & Kilburn	1886	terrace of seven 2 storey houses at Burnley
Elliott, K F	1939	Rebuilding of service station at cnr. Swan St. & Punt Rd.
Flannagan, John	1861	Burnley's Paddock estate design (Highett, Burnley, John's Streets)
Flannagan, John	1873	Vaucluse estate, sold 1874
Flannagan, John	1870s	alterations, Southern Brewery
Flannagan, John	1870s?	mansion of the late Dr. Stewart, Church St.
Flannagan, John	1898	business premises & factory at Bridge Rd., Richmond, for Messrs. Locke Tompsitt & Co.
Flannagan, Leonard John	1913	Factory Buildings for Messrs Cox & Mailer. In

<sup>34</sup> Lewis, Architects Index *Argus* 1.4.1875, p 3

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Designer	Active period/date	Key examples
		Cubbitt St.
Flanagan, Leonard John	1907-	Villa Residence, Loyola Street, Burnley For. E. Worlidge Esq
Gawler & Drummond	1920s	Factory at Balmain St., Richmond, for Klembro Pty. Ltd. ; Kindergarten and church for St. Bartholomews Church, cnr. Burnley and Boyd Sts., Burnley 1925-
Gibbins, John Frederick	1870s?	Rising Sun Hotel (first stage),
Gibbins, John Frederick	1889	Shakespeare Terrace, Punt Rd
Gibbs , Harry B.	1884	2 storey residence, Richmond, for J. C. Stanford.
Gibbs, Harry Browse	1890s	A.J. Alcock Electric Light & M.P. Company, Richmond
Gore, William T	1875	additions to Vine Hotel
H.S. Eggleston & J.D. Overend	1930s	additions to Epworth Hospital, Erin St.,
Henderson, A & K	1937	factory for Mascot Mills of Eastlaugh Ltd., Stewart St.
Henderson, Kingsley Anketell	1930s	
Hennessy, M	1874	Cricketers Arms Hotel, 1 <sup>st</sup> stage
Hennessy, M	1877	Yarraberg Hotel
Herbols & Wood	1891	brick villa for R. Scott
Hitchcock, Norman	1885	Dover Castle Hotel
Hughes & Orme.	1939	Sir Henry Barkly Hotel, built in 1854, remodelled & re-named the Riverside Inn
James, R Thomas	1911	Brick villa at Richmond. L. J. Adam
Jenkins, John Shanks	1880	Blacksmith's Arms Hotel, Bridge Rd addition
Jenkins, John Shanks	1884	additional storey to Winter's "City Tea Warehouse",
Jenkins, John Shanks & J.H. Fraser, C.E	1879-1882	Design for Victoria St., bridge 1 <sup>st</sup> rebuild
Johnson, George Raymond	1870	Villa residence on Docker's Hill, Richmond, for Chas. Smith
Jones, Richard	1870	Forresters' Hall (see Koch)
Kelly, Thomas A	C1872	New presbytery for St. Ignatius, Richmond said to be "the finest in the colony".
Knight & Kemp	1853	erection of an Orchestra at Cremorne Gardens Richmond.
Koch, John Augustus Bernard	1877	Three 2 storey shops & dwellings, Richmond, for Charles Britten.
Koch, John Augustus Bernard	1877	three 2 storey shops & dwellings, Richmond, for Charles Britten
Koch, John Augustus Bernard	1888	shops at Richmond for A E Bigge.
Koch, John Augustus Bernhard	1886	2 attached brick villas in Clifton St., Richmond for H.J. Farmer.
Koch, John Augustus Bernhard	1885	2 storey residence, Richmond for Dr. Duigan.
Koch, John Augustus Bernhard	1895	2 two storey residences Richmond Terrace Richmond for Robert Troy Carey
Koch, John Augustus Bernhard	1878	brick residence for Mr Beamish in Swan St
Koch, John Augustus Bernhard	1885	2 storey shop premises, stabling etc. in Campbell Pde., Richmond for Mr S. W. Weatherill,
Koch, John Augustus Bernhard	1889	additions to Free Dispensary,
Koch, John Augustus Bernhard	1881	Richmond Public Dispensary
Koch, John Augustus Bernhard	1876	Joseph Britten's proposed new drapery establishment, Swan St.
Koch, John Augustus Bernhard	1887	alterations to Town Hall
Kursteiner, Alfred	1883-4	Pavilion, in the Horticultural Society of Victoria's grounds, Richmond Park.
Laing, Charles	1850-1	villa at Richmond for William Highett.
Laing, Charles	1858	Coppin estate on Brighton Street, CPs 7&8
Ledger, James John	1889	furniture warehouse in Swan Street, Richmond for Nathan Bros.
Marsh & Michaelson	1930s	factory in Richmond for F. Goldnail P/L

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Designer	Active period/date	Key examples
Mathews, Peter	1870s-1880s	additions to Lewis and Whitty's Starch, Soap and Soda Crystal Works, Richmond. ; church at Richmond, for the Methodist New Connexion
Matthews, John Felix	1860s	additions and alterations to the Presbyterian Church wooden building, Lennox St., Richmond.
Matthews, John Felix	1875	Kingston Hotel, 1 <sup>st</sup> stage
Matthews, John Felix	1874	Hon. William Highett, M.L.C. additions
Matthews, John Felix	1859	4 room W.B. shop and dwelling at Richmond for Setford.
Matthews, John Felix	1861	shop and dwelling at Richmond for Bosisto.
Matthews, John Felix	1885	3 shops and dwellings in Bridge Rd., Richmond, for Mr F. Howell.
Matthews, John Felix	1875	2 shops and dwellings in Bridge Rd., Richmond for Mrs Coles.
Matthews, John Felix	1860	new shop with alterations and additions to premises in Church St., Richmond for Britten & Sons.
Matthews, John Felix	1885	20 stall stable at in Lennox and Judd Sts., Richmond, for Mr F. Howell.
Mccrae, Toole & Blackett	1898-1901	St. Ignatius Schools & Hall at Vaocluse
Newson & Blackburn	1850s-70s	St. Peter's Church, Richmond; St. Stephens Anglican Church, Church Street, Richmond
Parker & Mcmullen	1880s	dditions and alterations to the Dublin Brewery, Richmond.
Parlett, Henry M	1890	7 two storey brick residences in Waltham Place, (Bedggood Shoe Factory)
Perrott, Leslie Marsh	1930s	factory remodelling at Bendigo St., Richmond, for H.J. Heinz & Co. P/L., former Wertheim
Pitt, William	1910-1916	Two storey brick factory, Richmond. F. and W. Abery,; Extension Empire Works Church St Factory and additions, Goodwood St, .Richmond (Pelaco?).
Pitt, William	1888	Villa Residence, "Casa De Santiago" Richmond, For James Allee Esq.
Pitt, William & Walkley	.1918-1923	Metropolitan Gas Co. Depot Bridge Road, Richmond For Squire Kennon Esq; Factory additions, Goodwood St, .Richmond (Pelaco?)
Plottel, Joseph	1930s	factory for Julius Kayser, Stewart St; Lamson Paragon factory on the Boulevard Lamson Paragon Ltd., in Westbank Terrace,
Public Works Office	1879-80	new post and telegraph station
Purchas, Albert	1880s	
Rain, William	1889	lecture hall for Salvation Army Training Home,
Reed & Barnes	1870s	James Dodgshun, Esq., Bridge Rd. (west end)
Reed, Henderson and Smart	1880s	
Rettie, William	1874	villa residence, Darlington Parade, (Euroolie)
Richmond Council	1878	market-shed, Church St, Council Reserve
Roberts, J W & Co	1884	2 storey shop and dwelling in Green St., Richmond.
Robertson & Climie	1860s	Richmond Young Men's Institute
Robertson & Hale	1850s	Congregational Church
Robertson & Hale	1860	grandstand at Richmond for the Caledonian Society.
Robertson, James Moeller	1869	Richmond Young Men's Institute hall
Rowand, Charles CE	1884	Victoria St., bridge second rebuild, Richmond approved by Kew, Richmond and Collingwood Councils, and Public Works Dept.
Russell, Robert	1850	house at Richmond for Henry Creswick.
Salway, William	1880s	
Shakespear, R.H.,	1880	Swan St. Bridge design competition. Won;

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Designer	Active period/date	Key examples
		Temperley, Edwards & Jenkins 2nd
Shalless, J	1860	shop and dwelling house for William Speed. Church St.
Smith & Johnson	1870s	
Smith & Pritchard	1853	wooden houses at Clifton (Rev Docker's model village)
Smith & Watts	1860s	vestries to the Congregational Church
Smith, Sydney Wigham	1889	brick shop and dwelling for the Melbourne Orphan Asylum, Richmond
Stephenson & Meldrum	1933	factory in Coppin St., Richmond, for Southern Textiles P/L.
Stephenson & Meldrum	1935	Bethesda Hospital, 28 Erin St.
Tappin, Gilbert & Dennehy	1888	6 two-storey brick shops and dwellings, Victoria Parade
Tappin, Gilbert & Denney.	1880s	malting house, kiln and store at Richmond for M. J. Daly
Taylor, Lloyd	1860s	
Taylor, Thomas Mcpherson	1860s	Admiral Napier Hotel, cnr. Bridge & Punt Roads, addition
Taylor, Thomas Mcpherson	1860	5 brick cottages in Cubitt Street
Temperley, Edwards & Badger	1880	New malt house using Gallands pneumatic process a process new to Melbourne has begun at Messrs. Chas Smith & Co's. brewery at Gough St, Cremorne St., Richmond
Temperley, Edwards & Badger	1880	malt house for Messrs. Chas. Smith & Co
Temperley, Edwards & Badger	1880	bridge approaches over River Yarra at Swan Street
Temperley, Edwards & Jenkins	1880	Call tenders for Swan St. Bridge (timber and iron structure), foundation stone laid 1882
Terry & Oakden	1880s	additions to Hat Factory
Terry & Oakden	1886	Darling Hotel addition
Terry & Oakden	1876	Wesleyan Parsonage, Church Street,
Terry & Oakden	1843	wool washing store in Oddy Lane, Richmond for Mr J. Bedford.
Terry, Richard Le Poer	1939	Globe Theatre, Richmond re-opened after complete remodelling.
Tompkins, H W & F B	1915-20	Factory for McPherson's Pty. Ltd., Burnley St., Richmond Factory for Messrs. Griffiths Bros. P/L in Waterloo Lane (Place),
Tompkins, Henry William & Frank Beauchamp	1911	Shop and Warehouse, in Swan Street, Richmond. £5,600. (Dimmeys)
Tompkins, Henry William & Frank Beauchamp	1911	Amalgamated Picture Theatre, in Richmond, corner Charlotte and Church Streets, £4,000,
Treeby, Philip Edward	1880s	Hotel in Lennox St
Treeby, Philip Edward	1885	Two 2 storied shops and dwellings for J. Bentley in Bridge Rd.
Treeby, Phillip Edward	1885	three 2 storied brick shops and dwellings in Church St.
Tunbridge and Tunbridge,	1911	Australian Match Factory,
Twentyman & Askew	1880s	extensive carriage factory and repository in Bridge Rd Tramcar shed, Richmond 1885-9 (Bridge Rd)
Twentyman & Askew	1881	shop in Bridge Rd., Richmond, for Mr Bundy.
Unknown	1877	Omnibus Stables, Burnley Street.
Unknown	1906	Redecoration of the Richmond Town Hall <sup>35</sup> .

<sup>35</sup> Lewis, M. Australian Architecture Index: *Australasian Decorator and Painter* 1.6.1906, p 176

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Designer	Active period/date	Key examples
Unknown	1879	New bell cast for the reconstruction of the turret clock for the Richmond Town Hall; bell to be erected in the tower of the Richmond Town Hall by Messrs. Joseph Brothers, for the sum of £637..
Vanheems, Gerald William	1900-	brick chapel for the Jesuit Fathers in North Richmond.
Vanheems, Gerald William	1911	school and hall for the Jesuit Fathers
Vickers, Charles	1869-70	Design of the Richmond Town Hall. Illus. Perspective.
Victorian Railways	1884-5	bridge over the Yarra at Cremorne
Victorian Railways	1884-5	brick station buildings, platform walls and iron verandahs etc. at Richmond.
Walkley, Albion H	1915-1940s	Premises of J Kennon & Sons (tannery) River St,
Ward & Carleton	1903	2 two story brick shops and dwellings in Church Street
Wardell & Vernon	1880s	additions to St. Ignatius Church
Wardell, William Wilkinson	1870s,1890s	St. Ignatius Church
Watts, T & Sons	1887	large two storey residence, stabling &c, Church Street, Richmond for Dr. Dowling.
Watts, Thomas	1881	10 weatherboard cottages, Mary & Abinger Sts., (speculative Victorian-era cottages typical of area)
Watts, Thomas	1857	Shop in Lennox Street, Richmond for Josphe Docker.
Watts, Thomas & Sons	1883	10 wooden cottages, Richmond for the Metropolitan Building Society (Cotter St?).
Watts, Thos & Sons	1883	shop and dwelling (wood), Richmond for the Metropolitan Building Society
Webb , Charles	1874	Yarra Park State School SS3406 built by the Board of Land and Works.
Webb, James & Charles	1850s,1870s	additions to St Stephens Church
Wharton & Burns	1850s-1870s;	Wesleyan Chapel, Church of England, North Richmond
Wharton & Vickers	1874	Brighton Street State School, prize winning design (demolition)
Wharton, George	1877	Richmond Central, State school No. 1567
Wharton, George	1887	shop and dwelling, Bridge Road, Richmond for J Boland.
White, Francis Maloney	1860s,1870s,1880s	erection of Presbyterian Church, Lennox St., Richmond
White, Francis Maloney	1882	wooden school buildings, Presbyterian Church, Lennox St., Richmond.
White, Francis Maloney	1886	3 storied shop, Bridge Road,
Wight & Lucas	1880s	
Wolf, William George	1880s	Grand Hotel at Burnley, 1 <sup>st</sup> stage
Wolf, William George	1888	Cremean's Hotel, Swan St.,
Wolf, William George	1886	stables, coach house, additions and alterations for Dr. Lator, Church St. (not 293 Church)
Wolf, William George	1887	large two storey residence, stables, coach-house etc., for Dr Lator, (293) Church Street
Wood, Herbert	1891	brick & W.B. villa, Miller St., for Howes Cassidy Esq.
Wood, James	1880s	malt-kiln and storeroom at Richmond for J.C. Winn, Esq
Wood, James	1891	Loyal Studley Hotel, rebuild
Wood, James	1880	2 shops and dwellings, Simpson's Rd., Richmond, for Mr Wustemann.

***Richmond builders***

As well as the architects, builders such as Paton erected house rows such as Lynedock Terrace in Brighton St. Also in Brighton St was the five brick cottages built for W.J. Bray by J. Lever's, of 20 Jeffcott Street, West Melbourne<sup>36</sup>. Clements Langford who worked for David Mitchell was at the other end of the scale, becoming one of the most successful contractors in the Colony.

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<sup>36</sup> Lewis, M. Australian Architecture Index: cite *Argus* 12.8.1881, p 2

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## Appendix 6: Selected individually significant places outside of proposed heritage precincts and extensions to existing Heritage Overlay Areas

### Introduction

The following selected places were identified as *individually significant* but not in the existing Heritage Overlay Areas or assessed potential heritage precincts. Not all of the places identified as individually significant outside of existing Heritage Overlay Areas or proposed heritage precincts have been assessed because of budget restrictions.

The following places have been assessed as individually significant at *Local* or above level, using the National Estate Register criteria and the values described in Section 4(1)(d) of the *Planning and Environment Act 1987*. One of the places for assessment, 74 Elizabeth Street, was demolished during the study and hence the assessment is not included.

A short Statement of Significance has been prepared for each place to explain the significance of each and guide in their management under the heritage overlay. The statements provide historical background, the integrity of the place and significant or contributory elements associated with the place.

The assessments use the general format of the City of Yarra Heritage Review 2007, using the Heritage Victoria format (*What is significant* describing the place history, integrity and type, *How is it significant* if of historical, architectural, social, scientific significance, and *Why is it significant?* describing significant aspects of the place).

#### **What is significant?**

*(Description of the place and contributory elements including facts about size, layout, construction date, designers and builders, materials, integrity, condition and so on, as relevant. This section was made as brief as possible but was intended to leave no doubt about the elements that make up the heritage place and their historical background. It identified features or elements that are significant about the place (eg house, outbuildings, garden, plantings, ruins, archaeological sites, interiors etc) as a guide to future management.)*

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

*(A sentence stating if the place or Heritage Precinct is of aesthetic, architectural, historic, social and/or scientific interest or other nominated special value<sup>37</sup>.)*

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

*(Details the heritage values under the above broad categories (aesthetic, architectural, historic, scientific, social or spiritual interest or other special value) used in the assessment of significance.)*

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<sup>37</sup> Section 4(1) of the *Planning and Environment Act 1987*

## **Recommendations**

### ***City of Yarra Planning Scheme***

The following proposed heritage places should be considered for the Heritage Overlay Area under clause 43.01 of the City of Yarra Planning Scheme.

### ***Heritage Overlay Schedule to the City of Yarra Planning Scheme:***

It is recommended that `Yes` be placed in the *External Paint Controls Apply?* column and `No` be placed in all other columns to the Heritage Overlay Schedule to clause 43 of the City of Yarra Planning Scheme.

### ***Recommended places for inclusion on the Heritage Victoria and Australian Heritage Commission registers.***

None of the following places is recommended for the above State and National heritage registers, each being below the threshold for both registers.

### ***City of Yarra Gaps Heritage Database***

For more information and an image of each place refer to the City of Yarra Gaps Heritage Database, provided to the City of Yarra on DVD.



## Whipp's Terrace, 597-599 Bridge Road, Richmond

### Summary

**Main creation date:** 1873

**First owner:** William Whipp, boot maker

**Other major owners or occupiers:** Michael McNamara, Sarah Bolton.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Good

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the Whipp's Terrace is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 28

### What is significant?

This site was a subdivision of Allotment 10, Crown Portion 32: William Morton sold the lot to Thomas Cheeseman in 1860 and Cheeseman sold to William Whipp in 1873 for £120. William Whipp, a boot maker, was the namesake for this shop and its occupier: only one other Whipp was listed in the Melbourne Directories, as a resident in Emerald Hill.

An auction notice in the *Argus* 16 May 1876 described a weatherboard shop and dwelling house known as Manchester Store, as in Bridge Road, Richmond, as opposite Whipp's Hotel, as an indication of Whipp's prominence in the area at that time. This hotel was listed at 476 Bridge Road from as early as 1865 (currently the site of an Edwardian-era shop).

In the 1870s Whipp was located in a group of shopkeepers and tradespersons at the east end of Bridge Road including Gammon, the draper, Youliden, a butcher, Kershaw the grocers, and JC Jones, chemist (q.v.). His shop & residence was unusually large for that date for a single owner-occupier. Typically if a shop row was created it would be justified financially by selling off other shops and keeping one for the developer. This may explain the listing in the 'Government Gazette' for 1874 that Whipp's estate had been sequestrated and that a general meetings of creditors for election of trustees and the other purposes set forth in the 53rd section of the Insolvency Statute was to be held at the offices of the Court of Insolvency, Collins Street, on Monday the 11th day of May.

Whipp had borrowed from Morton to build, repaying some £850. Then he had mortgaged the property to Adam Stackpoole and another for £1050 but after a series of transactions lost the tenure to Joseph Heath.

Heath's estate sold the property to Thomas Chaplin in 1886 who sold it John T Corry in 1895 for £748. Michael McNamara, news agent, was at 597 Bridge Road around 1900 and Mrs Sarah Bolton resided at 599 (residence section).

After a mortgage to Robert Douglass, Emma Forshaw was the new owner of the building by 1907. The building was divided in 1952.

### ***Whipp family***

William married Jouala Jane Broughton and his family included William Edwin (born and died 1854 at Rochdale), Sarah (born 1856, Melbourne), William Richard (born at Richmond in 1858, died 1860), John (1860-); Alfred (1862-); Ann Jane (1864-), and Frances Elizabeth (born 1866, died 1867). William Whipp had moved to South Melbourne by the 1880s.

Despite the financial woes of William, the Whipps were still active in the City during the Edwardian-era with James Whipp resident at 20 Greeves St, Fitzroy, and practising boot making, and with him Ernest (a clicker) and Harold (a packer).

This family were pioneers in Richmond, arriving there soon after the first subdivisions, and William Whipp was a long-term businessman in the area, albeit overreaching his financial limits in the lead up to the boom era of the late 19<sup>th</sup> century. Despite this failure he has left his name as part of the permanent fabric to an early commercial building in the City. As an early Richmond hotelier he was well known locally such that his premises was used as a local landmark in commercial advertising.

### **Description**

This double-storey rendered shop & residence is designed in the Italian Renaissance Revival style, with a parapet cornice moulding and frieze set between corbels and urns. A segmentally arched raised entablature is at the centre of the parapet with panels set between piers and four urns. Upper level windows have Gibbsian cemented architraves and the facade wall is ruled to simulate stone; the side and rear walls are typically face red brick. The roof has a rendered chimney with distinctive bracketed cornice and slate cladding, patterned with green scalloped rows.

The reproduction cast-iron farmed street verandah has a convex corrugated iron clad roof.

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

Whipp's Terrace at 597-599 Bridge Road, Richmond is historically and aesthetically significant<sup>38</sup> to the locality of Richmond and the City of Yarra.

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

Whipp's Terrace at 597-599 Bridge Rd, Richmond is significant to the Richmond locality:

- for the building's relative architectural value, given the early date of 1873, as a forerunner for the numerous highly decorated Renaissance revival designs to follow in the 1880s;
- for the building's distinctive details such as the parapet urns, the Gibbsian surround to the upper level windows and the bracketed chimney cornice; and
- for the building's close association with the life and times of pioneering local hotelier and shop keeper in Richmond, William Whipp.

### **References:**

Richmond Conservation study (1984): C-Grade, BIF notes "Typical Victorian 2 storey shop constructed in 1873 ...verandah reinstated"

1873 date on parapet

D1875: 754; D1904: 498

ER1908 Batman/ Fitzroy Sth: 69

Victorian Titles Office (Victorian Titles Office (VTO)): LP25765; Application 39912 1912;

State Library of Victoria, Cole Collection

Australian Architecture Index cites *Argus* 16.5.1876, p 3

#### **R Peterson report, n.d.**

‘HISTORY : Built in 1873,1

VISUAL DESCRIPTION : Four-bay, double-storey rendered Renaissance Revival shop. It has a Classical cornice mould and frieze between corbels. The parapet has an arched centrepiece panels between piers and four urns, Windows have Gibbsian surrounds and walls have ruled courses. There is one rendered chimney and roof slates are patterned with green scalloped rows, visible at rear.

#### **COMPARATIVE ANALYSIS**

No shop is directly comparable, but nearest are :

202-2C6 Church Street (ref: 156); 96 and 98 Victoria Street (ref : 111) and 219 Swan Street (ref : 20).

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<sup>38</sup> National Estate Register Criteria E1, A4- see appendices

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

SIGNIFICANCE A characteristic Renaissance Revival shop of architectural significance at local level.

INTACTNESS : verandah, entirely replica.

CONDITION & THREATS : Very good, but threatened by traffic pollution.

### REFERENCES

1. On parapet.'

## Shop & residence pair, 637-639 Bridge Road, Richmond

### Summary

**Main creation date:** 1889

**First owner:** John Clark Jones, chemist, dentist

**Other major owners or occupiers:** Wm. Nolan a hairdresser; Daniel Long, chemist; Graham Monkhouse, chemist.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Good

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the Shop & residence pair is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 29

### What is significant?

Richmond chemist, John Clark Jones, was the owner of a 33 feet frontage in Bridge Road from the 1870s, being part of Allotment 16, Crown Portion 32. In 1889, a brick 8 room 'house' had been erected for John Clark Jones, with a doubling of the municipal annual valuation for the site from the previous year. The 'house' was today's shop & residence pair.

Mrs E. L. Highland (637) and Graham Monkhouse, chemist (639), were the tenants in 1890 while around 1900, William Nolan a hairdresser (637) and Daniel Long, also a chemist (639), occupied the shops & residences. Then,

the owner was listed as the Northern Assurance Company, the mortgager. William Nolan stayed on for many years at 637 Bridge Road but Joseph Plummer & Thos Jackson, plumbers, had replaced him by the 1920s. The Insurance Broker, Charles Duplan Lloyd of 33 Queen Street, Melbourne owned the pair from 1910 until his death in 1937. The Milleara Land Development Company Proprietary Limited (1940-78) and then the Melbourne Estates and finance company proprietary limited owned the shops into the 1970s.

JJ Jones was listed as a chemist but he was also one of the Colony's early dentists. Since 1888 he had practised as both a pharmacist and dentist before the Act regulating dentistry was passed (Acts 960, 1118, and 1595): he was located at 143 Bridge Road as listed in the Dentists' Register for 1905. Jones had been listed as a chemist at Bridge Rd, Richmond since the 1860s.

### **Description**

This two storey Italian Baroque Revival style shops pair has an ornate rendered parapeted façade with two arched upper level window pairs, Tuscan Order pilasters and an eclectic scrolled pediment to each pair. The parapet cornice advances and recedes between pediment corbels that extend out on brackets. The parapet and raised entablatures have three cast cement orbs for each shop, including on central to the entablature pediment which itself has an axial fluted pier. Embossed cement panels are at each end of the parapet frieze. The whole is a very creative and free use of classical elements. The MMBW plan from 1901 shows deep recessed shopfront entries at the end of each shop ground level but no street verandah. The same plan shows the kitchen sink and bath at the rear of each shop as a verification of their residential role. Parapet orbs have been removed and the ground level has been changed.

The pair relate closely to the adjoining shop & residence at 635.

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

The shop & residence pair at 637-639 Bridge Road, Richmond is historically and aesthetically significant<sup>39</sup> to the locality of Richmond and the City of Yarra.

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

The Shop & residence pair at 637-639 Bridge Road, Richmond is significant to the City of Yarra;

- for the architectural skill of the upper level façade, as a free and well-preserved assembly of classical architectural elements in the Baroque manner;
- for its association with Richmond pioneering chemist and dentist, John Clark Jones

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<sup>39</sup> National Estate Register Criteria E1, A4- see appendices

## References:

### Municipal rate books:

Bridges Road 637-639 Richmond

VPRS 9990/P1 – City of Richmond – East Ward

Rate year Rate no. Occupier Owner Description NAV (pounds)

1921/22 5314 Nolan Wm J, hairdresser Lloyd, 31 Queen Street 637 Bk. 7 rms. 16'6" x 106' 40

5315 Plummer & Jackson, Jos. & Thos, plumbers 639 Bk. 7 rms. 16'7" x 106' 40

1901/02 4954 Nolan Wm. Hairdresser Northern Ass. Co. 637 house Bk. 7 rms. 30

4955 Long Daniel, Chemist Northern Ass. Co. 639 house Bk. 7 rms. 32

1890 188 Highland Mrs E. L. Jones John Ck. House Bk. 8 rms. 60

189 Graham Monkhouse, chemist Jones John Ck. House Bk. 8 rms. 60

1889 187 Blank Jones John, chemist, Richmond House Bk. 8 rms. 60

188 Blank Jones John, chemist, Richmond House Bk. 8 rms. 60

1888 177 Blank Jones John Clark, chemist, Richmond Land 33 ft. 30

1886 Dec 173 VL Jones John Ck. Chemist Land 33 ft. 2

### Other references:

D1865

GG 1905

Victorian Titles Office (VTO) 3009/606; application 34753c

Victorian Public Records Office (VPRO): VPRS 9990/P1 – City of Richmond – East Ward rate books

### R Peterson report n.d.

HISTORY: Probably built 1890s.1

VISUAL DESCRIPTION: Two storey whimsically eclectic Boom Baroque Revival shops pair, rendered with parapets. The round-headed window pairs have flat Tuscan pilasters with an eclectic scrolled pediment. The cornice advances and recedes between gabled corbels on brackets. The tall parapet Centrepieces have three balls each.

COMPARATIVE ANALYSIS Comparable with : 619 and 635 Bridge Road (ref : 10); 413 and 415 Swan Street (ref : 16); 92 and 94 Victoria Street (ref : 110) and 88 and 90 Victoria Street (ref : 109).

SIGNIFICANCE A relatively intact Boom Baroque Revival pair of shops of local architectural. significance.

INTACTNESS Lacks boundary wall balloons. Lacks ground storey shop fronts and verandahs+

CONDITION & THREATS t Needs preparation and redecoration.

REFERENCES : 1. Shown on 1901 MMBW plan 1086.

## Loyal Studley Hotel, Former, 53 Burnley Street, Richmond

### Summary

**Main creation date:** 1891

**First owner:** Patrick Carmody, hotel keeper; Edward Wood, Collingwood, Brewer

**Other major owners or occupiers:** Rudolph Boehnke, Elizabeth Clarke.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Fair

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the Loyal Studley Hotel, Former is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 30





Figure 31 Detail

### What is significant?

An earlier Loyal Studley Arms was licensed to John Sutcliffe in May 1870. The auction notice for November 1872, described the hotel as brick, with bar, bar parlour, private rooms, dining, kitchen, five bedrooms, stabling for four horses, coach-house, haylofts and outhouses. Then, the owner Alex Jamieson sold the hotel in association with the licensee, John Sutcliff, Jane Jones, and John Cornish, in 1873 for £ 580 to John Wood. Subsequent licensees were James Dowling, 1872; Robert McNeill, 1874; Michael Flaherty, 1882; J. Grandfil, 1883-4; and F. Braines, 1885-6. The architect, James Wood, then of Gertrude St., Fitzroy called tenders for painting, papering and repairs to Loyal Studley Hotel, Richmond in the *Argus* of 1877 and later on 18 November 1879.

After a series of dealings, William Walker and James Wood leased the property to Patrick Carmody from 1887, renewing the lease in 1891 for £310 per annum. Carmody, who had been the licensee of a hotel on this site since 1887, was the rated owner when the present English Queen Anne revival hotel was erected there in 1891 (as a `rebuilding`), to the design of James Wood. It was rated by the City of Richmond as a hotel of ten rooms, with £200 annual valuation, in 1893, after a valuation of £80 in the previous year. Rate books listed the hotel as the `Lord Studley` for the first time in 1894. The room numbers increased from 10 to 16 by 1901.

There were alterations and additions in the 1940s by Harry J. Little, architect of Collins Street. The hotel was delicensed and converted into offices in 1989-90.

The origin of the unusual name is not known, however Studley Park in Kew, just across the Yarra River footbridge is said to have been named after Studley, in Yorkshire.

The ownership of the property did not change until 1912 when licensee, Rudolph Boehnke of Burnley Street was the new proprietor, selling with

vendor finance to Elizabeth Clarke of Burnley Street Richmond, married woman in 1913. During that time the hotel was leased to Edward Jewel Whittin while Jeremiah Donovan was the licensee in the 1920s.

Elizabeth Clarke died 29 May 1944 with probate granted to Ethel Muriel Sheehan of 717A Malvern road Toorak, Pearl Irene Norton of 717A Malvern Road, Toorak widow and hotelkeeper Stanley Wilfred Chandler of the Hotel Australia, Corowa, NSW. The hotel was then sold to Ethel Muriel Sheehan, Pearl Irene Norton and Stanley Wilfred Chandler in 1945.

### **James Wood**

*Victoria and its Metropolis*, (V2: 538) provided the following:

*Born in Melbourne in 1854. After completing his education he entered the office of George Wharton, where he remained until the completion of his articles in 1875. Started on his own in 1875, the Yorkshire Brewery, Collingwood, being among his first works. Other buildings included the Hawthorn Augustine Congregational Church, the Yarra Grange Dry Plate factory, and several residences in Hawthorn, where he has business connections. His offices are in Swanston St.*

Apart from the highly significant Yorkshire brewery in Collinwood (see Victorian Heritage Register) Wood, also designed a new malt-kiln and storeroom at Richmond for J.C. Winn, Esq., in 1880, and Wustermann's shop pair in Bridge Road also in 1880.

### **Description**

This two-storey, English Queen Anne revival style hotel has a red brick (painted over) asymmetrical façade, with extensive render dressings, and a gabled main roof with slate cladding. The left façade bay is in a gabled parapet form with the hotel name and date, as an abstracted cartouche, and an upper triangular panel, with a moulded cartouche, finial, and scrolls supporting a Tuscan pier, with a balloon. The upper level façade has three windows to each façade bay, with ogee heads and apronwork below cills. The window heads penetrate the frieze mould below the deep dentilated cornice. The roof had terra-cotta crestring and three chimneys with deeply moulded cornices.

The cantilevered verandah is an addition and, typical for a Victorian-era hotel, the ground floor façade has been altered. All of the brickwork has been painted and some roof slates replaced, along with the terra-cotta crestring. These changes either apply to areas of low stylistic expression, such as the ground level façade, or are reversible in terms of the significant upper level (paint removal).

This hotel is an early precedent for significant hotels such as the Dan O'Connell and the Perseverance, twenty years later, that used a combination of classical medieval sources for their architectural detailing. Although uncommon in Victorian-era commercial and residential buildings, the Queen Anne style was used for State Schools designed from the 1870s onwards: a comparable English Queen Anne style school is Richmond North Primary School, Davison Street, from 1888.

## How is it significant?

The Loyal Studley Hotel, Former at 53 Burnley Street, Richmond is historically and aesthetically significant<sup>40</sup> to the locality of Richmond and the City of Yarra.

## Why is it significant?

The Loyal Studley Hotel, at 53 Burnley St Richmond is significant to the Richmond locality:

- as an early example of the English Queen Anne Revival manner, applied to a suburban hotel, despite alterations;
- As a stylistic precedent for later architecturally significant hotels, such as the Perseverance and the Daniel O'Connell, built up to twenty years later, and the work of the talented architect, James Wood; and
- For its social significance as a public gathering place over a long period and the site of one of the key hotels in the small nearby Yarraberg settlement over an even longer period.

## References:

### Municipal rate books:

Burnley Street 53 Richmond

VPRS 9990/P1 – City of Richmond – East Ward

Rate year Rate no. Occupier Owner Description NAV (pounds)

1921/22 4885 Donovan Jeremiah, Publican Clarke Elizabeth Lord Studley Hotel, Bk. 15 rms. 70.6 x 137' 155

1901/02 4553 Lonydon Theophilus, Publican Wood's Ex Studley Hotel, Bk. 16 rms. 104

1895 4840 Carmody Patrick, Publican Wood Edward, Collingwood, Brewer Hotel Lord Studley, 10 rms. 104

1894 4840 Carmody Patrick, Publican Wood Edward, Collingwood, Brewer Hotel Lord Studley, 10 rms. 104

1893 5006 Carmody Patrick, Publican Wood Edward, Collingwood, Brewer Hotel Bk. 10 rms. 200

1892 5001 Carmody Patrick, Publican Wood Edward, Collingwood, Brewer Hotel Bk. 9 rms. 80

1891 4877 Carmody Patrick, Publican Wood Edward, Collingwood, Brewer Hotel Bk. 9 rms. 64

1890 2972 Carmody Patrick, Publican Wood Edward, Collingwood, Brewer Hotel Bk. 9 rms. 64

1888/89 2844 Carmody Patrick, Publican Wood Edward, Collingwood, Brewer Hotel Bk. 9 rms. 50

1886 Dec 2568 Braines? Frederick, LV Wood Elizabeth, Collingwood Hotel Bk. 9 rms. 50

### Other references:

Victorian Titles Office (VTO) APPLICATION 40012; 3616/124; 6821/114

Date on building, 1891

Victorian Public Records Office (VPRO): VPRS 9990/P1 – City of Richmond – East Ward rate books

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<sup>40</sup> National Estate Register Criteria E1, A4- see appendices

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Australian Architectural Index cites: *Argus* 18.11.1879, p 3; *Building Engineering and Mining Journal* 1.8.1891 supplement 3 James WOOD, Tenders wanted for rebuilding of the Loyal Studley Hotel, Burnley St., Richmond.

### **R Peterson report, n.d.**

#### **‘HISTORY:**

The origin of the unusual name is not known, however Studley Park in Kew, just across the Yarra River footbridge is said to have been named after Studley, Yorkshire.

The Loyal Studley Arms was first licensed to John Sutcliffe in May 1870. At auction in November 1872, it was brick with bar, bar parlour, private rooms, dining, kitchen, five bedrooms, stabling for four horses, coach-house, haylofts and outhouses.

Subsequent licensees were James Dowling, 1872; Robert McNeill, 1874; Michael Flaherty, 1882; J. Grandfil, 1833-4; F. Braines, 1885-6 and Patrick Carmody, 1887-95. The present hotel was built in 1891 by Carmody. It had nine rooms at £80 value and in 1893-4 ten rooms, £200 value.<sup>5</sup>

There were alterations and additions in the 1940s by Harry J. Little, architect of Collins Street.<sup>6</sup> It was delicensed and converted into offices in 1989-90.

**VISUAL DESCRIPTION :** Two-storey, English Queen Anne hotel in red brick with extensive render dressings. It has two bays with a gable roof across. The left bay is a parapet gable. The slate roof had terra-cotta cresting with three deeply moulded chimneys. Over the cantilevered verandah are three windows to each bay, with ogee heads and apronwork below cills. The window heads penetrate the frieze mould and there is a deep cornice. The gable has name and date in an abstracted cartouche. The upper gable is a triangular panel, with a modelled cartouche. The gable has a finial, with scrolls supporting a Tuscan pier, with a balloon.

**COMPARATIVE ANALYSIS :** An early precedent for hotels such as the Dan O'Connell and the Perseverance, twenty years later.

A comparable English Queen Anne building is : Richmond North Primary School, Davison Street, 1888.

**SIGNIFICANCE :** Built in 1891, the Loyal Studley is a small hotel in the English Queen Anne Revival manner, which is a precedent for later hotels such as the Perseverance and the Daniel O'Connell, twenty years later. This architectural significance is reduced to local level due to recent alterations.

**INTACTNESS :** Lacks ground-storey front. All brickwork painted (except rear chimney). Roof slates replaced. Lacks terra-cotta cresting. Change to office use.

**CONDITION & THREATS :** Very good.

**REFERENCES :** 1. L. Blake, *Place Names of Victoria*, (Rigby) Melbourne 1977.

2. Coles Collection, Vo1.3, p.28.

3. Parapet & February 1892 Rate Book, East Ward and shown on the 1898 MMBW plan 1078.

4. Ibid.

5 . January 1893 Rate Book, East Ward, p.4.

6. Drawings and specification held, R&BHS.

## Shop & row house development, 63-71 Church Street, Richmond

### Summary

**Main creation date:** 1891

**First owner:** Thomas Meredith, Richmond, builder.

**Other major owners or occupiers:** Mary Ann Meredith; Cornelius Joseph Gardner.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Good

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the House, part shop & row house development is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 32 Shop & residence part of row



Figure 33 Row house part of row

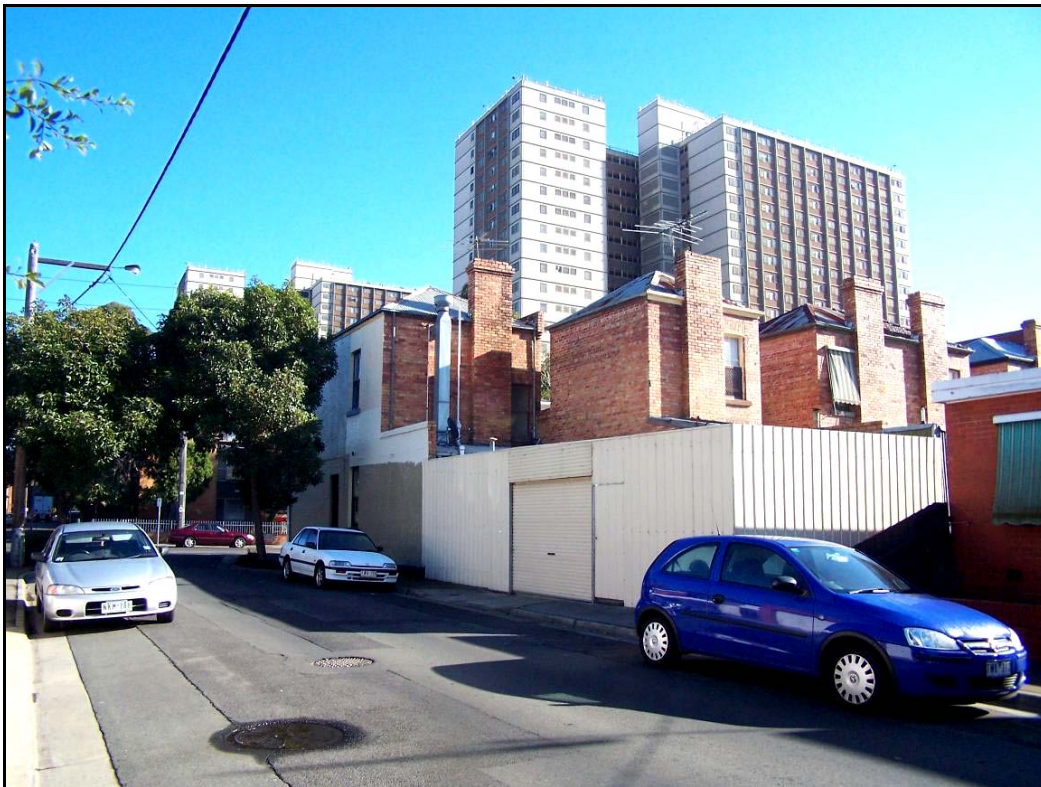


Figure 34 rear view of row, showing two-storey rear wings

### What is significant?

Thomas Meredith, a Richmond, builder, was the first owner of this house row in 1891: each of the five (61-69) houses was described in municipal rate books as 5 rooms and brick, with the shop and residence at 71 as 4 rooms. The row replaced an earlier one of timber houses, each of 4 rooms. Thomas

Meredith of Buckingham Street, Richmond had acquired the site in December 1891 and mortgaged it to Thomas Forbes and John Foley in February 1892 to finance the construction: the debt was discharged November 1897 which was surprisingly soon given the financial problems of that decade. Some of the first tenants included Constable Joseph A Donald; Alexander Perry, a Teaman; Caroline Bartlett, widow; and Constable Carl Hausen.

Meredith died 12 April 1908 leaving his widow Mary Ann Meredith, then of 66 Buckingham Street (now flats), as his estate's executor along with Frederick Meredith of 101 Church St, bricklayer and Alphonse William Bice of Hartington St, Kew carpenter . By the early 20th century occupiers included Edward Halpin, a cordial factor; Thos. E Whitford , a Plumber; Ethel McDougall, house duties; Norman Laskie, a driver; Caroline Button; and Luisa Ford, Butcher. Mary Ann died August 1913 and the new owner was Cornelius Joseph Gardner of 63 Brunel street East Malvern, a confectioner. The row was divided up into separate ownership as late as the 1950s.

### **Description**

This row is now a corner shop & residence and only five dwellings (61 demolished). It includes a two-storey, rendered parapeted corner shop and residence, with attached four bichromatic (cream, red) Italianate style, single-storey, single-fronted row-houses, all with unusual double-storey rear wings. The shop has a ruled coursed rendered façade with a deep cornice mould and frieze, painted face brick side wall, and a near intact timber shop-front. The house row has a continuous gable profile main roof, without exposed party-walls, but the end house has massive stepped party walls. The two-storey rear wings have hipped roofs.

There are turned eaves-brackets, vermiculated corbels, scroll-brackets and a cast-iron verandah frieze. There are tripartite windows and fanlight in orange and cream bricks. The verandahs have encaustic geometric tiled floors and paths, with bluestone edging. Chimneys are unpainted render, classically moulded.

Some of the windows have been altered, the slate roof replaced with various materials and some of the façade brickwork painted over. The verandah frieze has been replaced on 69 Church Street.

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

The shop & row house development at 63-71 Church Street, Richmond is historically and aesthetically significant<sup>41</sup> to the locality of Richmond and the City of Yarra.

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

The Shop & row house development at 63-71 Church is significant historically and architecturally to the Richmond locality:

- as a relatively well-preserved Victorian-era house row and shop from the boom era of the City's development;

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<sup>41</sup> National Estate Register Criteria E1, A4- see appendices

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- for the uncommon two-storey rear wings to the houses and the rare timber shopfront at 71; and
- for the historical association with a local builder developer, Thomas Meredith.

### References:

#### Municipal rate books:

Church Street Richmond 61-71

VPRS 9990/P1 – City of Richmond – North Ward

Rate year Rate no. Occupier Owner Description NAV (pounds)

1910/11 1484 Halpin Edward, cordial factor Meredith Mrs 61 Bk. House 5 rms. 22  
1485 Whitford Thos. E, Plumber Meredith Mrs 63 Bk. House 5 rms. 22  
1486 McDougall Ethel, H/D Meredith Mrs 65 Bk. House 5 rms. 22  
1487 Laskie Norman, driver Meredith Mrs 67 Bk. House 5 rms. 22  
1488 Button Caroline H/D Meredith Mrs 69 Bk. House 5 rms. 22  
1489 Ford Luisa, Butcher Meredith Mrs 71 Bk. House 4 rms. 27  
1905/06 1369 Neill Geo, Driver Meredith Thomas 61 Bk. House 5 rms. 20  
1370 Edward to Schneider Mrs. Nurse Meredith Thomas 63 Bk. House 5 rms. 20  
1371 Smith to McDougall Mrs. M Meredith Thomas 65 Bk. House 5 rms. 20  
1372 Martin Elizabeth Meredith Thomas 67 Bk. House 5 rms. 20  
1373 Burns Richard, Bootmaker Meredith Thomas 69 Bk. House 5 rms. 20  
1374 Ford Geo. Butcher Meredith Thomas 71 Bk. House 4 rms. 25  
1900 1420 Neill Geo, Driver Meredith Thomas 61 Bk. House 5 rms. 17  
1421 Weston Jas. Traveller Meredith Thomas 63 Bk. House 5 rms. 17  
1422 Davison Edward tram emp. Meredith Thomas 65 Bk. House 5 rms. 17  
1423 Donald Joseph, Constable Meredith Thomas 67 Bk. House 5 rms. 17  
1424 Ford Mrs Alfred butcher Meredith Thomas 69 Bk. House 5 rms. 17  
1425 Ford Mrs Alfred butcher Meredith Thomas 71 Bk. House 5 rms. 22  
1895 1459 Donald Joseph A Constable Meredith Thomas builder 61 Bk. House 5 rms. 17  
1460 Perry Alexander, Teaman Meredith Thomas builder 63 Bk. House 5 rms. 17  
1461 Bartlett Caroline, widow Meredith Thomas builder 65 Bk. House 5 rms. 17  
1462 Hausen Carl, Constable Meredith Thomas builder 67 Bk. House 5 rms. 17  
1463 BLANK Meredith Thomas builder 69 Bk. House 5 rms. 17  
1464 Ford Mrs C, butcher Meredith Thomas builder 71 Bk. House 5 rms. 26  
1894 1465 Donald Joseph A Constable Meredith Thomas, Richmond, builder 61 Bk. House 5 rms. 20  
1466 Perry Alexander, Teaman Meredith Thomas, Richmond, builder 63 Bk. House 5 rms. 20  
1467 Bartlett Caroline, widow Meredith Thomas, Richmond, builder 65 Bk. House 5 rms. 20  
1468 Hausen Carl, Constable Meredith Thomas, Richmond, builder 67 Bk. House 5 rms. 20



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1469 BLANK Meredith Thomas, Richmond, builder 69 Bk. House 5 rms. 20  
1470 Ford Mrs C, butcher Meredith Thomas, Richmond, builder 71 Bk. House 5 rms. 30  
1891/92 1481 BLANK Meredith Thomas, Richmond, builder House Bk. 4rms 7  
1482 BLANK Meredith Thomas, Richmond, builder House Bk. 4rms 7  
1483 BLANK Meredith Thomas, Richmond, builder House Bk. 4rms 7  
1484 BLANK Meredith Thomas, Richmond, builder House Bk. 4rms 7  
1485 BLANK Meredith Thomas, Richmond, builder House Bk. 4rms 7  
1486 Ford butcher (in pencil) Meredith Thomas, Richmond, builder House Bk. 4rms 9  
1890/91 1476 BLANK Meredith Thomas, Richmond, builder House Wd 4 rms. 14  
1477 White Miss, Botanist Meredith Thomas, Richmond, builder House Wd 4 rms. 14  
1478 Galbraith Malcolm, dealer Meredith Thomas, Richmond, builder House Wd. 4 rms. 16  
1890 2154 O'Brien Daniel, Labourer Maguire Trust Estate House Wd 4 rms. 14  
2155 White Miss, Botanist Maguire Trust Estate House Wd 4 rms. 14  
2156 Galbraith Malcolm, dealer Maguire Trust Estate House Wd. 4 rms. 16  
1888/89 2153 O'Brien Daniel, Labourer Maguire Bernard, Richmond, publican House Wd 4 rms. 14  
2154 Ingleton William, storeman Maguire Bernard, Richmond, publican House Wd 4 rms. 14  
2155 Garland George, carter Maguire Bernard, Richmond, publican House Wd. 4 rms. 18

### **Other references:**

Richmond Conservation Study (1984): C-Grade, notes "Two-storey commercial building (and four houses with two-storeys at rear) with prominent corner location and notable for surviving original shopfront "

Victorian Public Records Office (VPRO): VPRS 9990/P1 – City of Richmond – North Ward rate books

### **Richard Peterson Statement of Significance, n.d.**

HISTORY : Built probably about 1870(?).1

Ref : 122

VISUAL DESCRIPTION : A two-storey, two-bay, rendered brick Stripped Classical corner shop and residence, with a parapet. Attached, within the same development are four bichromatic Italianate, single-storey, single-fronted row-houses, all with double-storey rear sections, similar to the shop residence. From the rear, the appearance of the five buildings is uniform. The shop has ruled coursed render, with a deep Classical cornice mould and frieze, with an intact timber shop-front. The houses have a continuous gable roof across, without party-walls and set back. There are turned eaves-brackets, vermiculated corbels, scroll-brackets and cast-iron lace valence. There are tripartite windows and fanlight in orange and cream bricks. The verandahs have encaustic geometric tiled floors and paths, with bluestone edging. Chimneys are unpainted render, Classical moulded.

COMPARATIVE ANALYSIS : Other comparable double-storey rear sections to single-storey terraces are at : 185 Burnley Street (ref : 28); 92 and 94 Burnley Street (ref : 37); 378 and 380 Burnley Street (ref : 35) and 193-7 Highett Street (ref : 86). Other comparable rows of houses attached to a major building, as part of the same development are : 316-326 Victoria Street (ref : 113 & 114); 1-5 Davison Street (ref : 128); 23-41 White Street (ref : 169) and 35-37 Gipps Street, with 34 Docker Street.

SIGNIFICANCE : A development of about 1870 incorporating a two-storey, Stripped Classical corner shop and residence, with four bichromatic Italianate row houses, single-storey, with double-storey rear sections. Of local architectural significance.

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

INTACTNESS : Good. Nos.63 and 67 have original door-furniture (knob and letters slot).  
No.65 lacks its door. Nos.65 and 67 have painted brickwork.

CONDITION & THREATS : Good.

REFERENCES : 1. Shown on the 1896 MMBW plan 1046.

Victorian Public Records Office (VPRO): City of Richmond Rate Books: VPRS 9990/P1 –  
North Ward

## Alexander Miller's shops & residences, 533-537 Church Street, Richmond

### Summary

**Main creation date:** 1911

**First owner:** Alexander Miller, draper, Geelong

**Other major owners or occupiers:** T Perryman, engineer, Isabel Jagert, confectioner; Ernest McMillan, butcher, James Arnold, fishmonger, and F Farrell, boot maker, hairdresser Walter Moriarty, engineer Charles Slez, and Ernest Hughes.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Good

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the Alexander Miller's shops & residences (part) is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 35



Figure 36

### What is significant?

Alexander Miller of 94 Moorabool street Geelong draper had owned the site of 533-537 Church St since November 1889. Miller is well known as a great benefactor, via his estate, for the establishment of early aged care homes in locations where his drapery stores had thrived.

The MMBW Detail Plan 914 of 1895 showed a corner shop at the Kingston St crossing with a large rear yard and stable (533), a deep set back for 535 and a front yard, and what appears to be a house at the Darlington St corner (later Willis) also with a rear yard and stable as 539 (no 537): the 1904 listing for these buildings includes Fred Brown, baker, at 533; Robert Munro junior, saddler, at 535 and Fred Brown's timber residence at 537. By 1910, Sands & McDougall Melbourne directories listed the extra property in the block, marking the construction of this row of 3 shops: the entry 'three vacant houses' was made in 1910, indicating they were still in construction. By the time of the 1911-12 rate book, the shops were listed as occupied.

Alexander Miller died 27 April 1914, with probate granted in 1915 to The Trustees Executors and Agency Company limited of 412 Collins Street Melbourne, George Edward Wale of Euroa storekeeper, and Donald Hinton McKenzie of Benalla Storekeeper and William Henry Thomas of the cnr. of Swanston and Little Collins street Melbourne, accountant. The trustees continued to own the buildings into the 20th century.

Occupiers of the shops included: T Perryman, engineer, Isabel Jagert, confectioner, at 533; Ernest McMillan, butcher, James Arnold, fishmonger, and later F Farrell, boot maker, at 535, and hairdresser Walter Moriarty, an engineer Charles Slez, and Ernest Hughes at 537; (Frederick Brown was still at the adjoining 539 into the 1920s). Reputedly a Post Office was formerly in no.533 as indicated by the faded parapet sign photographed in 1984. Recently Australia Post occupied 535.

***Alexander Miller (1842-1914).***

The first Miller homes were built in Geelong in 1914, where Alexander Miller began his successful life as a draper. The gross value of his estate at his death in 1914 (he is buried at Western Cemetery) was £176,241, and 195 aged care homes had been built up to 1984. The endowment was given with the ability of the trustees to develop the trust and maintenance of the homes. They were built in towns such as Shepparton, Rushworth, Numurkah, Benalla, Maryborough, Castlemaine and Ballarat where Miller had conducted business. Leading Geelong architectural firm, Laird and Buchan designed many of these buildings and it is likely from the distinctive design of the Church St shops that they too were designed by this firm. The first Alexander Miller Memorial Homes were at 324-332 Ryrie Street, Geelong, designed by Laird and Buchan and constructed in 1913-14 by Tingate Bros. for a total cost of £1277. Others were at 73 Mckillop Street Geelong and 22 Park Street GEELONG (both on the Victorian Heritage Register).

**Description**

These three single-storey red brick shops have very high parapets shaped in what has been described by Richard Peterson as 'a most exotic design'. The parapets terminate with rare Chinese (concave) pediments and flagpoles, supported on flat, fluted brackets, over an ogee parapet, plain with capping-mould. Between, are parapet piers, surmounted by pineapples. Cornice and frieze-mould are set between plain, round corbels. The exposed north side wall of 533 Church Street is face red brick and the parapet wall stepped in profile.

Two shops have rare timber shop-fronts (535, 537) set on battered glazed green ceramic tiled plinths, with recessed and splayed doorways and encaustic geometric tile paving to the thresholds.

Only the shop-fronts of 537 and 535 are near original (although 537 is reputedly a replica based on 535). Only 535 and 537 have encaustic threshold tiles. The top of one pineapple is missing (533/535). The canvas-canopy of 533 and the shop-front sign-writing of 537 are unrelated to the Edwardian-era as is the air-conditioners projecting from the doorway of 537. The sills of openings on the north of 533 have been altered.

**How is it significant?**

The Alexander Miller's shops & residences at 533-537 Church Street, Richmond are historically and aesthetically significant<sup>42</sup> to the locality of Richmond and the City of Yarra.

**Why is it significant?**

Alexander Miller's shops & residences 533-537 Church St, Richmond are significant historically and aesthetically to the Richmond locality and the City of Yarra:

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<sup>42</sup> National Estate Register Criteria E1, A4- see appendices

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- for their distinctive design, including the timber parapet form and detailing;
- for the relatively high integrity, with some original shopfronts; and
- for their association with the important benefactor, Alexander Miller.

### References:

#### Municipal rate books:

VPRS 0999 – South Ward - City of Richmond

Rate year Rate no. Occupier Owner Description NAV (pounds)

1915/16 3249 Jacob Isabel, confectioner Trustees Ex. & Co 533 H Bk. 4 rms. 32

3250 Heather Wm., fishmonger Trustees Ex. & Co 535 H Bk. 1 rms. 22

3251 Moriarty Walter, Hairdresser Trustees Ex. & Co 537 533 H Bk. 4 rms. 33

1911/12 3186 Perryman to Boyd, engineer A. Miller 533 H Bk. 4 rms. 32

3187 McMillan Ernest, Butcher A. Miller 535 H Bk. 1 rms. 22

3188 Moriarty Walter, Hairdresser A. Miller 537 H Bk. 4 rms. 33

1910/11 3102 533 Bk. (prog) 20

3103 535 Bk. (prog) 20

3104 537 Bk. (prog) 20

1909/10 3102 533 Bk. (prog) 20

3103 535 Bk. (prog) 20

3104 537 Bk. (prog) 20

1908/09 3094 Brown Fred, baker Miller Alex Land 50' 12

1907/08 3019 Brown Fred, baker Miller Alex 533 H wd. 5 rms. 30

#### Other references:

Victorian Titles Office (VTO) 2204/632, AP26107;

D1904, D1906; D1910, D1911; D1912; D1916; D1920, D1953

VHD: Victorian Heritage Register H1182; Heritage Overlay Number HO732 4 Malvern Grove  
GEELONG WEST, Greater Geelong City; Victorian Heritage Register Number H1182;  
Victorian Heritage Register Number H1184

#### R Peterson report n.d.

HISTORY : Probably built about 1900. They replaced a single corner shop with a yard on the southern part of the site The Post Office was formerly in no.533.

VISUAL DESCRIPTION : Three single-storey red brick shops, with very high, timber parapets (?) in a most exotic design. The parapets terminate with rare Chinese (concave) pediments and flagpoles, supported on flat, fluted brackets, over an ogee parapet, plain with capping-mould. Between, are piers, surmounted by pineapples. Cornice and frieze-mould are between plain, round corbels. They have timber shop-fronts, over battered grass-green ceramic tiled soffits, with splayed doorways and encaustic geometric tile paving.

COMPARATIVE ANALYSIS : No shops are directly comparable. Other single-storey shops are 378 & 380 Burnley Street (ref : 35) and 92 & 94 Bunting Street (ref : 37).

SIGNIFICANCE : Three relatively intact, single-storey brick shops, with most exotic high timber parapets, of about 1900. Of local architectural significance.

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

INTACTNESS : Reasonable, after recent restoration. Only the shop-fronts of no.533 and 535 are mostly original, 537 is a timber replica. Only 535 and 537 have encaustic tiles. The top of one pineapple is missing. The neon sign and canvas-canopy of 533 and the shop-front sign-writing of 537 are not appropriate. Air-conditioners projecting from the south wall of 533 are not appropriate.

CONDITION & THREATS : Reasonable, but inappropriate repair has caused deterioration. The parapet render-repair needs re-repair. The sandblasting of the north wall of 533 was not appropriate and is exposing the brickwork to deterioration and the new inappropriate Portland cement cills are cracking.

REFERENCES : 1. 1896(?) MMBW plan 914.

## Prince Alfred Hotel, 619 Church Street, Richmond

### Summary

**Main creation date:** 1899

**First owner:** William Fallon

**Other major owners or occupiers:** John A.B. Koch; Hugh Patrick Kiely.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Good

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the Prince Alfred Hotel is locally significant within the City of Yarra, compared to other similar places from a similar era.



### What is significant?

The Prince Alfred Hotel was first licensed in April 1855 to Joseph Murphy. Subsequent licensees were William Brooks, 1862-69; Mrs Susan Brooks, 1869-70 (who was buried from there in July 1871); Thomas Dixon, 1871-80; Frank O'Neill 1881-87; Sarah O'Neill, 1888; Walter O. Coulson, 1889-90 and William Fallon, 1891-1901, and John Griffiths, 1902.

The namesake of the hotel, Prince Alfred Ernest Albert, Duke of Edinburgh (1844-1900) was the fourth child of Queen Victoria. He married the daughter of Alexander, Emperor of Russia. In 1867, he made the first royal tour of Australia and was shot and wounded by an Irish immigrant in Sydney; the same man attempted to shoot Archbishop Goold.



The Melbourne and Metropolitan Board of Works detail plan, 916, City of Richmond (Publication date: 1895 ) shows a smaller earlier version of the hotel (9 rooms) with a large cellar across the front (with well) and a skittle alley on the south side. The stable yard had a small shed and there was a horse trough at the front of the hotel in Church St. A later MMBW index plan shows the present larger hotel (12 rooms) covering the skittle alley but with the same cellar extent.

The Brookes Estate had owned the site until Fallon purchased it in c1899 in preparation for the new building. The foundation stone was laid by Mrs W.J. Fallon, wife of the publican on 23 October 1899. Peters and Hetherington were Builders and W.B. Davis, Clerk of Works. It cost £2,000, without furnishings and fittings. There was a main bar (with fibrous plaster ceiling by artist-modeller, Otto Waschatz of Hoddle Street; polished cedar bar-counter, fittings and carved solid timber trusses), bar-parlour, commercial room, kitchen, polished Blackwood staircase, with landing stained-glass windows, drawing-room, parlour, four bedrooms and bathroom. Fallon retired from the bar and John Griffiths became the publican; Griffiths passed to Devlin and, later, the `Argus' Oct 2, 1916 reported that the National Trustees' Company was applying for letters of administration of the estate of Hugh Patrick Kiely, late of the Prince Alfred Hotel, Church Street, Richmond, licensed victualler, who died on August 28 last, leaving personal estate to his widow and children. Burch was replaced by Taylor, in the 1920s.

#### ***John A.B. Koch (1845-1928)***

William Fallon was responsible for engaging the important Richmond architect, John A.B. Koch to design a new hotel for the site. John A.B. Koch migrated to Melbourne from Hamburg in 1855. By 1870, he was practising as an architect. Over 60 buildings, mostly in Richmond, where he was City Architect in 1887 and Hawthorn where he lived from 1896, have been attributed to him. He was City Architect to Melbourne from 1873. He is thought to have designed the former Mietta's restaurant (former naval and military club, Alfred Place, Melbourne), North Fitzroy; Record Chambers, Collins Street; Labassa, Caulfield; Lutheran Church Parsonage East Melbourne and also the Spread Eagle Hotel, 370 Bridge Road (1885), as well as the Prince Alfred.

The Richmond Council presented retiring councillor, JA Koch, with a testimonial in 1885 in hand lettered text surrounded by flowers, and three pictures of Richmond buildings: the Town Hall, and two others which Koch designed - the RUFFS Free Dispensary building, and the South Richmond Library building (no longer standing), both in Church St. The text reads:

*'To J.A.B. Koch, Esq. Dear Sir, On behalf of your numerous friends and admirers, we, the undersigned, desire to express our high appreciation of your services as councillor for the City of Richmond, during the past eight years. We recognise the very active part you have taken in all matters for the advancement of the City, and that your professional services have been at all times at the disposal of the Citizens without fee or reward, notably the Free Dispensary, South Library, Swan St Level Crossing, and Church St Railway Bridge. Not only as a Councillor, but as a Mayor, your ability and liberality are commendable, in this matter we recognise you were ably supported by your much esteemed wife, Mrs Koch. We would not forget the great*

*interest displayed by you as a Member and Chairman of the School Board of Advice. We feel the Citizens of Richmond are greatly indebted to you for the time and attention you have given to their affairs, and exceedingly regret your loss to the city as Councillor. In recognition of your many valuable services to the City we trust you will accept of this address and accompanying souvenir as a record of the high opinion entertained, of your personal worth, and hope with the Divine Blessing, you may be spared to your family. With our best wishes for your future welfare. We remain, dear Sir, on behalf of the Subscribers, Yours faithfully, F. Darke, W.Chattaway, James T. Lancashire, S.V.Winter, JP, William Davison, Geo. Graham, MD, C.M.Davies, E.Altman, George W.Deate, James Farwood, Hon. Secretary, James Charles Brown, Chairman. Richmond, 1885. '*

## **Description**

This distinguished two-storey, Baroque revival corner-hotel, has two brick façades (painted over), with cemented dressings and a balustrade parapet. There are three façade bays to Prince Patrick Street and five bays to Church Street (including the corner splay). The parapet has four very elaborate pediments set over projecting bays in the façade: the pediments are moulded and dentilated, with elaborate terra-cotta foliated cartouches, supported on scrolled and foliated brackets. The deep ventilated cornice and frieze-mould is continuous, advancing and receding and has the name 'Fallon's Prince Alfred Hotel' in raised letters. Window-heads have deep label-moulds, supporting cartouches on blocks, with scroll-brackets and deep cills on brackets. There is a deep string moulding and frieze-mould also at first-floor and a further foliated frieze between the round architraved window-heads at ground-storey, with keystones, but plain cills. It has an axed bluestone base, with cellar doors in Prince Patrick Street. A typical red brick Edwardian-era chimney is visible above the parapet.

The overall effect is one of bold façade modelling albeit in a style more associated with the late Victorian-era.

Minor additions have been made including window boxes, air units, signs and window hoods. The parapet urns are assumed to have been removed.

## **How is it significant?**

The Prince Alfred Hotel at 619 Church Street, Richmond is historically and aesthetically significant<sup>43</sup> to the locality of RICHMOND and the City of Yarra.

## **Why is it significant?**

The Prince Alfred Hotel at 619 Church St, Richmond is significant to the City of Yarra:

- as a distinguished, boldly modelled and remarkably well-preserved two-storey Baroque revival style corner hotel,
- as the design of former Richmond City Architect and renowned designer in the State context, John A.B. Koch;
- as a local institution, offering a meeting place in its present form for over 100 years and a hotel site for near to another 50 before that.

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<sup>43</sup> National Estate Register Criteria E1, A4- see appendices

## References:

### Municipal rate books:

Church Street 619 Richmond

VPRS 9990/P1 – City of Richmond – South Ward

Rate year Rate no. Occupier Owner Description NAV (pounds)

1921/22 3273 Burch to Taylor, Publican Fallon Wm. Prince Alfred Hotel Bk. 10 rms. 53.7' x 117.6' 200

1905/06 2970 Griffiths to Devlin Fallon Jno. Hotel Prince Alfred 12 rms. 190

1901/02 2902 Griffiths Jno. Publican Fallon Wm. Hotel Prince Alfred 12 rms. 200

1900 2973 Fallon Wm. Publican O/O Hotel Prince Alfred 9 rms. 130

1899 3010 Fallon Wm. Publican O/O Hotel Prince Alfred 9 rms. 130

1895 3130 Fallon Wm. Publican Brookes Estate Hotel Prince Alfred 9 rms. 140

1894 3120 Fallon Wm. Publican Brookes Estate Hotel Prince Alfred 9 rms. 150

1893 3196 Fallon Wm. Publican Brookes Executive Hotel St. 9 rms. 200

1890/01 2717 Changed to Fallon Brooks Trustees 9 rms. Bk. St. Hotel 160

1890 7787 Covesons Walter, LO Brookes Trustees 9 rms. Bk. & stone Hotel (Prince Alfred) 200

### Other references:

Yarra Library: 1885 Certificate of appreciation to J.A. Koch, Councillor.ID: 8354

Victorian Public Records Office (VPRO): VPRS 9990/P1 – City of Richmond – South Ward rate books

### R Peterson Statement of Significance n.d.

HISTORY : The Prince Alfred Hotel was first licensed in April 1855 to Joseph Murphy. Subsequent licensees were William Brooks, 1862-69; Mrs Susan Brooks, 1869-70 (who was buried from there in July 1871); Thomas Dixon, 1871-80; Frank O'Neill 1881-87; Sarah O'Neill, 1888; Walter O. Coulson,

1889-90 and William Fallon, 1891-1901.1 and John Griffiths, 1902.2 Fallon was responsible for engaging the important Richmond architect, John A.B. Koch to design a new hotel for the site.

John A.B. Koch (1845-1928) migrated to Melbourne from Hamburg in 1855. By 1870, he was practising as an architect. Over 60 buildings, mostly in Richmond, where he was City Architect in 1887 and Hawthorn where he lived from 1896, have been attributed to him. He was City Architect to Melbourne from 1873. He designed Mietta's (*former naval and military club*); Record Chambers, Collins Street; Labassa, Caulfield; Lutheran Church Parsonage East Melbourne and also the Spread Eagle Hotel, 370 Bridge Road (1885), as well as the Prince Alfred.

The hotel may have been planned earlier, during the Depression, because it is shown on the 1896 MMBW plan 914, dotted.

The foundation stone was laid by Mrs W.J. Fallon, wife of the publican on 23 October 1899. Peters and Hetherington were Builders and W.B. Davis, Clerk of Works. It cost E2,000, without furnishings and fittings. There was a main bar (with fibrous plaster ceiling by artist-modeller, Otto Waschatz of Hoddle Street; polished cedar bar-counter, fittings and carved solid timber trusses), bar-parlour, commercial room, kitchen, polished Blackwood staircase, with landing stained-glass windows, drawing-room, parlour, four bedrooms and bathroom.

Prince Alfred Ernest Albert, Duke of Edinburgh (1844-1900) was the fourth child of Queen Victoria. He married the daughter of Alexander II, Emperor

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of Russia. In 1867, he made the first royal tour of Australia and was shot and wounded by an Irish immigrant in Sydney.

**VISUAL DESCRIPTION :** A distinguished two-storey, Baroque revival Boom corner-hotel, brick, with render-dressings and parapet. There are three

bays to Prince Patrick Street, six bays to Church Street, with a corner splay. It has a balustraded parapet, through which project very elaborate

pediments : over bay two Prince Patrick Street, on the splay, and bays three and six Church Street, which project. Bay one Prince Patrick Street

projects as a quasi-Composite pilaster. The pediments are moulded and dentilated, with elaborate terra-cotta foliated cartouches, supported on

scrolled and foliated brackets. The deep dentilated cornice and frieze-mould is continuous, advancing and receding and has the name

embossed. Window-heads have deep label-moulds, supporting cartouches on blocks,, with scroll-brackets and deep cills on brackets. There is a deep

cornice and frieze-mould also at first-floor and a further foliated frieze between the round arched window-heads at ground-storey, with

keystones, but plain cills. It has an axed bluestone base, with cellar doors in Prince Patrick Street.

**COMPARATIVE ANALYSIS :** Comparable with : The Spread Eagle Hotel, 370 Bridge Road, John A.B. Koch, 1885; 164 Swan Street; 319 & 321 Swan Street (ref :

19); 102 Elizabeth Street (ref : 106); 418-422 Bridge Road; 49-53 Bridge Road; The Sun Hotel, 425 Church Street, 1889 and other Koch buildings.

**SIGNIFICANCE :** A distinguished and particularly intact, two-storey Baroque revival Boom corner hotel, in brick with render dressings, designed by the

important architect John A.B. Koch and built 1899-1900. Of regional architectural significance.

**INTACTNESS :** Very good, but brickwork and render are painted. The interior

retains one leadlight fanlight, three fire surrounds, cornices, the stair

(not quite as grand as the press description) and the configuration of

rooms is identifiable. The present interior arrangements are sympathetic

and evocative.

**CONDITION & THREATS :** Very good.

**REFERENCES :** 1. Cole Collection, Vo1.3, p.37. La Trobe Library.

2. Sands & McDougall. Directory of Victoria, 1895-1902.

3. Bede Nairn & Geoffrey Searle, (General Editors),

Australian Dictionary of Biography Volume 9 1891-1939. (MUP) Melbourne 1983, pp.632 & 633.

4. Foundation panel.

5. Richmond Australian, 25 October, p.2.

6. Ibid. The bricks are red.

7. Ibid.

## Row houses, 31-33 Griffiths Street, Richmond

### Summary

**Main creation date:** 1884-5

**First owner:** James Freeby, builder

**Other major owners or occupiers:** Eva Crook, John W. Murphy.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Good

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the Row house is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 37

### What is significant?

The Most Reverend James Alipius Gould Doctor of Divinity (Roman Catholic Archbishop of Melbourne 1874-), the Very Reverend Joseph Dalton (Society of Fevis) and Joseph L'Estrange and William Henry Archer Esquires were joint owners of the land surrounding this property by March 1872. They subdivided and sold this allotment to Sarah Freeby who was the wife of building contractor, James Freeby of Highett Street, Richmond, in October 1879. Around this time the architects, W.H. Ellerker & Co. designed a villa residence for J. Freeby worth £780.

A mortgage to the National Bank of Australasia followed in April 1885, confirming construction of this row house pair in the light of rate book descriptions of two brick houses, each of 7 rooms, by late 1885. The houses were then sold off to the Richmond furniture dealer and upholsterer, William Hider Smith, of Swan Street by May 1887 and then to George Wallder of Chatsworth Road, Hawksburn, gentleman, in 1889.

George Wallder later lived in Nicholson Street, North Fitzroy (1893) as the only listing of that name in Melbourne. The Wallder family came to be known as butchers in the Wallan area, with George's son, FG Wallder, being perhaps the most successful in the family. The Wallders had arrived in the Colony from Portsmouth in the 1850s, going almost immediately to what was then called Wallan Wallan, where George & Edith Wallder and family, engaged in an expanding butchering business. As a child, his son, F. G. Wallder is said to have played in 'innocent companionship' with the future outlaws Ned and Dan Kelly, as schoolmates. The family continued with developing a large butchering business, with branches at Avenal, Seymour and Kilmore, which continued on well into the 20<sup>th</sup> century. George appears to have retired to in Melbourne by the late 19<sup>th</sup> century, dying at St Kilda in 1911 aged 88.

Mrs Eva Crook leased the property in the 1890s, being listed as resident at number '51' (a combination of 31-33) in 1904, while Evaline Smith of 51 Griffiths Street took up the title. Evaline died 3 September 1903 leaving it to Florence Edith Grahame of Balwyn Rd. Balwyn.

Those who leased the pair in the late Victorian-era included: John Hyndman, lapidist; Wm O'Connor, milk vendor; John W. Murphy, carrier; Joseph Thomas, bookmaker; Henry Hick, bootmaker; George Beaver, agent; Bernard Mathew, agent; and Catherine Ross, widow. Eva Weston, Mary Griffiths, and Miss Dubois had it as a combined house from c1905.

### **Description**

This double-storey, Victorian-era terrace-pair is built of red, English garden wall bond brickwork (one house, 33, painted over), with plain tall symmetrically placed brick chimneys; and a gabled cross-ridge roof with no expressed dividing party wall. There are ogee profile eaves-brackets with turned pendant spindles. Each double-level verandah has rare dog-toothed bressumers. The first-storey windows are large, and arched while each outer opening is fitted with French doors. The ground-level windows are tripartite with Tuscan moulds, bluestone cills and base. The verandah has geometric encaustic tiles, bluestone edged. Doors have fanlights and number 33 had an early flyscreen door in the 1990s. Number 35 had a rare cast-iron palisade fence, on a bluestone base with 'extraordinary bluestone obelisk piers', axed in finish with round heads: this is now timber picket.

The rear elevation is continuous and intact and built at a lower level to the front wing allowing rear highlights to the main rooms. In the 1990s there was a long outbuilding to number 33 and rare shade house, with a skillion roof and brick chimney but this is no longer evident. There has been a major redevelopment of the rear of 31. The adjoining lane had bluestone pitchers laid in diagonal pattern in the 1990s: this has since been asphalted over.

When surveyed in the 1980s the original verandah iron detailing and balustrade had been removed but this has been replaced with an early pattern iron baluster and generic Victorian-era cast-iron friezes.

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

The row house pair at 31-33 Griffiths Street, Richmond is historically and aesthetically significant<sup>44</sup> to the locality of Richmond and the City of Yarra.

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

The Victorian-era terrace-pair at 31-33 Griffiths St, Richmond is significant to the locality of Richmond:

- for the distinctive gabled form with no party wall expression, as indicative of Richmond's status of outside of the Melbourne Building Act;
- for uncommon details like the dog-toothed bressumer to the verandah, the arched upper level windows and the French doors;
- for the association with some of the area's prominent figures, including local builder and likely creator, James Freeby, and Swan St businessman, William Smith.

### **References:**

#### **Municipal rate books:**

Griffiths Street Richmond 31-33

VPRS 9990/P1 – City of Richmond – Central Ward

Rate year Rate no. Occupier Owner Description NAV (pounds)

1944/45 9136 Weston Eva H/D Moon Mrs F. 15 Inverness Way 31/33 Bk. 12 rms. 96

1910/11 8691 Griffiths Mary H/D Jones Dr. 317 Collins Street 29/31 Bk. 10 rms. 75

1905/1906 8399 Dubois Miss Crook Miss 29/31 Bk. 13 rms. 62

1900 8347 Crook Mrs O/O House wd. 7 rms. 30

8348 Crook Mrs O/O House wd. 7 rms. 30

1895 8670 Hyndman John, Lopidist, Bank of Victoria House Bk. 7 rms. 26

8671 O'Connor Wm., milk vendor Bank of Victoria House Bk. 7 rms. 26

1890 2846 Murphy John W. Carrier Wallder George, gent House Bk. 7 rms. 54

2847 Thomas Joseph, bookmaker Wallder George, gent House Bk. 7 rms. 54

1888/89 2730 Murphy John W., carrier Smith W. Hilder Furniture dealer House Bk. 7 rms. 50

2731 Hick Henry, Bootmaker Smith W. Hilder Furniture dealer House Bk. 7 rms. 50

1887 2731 Beaver George, agent Smith H. Richmond, furniture dealer House Bk. 7 rms. 46

2732 Mathew Bernard, agent Smith H. Richmond, furniture dealer House Bk. 7 rms. 46

1886 2474 Ross Catherine, widow Freeby James, Richmond builder House Bk. 7 rms. 42

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<sup>44</sup> National Estate Register Criteria E1, A4- see appendices

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2475 Freeby James, Richmond builder House Bk. 7 rms. 42

1885 Dec 2271 Freeby James, Richmond builder House Bk. 7 rms. 40

2272 Freeby James, Richmond builder House Bk. 7 rms. 40

1884 2145 Freeby Jones, builder Freeby James, Richmond builder House Bk. & wd 8rms.

1883 Nov 1992 Freeby James, builder Freeby James, Richmond builder Workshop wd 12

### **Other references:**

Victorian Titles Office (VTO) 834/763; 1140/834

Victorian Public Records Office (VPRO): VPRS 9990/P1 – City of Richmond – Central Ward rate books

Australain Architectural Index: cites Contract.. taken by W.H. Ellerker & Co. for villa residence, J. Freeby £780 *Building Times* i, 1(1st Oct.1869) p 5

*Kilmore Free Press*, June 6, 1935 obit Wallder;

WD1880-1900

Macbeth: births, deaths and marriages indices.

### **R Peterson report n.d.**

**HISTORY** : Probably built about 1865 ( ? ) . The shade house was built after 1898. They were previously numbered 49 and 51.

**VISUAL DESCRIPTION** : A double-storey, Early Victorian terrace-pair of light red, English garden wall bond brickwork, with plain tall symmetrical brick chimneys; gable-roof across, with no party wall. There are ogee spindle eaves-brackets and the double-level verandah has dog-toothed bressumers.

First-storey windows are large, round-headed, outer ones with French doors. At ground-storey, windows are tripartite with Tuscan moulds, bluestone cills and base. The verandah has geometric encaustic tiles, bluestone edged. Doors have fanlights and no.33 has an early flyscreen door. No.35 has a rare cast-iron palisade fence, on a bluestone baser with extraordinary bluestone obelisk piers, axed with round heads. The rear elevation is continuous and intact. It is at a lower level allowing highlights to front rooms. There is a long outbuilding to no.33, with a rare shade house, with a skillion roof and brick chimney. The adjoining lane has bluestone pitchers on diagonal.

**COMPARATIVE ANALYSIS** : Comparable to : 35 & 37 Kent Street (ref : 132).

**SIGNIFICANCE** : A double-storey, Early Victorian terrace pair, without party walls, particularly intact, of about 1865. Several elements, such as the fence to no.35 and the shade house to no.33, are rare survivors. Of local architectural significance.

**INTACTNESS** : Very good. They lack their slate roofing, first-storey balustrade and brackets. The French doors may be later(?). The external face of side walls is painted. No.33 lacks its fence.

**CONDITION & THREATS** : Good.

**REFERENCES** : 1. Shown entirely on the 1898 MMBW plan 1053.

2. Not shown on the 1898 plan.



## Walters' house, warehouse and stables complex, 27-29 Hoddle Street, Richmond

### Summary

Main creation dates: 1901, 1909-1911

First owner: Richard William Walters, carrier

Other major owners or occupiers: Richard Alfred Walters.

Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent): Good

Heritage status (below threshold, locally significant or of State significance?): Fabric from the creation dates at the complex is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 38 house at 27 Hoddle Street

## What is significant?

Horatio John Clarke of Richmond owned this allotment by 1881: John Cameron, Tom Hill, and Jessie Watson of Baker Street Richmond, were later owners.



Figure 39 Warehouse, 29 Hoddle Street



**Figure 40** Rear lane stable and store

Richard William Walters was the owner of this property in 1894 when he was listed as occupying a timber house of 4 rooms: by 1901-2 the house had an extra room and a 'store and stables' had been added with an annual valuation of £50. When the property was connected to the MMBW sewer in 1903, it held a one-storey Victorian-era house, set back from the street at 27, with a rear service wing equipped with a bath and sink, and a 'two-storey' building at 29 (no set back) with a large rear stable block at the south-east corner of the site (as existing) with a paved floor (stone or brick). Another disused stable was in the yard of the two-storey building. A further note on the MMBW plan is dated 1908 as a later date for further works: new building (brick) erected... A 'House & storerooms' was added to the property rate description in place of the timber house in 1912. To achieve all of this Walters mortgaged the property to Thomas Leach.

Richard W Walters was the son of Alfred and Elizabeth (nee Coppin): he was born in c1855 and died at Richmond 14 August 1927, aged 72. Elizabeth was presumably linked with the famous Coppin family of Richmond and Cremorne. Richard married Josephine Vandersluys. Richard Alfred Walters was their son and had been a clerk in the company: he carried on the business until his death in 1954, aged 67. It was Richard junior who modernised the rear of the house in 1935. Hugh Kemp of 140 Gipps Street, Abbotsford, who was also a carrier, aided in the business transition.

**Description: house, 27 Hoddle Street**

This unusual two-storey, red brick Edwardian residential building has a corrugated iron clad gambrel roof, with the gablet set well back and the main hipped roof extended between boundary wing-walls. All windows (except first-storey centre) have triple casement frames with highlights, segmental arched heads and moulded brick cills. Brickwork is dyed red, with brick paint. The

first-storey façade is set out in three-bays and is symmetrical: side bays have rectangular oriel windows with gablet roofs, supported on triple brick corbels. At ground-level, the first bay has a ripple iron clad skillion hood supported on timber brackets. The other ground level façade bays are set back behind an arcaded porch. The porch arches are Florentine in style, with round heads inscribed by voussoirs in the form of a Gothic relieving arch. The verandah is paved with diamond pattern quarry tiles and the path also. The entry has side and toplights. On the left side there was once (1980s-90s) a ripple-iron fence and an old sign "Storage, Town & Country Removals. JA3676" over an earlier sign.

**Description: warehouse, stables, 29 Hoddle Street**

Like the adjoining house at 27 Hoddle St, this parapeted and rendered factory/warehouse has a gambrel form corrugated iron clad roof, with the gablet set well back and clad with weatherboard. The parapet has a central segmental arch and a dentilated cornice set between corbels that hang out over the footpath. The only opening is a central segmentally arched door with multi-pane glazing to the toplight and ledged and braced double timber doors below. The side parapets step up to follow the roofline with vermiculated end panels at the top level.

At the rear of both warehouse at 29 and residence at 27 there is a large stable and store in the form of red brick wings, with a large segmental arched carriage or wagon entry in the south bay and a pedestrian doorway in the north. The southern stable bay has loft doors and cathead beams over each. The sign 'R Walters Motor Vans for Hire' and 'R Walters Carrier Furniture Stores' are fading on the upper level: this sign has been recorded by the 'Our Fading Past' website.

**How is it significant?**

The Walters complex (house, warehouse and stable complex at 27-29 Hoddle Street, Richmond) is historically and aesthetically significant<sup>45</sup> to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The complex at 27-29 Hoddle St, Richmond is significant to the City:

- for the skilful architectural design of the well-preserved house façade, with its unusual massing and detailing;
- as, in part, a highly preserved residence that, by its attachment to the adjoining warehouse, illustrates well the typical juxta-positioning of business and residential uses before land-use planning and the deliberate separation of incompatible uses;
- as, in part, a well preserved warehouse and stables buildings that, by its siting near Hoddle and Victoria Streets, expresses well the transport and storage business carried on by the Walters family; and

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<sup>45</sup> National Estate Register Criteria E1, A4- see appendices

- for the distinctive details of the warehouse façade, suggesting an architect design for what is otherwise typically austere architectural treatment elsewhere in Richmond.

## References:

### Municipal rate books:

Hoddle Street 27-29 Richmond

VPRS 9990/P1 – City of Richmond – North Ward

Rate year Rate no. Occupier Owner Description NAV (pounds)

1944/5 234 Walters Alfred Store & Stables 80  
235 Walters Alfred, carrier Walters Alfred 27 Bk. 5 rms. 60  
1919/20 232 Walters Richard, carrier O/O Stores & Stables 75  
233 Walters Richard, carrier O/O Store 6rms. 75  
1914/15 233 Walters Richard, carrier O/O Stores & Stables 75  
234 Walters Richard, carrier O/O Storeroom 75  
1913/14 233 Walters Richard, carrier O/O Stores & Stables 75  
234 Walters Richard, carrier O/O 29 House & storerooms 4 rms. 75  
1912/13 234 Walters Richard, carrier O/O Stores & Stables 75  
235 Walters Richard, carrier O/O 29 House & storerooms 60  
1911/12 207 Walters Richard, carrier O/O Stores & Stables 75  
208 Walters Richard, carrier O/O 29. house wd. 5rms. 20  
1910/11 206 Walters Richard, carrier O/O Store & Stables 75  
207 Walters Richard, carrier O/O 29 Wd. 5 rms. 20  
1905/06 195 Walters Richard, carrier O/O Store & Stables 50  
196 Walters Richard, carrier O/O 29 House Wd. 5 rms. 29  
1902/03 178 Walters Richard, carrier O/O Store & Stables 50  
179 Walters Richard, carrier O/O 29 House Wd. 5 rms. 20  
1901/02 170 Walters Richard Store & Stables 50  
171 Walters Richard, carrier O/O 29 House Wd. 5 rms. 20  
1900 173 Walters Richard, carrier O/O 29 Wd. 4 rms. 50  
1895 174 Walters Richard, carter O/O 29 4 rms. 28

### Other references:

D1953: 27-29 R A Walters carrier;

D1920 27-29 R Walters carrier

D1904: earlier buildings

Macbeth Victorian Death Index 1921-1985: James L Walters, Alan Raymond Walters' son dies 1936 at Richmond - his mother Mary (nee Patterson); Richard Alfred Walters died at Richmond in 1954, etc.

MMBW Drainage Plan 37113: 1903, 1935;

Victorian Titles Office (VTO): 1250/994

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Victorian Public Records Office (VPRO): VPRS 9990/P1 – City of Richmond – North Ward rate books

### **R Peterson report n.d.**

**HISTORY** : Probably built about 1900(?).

**VISUAL DESCRIPTION** : An unusual two-storey, three-bay, brick Edwardian residential building, with a gambrel roof set back and extending between boundary wing-walls. All windows (except first-storey centre) are triple casement with highlights, segmental heads and moulded brick Gills. Brickwork is dyed red. The first-storey is symmetrical : side bays have rectangular oriel windows with gabled roofs, supported on triple brick corbels. At ground-storey, the first bay has a mini-ripple iron skillion hood on timber brackets. Other bays are set back behind an arcaded porch. Arches are Florentine, with round heads inscribed by a Gothic relieving arch. It is paved with diamond pattern quarry tiles and the path also. The entry has side and fanlights. On the left side is a ripple-iron fence and an old sign "Storage, Town & Country Removals. JA3676" over an earlier sign.

**COMPARATIVE ANALYSIS** :A very unusual residential type. There is no other example in Richmond. 16 Leslie Street (ref : 127) and 259 Church Street, former dental surgery and residence, are generally comparable. No.87 Richmond Terrace has similar Florentine arches.

**SIGNIFICANCE**: An unusual Edwardian brick residential building built about 1900(?). Of local architectural significance.

**INTACTNESS**: Very good.

**CONDITION & THREATS**: Reasonable, but neglected. Traffic vibration and pollution. Roof and side fence need repair.

**REFERENCES**:

## Row houses, 35-37 Kent Street, Richmond

### Summary

**Main creation date:** 1887

**First owner:** Alfred Hudson, wine & spirit merchant,

**Other major owners or occupiers:** Edmund Davidson, Tramway Employee; Alex Geddes, Bricklayer; Alfred McNaughton.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Fair

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the Row house is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 41

### What is significant?

Merchant, Alfred Hudson, was rated as the owner of this property from 1887 when improvements were carried out in the form of a brick house of 5 rooms with an annual valuation of £28, replacing a timber house with annual valuation of £14. He had purchased three allotments (109, 110, 111), each with a 30 feet frontage, from Henry Taylor's estate for £750 in 1887 and mortgaged them to the Victorian Mutual Building Society. He had also purchased part of the adjoining allotment 112 from Mary Ann Garbutt.

Hudson of Little Buckingham Street, Richmond, wine & spirit merchant, was the first official proprietor under Torrens from 1898, with tenants including Arthur Dunkinson, labourer; Alex Geddes, Bricklayer; Francis Mulder;

Ann Geldon, widow; and Ann Dilton, another widow. Hudson was followed as owner by Mary Elizabeth White of 66 Riversdale Road, Hawthorn (widow of George White) in 1911 who leased the house to persons such as Edmund Davidson, tramway employee. The next owner was Alfred McNaughton of Willansby Avenue Brighton, builder from 1923.

Other owners included: Mervyn Herbert Jackson of Thompson Road, Carrum farmer; Elizabeth Georgina Jackson of State Street, Malvern; Lionel Herbert Bantree Webb of 80 Church Street, Brighton accountant; Ada Emily Woodside of 25 Macartney Street, Kew in the 1930s; owner-occupier Frederick Gordon Brown of 35 Kent Street, Richmond labourer in the 1950s; Evenbern Nominees Pty. Ltd. of 37 Queen Street Melbourne; and joint owners, Samuel Bryan & Benjamin Peter Crimmins of 2 Kinkora Rd., Hawthorn in 1996.

### **Description**

This double-storey, rendered terrace pair has a plain parapet, with Classical cornice mould and a shallow central pedimented raised entablature which conceals a hipped main roof. There is no dividing party wall in the roof, just a central chimney group. The upper level corners have heavy quoins that have been covered by the addition of the lower level verandah end wall.

There is an elegant concave form verandah with cast-iron valence and brackets at first and ground levels. The first-storey posts are turned in an Edwardian manner with plain timber slatted balustrading, but the first-storey window openings are arched with architrave-moulds which is uncommon. The ground level double-hung sash windows have moulded cement architraves but are rectangular. The doors also have moulded cement architraves which is also uncommon. The doors are four-panel with plain toplights.

The upper level windows have been altered since the 1990s.

The verandah dividing walls at ground level have heavy vermiculated corbelled blocks set on scrolled brackets. The spearhead double palisade wrought and cast iron fence is rare, being early and in two different patterns: the fence stone plinth is shown on the MMBW Detail Plan. The verandah is paved with a diaper pattern grey and white stone tile.

The pair is set beside single storey row houses on the west and a pair on the east, with later development having replaced the other row houses to the east shown on the MMBW plan which once extended to a shop at the street corner.

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

The row house pair at 35-37 Kent Street, Richmond is historically and aesthetically significant<sup>46</sup> to the locality of Richmond and the City of Yarra.

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

The row houses at 35-37 Kent St, Richmond are significant to the locality of Richmond:

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<sup>46</sup> National Estate Register Criteria E1, A4- see appendices



- for the distinctive details that provide evidence of the early construction, including the arched upper level window openings, the iron fence and restrained cement mouldings.

## References:

### Municipal rate books:

Kent Street Richmond 35

VPRS 9990/P1 – City of Richmond – North Ward

Rate year Rate no. Occupier Owner Description NAV (pounds)

1944/5 2109 Booth Harold, Labourer Woodside Ada, 25 McCartney Ave 35 Bk. 5 rms. 38

1910/11 1921 Davidson Edmund, Tram Emp White Geo. Kew 35 Bk. 5 rms. 20

1905/06 1785 Dunkinson Arthur, labourer Hudson Alfred 35 Bk. 5 rms. 18

1900 1848 Geddes Alex, Bricklayer Hudson Alfred 35 Bk. 5 rms. 16

1895 1923 Mulder Francis Hudson Alfred, merchant 35 Bk. 5 rms. 16

1888/89 2489 Geldon Ann, widow Hudson Alfred, merchant 35 Bk. 5 rms. 28

1887 2489 Dilton Ann, widow Hudson Alfred, merchant 35 Bk. 5 rms. 28

1886 Dec 2184 Gleeson Louisa, widow Taylor Henry, Flemington, gent 35 House3rms. wd 14

1885 Dec 1990 Gleeson Louisa, widow Taylor Henry, Flemington, gent House Bk. 3rms. 12

### Other references:

Victorian Titles Office (VTO): 2704/611; APPLICATION 31432

Victorian Public Records Office (VPRO): VPRS 9990/P1 – City of Richmond – North Ward rate books

### R Peterson report n.d.

(Note: The assumption that this house pair was part of a longer row is incorrect, see MMBW plan).

**HISTORY :** The 1898 MMBW plan 1051 shows nos.35 & 37 as the western most surviving fragment of a row of six houses extending to no.45, near to the corner of Lambert Street. Probably the first-storey verandah and centrepiece are Edwardian. They were probably built about 1865(?).

**VISUAL DESCRIPTION :** A double-storey, ruled-render terrace pair, with a plain parapet, with Classical cornice mould and a debased triangular centrepiece before its hip roof. There is no party wall. There is a concave skillion verandah with cast-iron lace valence and brackets at first and ground stories. First-storey posts are turned. First-storey windows are round-headed with architrave-moulds. There is a party-wall at ground-storey and corbels are vermiculated on scroll brackets. The spearhead palisade fence is rare early cast-iron in two different patterns.

**COMPARATIVE ANALYSIS :** Comparable to : 33 and 35 Griffith Street (ref :152).

**SIGNIFICANCE :** These two double-storey row houses are a surviving fragment of an early terrace of about 1865. The early cast-iron spearhead palisade fences are rare in Melbourne. Of local architectural interest.

**INTACTNESS :** Poor. Four houses have been demolished. The first-storey verandah and centrepiece are later. The first-storey verandah end lining is not appropriate. Verandah paving is concrete. No.37 has lost its ruled render.

**CONDITION & THREATS :** Poor. There is severe cracking of the parapet.

**REFERENCES :**



## William North house , later Navarre, 59 Kent Street, Richmond

### Summary

**Main creation date:** 1857-1865

**First owner:** William North, compositor

**Other major owners or occupiers:** Emily North, spinster; Catherine Mears.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Fair

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the William North house , later Navarre is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 42

### What is significant?

William North, later described as a compositor, was the first owner-occupier of a two room stone and timber house on this site in 1864, with an annual valuation of £13. North had purchased his allotment from Thomas Hazelton Black in 1855 for £45, the lot (118) being part of a general subdivision of the area by John Huggins.

Previously North and family lived in what was described in the City of Richmond rate books as a timber house of 2 rooms on this site with an annual valuation (£7) of almost half of the property described in 1864. By 1865 the rate description 'House 3 rms. St & wood unfinished' indicated that the house was not yet complete with an eventual four rooms being listed by 1870, with an annual valuation of £12. However, as far back as 1857, North was listed in

rate records as the owner-occupier of a 2 room stone house on this site with an annual valuation of £10 but in the following year, 1858, this was contradicted by the rate book description, 'wood house and 2 rooms', with the same annual valuation. This anomaly continued into the 1860s. It is possible that each of today's two roof bays was built separately, the first by 1857 and the last in 1864-5.

The Melbourne and Metropolitan Board of Works Detail Plan, 1051 and parts of 1045 & 1046, City of Richmond (publication date: 1898 ) show the house as existing with a rear verandah and adjoining bathroom, a trellised shade house on the west, and a largely vacant rear yard that is noted as bricked close to the rear of the house with a brick pathway running diagonally to the rear lane pan closet (Lt Buckingham) St. William North died 19 August 1900 with his widow, Marian North and daughter, Emily North, spinster, left in his place. They lived there in the Edwardian-era until Catherine Mears purchased the house in 1908 but defaulted in her financing meaning a sale to Katie Aarons who resold to Julia Donovan in 1922. Later owners included Charles Copeland (died 1955), Elizabeth Armstrong, Joyce Anderson and the Falcones in 1965.

### **Description**

This symmetrically composed, double-fronted, rubble bluestone cottage is set close to the street. Use of rubble bluestone walling to the street would typically indicate a date prior to the 1860s when stone would either be more likely to be dressed or stuccoed over. The main roof is simply hipped in two bays, one behind the other, and the hipped verandah roof has a distinctive concave profile. The timber framed double-hung sash windows are set either side of the four-panel front door. The immediate built context is unrelated to the house.

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

The William North house , later Navarre at 59 Kent Street, Richmond is historically and aesthetically significant<sup>47</sup> to the locality of Richmond and the City of Yarra.

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

The William North house at 59 Kent St, Richmond is significant to Richmond:

- as one of the small number of rubble basalt houses in the area;
- for its potentially early date of pre 1857 where sequential construction is clearly shown in its roof form.

### **References:**

#### **Municipal rate books:**

Kent Street Richmond 59

VPRS 9990/P1 – City of Richmond – North Ward

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<sup>47</sup> National Estate Register Criteria E1, A4- see appendices

## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Rate year Rate no. Occupier Owner Description NAV (pounds)

1944/5 2120 Hoffman Harold. Alf, Boilermaker Copeland Chas. L. (Foley) 59 Bk. 6 rms. 60

1910/11 1932 Mears Cath, H D O/O 59 House Wd 6rms. 15

1905/06 1796 North Emily, Spinster O/O 59 House Bk. 6rms. 24

1900 1859 North Wm. Compositor O/O 59 Wd 5rms. 18

1895 1934 North Wm. Compositor O/O 59 Wd 5rms. 18

1888/89 2500 North Wm. Compositor O/O House St. & Wd 5 rms. 26

1884/5 1877 North Wm. Compositor O/O House St. & Wd 5 rms. 20

1879 1615 North Wm. Compositor O/O House St. 4 rms. 14

1875 1233 North Wm. Compositor O/O House St. 3 rms. 10

1870 863 North Wm. Compositor O/O House St. 4 rms. 12

1865 839 North Wm. Compositor O/O House 3 rms. St & wood unfinished G 13

A 10

1864 347 North William North William Stone & wood 2 rms. G 13

A 11

1863/64 3455 William North O/O Wd House 2rms. 7

1861 2900 William North O/O Wd House 2rms. 6

1860 2900 Blank William North Wd house 2 rms. 10

1858 2621 William North William North Wd house 2 rms. 10

1857 2621 William North William North St. house 2 rms. 10

### **Other references:**

D1904

Melbourne and Metropolitan Board of Works detail plan, 1051 and parts of 1045 & 1046, City of Richmond (Publication date: 1898 ), SLV

Victorian Public Records Office (VPRO): VPRS 9990/P1 – City of Richmond – North Ward rate books

### **R Peterson report n.d.**

**HISTORY:** The original bluestone section of this house is said to have been built around 1857, and a timber extension was added about 1910.1

**VISUAL DESCRIPTION:** A symmetrical, double-fronted, rubble bluestone cottage, set back, with double hip-roof and concave hip verandah.

**COMPARATIVE ANALYSIS:** 72 Kent Street (ref : 134); 6 Yarra Street (ref : 193); 6 Bosisto Street, 1858 (Vo1.2, pp.183 h 84) and 17 and 19 Brighton Street.

**SIGNIFICANCE:** A symmetrical, double-fronted, rubble bluestone cottage of local architectural interest.

**INTACTNESS:** Poor. The front render has been stripped, the fascia and verandah replaced. The picket fence and cast-iron lace are recent and inappropriate.

**CONDITION & THREATS:** Poor. Removal of the render has exposed the stonework to deterioration, this will be worsened by the roots of the ivy creeper.

**REFERENCES:** 1. 'Aqe', 9 October 1991, p.35.

## Worthing house, 6 Old Heidelberg Road, Alphington

### Summary

**Main creation date:** 1902

**First owner:** George Wilson Dodd, builder

**Other major owners or occupiers:** Alfred Tuttleby, brewer; Isabella Maria Herbert, hotel keeper.

**Integrity to the creation date (Poor, Low, Fair, Good, High, Excellent):** Good

**Heritage status (below threshold, locally significant or of State significance?):** Fabric from the creation date(s) at the Worthing house is locally significant within the City of Yarra, compared to other similar places from a similar era.



Figure 43

### What is significant?

The site was lot 8 of the Lucerne South No 1 Estate and owned by Thomas Peacock of Abbotsford Street Abbotsford, gentleman, from June 1889 up until just prior to the erection of this house for George Wilson Dodd, builder of 80 Keele Street Collingwood. Dodd was the first owner and probable contractor in 1902. Peacock had commenced a textile recycling business he called Thomas Peacock and Sons Pty Ltd. in Abbotsford by 1881 and his firm survives today as Thomas Peacock & Sons Pty Ltd.

George Dodd died on the 5 April 1913 and probate was granted to Edward Thomas Carter of Wendourpe in Greeves St Fitzroy and his widow, Jane Dodd, of Worthing Heidelberg road Alphington. George was born at Worthing, Sussex in 1840, providing the house name. At Worthing, in Alphington, George had lived with his wife Jane and daughter, Georgina (clerk), and Johanna.

However, just before then, Henry James Middows of Berry Street, Clifton Hill had purchased the house leasing it to the Tuttleby family, with Alfred E Tuttleby listed as the occupier. Sophia Tuttleby of Worthing, Heidelberg Road Alphington, his widow became the new proprietor by 1921. The Tuttleby family was connected with the brewing industry, with Alfred senior living with his wife Mabel in Campbell St, Collingwood in 1902-3, joined on electoral rolls by Alfred E Tuttleby junior, also a brewer, in 1908. Possibly because of its location, opposite the Tower Hotel, Worthing attracted brewers and publicans as occupants throughout its history.

Albert Edward Eberle a business manager and his wife Mona Dorothy Eberle were joint owners until Isabella Maria Herbert of 838 Heidelberg road Alphington hotelkeeper took over the house in 1947. Isabella died October 1971 with probate from her will granted to Mona Dorothy Eberle widow and Elizabeth Ann Eberle Spinster then both of 11 Old Heidelberg Road Alphington.

This is a large, single-storey Italianate Style villa set on an asymmetrical plan with a projecting four-sided room bay and concave profile hipped front verandah. The main and verandah roofs are clad with corrugated iron and the verandah has cast-iron friezes and brackets. Brick chimneys have corbelled tops but have been painted over. The eaves are deep with ornate brackets, the wall cladding is of ashlar-pattern boards or block fronting and windows have moulded architraves across their upper perimeter that terminate on small timber pilasters on each side of the double-hung sash windows: this type of unusual detailing indicates a custom design adapted for the builder-owner's own home. The house has a recent but related timber picket front fence, typical of Victorian-era fences in this area.

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

Worthing house at 6 Old Heidelberg Road, Alphington is historically and aesthetically significant<sup>48</sup> to the locality of Alphington and the City of Yarra.

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

Worthing house at 6 Old Heidelberg Road is significant to the Alphington locality:

- as a distinctive Italianate villa design, made so by its large scale, asymmetrical plan and façade detailing; and
- as the home of a local builder, and thus indicative of the builder's craft of the era as applied to his home.

### **References:**

#### **Municipal rate books:**

Old Heidelberg Road 6

VPRS 2870 – Shire of Heidelberg – Ivanhoe Riding

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<sup>48</sup> National Estate Register Criteria E1, A4- see appendices

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Rate year Rate no. Occupier Owner Description NAV (pounds)

1914/15 1162 Tuttleby Alfred E House 8 Lucerne South 1 32

1908/09 382 Dodd George Wilson, builder Heidelberg Rd, 8 Lucerne South 1 30

1902/03 187 Dodd George Wilson, builder Heidelberg Rd, 8 Lucerne South 1 30

1900/01

(Sept) 460 Peacock Thomas Heidelberg Rd, 8 Lucerne South 1 5

1899/1900 449 Peacock Thomas 8 Lucerne South No 1 5

1895/6 461 Peacock Thomas 8 Lucerne South No 1 6

1890/01 1766 Peacock Thomas 8 Lucerne South No 1 10

**Other references:**

Thomas Peacock: <http://www.thomaspeacockandsons.com/history1.htm>

Victorian Titles Office (VTO): 2158/428

ER1912 Bourke/Alphington; Batman/Barkly;

Victorian Public Records Office (VPRO): VPRS 2870 – Shire of Heidelberg – Ivanhoe Riding rate books



## Appendix 7: Individually significant places inside proposed heritage precincts and additional significant sites to existing Heritage Overlay Areas

### Introduction

The following assessments use the general format and assessment criteria of the City of Yarra Heritage Review 2007 (see Appendix 3: Assessment criteria).

The places are in the proposed heritage precincts or are among proposed added places to existing Heritage Overlay Areas. They are in street address order.

Each assessment is in a standard form using the Heritage Victoria format:

#### ***What is significant?***

*(Description of the place and contributory elements including facts about size, layout, construction date, designers and builders, materials, integrity, condition and so on, as relevant. This section was made as brief as possible but was intended to leave no doubt about the elements that make up the heritage place and their historical background. It identified features or elements that are significant about the place (eg house, outbuildings, garden, plantings, ruins, archaeological sites, interiors etc) as a guide to future management.)*

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

*(A sentence stating if the place or Heritage Precinct is of aesthetic, architectural, historic, social and/or scientific interest or other nominated special value<sup>49</sup>.)*

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

*(Details the heritage values under the above broad categories (aesthetic, architectural, historic, scientific, social or spiritual interest or other special value) used in the assessment of significance.)*

### **City of Yarra Gaps Heritage Database**

For more information and an image of each place refer to the City of Yarra Gaps Heritage Database, provided to the City of Yarra on DVD.

### **Acknowledgements**

Many of the following citations are drawn from assessments made of identified individually significant places outside of Heritage Overlays by Richard Peterson in the 1990s for the City of Yarra. These in turn arose from the identification in the City of Richmond Conservation study (1985). Each of these works has been checked against basic references and the citation revised as required.

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<sup>49</sup> Section 4(1) of the *Planning and Environment Act 1987*

## First Alphington Boy Scout Hall Number 20

7 ADAMS STREET, Alphington



**Property number:** 272735

**HO area:** Alphington East Residential Heritage

### What is significant?

This hall was designed by the noted architects Plaisted & Warner (Warner was project architect) in 1931 as a weatherboard and fibrous cement sheet clad (with 5x1 inch Oregon cover strips) hall set out in three structural bays with a wide brick fireplace chimney centred on the north side. The inside was lined with stained and panelled plywood, it had no ceiling and the floor boards were hardwood.

Plaisted and Warner were well known for the influence of Medieval period architecture in their designs and although a modest hall, these elements, such as the oriel window, are linked to this theme. Warner had achieved a number of significant church designs in the inner and middle suburbs such as at Ivanhoe. One DF Steele of Rangeview in Lucerne Crescent Alphington was the secretary for the scout group. In 1936 a further 19 feet was added by local builder, Samuel Street, to the rear of the hall. EF Ladd secretary of the Alphington Scout Welfare Group organised major matching additions to the rear side and front in 1937, the latter being a lobby with offices and cloak rooms. With the war now in progress Alma Ladd took over construction of further works at the hall in 1940 by builder, Timmins (a partition in the rear Room 2). A 'ladies toilet' was added in 1957. The hall was used as a nursery-kindergarten or preschool centre from 1959 as supervised by Mrs LA Howe for up to 20 children.

The hall and pavilion addition have been

designed in an Old English style, Plaisted and Warner being well known for the influence of Medieval period architecture in their designs. It is timber framed and lined, with weatherboard dado and 'half-timbered' upper level wall linings. The jettied eaves and oriel window are two distinctive elements.

### How is it significant?

The hall is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Alphington and the City of Yarra.

### Why is it significant?

The hall is significant for:

- the distinctive design detailing and well-preserved Old English styling;
- its long-term public use in an area that has grown with the hall itself and has identity for many generations in the local area.

## 2-6 APPLETON STREET, RICHMOND



**Property number:** varies, 167760 (2)

**HO area:** Yarraberg Heritage Precinct

### What is significant?

This gabled red brick house row is part of a group that make up one of the distinctive developments at Yarraberg in the early 1900s as a series of red brick row houses in Burnley and Appleton Streets designed by the noted architect, Henry Hardie Kemp, and owned by his wife, Charlotte. Notable elements include the dog-toothed gable, Tudor style, chimney form and side porch.

### How is it significant?

The house row is aesthetically and historically significant (National Estate

Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- for its distinctive form and detailing;
- for the association with the noted designer, HH Kemp and his wife Charlotte.

**24 APPLETON STREET,  
RICHMOND**



**Property number:** 167710

**HO area:** Yarraberg Heritage Precinct

**What is significant?**

This stuccoed asymmetrically planned Italianate villa has ornate cement detailing to the eaves and the segmentally arched window, with typical Victorian-era chimney cornices.

**How is it significant?**

The house is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- for the cement detailing, notable bay windows and mouldings.

**53-55 BAKER STREET,  
RICHMOND**



**Property number:** 153490 (53)

**HO area:** Lincoln Street, Richmond, Heritage Precinct

**What is significant?**

A double-fronted, Edwardian, red brick row-house pair. They have a most unusual plan: the entry door is not visible from the street. They have hip-roofs, but the gambrel bay is set forward, sweeping down break-pitch as a verandah. This verandah has elaborate lattice and fretwork decoration with a "spade" motif. The gablet is timbered roughcast with a square timber finial. The hip-roof also breaks pitch over a narrow porch, set well back. The extraordinary chimneys are Voyseyesque, with flat tops and reverse ogee brackets. Brickwork is tuck-pointed with a dado band. Casements are triples and quadruples.

They lack the original verandah floors, 53 lacks a finial, number 55 finial is truncated, its window altered and brickwork painted.

**How is it significant?**

The building pair is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The building pair is significant:

- for its good representation of a key growth period in the City's history;
- As a double-fronted, Edwardian pair, with an uncommon plan, extraordinary chimneys, and interesting timber detailing;

### 73 BAKER STREET, RICHMOND



**Property number:** 153530

**HO area:** Lincoln Street, Richmond, Heritage Precinct

#### **What is significant?**

This single-fronted timber Bungalow cottage is based on a previous bichrome brick Victorian-era cottage. The gable facing projects on three, asymmetrically placed, concrete Tuscan columns on high pedestals, as a portico, between a lattice valence. The upper gable jetties on joists. It is timbered roughcast and lattice. The front wall is brick with a brick balustrade. This is an unusual type for the area. A chimney has been removed, all brickwork and roughcast is painted, fence, gate and verandah floor have been removed.

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

The house is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond.

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

- As an unusual simple Classicising Bungalow cottage design and of interest as a major renovation of a Victorian-era cottage;
- For its good representation of a key period in the City's history.

### Elizaville,

### 85 BAKER STREET, RICHMOND



**Property number:** 153550

**HO area:** Lincoln Street, Richmond, Heritage Precinct

#### **What is significant?**

This double-fronted, Edwardian cottage was occupied by Frederick J Fox in the 1920s: it is in red brick, with an asbestos slated gambrel roof. The roof has terra-cotta cresting finials and chimney-pots, on the Voyseysque chimneys. The left bay is set forward as a gable, roughcast over dado. This has a canted bay, with triple casements and battered, notched weatherboard canopy. The upper gable is also notched weatherboards, projecting on timber brackets and with fretwork barges. The verandah is in the angle, paved with geometric encaustic tiles. The entry has side and fanlights. This is a characteristic type: asbestos slates are rare survivors.

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

The house is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

- -As a characteristic, double-fronted, late Edwardian cottage with rare asbestos roof tiles and Voyseysque chimneys;

- for its good representation of a key period in the City's history.

**Grocer's shop & residence**

**69 BALMAIN STREET, CREMORNE**



**Property number:** 162545

**HO area:** Balmain Street Cremorne Heritage Precinct

**What is significant?**

A two-storey, rendered masonry, corner Renaissance Revival shop and residence, of two bays to Balmain Street and three to Cremorne Street with a splayed corner. It has a deep cornice-mould and plain frieze, with bevelled openings. There is a band at first-storey cill level. The residence is entered from Green Street at right, with a panelled door and fanlight. The ground corner bays have a rare timber Classical shop-front. It has a cornice and frieze-mould between corbels, with rosettes. The windows and corner double-door are divided by six Tuscan pilasters. There is a panelled soffit, over a bluestone plinth.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Cremorne and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- as a good well-preserved two-storey rendered, Renaissance Revival corner shop and residence, with a rare intact Classical timber shop-front.

**Olinda, 75 BALMAIN STREET, CREMORNE**



**Property number:** 162555

**HO area:** Balmain Street Cremorne Heritage Precinct

**What is significant?**

An unpretentious, early Edwardian brick cottage, with a double-fronted hip-roof and some elements Transitional from Italianate. The right bay is set forward, with a tripartite window, with fluted Tuscan mullions. There are two terra-cotta finials and fretwork cornice-brackets. The bullnosed verandah is in the angle, with flat cast-iron lace valence and brackets. There is a rare intact-garden layout. It has a diamond pattern on both sides of the central path of encaustic geometric tiles, with terra-cotta edging tiles. There is a very rare Edwardian timber archway over the pedestrian gate. It is shallow arched, with fretwork members on two Gothic posts. The fence-posts are similar and the gate is metal ribbon and chain-link. The chain-link is possibly later, but not necessarily. The house is characteristic, however, the fence archway is very rare. The garden layout is also uncommon.

The chimney and walls are painted. The adjoining garage and window-blind are not appropriate and the verandah-floor is concrete and ceramic tiled.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Cremorne.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- as a characteristic, unpretentious, early Edwardian, double-fronted,

detached brick cottage.

- for the rare Edwardian garden-layout, with its fence elements intact and a rare Edwardian timber archway.

**Klembro Pty. Ltd. Factory,**

**80-82 BALMAIN STREET,  
CREMORNE**



**Property number:** 162255

**HO area:** Balmain Street Cremorne Heritage Precinct

**What is significant?**

A two-storey, red brick Modernist factory designed c1928 by noted architects Gawler & Drummond in their characteristic brick oriented style: of five bays to Balmain Street and seven bays to Green Street, with shallow piers between, terminating in a vermiculated base. There are stepped triangular centrepieces to both elevations, with a soldier-course of darker clinker bricks at parapet, window-head and cill levels. It has fine metal windows of four large panes and eight small. The door is off-centre. There is deep blue diamond ceramic tile decoration.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

**Why is it significant?**

The building is significant:

- -As a characteristic intact Inter-war brick, Modernistic factory designed c1928 by noted architects Gawler & Drummond in their characteristic brick oriented style as also illustrated in the Percy Grainger Museum,

Melbourne University and many churches.

**81-83 BALMAIN STREET,  
CREMORNE**



**Property number:** 162570 (83)

**HO area:** Balmain Street Cremorne Heritage Precinct

**What is significant?**

A simple timber cottage pair under one gabled roof form, with the barges fretted in uncommon cruciform and stellar patterns.

It has a low convex hip-verandah with turned posts. The building lacks an attic window seen there in the 1980s. It was thought in the 1990s to be a former timber church hall, converted in the 1870s to semi-detached cottages. Church halls were common in this part of Cremorne typically as mission halls to the needy.

**How is it significant?**

The building pair is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

**Why is it significant?**

The building pair is significant:

- for its good representation of a key period in the City's history;

- for the uncommon early form and barge board detailing.

### Balmain Hall, Church of Christ

#### 90 -92 BALMAIN STREET, CREMORNE



**Property number:** 162235

**HO area:** Balmain Street Cremorne Heritage Precinct

#### What is significant?

A two-storey Flemish bond brick hall, with English Arts and Crafts influence and gable-facing. It has three bays to Balmain Street and four to Chestnut Street on a brick plinth. All old openings have segmental heads, there are central doors, with triple window at right and the second bay to Chestnut Street has doors also. Upper windows in this elevation-are broad triple lights and to Balmain Street, round-headed and narrower as indicators of former religious use. The three Balmain Street openings have been part bricked up or altered. There are painted signs and steel-frame windows at ground, left Balmain Street.

#### How is it significant?

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Cremorne and the City of Yarra.

#### Why is it significant?

The building is significant:

- for its good representation of a key period in the City's history;
- as a former public hall with a special missionary role in the local community; and
- -a survivor of what were once many similar mission halls throughout Richmond.

### 36 BENNETT STREET, RICHMOND



**Property number:** 151855

**HO area:** Cole's Paddock Estate, Richmond Heritage

#### What is significant?

A gambrel, slate-roofed, Edwardian timber house, with the entry on the diagonal axis. Gables project at front left and right side rear. The splayed corner has a gablet, with the verandah around the angle, under the main roof. There is terra-cotta cresting, ridge-capping, finials and chimney-pots. The front gable has Mediaevalising timbering and roughcast. The upper section jetties on fretwork brackets, over a rectangular segmental head casement bay, with leadlight highlights. The verandah has palisade valence over an arched bressumer on turned posts. There is a small segmental head verandah window, with an apron and notched weatherboards below dado. The entry has door, side and fanlights. The verandah floor has been replaced with concrete, it lacks two finials and one ridge capping has been replaced with iron. The air-unit is intrusive. The chain-link fence and gates are sympathetic.

#### How is it significant?

The house is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

#### Why is it significant?

The building is significant:

- for its good representation of a key period in the City's history;
- as an ornately detailed Edwardian timber house with well composed timber decoration including gable

strapping, verandah fretwork and posts and an uncommon entry set on a diagonal axis and generally Mediaevalising design characteristics.

### **25-31 BOSISTO STREET, RICHMOND**



**Property number:** varies 180575 (25)

**HO area:** Hull Street, Richmond, Heritage Precinct

#### **What is significant?**

Built by 1918, the row replaced two detached houses on the site. The owner of the four properties was the Wustemann Estate. Edward Holden, a carpenter was living in a new house at no.25 Bosisto Street in 1917, but by 1918 Stephen Solly, a clerk, had moved into this house. The first residents at nos.27-31 seem to have been Joseph Daly, a boot maker, Robert Taylor, a clerk and Constable George Miller.

Two relatively plain single-storey, single-fronted late Edwardian brick pairs, with an unusual courtyard plan. Apparently semi-detached, they actually form a row, joined at the rear. They have Marseilles tiled hip-roofs and red tuck-pointed brick, with corrugated iron hip verandahs. These have timber Tuscan posts with a palisade valence and fretwork brackets. Cills are bluestone, blacked and terra-cotta chimney-pots. At the rear, a party-wall skillion extends across the site as a gable, with a skillion verandah facing the rear garden. The plan of these houses is unique in Richmond. The roof tiles have been replaced with concrete.

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

The building row is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

The building row is significant:

- for its good representation of a key period in the City's history.
- as part of a series of single-storey, single-fronted, late Edwardian brick pairs, with unusual rear courtyard plans.

### **Royal Oak Hotel, 529 -533 BRIDGE ROAD, RICHMOND**



**Property number:** 168810

**HO area:** HO310 Bridge Road Precinct, Richmond

#### **What is significant?**

This Edwardian Hotel building has an unusual splayed corner parapet and tower with decorative timber brackets and ceramic tiled name plate. The MMBW Detail Plan shows an earlier version of the building. A hotel was recorded here from 1868 under Robert Love, John Freeman, and Francis McGlynn, among others. It was kept by George May in the 1920s and a Mrs Tatterson in the 1950s. Elements such as the bowed balconies and bayed facades add to the street elevations. In later years this was the site of major live music revival in the 1970s and 1980s, with a Nick Cave concert there on 11/01/1980 - Melbourne, then as the Bottom Line. The band The Boys Next Door had a Tuesday night residency at the Tiger Lounge there starting July 18, 1978.

The bricks have been painted.

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

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

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

The building is significant:



## CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

- for the unusual corner tower composition;
- for its good representation of a key period in the City's history;
- as a hotel site over an extended period on one of Richmond's major transport routes;
- for the social value attached to its changing role as a community centre over time.

### **James Boland's Shop & Residence, 635 BRIDGE ROAD, RICHMOND**



**Property number:** 168870

**HO area:** HO310 Bridge Road Precinct, Richmond

#### **What is significant?**

The 1901 MMBW plan 1086 shows that this was one of a row of shops extending from 615 to 635, since defaced or demolished. The Richmond Conservation Study shows 619 as still extant with a gap between to 635; in the 1990s 619 had been gutted by fire and was about to be renovated by Johns & Lyng Builders. "J. Boland Est. 1867" is embossed on the parapet centrepiece of no. 635, being the name of James Boland, grocer.

This is a two-storey, Renaissance Revival shop with residences over, with a parapet and centrepiece, a deep cornice mould supported on brackets, with a frieze between corbels, which are supported by scroll brackets on vertical panels. Windows have architraves and labels supported by brackets. 619 has three chimneys. The ground storey vertical panels were bluestone in the 1990s but

are now tiled or rendered.

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

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

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

The building is significant:

- as a two-storey, Renaissance Revival shop with residence over and a fragment of a larger terrace of seven shops;
- for its good representation of a key period in the City's history.

### **2-4 BRIGHTON STREET, RICHMOND**



**Property number:** 161020 (2)

**HO area:** HO308 Barkly Gardens Precinct, Richmond

#### **What is significant?**

This is an Edwardian-era red brick attached pair of houses in a medieval-based style, with half-timbered gables, jettied over a boxed window bay below. The glazed doors to each verandah are new.

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

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

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

The building is significant:

- for its good representation of a key period in the City's history;
- as a well articulated pair of residences featuring distinctive corner detail to the verandah and unusually conceived chimneys positioned at a diagonal angle to

the roof face forming a diamond shape in plan.

**167 BRIGHTON STREET,  
RICHMOND**



**Property number:** 160470

**HO area:** Yarra Street, Richmond, Heritage Precinct

**What is significant?**

Built in the mid Victorian-era, this is a plain, two-storey, three-bay symmetrical brick building, set on the street-line, with a gable-roof across. There is an Edwardian character shop window on the ground storey, in the right bay. It was occupied in the early 1900s by Franz Nitz and later Franz Wilhelm Nitz.

Some window joinery has been replaced.

**How is it significant?**

The house is historically significant to Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- as a two-storey brick house, uncommon in this part of Richmond because of its scale and siting, being built on the street line.

**Russell Manufacturing Company  
Pty Ltd, later Repco, 81-95  
BURNLEY STREET, RICHMOND**



**Property number:** 167505

**HO area:** Doonside, Richmond, Heritage Precinct

**What is significant?**

Robert Geoffrey Russell had set up the Russell Manufacturing Co. Pty Ltd (automotive spare parts, accessories and general equipment) in 1927 at North Melbourne. By 1930 his piston-making factory moved to Burnley Street, Richmond. The trade name Repco was registered in that year. Arthur Baldwinson carried out architectural work there for the firm in the 1940s; the building in Doonside Street was also built for the Russell Manufacturing Co., c.1939: the first floor of the present building was laboratories, while the ground floor was for offices. The company purchased a former plaster making factory at the site of 85-89 Burnley Street, on the corner of Doonside Street, and gradually expanded its works along Doonside Street: the Brabham Formula One engine was developed in the adjoining Repco factory at the Burnley Street corner.

With its strong Moderne styling, the building is a dominant presence on the corner and well-preserved apart from the painted brickwork. Horizontals are underscored by the streamlining down both main elevations, achieved in cement and brick banding. It relates to the other Repco building in Doonside St and the Jex building opposite.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The Russell Manufacturing Company Pty Ltd, later Repco building is significant:

- for its strong Moderne styling as ideally presented on a corner site;
- for the relationship with the significant Moderne style former Repco Building at 26 Doonside St;
- for the association with the successful motor spare parts firm of Russell Manufacturing Company Pty Ltd.

**97-105 BURNLEY STREET, RICHMOND**



**Property number:** 167500 (97)

**HO area:** Yarraberg Heritage Precinct

**What is significant?**

This gabled red brick house row is part of a group that make up one of the distinctive developments at Yarraberg in the early 1900s as a series of red brick row houses in Burnley and Appleton Streets designed by the noted architect, Henry Hardie Kemp, and owned by his wife, Charlotte. Notable elements include the dog-toothed gable, Tudor style, chimney form and side porch.

**How is it significant?**

The house row is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The building row is significant:

- for its good representation of a key period in the City's history;
- for its distinctive form and detailing;

- for the association with the noted designer, HH Kemp and his wife Charlotte.

**S. Andrewartha Showrooms (Furniture), former, 115-117 CHURCH STREET, RICHMOND**



**Property number:** 151000

**HO area:** Church Street North, Richmond,

**What is significant?**

This is a red brick large retail showroom designed in the Edwardian Neo-classical manner with the gabled parapet designed as a classical temple pediment, and stylised classical cement detailing. Similarly styled buildings can be seen in Chapel Street, Prahran, as the prevailing Edwardian-era retailing style. The façade upper level windows and street canopy have been altered. The Andrewartha firm is still active as a long running furniture retailer.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- as a long-term retailing outlet that was well known in inner Melbourne;
- as an example of Edwardian classical revival.

### **Bristol Hotel, Former, 135 CHURCH STREET, RICHMOND**



**Property number:** 151025

**HO area:** Church Street North, Richmond,

#### **What is significant?**

The former private (unlicensed) Bristol Hotel was built in 1862 as a symmetrical three-bay brick and stone house facing Somerset Street. It had nine rooms. A licence application was made by Sydney A. King in June 1875. The application was dismissed. One of the reasons for the dismissal was given that "a front had merely been part to a private house". The whole building had twelve rooms. It was next door to the Queens Arms, no.133, which had been built as a hotel. There were no further applications and the building remained a residence, of William F. King, for some years. William King was an accountant and later, journalist. It may not be entirely irrelevant that both William and Sydney King were connected with the *Licensed Victuallers Advocate*.

This is a double-storey, hip-roofed Renaissance Revival, former private hotel, with the eaves extending over the building-line. It has two bays to Church Street and four bays to Somerset Street with a corner splay. The Church Street section is plain render, ruled courses with flat cills. It steps at first floor. The symmetrical Somerset Street section, on an axed bluestone base has a cellar. Its left opening is bricked, but right has bars. The entry-door is recessed to allow four bluestone steps, with a fanlight and an early door. Windows have architrave-moulds on scroll-brackets. It has quoins and ground-storey courses are deeply ruled. The chimney has early pots. The bluestone has been painted.

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

The former Bristol Hotel is aesthetically

and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

The building is significant:

- as a double-storey, Renaissance Revival, former private hotel of c1862;
- as a gathering place in this early commercial centre in Richmond.

### **Naughten's Hotel, later Citizens Park Hotel, and DT's, 164 CHURCH STREET, RICHMOND**



**Property number:** 189695

**HO area:** Church Street North, Richmond,

#### **What is significant?**

Naughten's Hotel, later Citizens Park Hotel, and DT's is a 2 storey rendered and parapeted building in a simple Italian Renaissance revival style, with regularly placed openings, cement string and cornice wall mouldings and corniced chimneys. The upper level window joinery and ground level openings have been altered. The hotel was built in the 1870 on the site of Chinese Gardens, with James Naughten as one of its first long-term occupiers.

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

The building is historically significant (National Estate Register Criteria E1, A4) to Richmond.

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

The building is significant:

- as a long term gathering place for the community, strategically placed opposite Citizens Park that was central to many political gatherings in the 19th and 20th centuries;

- for its good representation of a key period in the City's history.

**James Lentell building, later confectioner and bakery, 178 CHURCH STREET, RICHMOND**



**Property number:** 189710

**HO area:** Church Street North, Richmond,

**What is significant?**

A two-storey, two-bay brick shop and residence, with an unexpressed gabled parapet with some Tudor characteristics. It has a deeply coved gabled capping, flat top and bases with wrought-iron finials. There are diamond brick-panels and window-spandrels, with incised render-decoration. Cills are on brackets. There is an intact timber shopfront, with splayed entry, with glazed doors. The chimney has Classical render-mould. Some interior elements survive, including fireplace and timber ceiling. There was an external brick commercial oven there in the 1990s. One wrought-iron finial is missing and detailing has been painted over.

**How is it significant?**

The row is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- as an unusual, two-storey shop and residence of 1878, with some distinctive Tudor decorative characteristics;
- for its association with local Richmond figure, James Lentell, rate collector and house agent.

**Halls Buildings, 202-204 CHURCH STREET, RICHMOND**



**Property number:** 189760 (202)

**HO area:** Church Street North, Richmond,

**What is significant?**

Two-storey, two-bay, early Boom-era shops and residences, with rendered fronts and parapets. There are individual triangular centrepieces with swags, between piers, with lozenges, supported on scroll-brackets and acroteria. There is a continuous dentilated cornice and frieze-mould between end-corbels, with lozenges, dentils and moulds. There are flat strips between shops, with a foliate string-course mould. Windows have round heads with architrave-moulds and keystones with incised decoration. Cills form a continuous impost mould. There is a cornice and frieze at first floor, between corbels on scroll-brackets, at each shop. No.202 has a timber shop-front, with splayed doorway and 206 has a related timber shopfront.

The row lacks a verandah, nos.204 lacks an original shop-fronts, no.202 lacks an original door and the parapet lacks urns.

**How is it significant?**

The row is aesthetically and historically

significant (National Estate Register Criteria E1, A4) to the locality of Richmond.

**Why is it significant?**

The building row is significant:

- for its good representation of a key period in the City's history;
- as part of a characteristic, two-storey, two-bay, early Boom-era shop and residence row.

**Lewis House, 13 COMO STREET, ALPHINGTON**



**Property number:** 274370

**HO area:** Alphington East Residential

**What is significant?**

This is a one and two storey shingle clad house with irregular plan and roof form, now clad with corrugated Colorbond. The window mullions are similarly in an irregular pattern and the front door handle was once a Holden car steering wheel. The design, by Glyn Lewis, is reminiscent of the works of North American architect, Bruce Goff (Mitchell House 1968), and locally, award winning Kevin Borland and Gregory Burgess, with emphasis on organic cladding and form.

**How is it significant?**

The building is aesthetically significant (National Estate Register Criteria E1) to Richmond and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its distinctive design, form and finish which follows a style of organic design that was given prominence by the work of Kevin Borland and Greg Burgess.

**Darrabyn, 21 COMO STREET, ALPHINGTON**



**Property number:** 283430

**HO area:** Alphington East Residential

**What is significant?**

This is a Federation Bungalow style weatherboard house with return verandah and red brick chimneys. The window hoods, verandah frieze and brackets are distinctive in an Asian influenced style.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Alphington and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its distinctive detailing and high integrity;
- for its good representation of a key period in Alphington's history.

**Glasshouse, rear of 30 COMO STREET, Alphington**



**Property number:** 274105

**HO area:** Alphington East Residential Heritage Precinct

**What is significant?**

This timber framed gabled glass house is at the rear of an Edwardian-era Federation Bungalow: this type of structure is rare and reminiscent of the use of this part of the Yarra Banks for orcharding.

**How is it significant?**

The building is historically significant (National Estate Register Criteria E1, A4) to Alphington.

**Why is it significant?**

The building is significant:

- as a rare building type, being an early green house in the metropolitan area;
- for its good representation of a key period in Alphington's history.

**41 COMO STREET, ALPHINGTON**



**Property number:** 274435

**HO area:** Alphington East Residential

**What is significant?**

This is a weatherboard Californian Bungalow style house with an extended broad roof gable, and bold cemented trapezoidal verandah piers. The house was occupied over a long period by the Abbott family.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Alphington.

**Why is it significant?**

The building is significant:

- for its distinctive design within the Californian Bungalow style;
- for its good representation of a key period in the Alphington's history.

**58-60 CUBITT STREET, CREMORNE**



**Property number:** 164310 (58)

**HO area:** HO342 Cremorne Precinct

**What is significant?**

A single-storey, single-fronted, rendered brick Boom cottage pair, set back, with a high parapet. The centrepiece is double-ogee, with a medallion over a shaped panel. There is a pierced guilloche parapet between piers, over a cornice and frieze-mould, between vermiculated corbels, over tripartite windows. It has bracket-pairs, with rosettes and panels between. Wing-walls have reverse-ogee profile, with a skillion verandah between weak rosette and vermiculated corbels on scroll-brackets. Cast-iron verandah-posts are Composite. There is a diamond quarry-tile verandah-floor, bluestone edged with similar path. Integrity: Lacks parapet urns, lacks doors and cast-iron lace frieze and brackets. The path at no.60 has changed and the fence is not appropriate.

**How is it significant?**

The building pair is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Cremorne.

**Why is it significant?**

The building pair is significant:

- for its good representation of a key period in the City's history.
- as a single-fronted, rendered brick, characteristic Boom-style cottage pair

## 1 DAVISON STREET, RICHMOND



**Property number:** 288515

**HO area:** Cole's Paddock Estate,  
Richmond Heritage

### What is significant?

A slate hip-roofed, brick, triple-fronted Edwardian house with two similar row-houses attached, part of the same development. Cresting, ridge-capping and finials are terra-cotta and red brick is dyed. Chimneys are roughcast with bosses, bands and terra-cotta pots. The house at number 1 has its right bay set forward as a hip, with a projecting gablet, with elaborate pendant barges, over a rectangular bay, with good Art Nouveau influenced leadlight, jettying on ogee timber brackets. Above is pressed metal, roughcast pattern timbered. There are bellied roughcast bands at dado and string-course level. At left is a similar, but lower gablet. The verandah is between, under the main roof and both have Art Nouveau-influenced fretwork of sinuous tendrils and sunburst brackets, with a square-moulded post. The verandah floor has diamond-pattern quarry tiles. The entry has side and fanlights, with a small side window. The gate is an early Cyclone type with Gothic posts, with an overgrown hedge. Nos.3 and 5 are more retrogressive designs, with some Italianate characteristics. Being on the corner of the park and with nos.2-8 opposite, they form a streetscape element. One cresting tile is broken. Row-house brickwork is painted and their fence is not appropriate.

### How is it significant?

The houses are aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

### Why is it significant?

The building is significant:

- for its good representation of a key period in the City's history;
- as an intact brick, triple-fronted, Edwardian house with some Art Nouveau decorative influences, distinctive verandah detail and with two attached similar, though more retrogressive, row-houses as part of the same development.

## 19-21 DAVISON STREET, RICHMOND



**Property number:** 153180 (19)

**HO area:** Cole's Paddock Estate,  
Richmond Heritage

### What is significant?

A red brick, double-fronted, semi-detached Edwardian pair, with a slate hip-roof. They have terra-cotta finials, capping and pots. Chimneys have a concave roughcast band. One bay is set forward as a gable, with pendant barges and the upper sections jetty on terra-cotta brackets with rosettes, with roughcast pattern pressed metal and timbering. It has a triple casement with timber hood. The scrolled fretwork brackets support the roof, extending over the inset porch. The party-wall steps, with risers vermiculated with scallop shells.

Porch floors and brickwork to no.19 have been painted. No.19 has also lost part of its fretwork brackets.

### How is it significant?

The building pair is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond.

### Why is it significant?

The building pair is significant:

- for its good representation of a



key period in the City's history;

- as a pair of Edwardian semi-detached houses with notable detailing on chimneys, gables, awnings, windows and entry porches.

### **Kia Ora, ELIZABETH STREET 93, RICHMOND**



**Property number:** 147900

**HO area:** York Street, Richmond, Residential

#### **What is significant?**

This house was in progress in 1908, and complete by 1909. The owner of the property was George Paterson (or Patterson), employed in the Postal Note Department at the GPO, Melbourne. The first occupant was William Francis Birt, a grocer. It is a double-fronted, red brick, early Edwardian corner house, with a gambrel roof with exposed rafters. At left, a gable wing projects far forward, with a minor gable on the splay, in the angle, as entry. The iron hip verandah extends around, between the wings. It has a flat cast-iron lace valence and brackets, between turned posts. Under the verandah at right is a canted bay. The verandah is paved with geometric encaustic tiles, continuing as a path to the splayed corner. Brickwork is dyed red, with black tuck-pointing. The roof has terra-cotta cresting, finials, chimney pots and two rare kangaroo finial. The upper gable is roughcast, with pendant barges with roundels. The wing-wall has an unpainted scroll-bracket. There is a large leadlight casement window and an oculus at right. The right side window has a bluestone cill and a cast-iron lace grille depicting a dancing virgin. There is a copper name-plate and an early Cyclone chain-link gate. Other houses with kangaroo finials that have been identified in Melbourne include at Bowen Crescent, Princes Hill; Byron

Street, Kew; 512 Racecourse Road, Newmarket; Albert Park and Williamstown. No Emu finials are known. The house lacks the original front fence

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

The house is architecturally and historically significant to the City of Yarra and Richmond.

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

The building is significant:

- for its good representation of a key period in the City's history;
- as an architecturally interesting and intact notably executed Edwardian residence of high integrity, featuring articulating roof detailing and elements, including kangaroo ridge finials.

### **Grocer's shop & residence, 102 ELIZABETH STREET, RICHMOND**



**Property number:** 144475

**HO area:** York Street, Richmond, Residential

#### **What is significant?**

A two-storey, rendered brick, early Boom-style corner shop with a parapet. There is one bay to each street with a corner splay. This has a round centrepiece with a scallop-shell, acroterion and scroll-brackets over the vermiculated blind first-storey window, with an embossed shield motif. The square parapet balustrading is between piers. All first-storey windows have round heads and architrave moulds. There is a deep cornice and frieze between corbels at parapet and first floor level, with a string-course mould between first-storey windows. There is a large four-bay extension in Lennox Street, also with

round head first-storey windows, but otherwise plain. "Grocer 102 Grocer" is embossed on the frieze (covered over) and most of the timber shop windows survive.

The Elizabeth Street shop window is altered. Render is painted. Lacks original door. There are new but related dado tiles.

**How is it significant?**

The building is historically and aesthetically significant to Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history.
- as a two-storey rendered early Boom-style corner shop, with splayed shopfront entrance and articulating parapet balustrading and pediment, that is a key part of a notable commercial and residential group at this corner.

**53 GARDNER STREET,  
RICHMOND**



**Property number:** 193270

**HO area:** Murphy Street, Richmond, Heritage Precinct

**What is significant?**

This is an Edwardian-era red brick house with Medieval character detailing and form, including the jettied half-timbered gable, the crow-step side part wall, and the chunky verandah detail- all reminiscent of the work of HH Kemp who designed many houses in this part of Richmond.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and

the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- for its distinctive detailing and form.

**82 GARDNER STREET,  
RICHMOND**



**Property number:** 193405

**HO area:** Murphy Street, Richmond, Heritage Precinct

**What is significant?**

An interesting, four-bay, timber, single-storey, Edwardian house, with very unusual massing. It is clad with ashlar pattern board, has a hip-roof and a boundary wing-wall at the right, with a vermiculated corbel block. Beyond this, the roof is set forward at right, as a hip, then further as a long gable. There is a skillion-verandah in the angle of these, at the left, extending across the front, beneath the gable. There is a bay-window in the angle between hips, with a mini-ripple skillion-roof. Chimneys have roughcast-band and render-moulds, with terra-cotta pots. The upper gable is roughcast, timbered and jettied on fretwork brackets. The deep verandah valence is wavy palisade, on tulip fretwork brackets and turned posts. At the front it has a deep dentilated arch; beneath is a rectangular casement bay. The entry door has side and fanlights. Beside is a half-round window, with landscape scene in leadlight.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and

the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history.
- as an interesting, four-bay, timber, Edwardian timber house with very unusual massing and distinctive verandah detail.

**193-197 HIGHETT STREET, RICHMOND**



**Property number:** 139665 (197)

**HO area:** Highett Street, Richmond, Heritage Precinct

**What is significant?**

Single-storey, single-fronted Italianate bichromatic brick, hip-roofed terrace of three houses. The tuck-pointed brickwork is red with cream dressings. They have skillion verandahs between wing-walls, with queens' head corbels on scroll brackets. There is a cast-iron palisade fence. The cornice and frieze have timber bracket pairs between end corbels, with lions on scroll brackets. Chimneys have dog-tooth brick decoration. At rear are double-storey wings. The verandah paving tiles and verandah cast-iron lace fringe are recent.

**How is it significant?**

The building row is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The building row is significant:

- for its good representation of a key period in the City's history;

- as a characteristic Italianate single-storey, single-fronted polychrome brick terrace, distinguished by the double-storey rear wings.

**221 HIGHETT STREET, RICHMOND**



**Property number:** 139590

**HO area:** Highett Street, Richmond, Heritage Precinct

**What is significant?**

This house may date back to the 1850s, described in the earliest Richmond rate records of 1857 as a two-roomed brick cottage. It was later extended to three and then four rooms. That part of Highett Street appears formerly to have been named Little Somerset Street. In the earliest few years, the address is given as the south side of Somerset street. It is a broad, early rendered symmetrical cottage of (originally) five bays, with a hip-roof that sweeps down break-pitch over the timber verandah. The windows once had twelve-paned, double-hung sashes with fine glazing bars and hand blown glass. It is set back behind a garden. The fourth and fifth bays of the house have been demolished. The verandah brackets have been altered. The chain-link fence is sympathetic.

**How is it significant?**

The building is historically significant (National Estate Register Criteria A4) to Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's early history;

- -as a large, early rendered symmetrical cottage.

**247 HIGHETT STREET,  
RICHMOND**



**Property number:** 139540

**HO area:** Highett Street, Richmond, Heritage Precinct

**What is significant?**

The site was shown as vacant on the MMBW Detail Plan of 1899-1900 but Melbourne directories list Thomas Rice as occupier around the World War One era. This ornate late Edwardian-era double-fronted weatherboard villa has excellent integrity with elaborately carved window architraves and gabled pediment to the verandah. The verandah detail is also distinctive and the façade faced with deeply jointed ashlar pattern boards.

**How is it significant?**

The house is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- for the high state of preservation and ornate detailing.

**Driscoll's house, 321 HIGHETT  
STREET, RICHMOND**



**Property number:** 139400

**HO area:** Murphy Street, Richmond, Heritage Precinct

**What is significant?**

Built 1907-08. An earlier timber house is shown on the 1898 MMBW plan 1051. It was owned by Robert Driscoll and occupied by George Redgrave and was demolished about 1907 and work began on a new brick house for Driscoll. This house was completed by 1908 and Driscoll had taken up residence.

This is a three-bay brick, slate, high hip-roofed Edwardian house, extending to side boundaries, but set well back and elevated. It has render bands at the cill and window-head levels and there are terra-cotta ridge-capping, cresting and finials. The left bay is set forward as a gable. The upper gabled section, set forward on fretwork brackets, is timbered roughcast, with palisade and keel pattern timbering. This is flush, with a projecting rectangular bay with a segmental head window-pair. The right wing-wall is in a distinctive crow-step form and corbelled, with unpainted render capping. The roof sweeps down in the angle, over a window-pair and verandah. This has a fretwork fringe, unusual ogee fins and fine fretwork scrolling in brackets, set on turned posts. The pavement is geometric encaustic tiles, with bluestone stair and edging. The centre bay is an entry gable, with a round arch and fine fretwork scrolling foliage spandrels. The door has leadlight, side and fanlights, with an original flyscreen door. Chimneys have unusual deep flat moulding, in unpainted render, with terra-cotta pots. The porch is unique in Richmond. It has a sympathetic brick path paving, garden edging and fence.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history.
- as a three-bay Edwardian brick house, with intact and unusual decoration, massing and elements.

**Mornington, 361 HIGHETT STREET, RICHMOND**



**Property number:** 139340

**HO area:** Murphy Street, Richmond, Heritage Precinct

**What is significant?**

This house has the stylistic characteristics of the work of noted local architect, J.A.B. Koch. This is a double-fronted, single-storey, symmetrical Boom-era terrace, with very refined Neo-classical details, set back, with a rendered front and parapet. There is a blind square balustraded parapet, between five piers, which have fine, incised foliate decoration, capped with vermiculated gablets. The round centrepiece is finely moulded and decorated with an incised frieze, foliate scrolls and the name incised in copperplate. There is a dentilated cornice and frieze, with two cast-iron vents, between round foliate corbels, with vermiculated roundels. Wing-wall round corbels have a scallop-shell motif, set over a foliate panel, and supported by a Jacobean bracket. The verandah has a central gable facing, with lozenge decoration over a fretwork fringe,

supported on elaborate fretwork scroll brackets. The transom-rail and fascia have chevron decoration, with a Greek key pattern cast-iron lace valence and brackets. Windows have architrave moulds, with vermiculated soffit panels. The entry has side and toplights. The timber verandah posts are set on plinths. There are Classical mould chimneys in unpainted render, with dividers. In the 1990s, the verandah posts lacked capitals; the verandah floor has been concreted.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- as a symmetrical, double-fronted terrace house with very refined and unusual Neo-classical details and shares this detailing with houses created by the noted J.A.B. Koch.

**Relova Redressing Laundry, 129 HODDLE STREET (Units 1-16), RICHMOND**



**Property number:** 324020 (3)

**HO area:** Hoddle Street, Richmond, Heritage Precinct

**What is significant?**

The former Relova Redressing Laundry was erected in 1937 to the design of Modernist architect, Walter Mason. Mason was a distinguished designer (see his own home at Mt Eliza and Taradale flats, 229 Brighton Road, Elwood 1936, all recommended for the heritage overlay ).

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The design was in streamlined Moderne form, with one of the major elements of the building being boldly expressed as the rooftop tank in a large drum shape. The rest of the design stresses horizontality with its long cemented spandrels, relieved by tapestry brick blends, metal framed window strips and street side planter box.

The rest of the building was more prosaic and has since been turned into apartments while the façade has been restored.

### How is it significant?

The building is aesthetically significant (National Estate Register Criteria E1) to Richmond and the City of Yarra.

### Why is it significant?

The former Relova Redressing Laundry is significant to the City and metropolitan Melbourne as:

- a distinctive building type (industrial laundry) where the function of the building is used as a bold architectural expression; and
- as a work by the distinguished architect Walter Mason in his favoured Moderne style.

## 139 HODDLE STREET, RICHMOND



**Property number:** 141135

**HO area:** Hoddle Street, Richmond, Heritage Precinct

### What is significant?

This is a double-fronted early Victorian-era villa, set out in bays, with a slated simply hipped roof and a deep concave shaped front verandah. The house was erected on part of a Crown Portion sold in 1839 and adjoining an estate sold prior to 1853; it is shown on the 1855 Melbourne Roll Plan and was occupied for a time by lawyer,

Frederick Pohlman. The rear stables were built after 1898 and the house at 137 Hoddle Street added to the block, as abutting the façade of 139, in the Edwardian-era.

### How is it significant?

The house is historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond.

### Why is it significant?

The building is significant:

- for its good representation of a key period in the City's history;
- as one of the early villas in Richmond and an indicator of when Hoddle Street was a more desirable address than today.

## 9 HULL STREET, RICHMOND



**Property number:** 180485

**HO area:** Hull Street, Richmond, Heritage Precinct

### What is significant?

A double-storey Italianate polychromatic brick detached terrace with a slate hip-roof, set back behind a garden at front and right. Brickwork is tuck-pointed, deep brown with cream and red bands at the dado and window head. The hipped verandah terminates at the left-wing wall.

It has cast-iron posts, valence over a timber rail and brackets, with first-storey balustrade and brackets. There are window pairs and entry panelled door, side and fanlights. The chimney has a Classical render moulding.

**How is it significant?**

The house is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

**Why is it significant?**

The house is significant:

- as a well-preserved double-storey Italianate style polychromatic brick terrace house that is dominant among the surrounding single storey houses and has ornate iron verandah detailing;
- for its good representation of a key period in the City's history;
- -an uncommon form for the area, being hipped roof with an attached two-level verandah.

**All Nations Hotel, 64 LENNOX STREET, RICHMOND**



**Property number:** 149495

**HO area:** York Street, Richmond, Residential

**What is significant?**

Built in 1870. It was 103 York Street (cnr Separation Street). It was built over 1869-70 and first licensed in August 1870.1 The first licensee was Anton Schultz from 27.8.1870, for a building with two sitting rooms and two bedrooms, followed by James Ingham (1872-73). Thomas Connell auctioned the hotel, furniture and effects, billiard table, etc. Subsequent licensees were : M. Welsh (1875-76), Edward Barker (1877-78), George A.

Atkinson (1879), James Stevens (1880)r Joseph Mittern (1881) and Michael J. Cream (1882). It was auctioned in November 1882, when it was described as having a bar, bar parlour, billiard room, five bedrooms upstairs and four timber rooms and three other outbuilding rooms, with stables and outhouses. Later licensees were : C.J. White (1883), J.B. Brown (1884), Mrs Agnes Hyde (1885-86), John Bellamy (1887), Edward Foote (1888), Mrs Mary A. Kelly (1889), Martin Baron (1891) and Mrs May Welsh (1895). By 1898 there was a "Boxing Hall" a adjoining at no.62. It was altered in April 1940 and again in January 1954 by architects Oakley and Parkes of Bourke Street. This is a two-storied corner Renaissance Revival hotel of five bays to York Street and four to Lennox, with a receding corner splay, rendered, with a parapet. There is a cornice and frieze with a corner round-headed centrepiece, with acroterion and scroll brackets over a blind window. There is cornice and frieze at first-floor level also, with six nineteenth century ventilators and keystone over entry. Windows have architrave moulds with foliated cill brackets and corner windows are shop windows.

Alterations include the western bay in York Street, ceramic tiles below dado, two leadlight windows, doors opening up the interior and the adjoining sub-station with its decorative lantern. This is convex with a balloon finial. (54 Lennox Street). Early hotels, substantially un-renovated for fifty years, are becoming very rare in Melbourne.

Hotels which continue to operate as local community facilities without additional components (eg. restaurants, nightclubs, etc.) are rare.

**How is it significant?**

The hotel is architecturally, historically and socially significant to Richmond (National Estate Register Criteria E1, A4, G1).

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- as an early well-preserved Renaissance Revival hotel, operating since 1870 as a local corner pub.

## Mahony's Shop & Residence, 66 LENNOX STREET, RICHMOND



**Property number:** 149490

**HO area:** York Street, Richmond,  
Residential

### What is significant?

Lennox Street was formerly Separation Street. This site was vacant on the 1898 MMBW plan 1048. The shop, dwelling and stable was constructed in 1905 by James Edmond for James Mahoney. A two-storey, red brick corner shop with unpainted render dressings, with a parapet. First-storey brickwork is dyed red, ground-storey is tuck-pointed. There are two bays to each street with a corner splay. The parapet has double reverse ogee undulations between piers and the right York Street bay steps down with a cavetto, as the cornice terminates. Over the splay is an open pediment. There is a deep cornice and frieze mould, below which rendered piers are supported on Corinthian pilasters, which finally terminate as Jacobean corbels. Windows have aprons. There is a rare surviving metal convex cantilever canopy around the corner bays and two intact timber shop windows beneath, with perforated cast-iron soffit panels. The shop interior is largely intact, including ceiling board lining, fireplace, etc. At the rear, are detached brick stables with loft and gantry. The street canopy needs careful repair. The corner splay has aluminium shop-front,

with painted brickwork under the canopy. The York Street light-court has infill.

### How is it significant?

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

### Why is it significant?

The building is significant:

- for its good representation of a key period in the City's history;
- as a fine, two-storey, early Edwardian corner red brick shop with unusual decoration, some residual Boom style characteristics and a Jacobean influence. It includes surviving shop front, interior stables and a rare early cantilevered verandah.

## 148 LENNOX STREET, RICHMOND



**Property number:** 179930

**HO area:** HO338 West Richmond Precinct

### What is significant?

This is a single storey Boom-era stuccoed terrace house, with an uncommon scrolled pediment to the raised entablature and a palmette parapet frieze; most of the cement detailing is stylised. The verandah detail is cast-iron.

### How is it significant?

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

### Why is it significant?

The building is significant:

- for its good representation of a key period in the City's history;



- as a prominent corner Victorian-era dwelling featuring a highly ornate parapet and cement detailing.

### 154-156 LENNOX STREET, RICHMOND



**Property number:** 179915 (154)

**HO area:** HO338 West Richmond Precinct

#### **What is significant?**

This is a 2 storey brick Victorian-era row house pair set among typically one storey housing. It has been identified for as prominent and notable for the quality in detailing including double bracketed eaves and ceramic tile decoration, also iron verandah detail. The brickwork on one of the houses has been painted and the fences are new.

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

The building pair is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

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

The building pair is significant:

- for its good representation of a key period in the City's history;
- as a prominent pair of Victorian dwellings notable for the quality in detailing including double bracketed eaves and ceramic tile decoration.

### 8 LESLIE STREET, RICHMOND



**Property number:** 152430

**HO area:** Cole's Paddock Estate,  
Richmond Heritage

#### **What is significant?**

This gabled and hipped roof Edwardian-era brick house was erected in the Cole's Paddock Estate soon after its release in 1911. James Campbell Snr. was the first main occupier of the house.

This red brick and terra-cotta tiled house is set out on an L-shape plan with a splay at the junction that forms the entrance. A hipped verandah with a rare crown-shape parapet shelters the entry. A slatted timber frieze provides verandah detail.

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

The house is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

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

The house is significant because of:

- its distinctive crown verandah and uncommon plan;
- its representation of large house construction on the new Cole's paddock estate;
- for its good representation of a key period in the City's history.

## 16 LESLIE STREET, RICHMOND



**Property number:** 152410

**HO area:** Cole's Paddock Estate,  
Richmond Heritage

### What is significant?

This house was built soon after the release of the Cole's paddock estate in 1911, with occupiers being JD Campbell junior and later Louise Fowles (see Campbell senior at 8 Leslie St). This Edwardian, black tuck-pointed, red brick house has an unusual symmetrical plan built in an era characterised by asymmetrical plans. It has a gambrel Marseilles terra-cotta tile roof across, with finials. Gable wings project forward at ends, with segmental head window pairs, with leaded highlights. Above is roughcast, with label-mould and triple rectangular ventilators. The entry is recessed between deeply curving walls. It is not symmetrical, with two sashes beside. It has a verandah under a hip projection of the main roof, supported on unusual bulging Tuscan concrete columns on plinths and paved with geometric encaustic tiles. Chimneys have flat, Voyseyan tops.

### How is it significant?

The house is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Richmond and the City of Yarra.

### Why is it significant?

The building is significant:

- as a late Edwardian brick house, with an unusual symmetrical plan, distinctive curved walls at the entry and block-like tripartite gable vents;
- for its good representation of a key period in the City's history.

## Barwood house, 20 LESNEY STREET, Richmond



**Property number:**

**HO area:** HO308 Barkly Gardens Precinct,  
Richmond

### What is significant?

This is large Italianate style dichrome brick house once occupied by James Barwood, with extensive and significant verandah detail using cast-iron. Chimney pots set on the cemented chimneys are also significant. The companion house at 24 Lesney St (in HO308) was also occupied by the Barwood family.

### How is it significant?

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

### Why is it significant?

The building is significant:

- for the relative size of the house and the extent of its ornamentation;
- for its good representation of a key Boom period in the City's history.

## 2 LUCERNE CRESCENT, ALPHINGTON



**Property number:** 291115

**HO area:** Alphington East Residential Heritage

### What is significant?

This is an Indian Bungalow style house on a corner site with stuccoed gable ends, hipped terra-cotta tiled roof, tall chimneys, return verandah supported on distinctive timbering, and red brick walls. The fence is related to the house character.

### How is it significant?

The building is historically and aesthetically significant (National Estate Register Criteria A4, E1) to Alphington and the City of Yarra.

### Why is it significant?

The building is significant:

- for its distinctive verandah detailing and form;
- for its good representation of a key period in the Alphington's development history.

## Loddon Lea, 37 LUCERNE CRESCENT, ALPHINGTON



**Property number:** 272490

**HO area:** Alphington East Residential Heritage

### What is significant?

This is an Edwardian-era red and cream brick house with a slated roof, projecting gabled room

bays at each end of a return verandah. The verandah has distinctive timber detailing.

### How is it significant?

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4)

to Alphington.

### Why is it significant?

The building is significant:

- for its distinctive verandah detailing, plan form and finishes;
- for its good representation of a key period in the Alphington's development history.

## Frater house and studio, trees, 56 LUCERNE CRESCENT, ALPHINGTON



**Property number:** 272340

**HO area:** Alphington East Residential Heritage

### What is significant?

This weatherboard Californian Bungalow style house was the long-term home of the significant and well known Australian artist, William Frater. His house was located near to other well known artists such as William McInnes and Norman MacGeorge who made their home around this part of Alphington and Ivanhoe. Desbrowe Annear designed their houses and may have been involved with this building. Frater lived for many years in Alphington, often drawing inspiration from the local landscape. In company with William McInnes, Frater often painted around the Darebin Creek. Frater's large painting, Mt Bogong, in the National Gallery of Victoria was painted at

Tawonga and Alphington in company with painter John Borrock.

Juliana Engberg (2003) wrote that artist Lina Bryans

*...set up an art colony at the nearby Darebin Bridge Hotel, where she and lover William Frater, and sometimes Ian Fairweather and others (Ada Plante and Isobel Tweedle for instance) pursued their modernism and lives. Frater is often given status as the 'father' of Victorian modernism, whereas Bryans, immortalized by Frater as The Red Hat, whose own works were fresh and unrestricted by a tight adherence to Cezanne (unlike Frater's).'*

Frater died at his home at Alphington on 28 November 1974.

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

The building is historically significant (National Estate Register Criteria A4, H1) to Alphington and the City of Yarra.

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

The building is significant:

- for its long association with the prominent Australian artist, William Frater
- for its good representation of a key period in the City's history.

### **3 MURPHY STREET, RICHMOND**



**Property number:** 192720

**HO area:** Murphy Street, Richmond, Heritage Precinct

#### **What is significant?**

The "Heart of Richmond Estate was auctioned on 2 May 1888. Lot 8 was sold for £8 and 13 Coppin Street was built on

the corner. It was later subdivided to separate off nos.1 and 3 Murphy Street. This site is shown vacant on the 1898 MMBW plan 1051, and 3 Murphy Street was probably built soon after. A double-fronted, single-storey, hip-roofed, timber cottage, early Edwardian, transitional from Italianate. The left bay is set forward as a gable. The front has ashlar boards, but the upper gable is notched shingle-pattern weatherboards, with projecting timbers and pendant barges. Eaves have spindle bracket-pairs, with panels between. Windows are tall pairs, with decorative architraves, with Tuscan pilasters. These also flank the entry, with side and toplights. The verandah is in the angle, with turned posts, fretwork-brackets and Chinese paling pattern valence, with fretwork fringe over. Chimneys are red brick, corbelled with a pendant dagger. There is a major (but sympathetic) double-storey addition. The fence has been replaced as has verandah-floor with a concrete-slab.

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

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

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

The building is significant:

- for its good representation of a key period in the City's history.
- as a well-preserved double-fronted timber cottage, early Edwardian house transitional from Italianate, with interesting timber detailing and part of a distinctive pair with 1 Murphy St.

### **28 MURPHY STREET, RICHMOND**



**Property number:** 192615

**HO area:** Murphy Street, Richmond, Heritage Precinct

**What is significant?**

A three-bay, late Edwardian timber cottage, transitional to Bungalow, with a gambrel-roof facing and a wing-wall at right, with vermiculated corbels. A low-pitch gable centre, with roughcast upper section, projects on round fretwork brackets, with decorative barges and a canted bay under. This has a rectangular ventilator, notched shingle-pattern weatherboards, splayed over the casements. There is a good leadlight keyhole oculus at right. The porch is in the left angle, under the extended gable. It has a Chinese paling valence on haunch fretwork brackets and turned post. At left is a small segmental-head window. There is a brick corbelled chimney with terra-cotta pot.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history;
- as an interesting, three-bay, late Edwardian timber cottage, transitional to the Bungalow style, with distinctive timber detailing and glazing.

**Hadley Wold, 41 PARK CRESCENT, ALPHINGTON**



**Property number:** 273565

**HO area:** HO328 Park Crescent Precinct, Alphington

**What is significant?**

This is a weatherboard Federation

Bungalow style house built for and by builder Henry Franklin Hyslop 1911-12 who lived there with wife Elsie until the 1920s. His father, also Henry Hyslop a horsehair manufacturer, occupied the significant All Saints Church Hall in King William Street Fitzroy in the 1850s when it was a cast iron store owned by Charles Black.

Henry died suddenly at home 16th May 1928, leaving his widow, Elsie, and children Marjorie, Nell, and Lillian. He was aged 54 years, born the youngest son of the late H. T. and M. A. Hyslop, and brother of Alice (Mrs. Cummings). Edwin Butler was a later long term occupier-owner.

The house is distinguished by its pressed metal internal lining as identified in the 1980s and mature garden setting, and significant front picket fence (in poor condition). A ruinous elevated tennis court is at the rear close to the Yarra River.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Fairfield and Alphington.

**Why is it significant?**

The building is significant:

- for its mature garden setting, trees and fence, combined with good external integrity;
- as an example of the home of a local builder;
- for its good representation of a key period in Fairfield's history, being Edwardian-era growth.

**House & stables, 10 PEARSON STREET, CREMORNE**



**Property number:** 161995

**HO area:** HO323 Green Street Precinct, Richmond

**What is significant?**

This Edwardian-era replaced an earlier house. The stables could be earlier, but after 1896 and replacing another house in Chapel Street. This is a characteristic, double-fronted brick, hip-roofed cottage, between stepped, boundary wing-walls. The right-bay is set forward as a gable, with a window-pair; the upper section jettying in roughcast and timbers. The roof and skillion verandah roof are slate, the latter decorated with scalloped slates. The valence is a wavy timber palisade. There are terra-cotta finials, cresting, capping and chimney pots. The red bricks are tuck-pointed, cills and lintels are expressed. There is a fine, intact flyscreen door with spindle decoration. Paintwork and colours are rare original. The chain-link fence may (or may not) be later, but is sympathetic. The commercial stables at rear, face Chapel Street. They have light red/orange bricks in English garden-wall bond for perimeter walls and square-edged weatherboards to inside faces. The hinged slate-faced stalls at ground level are intact. There is a two-storey building at left with a gantry and loft door in the gable end facing the street and a chimney with terra-cotta pot. Across a bluestone pitcher-paved yard, is a timber-framed corrugated steel-clad, skillion-roofed, single-storey building.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4)

to Cremorne.

**Why is it significant?**

The building is significant:

- As a remarkably intact characteristic, double-fronted, Edwardian brick house , forming a
- residence for a commercial stables complex;
- for the large Edwardian-era commercial stable itself, at the rear, which is rare in Richmond;
- for the representation from the complex of a key period in the City's history.

**395-397 PUNT ROAD, CREMORNE**



**Property number:** 166600 (395)

**HO area:** Wellington Street, Cremorne, Heritage

**What is significant?**

A double-storey, rendered, Boom style terrace pair, set back from the street with a parapet and raised entablature. The parapet centrepiece is set between abstracted Doric pilasters, supported by scrolls. The cornice and frieze-mould has vermiculated corbels; also to verandah, these being on scroll-brackets. The skillion verandah, between wing-walls, has cast-iron lace valence and Composite Order posts, with the first-storey balustrade in an unusual pattern of panels between balusters. Ground-window is tripartite with Tuscan fluted mullions. Doors have fan and sidelights. Chimneys have corbelled brick-bands. They are painted, 397 lacks sidelights and the high front fence is not appropriate.

**How is it significant?**

The building pair is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

**Why is it significant?**

The building pair is significant:

- for its good representation of a key boom period in the City's history;
- as a characteristic double-storey, rendered Boom-style terrace pair, well proportioned with ornate verandah detail, chimneys and unusual first floor balustrading.

**2-4 REGENT STREET,  
RICHMOND**



**Property number:** 143680 (2)

**HO area:** York Street, Richmond,  
Residential

**What is significant?**

Similar plans shapes are shown on the 1855 Melbourne Roll Plan, indicating that these houses may date from that period, although the dividing walls set above the roof lines indicates later in the 19th century.

They are two attached Gothic Revival style cottages with bead or chamfer-edge weatherboard cladding, verandahs onto the street and carved gable valences. The house adopt an early form.

**How is it significant?**

The building pair is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

**Why is it significant?**

The building pair is significant:

- for its good representation of a key growth period in the City's history;
- for the distinctive detailing, style, siting and cladding type; and
- for their potential early date.

**10-14 REGENT STREET,  
RICHMOND**



**Property number:** 143665 (10)

**HO area:** York Street, Richmond,  
Residential

**What is significant?**

This is a well-preserved red brick row of Edwardian-era houses with uncommon parapet frieze and form, distinctive arched porches in the Romanesque manner and evidently were custom designed.

**How is it significant?**

The building row is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

**Why is it significant?**

The building row is significant:

- for its good representation of the key Federation period in the City's history;-
- for their distinctive form and detailing and high integrity.

### **Perry Boot Factory, former, 24 RISLEY STREET, RICHMOND**



**Property number:** 149660

**HO area:** Bromham-Risley Street,  
Richmond,

#### **What is significant?**

The 'boot factory' shown on early MMBW plans was on land acquired by Mary Lynch of Garfield Street, North Richmond widow in 1888 who appears to have financed construction of the building at 24 Risley Street with the North Melbourne and Carlton Permanent Building and Investment Society in 1889, leading to occupation of the site in 1891. James Telfer of Hawthorn, a horse dealer purchased the site in 1901, leading to the long tenure by the Perry family: Herbert Perry of Risley Street Richmond, Boot manufacturer 1906 and H. Perry & Co Limited of 24 Risley Street Richmond 1920. By the 1920s Vere Street and Belgium Avenue, Hope and Hopkins Street all ran north off Highett St, with the large internal blocks as prime locations for large scale industry, in place of the paddocks of the 1850s. The H Perry Boot Factory was listed at the corner of Risley and Bromham Place and to the east of that was the York Boot factory at 14 Risley. During the Great Depression of the late 1920s, Perrys were well placed: "Knowing the difficulty of the times passed through we feel extremely pleased with the year's business" said the acting chairman of H. Perry and Co. Ltd, boot manufacturers (Mr. George Sallinger), at the annual meeting of shareholders of H Perry and Co. Ltd. held yesterday at the factory, Risley Street, Richmond. Mr Sallinger added that, there were indications of a rapid recovery in trade. The company had plans for an extensive advertising campaign for its Stafford footwear.

H Perry & Company Ltd created headlines soon after WW2 with a strike by their 150 workers because of a wage claim. The Perry company countered with a claim that they were prevented from raising wages because of the wartime National Security Regulations.

The former factory is a twin bay two-storey brick structure with gabled parapets each with a central oculus recess. It is particularly well-preserved with double-hung sash window openings and joinery intact and part of the upper level loading door surviving. a later but similar factory is to the east.

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

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

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

The building is significant:

- for the particularly well-preserved façade, uncommon in Richmond for Victorian-era factory buildings;
- for the association with the Perry boot making company who were a descendent from the tanners and fellmongers that had started Richmond industry at the Yarra River bank in the early Victorian-era;
- for its good representation of a key boom period in the City's history and the transition to industry of former residential areas.

### **Russell Brothers tannery, part, ROONEY STREET 28 Richmond**

(part 28 Rooney St and 20-26 Rose St)



**Property number:** 158470



**HO area:** Rooney Street, Richmond, Heritage Precinct

**What is significant?**

This three level red brick former tannery building was first listed on this site in 1906 and has a gabled parapet onto Rooney Street, evenly spaced double-hung sash windows at each level, and string moulds of brickwork that divide off each storey. The Russell Brothers had run the Burnley Tannery for many years before that, located on the east side of Rooney Street on the Rose Street corner. This was the centre of noxious trades in Richmond as promoted by the banning of river bank fellmongering closer to Melbourne town, leaving Richmond as a likely site for this type of industry.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's industrial history.
- as a well-preserved example of the building type, a type which is particularly evocative of this part of Richmond where fellmongering has been carried out since the 1860s.

**33 SMITH STREET, RICHMOND**



**Property number:** 143910

**HO area:** York Street, Richmond, Residential

**What is significant?**

A double-fronted, timber, early Edwardian

detached house. The left bay is set forward as a steeper gable, the right has a hip. Unusually, the two bays have separate roofs. The upper gable is roughcast, with radiating timbers and a bellied base, with scalloped flashing over a dentilated cornice. The barge is scalloped, with inscribed quatrefoil pendants. The windows are as a pair. The front has ashlar lining. The right bay has spindle-bracket pairs, between roundels and panels in the frieze. The convex verandah is in the angle. It has a dentilated cornice, with wavy palisade valence, angled as brackets with pendants. The tripartite window has diamond lozenge mullions.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key Edwardian-era growth period in the City's history;
- as a double-fronted and uncommon Edwardian detached house with some unusual elements in terms of the verandah detail and gable end.

**Portarlington Villa, 150 SOMERSET STREET, RICHMOND**



**Property number:** 156865

**HO area:** Murphy Street, Richmond, Heritage Precinct

**What is significant?**

Occupied over a long period in the Victorian and Edwardian-era by David Hipwell, a gentleman, this house is shown

on the 1899 MMBW plan 1052 on a double-width block, with a formal garden and arbour. The house is an unusual, double-fronted, single-storey, Baroque-influenced, Boom style detached villa. There is a strong continuous cornice and frieze-mould, with a parapet. The left bay is set forward, with a canted bay-window and a convex roof verandah, in the angle, returning at the right. Both chimneys have deep Classical moulds with bevelled top and vermiculated panels. The parapet has four large urns. There is a centrepiece over each bay, between piers : at left, blind arched, with acroterion; at right, a rectangular name-panel, with small urns. Vermiculated cills are on scroll-brackets. This is a rare multi-fronted, single-storey Boom style house for Richmond. The verandah has been altered.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key boom period in the City's history.
- as an unusual, double-fronted, rendered, Baroque-influenced Boom-style villa which presents an unusual house type for Richmond particularly in this location, on the flat.

**Richmond Metropolitan Fire Station, former, 154 SOMERSET STREET, RICHMOND**



**Property number:** 156855

**HO area:** Murphy Street, Richmond,

**Heritage Precinct**

**What is significant?**

Built between 1905 and 1910 this red brick former Metropolitan Fire Station and barracks building was among the first built for the Board in the Richmond area where major development for the Metropolitan Fire Brigade (MFB, 1891-) ensued after the Second War. The officers in charge were James and then Sydney Stein. Distinctive elements include the two storey gabled residential wing with its austere but effective ornament and attached verandah to one side. The building has been altered but is still recognisable as a fire station with some of the changes (red doors) having reinforced this imagery.

The architect, Percy Oakden (later Oakden & Ballantyne 1900-), was appointed architect to the MFB in 1899 and it is likely that one of these architects was involved in the design of this building. The 'cottage built for comfort' (Oakden & Ballantyne) illustrated in 'Building' June 1910 has a similar Romanesque archway in its design

**How is it significant?**

The building is historically significant (National Estate Register Criteria A4) to Richmond and the City of Yarra.

**Why is it significant?**

The building is significant:

- for its good representation of a key Edwardian-era growth period in the City's history;
- as a former Metropolitan Fire Station and barracks building that was among the first built for the Board in the Richmond area, a site of major development for the MFB after the Second War; and
- for its quasi-public building, as the focus of local interest once a fire had started anywhere in Richmond.

### 3 ST GOTHARDS ROAD, ALPHINGTON



**Property number:** 270160

**HO area:** Alphington East Residential Heritage

#### **What is significant?**

This is a weatherboard federation Bungalow style house has a Dutch-hipped corrugated iron clad main roof, with gablet at the corner; a return verandah, turned posts, segmentally arched verandah frieze and a slatted frieze infill. Chimneys are of red brick with corbels. In the early 1900s just two persons lived in this street, Hugh Carroll and Walter Clayton, with five there by the end of the First War. William Morris was a long term owner later in the century.

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

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Alphington.

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

The building is significant:

- for its good representation of a key period in Alphington's history with the major Edwardian-era residential growth; and
- as a large and well-preserved example of a Federation Bungalow, the keynote style within the area.

### 9 ST GOTHARDS ROAD, ALPHINGTON



**Property number:** 270175

**HO area:** Alphington East Residential Heritage

#### **What is significant?**

This is a textured stucco and weatherboard Edwardian-era 'Bijou Villa' as defined by Robin Boyd in his 'Australia's Home', showing Indian and Asian influences. The house has a gabled Marseilles pattern terra-cotta tile clad main roof, with a projecting gabled room bay and jettied gable valence, plus a gablet at the verandah corner and half-timbered gable ends. The verandah, has stout timber posts and a distinctive Indian character verandah frieze with an arched slatted frieze infill. The projecting room bay has a tiled window hood with a paling pattern timber frieze and leadlight glazing. Chimneys are squat and stuccoed with simple cement capping. In the early 1900s just two persons lived in this street, Hugh Carroll and Walter Clayton, with five there by the end of the First War. Henry J Sutton and then Miss H Sutton were long term owners. The Sutton family had lived in Alphington over a long period, having previously lived in Bairnsdale to at least 1903.

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

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Alphington.

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

The building is significant:

- for its good representation of a key period in Alphington's history with the major Edwardian-era and immediate Post First War residential growth; and
- as a distinctive and well-preserved

example of a Bijou Villa style house, one of the keynote styles within the area.

### **Gipson Shop & Residence, 34 SWAN STREET, CREMORNE**



**Property number:** 157625

**HO area:** Swan St West, Cremorne, Commercial

#### **What is significant?**

This shop is a remnant of the late 19th century growth in this entry part of commercial Swan Street. Thought to be built about 1870, this is a three-storey shop and residence. It has a timber shop front with splayed entry and a rectangular oriel window at first-storey and plain windows at second floor with architraves, between string-course moulds. There is a cornice mould, with a round centrepiece and a single rendered moulded chimney.

The timber shop front is intact, except for stallboards and door. It lacks balloons and an embossed parapet sign has been removed.

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

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

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

The building is significant:

- for its good representation of a key period in the City's history, being the commercial growth in the late 19th century; and
- as an uncommon three-storey shop and residence that has been exceptionally well documented over time, illustrating changes in the form of retailing in this part of Swan Street.

### **The Greyhound Hotel, later Depot Hotel, now Precinct Hotel, 60 SWAN STREET, CREMORNE**



**Property number:** 157680

**HO area:** Swan St West, Cremorne, Commercial

#### **What is significant?**

The Greyhound Hotel, later Depot Hotel and Precinct Hotel has been the site of a public house and gathering place since the 1850s-60s (as 52 Swan St) when licensees included John Davies and William Perrin. The Swan Street West area had consolidated by the 1890s with continuing commercial uses evolving around the new Bowling Club Hotel. The former Bowling Club Hotel, at 36-38 Swan Street, was licensed at another Richmond location to one John Smith in 1868, with a Miss Julia Topey keeping a hotel on this site by the 1880s. The hotel was kept by a M Fitzgerald in the early 1900s but as the new century progressed, the hotel had been delicensed such that by 1920, the only hotel that had survived in this part of Swan Street was the Greyhound Hotel at the Cremorne Street corner (and rebuilt in 1926). Meanwhile shops had occupied the former Bowling Club Hotel.

The hotel is a 2 storey Neo-Grec style building, with a simple and boldly executed cemented façade. A deep projecting

cornice with brackets underscores the raised parapet entablature with its symmetry to the two elevations expressed through panels, with the focus at the splayed corner. Leadlight glass is evident as is the upper level and ground level joinery (part)

**How is it significant?**

The building is aesthetically, socially and historically significant (National Estate Register Criteria E1, G1, A4) to Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key period in the City's history, being as a site, the initial growth of commercial Swan St and as a building, the rebirth of hotel development in the 1920s after the Licence Reduction Board had eliminated other less salubrious pubs; and
- as a well-preserved example of a Greek revival style public house in the local context.

**Balino Cottage, 44 WELLINGTON STREET, CREMORNE**



**Property number:** 166385

**HO area:** Wellington Street, Cremorne, Heritage

**What is significant?**

A characteristic double-fronted, symmetrical, rendered, Boom-style cottage, set on the street line, with rich decoration. There is a balustraded parapet between piers, surmounted by balloons. The centrepiece has a scallop-shell in a round arch, with acroterion. Piers are supported by small scroll-brackets. A frieze and cornice-mould is supported by brackets, between festoons. The parapet and verandah wing-wall corbels are

vermiculated, the latter on scroll-brackets. The brickwork beneath the verandah was exposed, decorated with diamond ceramic tiles. The tripartite window has barley-sugar Tuscan mullions and bluestone cill and fanlight over door. The verandah is convex, with cast-iron posts, lace-valence and brackets. There are encaustic geometric tiles. The chimney has deep rendered Classical mould. There is an iron palisade fence. Both left parapet balloons lack spikes. The front, under the verandah has been bagged and painted.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Cremorne.

**Why is it significant?**

The building is significant:

- As a characteristic double-fronted, symmetrical Boom terrace cottage, set on the street line, with rich decoration (unusually intact and elaborate parapet including festoons, rococo shell, cast cement balls and arched pediment); and
- for its good representation of a key period in the City's history.

**6 YARRA STREET, RICHMOND**



**Property number:** 161340

**HO area:** Yarra Street, Richmond, Heritage Precinct

**What is significant?**

Possibly built before 1855, as it is shown on the Kearney map, this is a double-fronted, unpretentious, single-storey, early cottage on the street line, with its high gable facing, with an attic. It has a squared and coursed bluestone rubble front with quoins and random rubble at sides, at right on the boundary as a parapet. It has a

slate roof and the upper gable is timber. There is a skillion verandah, with curved brackets, end valence at right and a panelled door with fanlight. There is a timber finial. The stone construction technique and the high roof are rare in Richmond. It appears to be the earliest bluestone cottage in Richmond.

It has been altered: there is a major roof addition, the gable front has been replaced, but the eaves lining remains. There are new barges, but the finial is early. The verandah has been rebuilt and the fence is recent.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond.

**Why is it significant?**

The building is significant:

- for its good representation of a key early period in the City's history;
- as part built before 1855 and among the earliest group of houses in Richmond; and
- As a coursed rubble, bluestone cottage set on the street line, the stone construction technique and high gabled roof are rare in Richmond.

**59 YARRALEA STREET,  
ALPHINGTON**



**Property number:** 272240

**HO area:** Alphington East Residential Heritage

**What is significant?**

This Californian Bungalow style weatherboard house has a distinctive sunburst porch or verandah. It has terracotta Marseilles pattern roof tiles, boxed

window groups with tiled hoods set on timber brackets. However it is the verandah that is uncommon although examples are more common in this part of Alphington than elsewhere in the inner or middle suburbs.

**How is it significant?**

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Alphington and the City of Yarra.

**Why is it significant?**

The building is significant:

- for the distinctive sunburst pattern porch detailing; and
- for its good representation of a key post First War growth period in Alphington's history.

**Marchants Aerated Waters &  
Cordials Pty Ltd., part, 23-31  
YORK STREET, RICHMOND**



**Property number:** varies

**HO area:** Regent Streets, Richmond, Industrial

**What is significant?**

In York St, the former Marchants building is a major and distinctive design with pylon-like façade elements reminiscent of the nostalgic Egyptian architectural influences of the time (i.e. Temple of Karnak). The RJ Turnbull Hardware manufactory shares the austere red brick character of this building. Marchants Aerated Waters & Cordials Pty Ltd. had been in the area since the late 19th century and were still at this site in the 1950s when they boasted 'hop beer, aerated water at all grocers'. Their stables were in an Edwardian-era building backing on to the site in Garfield St. They were a

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major national company based in Sydney as Marchants Ltd with branches in Melbourne and Brisbane. The firm gave evidence at an enquiry into the factories Act in 1901, stating that their business in Melbourne cost more to distribute than in Sydney because of the relatively compact layout of the latter.

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

The building is aesthetically and historically significant (National Estate Register Criteria E1, A4) to Richmond and the City of Yarra.

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

The building is significant:

- as a large well-preserved and distinctive industrial building in the Neo-Egyptian style;
- symbolic of the nationally prominent company Marchants Ltd;
- with the Garfield St building, representative of the transition from horse drawn to motor transport distribution of their products; and
- for its good representation of a key period in Richmond's and the City's industrial history.

## **Appendix 8: Places in selected potential heritage precincts or extensions to existing Heritage Overlay Areas**

The following is a list of places in proposed heritage precincts or extensions to existing Heritage Overlay Areas, grouped by address:

- Address of the place;
- Name of the place, if any;
- Estimated date range of the place creation;
- Heritage status: contributory, non contributory or individually significant (local significance and above);
- The proposed heritage precinct or added sites to an existing Heritage Overlay Area.

For more information and an image of each place refer to the City of Yarra Gaps Heritage Database, provided to the City of Yarra on DVD.



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Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
First Alphington Boy Scout Hall Number 20	ADAMS	STREET	7	Alphington	1930-1940	Individually significant	272735 Alphington East Residential Heritage Precinct
	APPLETON	STREET	2	RICHMOND	1900-1915	Individually significant	167760 Yarraberg Heritage Precinct
	APPLETON	STREET	4	RICHMOND	1900-1915	Individually significant	167755 Yarraberg Heritage Precinct
	APPLETON	STREET	6	RICHMOND	1900-1915	Individually significant	167750 Yarraberg Heritage Precinct
	APPLETON	STREET	8	RICHMOND	1915-1925	Contributory	167745 Yarraberg Heritage Precinct
	APPLETON	STREET	10	RICHMOND	1850-1890	Not contributory	167740 Yarraberg Heritage Precinct
	APPLETON	STREET	12	RICHMOND	1850-1890	Contributory	167735 Yarraberg Heritage Precinct
	APPLETON	STREET	14	RICHMOND	1990-2000	Not Contributory	293690 Yarraberg Heritage Precinct
	APPLETON	STREET	14 A	RICHMOND	1990-2000	Not Contributory	293695 Yarraberg Heritage Precinct
	APPLETON	STREET	16	RICHMOND	1850-1890	Contributory	167725 Yarraberg Heritage Precinct
	APPLETON	STREET	18	RICHMOND	1850-1890	Contributory	167720 Yarraberg Heritage Precinct
	APPLETON	STREET	22	RICHMOND	1850-1890	Contributory	167715 Yarraberg Heritage Precinct
	APPLETON	STREET	24	RICHMOND	1880-1890	Individually Significant	167710 Yarraberg Heritage Precinct
	APPLETON	STREET	26	RICHMOND	1915-1925	Contributory	167705 Yarraberg Heritage Precinct
	APPLETON	STREET	32	RICHMOND	1900-1915	Contributory	167700 Yarraberg Heritage Precinct
	APPLETON	STREET	34	RICHMOND	1900-1915	Contributory	167695 Yarraberg Heritage Precinct
	APPLETON	STREET	36	RICHMOND	1900-1915	Contributory	167690 Yarraberg Heritage Precinct
	APPLETON	STREET	38	RICHMOND	1850-1890	Contributory	167685 Yarraberg Heritage Precinct
Mafeking	APPLETON	STREET	57	RICHMOND	1850-1890	Contributory	167605 Yarraberg Heritage Precinct
	APPLETON	STREET	58	RICHMOND	1900-1915	Contributory	167655 Yarraberg Heritage Precinct
	APPLETON	STREET	60	RICHMOND	1900-1915	Contributory	167650 Yarraberg Heritage Precinct
	APPLETON	STREET	62	RICHMOND	1900-1915	Contributory	167645 Yarraberg Heritage Precinct
	APPLETON	STREET	64	RICHMOND	1900-1915	Contributory	167640 Yarraberg Heritage Precinct
House and palm	APPLETON	STREET	66	RICHMOND	1900-1915	Contributory	167635 Yarraberg Heritage Precinct
	APPLETON	STREET	68	RICHMOND	1900-1915	Contributory	167630 Yarraberg Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	BAKER	STREET 15	RICHMOND 1850-1890	Contributory	153400	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 17	RICHMOND 1850-1890	Contributory	153405	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 19	RICHMOND 1850-1890	Contributory	153410	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 21	RICHMOND 1850-1890	Contributory	153415	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 23	RICHMOND 1850-1890	Contributory	153420	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 25	RICHMOND 1850-1890	Contributory	153425	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 27	RICHMOND 1850-1890	Contributory	153430	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 29	RICHMOND 1850-1890	Not Contributory	153435	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 31	RICHMOND 1850-1890	Contributory	153440	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 33	RICHMOND 1850-1890	Contributory	153445	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 35	RICHMOND 1850-1890	Contributory	153450	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 37	RICHMOND 1850-1890	Contributory	153455	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 39	RICHMOND 1850-1890	Contributory	153460	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 41	RICHMOND 1850-1890	Contributory	153465	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 43	RICHMOND 1900-1915	Contributory	153470	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 45	RICHMOND 1900-1915	Contributory	153475	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 47	RICHMOND 1900-1915	Contributory	153480	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 49	RICHMOND 1900-1915	Contributory	153485	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 53	RICHMOND 1900-1915	Individually Significant	153490	Lincoln Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Somerset Terrace	BAKER	STREET	54	RICHMOND	1850-1890	Contributory	153745 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	55	RICHMOND	1900-1915	Individually Significant	153495 Lincoln Street, Richmond, Heritage Precinct
Somerset Terrace	BAKER	STREET	56	RICHMOND	1850-1890	Contributory	153740 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	57	RICHMOND	1850-1890	Contributory	153500 Lincoln Street, Richmond, Heritage Precinct
Somerset Terrace	BAKER	STREET	58	RICHMOND	1850-1890	Contributory	153735 Lincoln Street, Richmond, Heritage Precinct
Flats	BAKER	STREET	59	RICHMOND	1990-2000	Not Contributory	282960 Lincoln Street, Richmond, Heritage Precinct
Somerset Terrace	BAKER	STREET	60	RICHMOND	1850-1890	Contributory	153730 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	61	RICHMOND	1850-1890	Contributory	153510 Lincoln Street, Richmond, Heritage Precinct
Somerset Terrace	BAKER	STREET	62	RICHMOND	1850-1890	Contributory	153725 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	63	RICHMOND	1850-1890	Contributory	153515 Lincoln Street, Richmond, Heritage Precinct
Somerset Terrace	BAKER	STREET	64	RICHMOND	1850-1890	Contributory	153720 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	65	RICHMOND	1850-1890	Contributory	153520 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	66	RICHMOND	1850-1890	Contributory	153715 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	68	RICHMOND	1990-2000	Not Contributory	153710 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	70	RICHMOND	1915-1925	Contributory	153705 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	71	RICHMOND	1940-1950	Not Contributory	153525 Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET	73	RICHMOND	1860-1925	Individually Significant	153530 Lincoln Street, Richmond, Heritage Precinct
	Units	BAKER	STREET	75 Unit 1	RICHMOND	1990-2000	Not Contributory
	BAKER	STREET	75 Unit 2	RICHMOND	1990-2000	Not Contributory	319810 Lincoln Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	BAKER	STREET 76	RICHMOND 1850-1890	Contributory	153595	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 77	RICHMOND 1850-1890	Contributory	153540	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 78	RICHMOND 1850-1890	Contributory	153590	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 79	RICHMOND 1850-1890	Not contributory	153545	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 80	RICHMOND 1850-1890	Contributory	153585	Lincoln Street, Richmond, Heritage Precinct
Elizaville	BAKER	STREET 85	RICHMOND 1900-1915	Individually Significant	153550	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 87	RICHMOND 1850-1890	Contributory	153555	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 89	RICHMOND 1900-1915	Contributory	153560	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 91	RICHMOND 1850-1890	Contributory	153565	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 93	RICHMOND 1850-1890	Contributory	153570	Lincoln Street, Richmond, Heritage Precinct
	BAKER	STREET 95	RICHMOND 1850-1890	Contributory	153575	Lincoln Street, Richmond, Heritage Precinct
	BALMAIN	STREET 9	CREMORNE 1850-1890	Contributory	162455	HO342 Cremorne Precinct
	BALMAIN	STREET 11	CREMORNE 1850-1890	Contributory	162460	HO342 Cremorne Precinct
	BALMAIN	STREET 13	CREMORNE 1850-1890	Contributory	162465	HO342 Cremorne Precinct
Substation, SEC, MCC former, later Citipower	BALMAIN	STREET 17	CREMORNE 1915-1925	contributory	320630	HO342 Cremorne Precinct
Shop & residence	BALMAIN	STREET 27	CREMORNE 1850-1890	Contributory	162490	HO342 Cremorne Precinct
Shop & residence	BALMAIN	STREET 29	CREMORNE 1850-1890	Contributory	162495	HO342 Cremorne Precinct
Commercial building/workshop	BALMAIN	STREET 31	CREMORNE 1915-1925	Contributory	162500	HO342 Cremorne Precinct
	BALMAIN	STREET 43	CREMORNE 1850-1890	Contributory	162525	HO342 Cremorne Precinct
	BALMAIN	STREET 45	CREMORNE 1850-1890	Contributory	319680	HO342 Cremorne Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	BALMAIN	STREET	47	CREMORNE	1850-1890	Contributory	162530 HO342 Cremorne Precinct
Grocer's shop & residence	BALMAIN	STREET	69	CREMORNE	1860-1870	Individually Significant	162545 Balmain Street Cremorne Heritage Precinct
Olinda	BALMAIN	STREET	75	CREMORNE	1900-1915	Individually Significant	162555 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	79	CREMORNE	1850-1890	Contributory	162560 Balmain Street Cremorne Heritage Precinct
Klembro Pty. Ltd. Factory	BALMAIN	STREET	80 -82	CREMORNE	1925-1930	Individually Significant	162255 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	81	CREMORNE	1860-1880	Individually Significant	162565 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	83	CREMORNE	1860-1880	Individually Significant	162570 Balmain Street Cremorne Heritage Precinct
Factory workshop	BALMAIN	STREET	84	CREMORNE	1970-1980	Not Contributory	162250 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	86	CREMORNE	1850-1890	Contributory	162245 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	88	CREMORNE	1850-1890	Contributory	162240 Balmain Street Cremorne Heritage Precinct
Balmain Hall, Church of Christ	BALMAIN	STREET	90 -92	CREMORNE	1900-1920	Individually Significant	162235 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	98 A	CREMORNE	1850-1890	Contributory	162215 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	100	CREMORNE	1850-1890	Contributory	162210 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	102	CREMORNE	1850-1890	Contributory	162205 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	104	CREMORNE	1850-1890	Contributory	162200 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	106	CREMORNE	1850-1890	Contributory	162195 Balmain Street Cremorne Heritage Precinct
	BALMAIN	STREET	108	CREMORNE	1850-1890	Contributory	162190 Balmain Street Cremorne Heritage Precinct
	BANK	STREET	2	RICHMOND	1960-1970	Not Contributory	180810 Highett Street, Richmond, Heritage Precinct
	BANK	STREET	5	RICHMOND	1850-1890	Contributory	180815 Highett Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	BANK	STREET 6	RICHMOND 1850-1890	Contributory	180805	Highett Street, Richmond, Heritage Precinct
	BANK	STREET 7	RICHMOND 1850-1890	Not Contributory	180820	Highett Street, Richmond, Heritage Precinct
	BANK	STREET 8	RICHMOND 1850-1890	Contributory	180800	Highett Street, Richmond, Heritage Precinct
	BANK	STREET 9	RICHMOND 1850-1890	Contributory	180825	Highett Street, Richmond, Heritage Precinct
	BANK	STREET 11	RICHMOND 1850-1890	Contributory	180830	Highett Street, Richmond, Heritage Precinct
	BANK	STREET 12	RICHMOND 1915-1925	Contributory	180795	Highett Street, Richmond, Heritage Precinct
	BANK	STREET 14	RICHMOND 1850-1890	Contributory	180790	Highett Street, Richmond, Heritage Precinct
	BENNETT	STREET 1	RICHMOND 1915-1925	Not Contributory	152025	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 2	RICHMOND 1900-1915	Contributory	151720	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 2 A	RICHMOND 1915-1925	Contributory	151715	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 3	RICHMOND 1900-1915	Contributory	152020	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 4	RICHMOND 1915-1925	Contributory	151730	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 5	RICHMOND 1915-1925	Contributory	152015	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 6	RICHMOND 1915-1925	Contributory	151735	Cole's Paddock Estate, Richmond Heritage Precinct
Flats	BENNETT	STREET 7 Unit 1	RICHMOND 1970-1980	Not Contributory	151990	Cole's Paddock Estate, Richmond Heritage Precinct
Flats	BENNETT	STREET 7 Unit 2	RICHMOND 1970-1980	Not Contributory	151995	Cole's Paddock Estate, Richmond Heritage Precinct
Flats	BENNETT	STREET 7 Unit 3	RICHMOND 1970-1980	Not Contributory	152000	Cole's Paddock Estate, Richmond Heritage Precinct
Flats	BENNETT	STREET 7 Unit 4	RICHMOND 1970-1980	Not Contributory	152005	Cole's Paddock Estate, Richmond Heritage Precinct
Flats	BENNETT	STREET 7 Unit 5	RICHMOND 1970-1980	Not Contributory	152010	Cole's Paddock Estate, Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	BENNETT	STREET	8	RICHMOND	1915-1925	Not Contributory	151740 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	9	RICHMOND	1915-1925	Contributory	151985 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	10	RICHMOND	1915-1925	Contributory	151745 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	11	RICHMOND	1915-1925	Contributory	151980 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	12	RICHMOND	1915-1925	Contributory	151750 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	13	RICHMOND	1915-1925	Contributory	151975 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	14	RICHMOND	1915-1925	Contributory	151755 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	15	RICHMOND	1915-1925	Contributory	151970 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	16	RICHMOND	1915-1925	Contributory	151760 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	17	RICHMOND	1915-1925	Contributory	151965 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	18	RICHMOND	1915-1925	Contributory	151765 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	19	RICHMOND	1915-1925	Contributory	151960 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	20	RICHMOND	1915-1925	Contributory	151770 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	22	RICHMOND	1915-1925	Contributory	151775 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	23	RICHMOND	1915-1925	Contributory	151955 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	27	RICHMOND	1915-1925	Contributory	151950 Cole's Paddock Estate, Richmond Heritage Precinct
Antoinette	BENNETT	STREET	29	RICHMOND	1915-1925	Contributory	151945 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	30	RICHMOND	1915-1925	Contributory	151840 Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET	31	RICHMOND	1900-1915	Contributory	151940 Cole's Paddock Estate, Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	BENNETT	STREET 32	RICHMOND 1915-1925	Contributory	151845	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 33	RICHMOND 1900-1915	Contributory	151935	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 34	RICHMOND 1900-1915	Contributory	151850	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 35	RICHMOND 1900-1915	Contributory	151930	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 36	RICHMOND 1900-1915	Individually Significant	151855	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 37	RICHMOND 1900-1915	Contributory	151925	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 38	RICHMOND 1915-1925	Not Contributory	151860	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 40	RICHMOND 1900-1915	Contributory	151865	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 42	RICHMOND 1990-2000	Not Contributory	315380	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 42	RICHMOND 1990-2000	Not Contributory	315380	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 44	RICHMOND 1900-1915	Contributory	151875	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 45	RICHMOND 1900-1915	contributory	151910	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 46	RICHMOND 1900-1915	Contributory	151880	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 47	RICHMOND 1900-1915	Contributory	151905	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 48	RICHMOND 1915-1925	Contributory	151885	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 49	RICHMOND 1900-1915	Contributory	151900	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 50	RICHMOND 1915-1925	Contributory	151890	Cole's Paddock Estate, Richmond Heritage Precinct
	BENNETT	STREET 51	RICHMOND 1900-1915	Contributory	151895	Cole's Paddock Estate, Richmond Heritage Precinct
	BLANCHE	STREET 1	CREMORNE 1850-1890	Contributory	165680	Wellington Street, Cremorne, Heritage Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	BLANCHE	STREET 2	CREMORNE 1850-1890	Contributory	165675	Wellington Street, Cremorne, Heritage Precinct
	BLANCHE	STREET 3	CREMORNE 1850-1890	Contributory	165685	Wellington Street, Cremorne, Heritage Precinct
	BLANCHE	STREET 5	CREMORNE 1850-1890	Contributory	165690	Wellington Street, Cremorne, Heritage Precinct
	BLAZEY	STREET 13	RICHMOND 1915-1925	Contributory	168320	Yarraberg Heritage Precinct
	BLAZEY	STREET 15	RICHMOND 1915-1925	contributory	168325	Yarraberg Heritage Precinct
	BLAZEY	STREET 17	RICHMOND 1915-1925	Contributory	168330	Yarraberg Heritage Precinct
	BLAZEY	STREET 21	RICHMOND 1850-1890	Contributory	168335	Yarraberg Heritage Precinct
	BLAZEY	STREET 23	RICHMOND 1900-1915	Contributory	168340	Yarraberg Heritage Precinct
	BLAZEY	STREET 25	RICHMOND 1900-1915	Contributory	168345	Yarraberg Heritage Precinct
	BLAZEY	STREET 27	RICHMOND 1900-1915	Contributory	168350	Yarraberg Heritage Precinct
	BLAZEY	STREET 29	RICHMOND 1900-1915	Contributory	168355	Yarraberg Heritage Precinct
	BLAZEY	STREET 31	RICHMOND 1900-1915	Contributory	168360	Yarraberg Heritage Precinct
	BOSISTO	STREET 1	RICHMOND 1860-1870	Contributory	180660	Highett Street, Richmond, Heritage Precinct
	BOSISTO	STREET 2	RICHMOND 1860-1870	Contributory	180665	Highett Street, Richmond, Heritage Precinct
	BOSISTO	STREET 3	RICHMOND 1915-1925	Contributory	180655	Highett Street, Richmond, Heritage Precinct
	BOSISTO	STREET 4	RICHMOND 1900-1915	Contributory	180670	Highett Street, Richmond, Heritage Precinct
	BOSISTO	STREET 5	RICHMOND 1850-1890	Not Contributory	180650	Highett Street, Richmond, Heritage Precinct
	BOSISTO	STREET 7	RICHMOND 1850-1890	Contributory	180645	Highett Street, Richmond, Heritage Precinct
	BOSISTO	STREET 9	RICHMOND 1850-1890	Contributory	180640	Highett Street, Richmond, Heritage Precinct
	BOSISTO	STREET 12	RICHMOND 1915-1925	Contributory	180755	Hull Street, Richmond, Heritage Precinct
	BOSISTO	STREET 18	RICHMOND 1850-1890	Contributory	180760	Hull Street, Richmond, Heritage Precinct
	BOSISTO	STREET 25	RICHMOND 1900-1915	Individually Significant	180575	Hull Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	BOSISTO	STREET 27	RICHMOND 1900-1915	Individually Significant	180570	Hull Street, Richmond, Heritage Precinct
	BOSISTO	STREET 29	RICHMOND 1900-1915	Individually Significant	180565	Hull Street, Richmond, Heritage Precinct
	BOSISTO	STREET 31	RICHMOND 1900-1915	Individually Significant	180560	Hull Street, Richmond, Heritage Precinct
	BRIDGE	ROAD 520	RICHMOND 2000-2010	Not Contributory	338210	HO310 Bridge Road Precinct, Richmond
Royal Oak Hotel	BRIDGE	ROAD 529 -533	RICHMOND 1900-1915	Individually Significant	168810	HO310 Bridge Road Precinct, Richmond
Fincham Organ Factory, later Jackett, Howard & Co, Flour Mills, part	BRIDGE	ROAD 534 -534A	RICHMOND 1850-1890	Contributory	169040	HO310 Bridge Road Precinct, Richmond
James Boland's Shop & Residence	BRIDGE	ROAD 635	RICHMOND 1870-1890	Individually Significant	168870	HO310 Bridge Road Precinct, Richmond
Factory/warehouse	BRIDGE	ROAD 641 -643	RICHMOND 1900-1915	Not Assessed	168880	HO310 Bridge Road Precinct, Richmond
	BRIGHTON	STREET 2	RICHMOND 1900-1915	Individually Significant	161020	HO308 Barkly Gardens Precinct, Richmond
	BRIGHTON	STREET 4	RICHMOND 1900-1915	Individually Significant	161015	HO310 Bridge Road Precinct, Richmond
Shop & Residence	BRIGHTON	STREET 154	RICHMOND 1850-1890	Contributory	160765	Yarra Street, Richmond, Heritage Precinct
	BRIGHTON	STREET 167	RICHMOND 1850-1890	Individually Significant	160470	Yarra Street, Richmond, Heritage Precinct
	BRIGHTON	STREET 168	RICHMOND 1900-1915	Contributory	160745	Yarra Street, Richmond, Heritage Precinct
	BRIGHTON	STREET 170	RICHMOND 1900-1915	Contributory	160740	Yarra Street, Richmond, Heritage Precinct
	BRIGHTON	STREET 180	RICHMOND 1850-1890	Contributory	160725	Yarra Street, Richmond, Heritage Precinct
	BRIGHTON	STREET 182	RICHMOND 1850-1890	Contributory	160720	Yarra Street, Richmond, Heritage Precinct
	BRIGHTON	STREET 184	RICHMOND 1850-1890	Contributory	160715	Yarra Street, Richmond, Heritage Precinct
	BRIGHTON	STREET 186	RICHMOND 1850-1890	Contributory	160690	Yarra Street, Richmond, Heritage Precinct
	BRIGHTON	STREET 188	RICHMOND 2000-2010	Not Contributory	304150	Yarra Street, Richmond, Heritage Precinct
Francis Howard Pty Ltd, later the United Bottle Merchants Company Pty Ltd	BROMHAM	PLACE 8 Unit 1	RICHMOND 1915-1925	Contributory	315020	Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse	BROMHAM	PLACE 8 Unit 1	RICHMOND 1915-1925	Contributory	315110	Bromham-Risley Street, Richmond, Industrial Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area	
Factory/warehouse, former	BROMHAM	PLACE	8 Unit 1	RICHMOND	1915-1925	Contributory	315120 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse, former	BROMHAM	PLACE	8 Unit 2	RICHMOND	1915-1925	Contributory	315030 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse, former	BROMHAM	PLACE	8 Unit 3	RICHMOND	1915-1925	Contributory	315040 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse, former	BROMHAM	PLACE	8 Unit 4	RICHMOND	1915-1925	Contributory	315050 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse, former	BROMHAM	PLACE	8 Unit 5	RICHMOND	1915-1925	Contributory	315060 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse, former	BROMHAM	PLACE	8 Unit 6	RICHMOND	1915-1925	Contributory	315070 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse, former	BROMHAM	PLACE	8 Unit 7	RICHMOND	1915-1925	Contributory	315080 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse, former	BROMHAM	PLACE	8 Unit 8	RICHMOND	1915-1925	Contributory	315090 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse, former	BROMHAM	PLACE	8 Unit 9	RICHMOND	1915-1925	Contributory	315100 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse	BROMHAM	PLACE	26	RICHMOND	1905-1920	Contributory	149765 Highett Street, Richmond, Heritage Precinct
	BUCKINGHAM	STREET	119	RICHMOND	1850-1890	Contributory	154835 HO325 Kennedy Street Precinct, Richmond
	BUCKINGHAM	STREET	121	RICHMOND	1850-1890	Contributory	154840 HO325 Kennedy Street Precinct, Richmond
	BUCKINGHAM	STREET	133	RICHMOND	1850-1890	Contributory	154855 Cole's Paddock Estate, Richmond Heritage Precinct
	BUCKINGHAM	STREET	135	RICHMOND	1850-1890	Contributory	154860 Cole's Paddock Estate, Richmond Heritage Precinct
	BUCKINGHAM	STREET	137	RICHMOND	unknown	Not Contributory	154865 Cole's Paddock Estate, Richmond Heritage Precinct
	BUCKINGHAM	STREET	139	RICHMOND	1900-1915	Contributory	154870 Cole's Paddock Estate, Richmond Heritage Precinct
	BUCKINGHAM	STREET	145	RICHMOND	1850-1890	Contributory	154875 Cole's Paddock Estate, Richmond Heritage Precinct
	BUCKINGHAM	STREET	147	RICHMOND	1850-1890	Not Contributory	154880 Cole's Paddock Estate, Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area	
	BUCKINGHAM	STREET	149	RICHMOND	1915-1925	Contributory	154885 Cole's Paddock Estate, Richmond Heritage Precinct
Heckworth Pty Ltd silver manufacturers, former	BURNLEY	STREET	61 -63	RICHMOND	1930-1940	Contributory	167525 Doonside, Richmond, Heritage Precinct
Companion Heaters Pty Ltd, former	BURNLEY	STREET	65	RICHMOND	1930-1940	Contributory	167520 Doonside, Richmond, Heritage Precinct
Horticultural Industries Pty Ltd, former	BURNLEY	STREET	67	RICHMOND	1925-1930	Contributory	167515 Doonside, Richmond, Heritage Precinct
Jex Steel Wool factory, later Urban Rhythm, plaque	BURNLEY	STREET	77 -79	RICHMOND	1930-1940	Contributory	167510 Doonside, Richmond, Heritage Precinct
Russell Manufacturing Company Pty Ltd, later Repco	BURNLEY	STREET	81 -95	RICHMOND	1935-1940	individually significant	167505 Doonside, Richmond, Heritage Precinct
	BURNLEY	STREET	97	RICHMOND	1900-1915	Individually significant	167500 Yarraberg Heritage Precinct
	BURNLEY	STREET	99	RICHMOND	1900-1915	Individually significant	167495 Yarraberg Heritage Precinct
	BURNLEY	STREET	101	RICHMOND	1900-1915	Individually significant	167490 Yarraberg Heritage Precinct
	BURNLEY	STREET	103	RICHMOND	1900-1915	Individually significant	167485 Yarraberg Heritage Precinct
	BURNLEY	STREET	105	RICHMOND	1900-1915	Individually significant	167480 Yarraberg Heritage Precinct
	BURNLEY	STREET	107	RICHMOND	1850-1890	Contributory	167475 Yarraberg Heritage Precinct
	BURNLEY	STREET	109	RICHMOND	1850-1890	Contributory	167470 Yarraberg Heritage Precinct
	BURNLEY	STREET	111	RICHMOND	1850-1890	Contributory	167465 Yarraberg Heritage Precinct
	BURNLEY	STREET	113	RICHMOND	1850-1890	Contributory	167460 Yarraberg Heritage Precinct
	BURNLEY	STREET	114	RICHMOND	1900-1915	Contributory	157310 Murphy Street, Richmond, Heritage Precinct
Shop & Residence	BURNLEY	STREET	115	RICHMOND	1850-1890	Contributory	349120 Yarraberg Heritage Precinct
	BURNLEY	STREET	116	RICHMOND	1900-1915	Contributory	157305 Murphy Street, Richmond, Heritage Precinct
	BURNLEY	STREET	118	RICHMOND	1900-1915	Contributory	157300 Murphy Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	BURNLEY	STREET	120	RICHMOND	1900-1915	Contributory	157295 Murphy Street, Richmond, Heritage Precinct
	BURNLEY	STREET	121	RICHMOND	1850-1890	Contributory	167445 Yarraberg Heritage Precinct
Shop	BURNLEY	STREET	123	RICHMOND	1980-1990	Not Contributory	167440 Yarraberg Heritage Precinct
Shop & Residence	BURNLEY	STREET	125	RICHMOND	1900-1915	Contributory	167435 Yarraberg Heritage Precinct
Shop & Residence	BURNLEY	STREET	127	RICHMOND	1900-1915	Contributory	167430 Yarraberg Heritage Precinct
Shop & Residence	BURNLEY	STREET	129	RICHMOND	1900-1915	Contributory	167425 Yarraberg Heritage Precinct
Shop & Residence	BURNLEY	STREET	131	RICHMOND	1900-1915	Contributory	298910 Yarraberg Heritage Precinct
	BURNLEY	STREET	131 rear	RICHMOND	unknown	Not contributory	298915 Yarraberg Heritage Precinct
Shop & Residence	BURNLEY	STREET	133	RICHMOND	1900-1915	Contributory	167415 Yarraberg Heritage Precinct
	CAMERON	STREET	2	RICHMOND	1970-1980	Not Contributory	180325 Hull Street, Richmond, Heritage Precinct
	CAMERON	STREET	4	RICHMOND	1850-1890	Contributory	180320 Hull Street, Richmond, Heritage Precinct
	CAMERON	STREET	6	RICHMOND	1850-1890	Contributory	180315 Hull Street, Richmond, Heritage Precinct
	CAMERON	STREET	7	RICHMOND	1850-1860	Contributory	180090 Hull Street, Richmond, Heritage Precinct
	CAMERON	STREET	8	RICHMOND	unknown	Not contributory	180310 Hull Street, Richmond, Heritage Precinct
	CAMERON	STREET	10	RICHMOND	1850-1890	Contributory	180305 Hull Street, Richmond, Heritage Precinct
	CAMERON	STREET	12	RICHMOND	1850-1890	Not contributory	180300 Hull Street, Richmond, Heritage Precinct
	CAMERON	STREET	14	RICHMOND	1850-1890	Contributory	180295 Hull Street, Richmond, Heritage Precinct
	CHAMOUNI	STREET	1	ALPHINGTON	1915-1925	contributory	273755 Alphington East Residential Heritage Precinct
	CHAMOUNI	STREET	2	ALPHINGTON	1915-1925	contributory	273740 Alphington East Residential Heritage Precinct
	CHAMOUNI	STREET	4	ALPHINGTON	1900-1915	contributory	273745 Alphington East Residential Heritage Precinct
	CHAMOUNI	STREET	5	ALPHINGTON	1930-1940	not contributory	273765 Alphington East Residential Heritage Precinct
	CHAMOUNI	STREET	6	ALPHINGTON	1915-1925	contributory	273750 Alphington East Residential Heritage Precinct
	CHAMOUNI	STREET	7	ALPHINGTON	1980-1990	not contributory	280830 Alphington East Residential Heritage Precinct
	CHAPEL	STREET	12	CREMORNE	1850-1890	Contributory	162085 HO323 Green Street Precinct, Richmond

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	CHAPEL	STREET	14	CREMORNE 1850-1890	Contributory	162080	HO323 Green Street Precinct, Richmond
	CHAPEL	STREET	16	CREMORNE 1850-1890	Contributory	162075	HO323 Green Street Precinct, Richmond
	CHAPEL	STREET	18	CREMORNE 1850-1890	Contributory	162070	HO323 Green Street Precinct, Richmond
Nydia, palm	CHESTNUT	STREET	90	CREMORNE 1850-1890	Contributory	162820	Balmain Street Cremorne Heritage Precinct
Linda	CHESTNUT	STREET	92	CREMORNE 1850-1890	Contributory	162815	Balmain Street Cremorne Heritage Precinct
Albany	CHESTNUT	STREET	94	CREMORNE 1850-1890	Contributory	162810	Balmain Street Cremorne Heritage Precinct
	CHESTNUT	STREET	104	CREMORNE 1850-1890	Contributory	162790	Balmain Street Cremorne Heritage Precinct
Factory workshop	CHESTNUT	STREET	106 -108	CREMORNE 1970-1980	Not Contributory	162785	Balmain Street Cremorne Heritage Precinct
	CHESTNUT	STREET	110	CREMORNE 1850-1890	Contributory	162780	Balmain Street Cremorne Heritage Precinct
Factory workshop	CHESTNUT	STREET	112	CREMORNE 1980-1990	Not Contributory	162775	Balmain Street Cremorne Heritage Precinct
	CHESTNUT	STREET	114	CREMORNE 1850-1890	Contributory	162770	Balmain Street Cremorne Heritage Precinct
Vacant site	CHESTNUT	STREET	116	CREMORNE unknown	Not Contributory	162765	Balmain Street Cremorne Heritage Precinct
	CHESTNUT	STREET	118	CREMORNE 1850-1890	Contributory	162760	Balmain Street Cremorne Heritage Precinct
Factory workshop	CHESTNUT	STREET	122	CREMORNE 1950-1960	Not Contributory	162755	Balmain Street Cremorne Heritage Precinct
Earl of Lincoln Hotel	CHURCH	STREET	59	RICHMOND 1850-1880	Contributory	150895	Church Street North, Richmond, Commercial Heritage Precinct
House, part shop & row house development	CHURCH	STREET	69	RICHMOND 1850-1890	Individually Significant	150915	Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	97	RICHMOND 1850-1890	Contributory	150965	Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	99	RICHMOND 1850-1890	Contributory	150970	Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	101	RICHMOND 1850-1890	Contributory	150975	Church Street North, Richmond, Commercial Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Shop & Residence	CHURCH	STREET	103	RICHMOND	1850-1890	Contributory	150980 Church Street North, Richmond, Commercial Heritage Precinct
Shop & Residence	CHURCH	STREET	105	RICHMOND	1850-1890	Contributory	150985 Church Street North, Richmond, Commercial Heritage Precinct
Shop & Residence	CHURCH	STREET	107	RICHMOND	1850-1890	Contributory	150990 Church Street North, Richmond, Commercial Heritage Precinct
Prince of Wales Hotel	CHURCH	STREET	109 -111	RICHMOND	1850-1890	Contributory	150995 Church Street North, Richmond, Commercial Heritage Precinct
S. Andrewartha Showrooms (Furniture), former	CHURCH	STREET	115 -117	RICHMOND	1915-1925	Individually significant	151000 Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	123 -125	RICHMOND	unknown	Not Contributory	151005 Church Street North, Richmond, Commercial Heritage Precinct
Shop & Residence	CHURCH	STREET	127	RICHMOND	1850-1890	Contributory	151010 Church Street North, Richmond, Commercial Heritage Precinct
Shop & Residence	CHURCH	STREET	129	RICHMOND	1850-1890	Contributory	151015 Church Street North, Richmond, Commercial Heritage Precinct
Queens Arms hotel, later Shop & Residence	CHURCH	STREET	133	RICHMOND	1850-1890	Contributory	151020 Church Street North, Richmond, Commercial Heritage Precinct
Bristol Hotel, Former	CHURCH	STREET	135	RICHMOND	1860-1880	Individually Significant	151025 Church Street North, Richmond, Commercial Heritage Precinct
Bakers shop & residence	CHURCH	STREET	137	RICHMOND	1850-1890	Contributory	151030 Church Street North, Richmond, Commercial Heritage Precinct
Vacant site	CHURCH	STREET	139	RICHMOND	unknown	Not Contributory	151035 Church Street North, Richmond, Commercial Heritage Precinct
Shop & Residence	CHURCH	STREET	141	RICHMOND	1850-1890	Contributory	151040 Church Street North, Richmond, Commercial Heritage Precinct
Shop & Residence	CHURCH	STREET	143	RICHMOND	1850-1890	Contributory	151045 Church Street North, Richmond, Commercial Heritage Precinct
Shop & Residence	CHURCH	STREET	145	RICHMOND	1850-1890	Contributory	151050 Church Street North, Richmond, Commercial Heritage Precinct
Motor Garage	CHURCH	STREET	147 -149	RICHMOND	1930-1940	Contributory	151055 Church Street North, Richmond, Commercial Heritage Precinct
James Jones general store, shop & residence, former	CHURCH	STREET	156 -162	RICHMOND	1850-1890	Contributory	150520 Church Street North, Richmond, Commercial Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Naughten's Hotel, later Citizens Park Hotel, and DT's	CHURCH	STREET	164	RICHMOND	1870-1890	Individually significant	189695 Church Street North, Richmond, Commercial Heritage Precinct
Weatherill's Butcher's shop & residence, former?	CHURCH	STREET	166 -170 U	RICHMOND	1860-2000	Not Contributory	282715 Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	166 -170 U	RICHMOND	1990-2000	Not Contributory	282720 Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	166 -170 U	RICHMOND	1990-2000	Not Contributory	282725 Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	166 -170 U	RICHMOND	1990-2000	Not Contributory	282740 Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	166 -170 U	RICHMOND	1990-2000	Not Contributory	282745 Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	166 -170 U	RICHMOND	1990-2000	Not Contributory	282750 Church Street North, Richmond, Commercial Heritage Precinct
House	CHURCH	STREET	176	Richmond	1880-1890	contributory	2009400 Church Street North, Richmond, Commercial Heritage Precinct
James Lentell building, later confectioner and bakery	CHURCH	STREET	178	RICHMOND	1870-1880	Individually Significant	189710 Church Street North, Richmond, Commercial Heritage Precinct
Factory warehouse	CHURCH	STREET	196	RICHMOND	1920-1950	Not contributory	333870 Church Street North, Richmond, Commercial Heritage Precinct
Music teacher's house, former	CHURCH	STREET	200	RICHMOND	1850-1890	Contributory	189755 Church Street North, Richmond, Commercial Heritage Precinct
Halls Buildings	CHURCH	STREET	202	RICHMOND	1880-1890	Individually Significant	189760 Church Street North, Richmond, Commercial Heritage Precinct
Halls Buildings	CHURCH	STREET	204	RICHMOND	1880-1890	Individually Significant	189765 Church Street North, Richmond, Commercial Heritage Precinct
Halls Buildings	CHURCH	STREET	206	RICHMOND	1880-1890	Individually Significant	189770 Church Street North, Richmond, Commercial Heritage Precinct
	CHURCH	STREET	455	RICHMOND	1850-1890	Contributory	161500 HO308 Barkly Gardens Precinct, Richmond
	CHURCH	STREET	457	RICHMOND	1900-1915	Contributory	161505 HO308 Barkly Gardens Precinct, Richmond



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
J Clarke's Engineering workshop, former stone masons yard	CHURCH STREET	609 -615	RICHMOND 1915-1925	Contributory	161695	Yarra Street, Richmond, Heritage Precinct
	COMO STREET	1	ALPHINGTON 1915-1925	contributory	274340	Alphington East Residential Heritage Precinct
	COMO STREET	2	ALPHINGTON 1880-1890	contributory	273870	Alphington East Residential Heritage Precinct
	COMO STREET	3	ALPHINGTON 1900-1915	contributory	274345	Alphington East Residential Heritage Precinct
L'Espoir	COMO STREET	5 unit 1	ALPHINGTON 1850-1890	contributory	335330	Alphington East Residential Heritage Precinct
L'Espoir	COMO STREET	5 unit 2	ALPHINGTON 1850-1890	contributory	335340	Alphington East Residential Heritage Precinct
	COMO STREET	6	ALPHINGTON 1930-1940	Not contributory	273880	Alphington East Residential Heritage Precinct
	COMO STREET	6	ALPHINGTON		274380	Alphington East Residential Heritage Precinct
Glardore	COMO STREET	7	ALPHINGTON 1880-1890	contributory	274355	Alphington East Residential Heritage Precinct
	COMO STREET	8	ALPHINGTON 1950-1960	Not contributory	273885	Alphington East Residential Heritage Precinct
Berkeley	COMO STREET	9	ALPHINGTON 1890-1900	Contributory	274360	Alphington East Residential Heritage Precinct
	COMO STREET	10	ALPHINGTON 1940-1950	Not contributory	273890	Alphington East Residential Heritage Precinct
	COMO STREET	11	ALPHINGTON 1950-1960	Not contributory	274365	Alphington East Residential Heritage Precinct
	COMO STREET	12 -14	ALPHINGTON 1960-1970	Not contributory	273895	Alphington East Residential Heritage Precinct
Lewis House	COMO STREET	13	ALPHINGTON 1980-1995	Individually significant	274370	Alphington East Residential Heritage Precinct
Verona	COMO STREET	15	ALPHINGTON 1890-1900	contributory	274375	Alphington East Residential Heritage Precinct
	COMO STREET	16	ALPHINGTON 1900-1915	contributory	273905	Alphington East Residential Heritage Precinct
Vacant	COMO STREET	18	ALPHINGTON unknown	Not contributory	273915	Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Darrabyn	COMO	STREET	21	ALPHINGTON 1900-1915	Individually significant	283430	Alphington East Residential Heritage Precinct
	COMO	STREET	22	ALPHINGTON 1880-1890	contributory	273945	Alphington East Residential Heritage Precinct
	COMO	STREET	23	ALPHINGTON 1990-2000	Not contributory	274390	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 1	ALPHINGTON 1960-1970	Not contributory	273965	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 1	ALPHINGTON 1960-1970	not contributory	274055	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 1	ALPHINGTON 1960-1970	not contributory	274065	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 1	ALPHINGTON 1960-1970	not contributory	274075	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 2	ALPHINGTON 1960-1970	not contributory	273975	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 3	ALPHINGTON 1960-1970	not contributory	273985	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 4	ALPHINGTON 1960-1970	not contributory	273995	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 5	ALPHINGTON 1960-1970	not contributory	274005	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 6	ALPHINGTON 1960-1970	not contributory	274015	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 7	ALPHINGTON 1960-1970	not contributory	274025	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 8	ALPHINGTON 1960-1970	not contributory	274035	Alphington East Residential Heritage Precinct
Flats	COMO	STREET	24 unit 9	ALPHINGTON 1960-1970	not contributory	274045	Alphington East Residential Heritage Precinct
Willisau	COMO	STREET	25	ALPHINGTON 1880-1890	Contributory	274395	Alphington East Residential Heritage Precinct
	COMO	STREET	26	ALPHINGTON 1900-1915	Contributory	274085	Alphington East Residential Heritage Precinct
	COMO	STREET	27	ALPHINGTON 1915-1925	Contributory	274400	Alphington East Residential Heritage Precinct
	COMO	STREET	28	ALPHINGTON 1890-1900	Contributory	274095	Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	COMO	STREET	29	ALPHINGTON 1915-1925	Contributory	274405	Alphington East Residential Heritage Precinct
	COMO	STREET	30	ALPHINGTON 1900-1915	Contributory	274105	Alphington East Residential Heritage Precinct
Glasshouse	COMO	STREET	30 rear	Alphington 1880-1910	Individually significant	274105	Alphington East Residential Heritage Precinct
	COMO	STREET	31	ALPHINGTON 1970-1980	not contributory	274410	Alphington East Residential Heritage Precinct
	COMO	STREET	32	ALPHINGTON unknown	Not contributory	280825	Alphington East Residential Heritage Precinct
	COMO	STREET	32 A	ALPHINGTON 1915-1925	contributory	274125	Alphington East Residential Heritage Precinct
	COMO	STREET	33	ALPHINGTON 1915-1925	contributory	274415	Alphington East Residential Heritage Precinct
	COMO	STREET	34	ALPHINGTON 1890-1900	contributory	274140	Alphington East Residential Heritage Precinct
	COMO	STREET	35	ALPHINGTON 1915-1925	Not contributory	274420	Alphington East Residential Heritage Precinct
	COMO	STREET	36	ALPHINGTON 1890-1900	Contributory	274145	Alphington East Residential Heritage Precinct
Units	COMO	STREET	37	ALPHINGTON 1990-2000	Not contributory	301330	Alphington East Residential Heritage Precinct
	COMO	STREET	38	ALPHINGTON 1880-1890	contributory	274155	Alphington East Residential Heritage Precinct
	COMO	STREET	39	ALPHINGTON 1940-1950	Not contributory	274430	Alphington East Residential Heritage Precinct
	COMO	STREET	40	ALPHINGTON 1880-1890	Contributory	274165	Alphington East Residential Heritage Precinct
	COMO	STREET	41	ALPHINGTON 1915-1925	Individually significant	274435	Alphington East Residential Heritage Precinct
	COMO	STREET	42	ALPHINGTON 1880-1890	contributory	274175	Alphington East Residential Heritage Precinct
	COMO	STREET	43	ALPHINGTON 1915-1925	contributory	274440	Alphington East Residential Heritage Precinct
	COMO	STREET	44	ALPHINGTON 1880-1890	contributory	274185	Alphington East Residential Heritage Precinct
	COMO	STREET	45	ALPHINGTON	contributory	274445	Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	COMO	STREET 46	ALPHINGTON 1915-1925	contributory	274195	Alphington East Residential Heritage Precinct
	COMO	STREET 47	ALPHINGTON 1915-1925	contributory	274450	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 1	ALPHINGTON 1960-1970	Not contributory	274205	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 1	ALPHINGTON 1960-1970	Not contributory	274295	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 1	ALPHINGTON 1960-1970	Not contributory	274305	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 1	ALPHINGTON 1960-1970	Not contributory	274315	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 2	ALPHINGTON 1960-1970	Not contributory	274220	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 3	ALPHINGTON 1960-1970	Not contributory	274230	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 4	ALPHINGTON 1960-1970	Not contributory	274240	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 5	ALPHINGTON 1960-1970	Not contributory	274250	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 6	ALPHINGTON 1960-1970	Not contributory	274260	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 7	ALPHINGTON 1960-1970	Not contributory	274270	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 8	ALPHINGTON 1960-1970	Not contributory	274280	Alphington East Residential Heritage Precinct
Flats	COMO	STREET 48 unit 9	ALPHINGTON 1960-1970	Not contributory	274290	Alphington East Residential Heritage Precinct
	COMO	STREET 49	ALPHINGTON 1900-1915	contributory	274455	Alphington East Residential Heritage Precinct
	COMO	STREET 52	ALPHINGTON 1960-1970	not contributory	274320	Alphington East Residential Heritage Precinct
	COMO	STREET 54	ALPHINGTON 1915-1925	contributory	274325	Alphington East Residential Heritage Precinct
	COMO	STREET 56	ALPHINGTON 1900-1915	contributory	274330	Alphington East Residential Heritage Precinct
	COMO	STREET 58	ALPHINGTON 1925-1930	contributory	274335	Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	COTTER	STREET 3	RICHMOND 1880-1890	Contributory	159485	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 4	RICHMOND 1880-1890	Contributory	159655	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 5	RICHMOND 1880-1890	Contributory	159490	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 6	RICHMOND 1880-1890	Contributory	159650	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 7	RICHMOND 1880-1890	Contributory	159495	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 8	RICHMOND 1880-1890	Contributory	159645	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 9	RICHMOND 1880-1890	Contributory	159500	Cotter Street, Richmond, Heritage Precinct
Thurles	COTTER	STREET 10	RICHMOND 1880-1890	Contributory	159640	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 11	RICHMOND 1880-1890	Contributory	159505	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 12	RICHMOND 1880-1890	Contributory	159635	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 13	RICHMOND 1880-1890	Contributory	159510	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 14	RICHMOND 1880-1890	Contributory	159630	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 15 -21	RICHMOND 1960-1970	Not Contributory	159515	Cotter Street, Richmond, Heritage Precinct
Napier	COTTER	STREET 16	RICHMOND 1890-1900	Contributory	159625	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 18	RICHMOND 1885-1915	Contributory	159620	Cotter Street, Richmond, Heritage Precinct
	COTTER	STREET 20	RICHMOND 1980-1990	Not Contributory	159615	Cotter Street, Richmond, Heritage Precinct
Factory	CREMORNE	STREET 9 -11	CREMORNE 1900-1915	contributory	165335	Swan St West, Cremorne, Commercial Heritage Precinct
Factory, St Thomas Church & School site, former	CREMORNE	STREET 48	Cremorne 1850s/193	Typical - Local	165590	HO342 Cremorne Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
L Arthur Cartage Contractor warehouse	CREMORNE	STREET	70	CREMORNE	1915-1925	Contributory	165560 HO342 Cremorne Precinct
Melbourne Wire Works Factory & Head Office, former	CREMORNE	STREET	85	Cremorne	1930-1940	contributory	165395 HO342 Cremorne Precinct
Wilford Terrace	CREMORNE	STREET	137	CREMORNE	1850-1890	Contributory	165430 HO342 Cremorne Precinct
Wilford Terrace	CREMORNE	STREET	139	CREMORNE	1850-1890	Contributory	165435 HO342 Cremorne Precinct
Wilford Terrace	CREMORNE	STREET	141	CREMORNE	1850-1890	Contributory	165440 HO342 Cremorne Precinct
Wilford Terrace	CREMORNE	STREET	143	CREMORNE	1850-1890	Contributory	165445 HO342 Cremorne Precinct
Wilford Terrace	CREMORNE	STREET	145	CREMORNE	1850-1890	Contributory	165450 HO342 Cremorne Precinct
Wilford Terrace	CREMORNE	STREET	147	CREMORNE	1850-1890	Contributory	165455 HO342 Cremorne Precinct
Wilford Terrace	CREMORNE	STREET	149	CREMORNE	1850-1890	Contributory	165460 HO342 Cremorne Precinct
Wilford Terrace	CREMORNE	STREET	151	CREMORNE	1850-1890	Contributory	165465 HO342 Cremorne Precinct
	CROWN	STREET	12	RICHMOND	1900-1915	Contributory	168260 Yarraberg Heritage Precinct
	CROWN	STREET	14	RICHMOND	1850-1890	Contributory	168255 Yarraberg Heritage Precinct
	CROWN	STREET	16	RICHMOND	1850-1890	Contributory	168250 Yarraberg Heritage Precinct
	CROWN	STREET	18	RICHMOND	1915-1925	Contributory	168245 Yarraberg Heritage Precinct
	CROWN	STREET	19	RICHMOND	1850-1890	Contributory	168075 Yarraberg Heritage Precinct
	CROWN	STREET	20	RICHMOND	1900-1915	Contributory	168240 Yarraberg Heritage Precinct
	CROWN	STREET	21	RICHMOND	1850-1890	Contributory	168080 Yarraberg Heritage Precinct
	CROWN	STREET	22	RICHMOND	1900-1915	Contributory	168235 Yarraberg Heritage Precinct
	CROWN	STREET	23	RICHMOND	1850-1890	Contributory	168085 Yarraberg Heritage Precinct
	CROWN	STREET	24	RICHMOND	1900-1915	Contributory	168230 Yarraberg Heritage Precinct
	CROWN	STREET	25	RICHMOND	1990-2000	Not Contributory	168090 Yarraberg Heritage Precinct
	CROWN	STREET	26	RICHMOND	1900-1915	Contributory	168225 Yarraberg Heritage Precinct
	CROWN	STREET	27	RICHMOND	1850-1890	Contributory	168095 Yarraberg Heritage Precinct
	CROWN	STREET	28 Unit 1	RICHMOND	1980-1990	Not Contributory	168215 Yarraberg Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	CROWN	STREET	29	RICHMOND	1850-1890	Contributory	168100 Yarraberg Heritage Precinct
	CROWN	STREET	30 Unit 2	RICHMOND	1980-1990	Not Contributory	168220 Yarraberg Heritage Precinct
	CROWN	STREET	31	RICHMOND	1850-1890	Contributory	168105 Yarraberg Heritage Precinct
	CROWN	STREET	33	RICHMOND	1990-2000	Not Contributory	168110 Yarraberg Heritage Precinct
	CROWN	STREET	35	RICHMOND	1990-2000	Not Contributory	168115 Yarraberg Heritage Precinct
	CROWN	STREET	37	RICHMOND	1900-1915	Contributory	168120 Yarraberg Heritage Precinct
	CROWN	STREET	39	RICHMOND	1900-1915	Contributory	168125 Yarraberg Heritage Precinct
House group	CUBITT	STREET	10 -16	Cremorne	1880-1990	Typical	164215 HO342 Cremorne Precinct
	CUBITT	STREET	12	CREMORNE	1900-1915	Contributory	164220 HO342 Cremorne Precinct
	CUBITT	STREET	20	CREMORNE	1850-1890	Contributory	164235 HO342 Cremorne Precinct
	CUBITT	STREET	21	CREMORNE	1850-1890	Contributory	164770 HO342 Cremorne Precinct
House row	CUBITT	STREET	21 -33	Cremorne	1870-1880	Typical-Local	164770 HO342 Cremorne Precinct
	CUBITT	STREET	22	CREMORNE	1850-1890	Contributory	164240 HO342 Cremorne Precinct
	CUBITT	STREET	23	CREMORNE	1850-1890	Contributory	164765 HO342 Cremorne Precinct
	CUBITT	STREET	25	CREMORNE	1850-1890	Contributory	164760 HO342 Cremorne Precinct
	CUBITT	STREET	27	CREMORNE	1850-1890	Contributory	164755 HO342 Cremorne Precinct
	CUBITT	STREET	29	CREMORNE	1850-1890	Contributory	164750 HO342 Cremorne Precinct
	CUBITT	STREET	31	CREMORNE	1850-1890	Contributory	164745 HO342 Cremorne Precinct
	CUBITT	STREET	33	CREMORNE	1850-1890	Contributory	164740 HO342 Cremorne Precinct
	CUBITT	STREET	34	CREMORNE	1915-1925	Contributory	164270 HO342 Cremorne Precinct
	CUBITT	STREET	36	CREMORNE	1850-1890	Contributory	164275 HO342 Cremorne Precinct
	CUBITT	STREET	48	CREMORNE	1850-1890	Contributory	164295 HO342 Cremorne Precinct
House	CUBITT	STREET	48	Cremorne	1870-1890	Typical - Local	164295 HO342 Cremorne Precinct
	CUBITT	STREET	58	CREMORNE	1850-1890	Individually Significant	164310 HO342 Cremorne Precinct
	CUBITT	STREET	60	CREMORNE	1880-1890	Individually Significant	164315 HO342 Cremorne Precinct
	CUBITT	STREET	78	CREMORNE	1850-1890	Contributory	164345 HO342 Cremorne Precinct
	CUBITT	STREET	80	CREMORNE	1850-1890	Contributory	164350 HO342 Cremorne Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	CUBITT	STREET 82	CREMORNE 1850-1890	Contributory	164355	HO342 Cremorne Precinct
	CUBITT	STREET 106	CREMORNE 1900-1915	Contributory	164390	HO342 Cremorne Precinct
	CUBITT	STREET 108	CREMORNE 1900-1915	Contributory	164395	HO342 Cremorne Precinct
	DAVISON	STREET 1	RICHMOND 1900-1915	Individually Significant	288515	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 2	RICHMOND 1900-1915	contributory	152450	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 3	RICHMOND 1900-1915	Contributory	153330	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 4	RICHMOND 1900-1915	Contributory	152455	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 5	RICHMOND 1900-1915	Contributory	153325	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 6	RICHMOND 1900-1915	Contributory	152460	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153255	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153300	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153305	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153310	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153315	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153320	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153260	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153265	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153270	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET 7 -9 Unit	RICHMOND 1970-1980	Not Contributory	153275	Cole's Paddock Estate, Richmond Heritage Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address	Estimated date range	Heritage Value	Property number	Proposed HO area
DAVISON	STREET	7 -9 Unit RICHMOND	1970-1980	Not Contributory	153280 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	7 -9 Unit RICHMOND	1970-1980	Not Contributory	153285 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	7 -9 Unit RICHMOND	1970-1980	Not Contributory	153290 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	7 -9 Unit RICHMOND	1970-1980	Not Contributory	153295 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	8 RICHMOND	1900-1915	Contributory	152465 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	10 RICHMOND	1900-1915	Contributory	152470 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	11 RICHMOND	1900-1915	Contributory	153250 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	12 RICHMOND	1900-1915	Contributory	152475 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	13 RICHMOND	1900-1915	Contributory	153245 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	14 RICHMOND	1900-1915	Contributory	152480 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	16 RICHMOND	1900-1915	Contributory	152485 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	18 RICHMOND	1900-1915	Contributory	152490 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	19 RICHMOND	1900-1915	Individually Significant	153180 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	20 RICHMOND	1900-1915	Not contributory	152495 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	21 RICHMOND	1900-1915	Individually Significant	153175 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	22 RICHMOND	1900-1915	Contributory	152500 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	25 RICHMOND	1900-1915	Contributory	153080 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	27 RICHMOND	1900-1915	Contributory	153075 Cole's Paddock Estate, Richmond Heritage Precinct
DAVISON	STREET	29 RICHMOND	1900-1915	Contributory	153070 Cole's Paddock Estate, Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	DAVISON STREET	31	RICHMOND 1900-1915	Contributory	153065	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	35	RICHMOND 1900-1915	Contributory	153015	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	37	RICHMOND 1900-1915	Contributory	153010	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	38	RICHMOND 1900-1915	Contributory	152815	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	39	RICHMOND 1900-1915	Not Contributory	153005	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	40	RICHMOND 1900-1915	Contributory	152820	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	41	RICHMOND 1900-1915	Contributory	153000	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	42	RICHMOND 1900-1915	Contributory	152825	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	43	RICHMOND 1900-1915	Contributory	152995	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	43 A	RICHMOND 1900-1915	Not contributory	152990	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	44	RICHMOND 1900-1915	Contributory	152830	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	46	RICHMOND 1900-1915	Contributory	152835	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	48	RICHMOND 1900-1915	Contributory	152840	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	50	RICHMOND 1900-1915	Contributory	152845	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	52	RICHMOND 1900-1915	Contributory	152850	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	54	RICHMOND 1850-1890	Contributory	152855	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	56	RICHMOND 1900-1915	Contributory	152860	Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON STREET	58	RICHMOND 1900-1915	Contributory	152865	Cole's Paddock Estate, Richmond Heritage Precinct
Gomer terrace	DAVISON STREET	60	RICHMOND 1850-1890	contributory	152870	Cole's Paddock Estate, Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Gomer terrace	DAVISON	STREET	62	RICHMOND	1850-1890	contributory	152875 Cole's Paddock Estate, Richmond Heritage Precinct
Gomer terrace	DAVISON	STREET	64	RICHMOND	1850-1890	contributory	152880 Cole's Paddock Estate, Richmond Heritage Precinct
Gomer terrace	DAVISON	STREET	66	RICHMOND	1850-1890	contributory	152885 Cole's Paddock Estate, Richmond Heritage Precinct
	DAVISON	STREET	78	RICHMOND	1900-1915	Contributory	152890 Murphy Street, Richmond, Heritage Precinct
	DAVISON	STREET	80	RICHMOND	1900-1915	Contributory	152895 Murphy Street, Richmond, Heritage Precinct
	DAVISON	STREET	81	RICHMOND	1900-1915	Contributory	152900 Murphy Street, Richmond, Heritage Precinct
Leggett Products Pty Ltd rubber goods manufacturers	DOONSIDE	STREET	1 -9	RICHMOND	1930-1940	Contributory	167550 Doonside, Richmond, Heritage Precinct
Clydebank	DOVER	STREET	12	CREMORNE	1850-1890	Contributory	165260 HO342 Cremorne Precinct
	DOVER	STREET	13	CREMORNE	1850-1890	Contributory	164800 HO342 Cremorne Precinct
Hazelhurst	DOVER	STREET	14	CREMORNE	1850-1890	Contributory	165255 HO342 Cremorne Precinct
	DOVER	STREET	15	CREMORNE	1850-1890	Contributory	164805 HO342 Cremorne Precinct
	DOVER	STREET	17	CREMORNE	1850-1890	Contributory	164810 HO342 Cremorne Precinct
	DOVER	STREET	18	CREMORNE	1900-1915	Contributory	165245 HO342 Cremorne Precinct
	DOVER	STREET	19	CREMORNE	1850-1890	Contributory	164815 HO342 Cremorne Precinct
	DOVER	STREET	20	CREMORNE	1900-1915	Contributory	165240 HO342 Cremorne Precinct
	DOVER	STREET	21	CREMORNE	1850-1890	Contributory	164820 HO342 Cremorne Precinct
	DOVER	STREET	23	CREMORNE	1850-1890	Contributory	164825 HO342 Cremorne Precinct
	DOVER	STREET	25	CREMORNE	1850-1890	Contributory	164830 HO342 Cremorne Precinct
	DOVER	STREET	27	CREMORNE	1850-1890	Contributory	164835 HO342 Cremorne Precinct
	DOVER	STREET	28	CREMORNE	1900-1915	Contributory	165220 HO342 Cremorne Precinct
	DOVER	STREET	29	CREMORNE	1850-1890	Contributory	164840 HO342 Cremorne Precinct
	DOVER	STREET	37	CREMORNE	1850-1890	Contributory	164855 HO342 Cremorne Precinct
	DOVER	STREET	39	CREMORNE	1850-1890	Contributory	164860 HO342 Cremorne Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	DOVER	STREET 49	CREMORNE 1850-1890	Contributory	164880	HO342 Cremorne Precinct
	DOVER	STREET 51	CREMORNE 1850-1890	Contributory	164885	HO342 Cremorne Precinct
	DOVER	STREET 57	CREMORNE 1850-1890	Contributory	164895	HO342 Cremorne Precinct
	DOVER	STREET 59	CREMORNE 1850-1890	Contributory	164900	HO342 Cremorne Precinct
	DOVER	STREET 61	CREMORNE 1850-1890	Contributory	164905	HO342 Cremorne Precinct
Gilderoy	DOVER	STREET 71	CREMORNE 1900-1915	Contributory	164925	HO342 Cremorne Precinct
	DOVER	STREET 77	CREMORNE 1850-1890	Contributory	164935	HO342 Cremorne Precinct
	DOVER	STREET 81	CREMORNE 1850-1890	Contributory	164940	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 1	CREMORNE 1990-2000	Not Contributory	290120	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 1	CREMORNE 1990-2000	Not Contributory	290165	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 2	CREMORNE 1990-2000	Not Contributory	290125	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 3	CREMORNE 1990-2000	Not Contributory	290130	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 4	CREMORNE 1990-2000	Not Contributory	290135	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 5	CREMORNE 1990-2000	Not Contributory	290140	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 6	CREMORNE 1990-2000	Not Contributory	290145	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 7	CREMORNE 1990-2000	Not Contributory	290150	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 8	CREMORNE 1990-2000	Not Contributory	290155	HO342 Cremorne Precinct
	DOVER	STREET 85 Unit 9	CREMORNE 1990-2000	Not Contributory	290160	HO342 Cremorne Precinct
Madeline Terrace	DOVER	STREET 110	CREMORNE 1850-1890	Contributory	165150	HO342 Cremorne Precinct
Madeline Terrace	DOVER	STREET 112	CREMORNE 1850-1890	Contributory	165145	HO342 Cremorne Precinct
Madeline Terrace	DOVER	STREET 114	CREMORNE 1850-1890	Contributory	165140	HO342 Cremorne Precinct
Madeline Terrace	DOVER	STREET 116	CREMORNE 1850-1890	Contributory	165135	HO342 Cremorne Precinct
	DOVER	STREET 117	CREMORNE 1850-1890	Contributory	164960	HO342 Cremorne Precinct
Madeline Terrace	DOVER	STREET 118	CREMORNE 1850-1890	Contributory	165130	HO342 Cremorne Precinct
	DOVER	STREET 119	CREMORNE 1850-1890	Not Assessed	164965	HO342 Cremorne Precinct
	DOVER	STREET 171	CREMORNE 1850-1890	Contributory	165030	HO342 Cremorne Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	EGAN	STREET	2	RICHMOND	1850-1890	Contributory	142995 Hoddle Street, Richmond, Heritage Precinct
Longton	EGAN	STREET	3	RICHMOND	1870-1900	Contributory	142325 Hoddle Street, Richmond, Heritage Precinct
	EGAN	STREET	4	RICHMOND	1850-1890	Contributory	142990 Hoddle Street, Richmond, Heritage Precinct
Trentham	EGAN	STREET	5	RICHMOND	1850-1890	Contributory	142330 Hoddle Street, Richmond, Heritage Precinct
	EGAN	STREET	6	RICHMOND	1850-1890	Contributory	142985 Hoddle Street, Richmond, Heritage Precinct
	EGAN	STREET	7	RICHMOND	1850-1890	Contributory	142335 Hoddle Street, Richmond, Heritage Precinct
	EGAN	STREET	8	RICHMOND	1850-1890	Contributory	142980 Hoddle Street, Richmond, Heritage Precinct
	EGAN	STREET	8 rear	RICHMOND	unknown	Not contributory	142980 Hoddle Street, Richmond, Heritage Precinct
	EGAN	STREET	13	RICHMOND	1850-1890	Contributory	142400 Hoddle Street, Richmond, Heritage Precinct
	EGAN	STREET	15	RICHMOND	1850-1890	Contributory	142405 Hoddle Street, Richmond, Heritage Precinct
Richmond Tavern	ELIZABETH	STREET	10 -14	RICHMOND	1860-1930	Contributory	144300 Regent Streets, Richmond, Industrial Heritage Precinct
	ELIZABETH	STREET	89	RICHMOND	1850-1890	Contributory	147910 York Street, Richmond, Residential Heritage Precinct
	ELIZABETH	STREET	91	RICHMOND	1850-1890	Contributory	147905 York Street, Richmond, Residential Heritage Precinct
Kia Ora	ELIZABETH	STREET	93	RICHMOND	1900-1915	Individually Significant	147900 York Street, Richmond, Residential Heritage Precinct
	ELIZABETH	STREET	98	RICHMOND	1850-1890	Contributory	144460 York Street, Richmond, Residential Heritage Precinct
	ELIZABETH	STREET	100	RICHMOND	1850-1890	Contributory	144465 York Street, Richmond, Residential Heritage Precinct
Grocer's shop & residence	ELIZABETH	STREET	102	RICHMOND	1850-1890	Individually Significant	144475 York Street, Richmond, Residential Heritage Precinct
	ELIZABETH	STREET	102 A	RICHMOND	1850-1890	contributory	144470 York Street, Richmond, Residential Heritage Precinct
	FITZGIBBON	STREET	1	Cremorne	1860-1870	Local-Typical	165270 HO342 Cremorne Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
House	FITZGIBBON	STREET	6	Cremonne	1860-1870	Local?	165275 HO342 Cremonne Precinct
	GARDNER	STREET	18	RICHMOND	1850-1890	Contributory	157190 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	21	RICHMOND	2000-2010	Not Contributory	295770 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	23	RICHMOND	2000-2010	Not Contributory	295775 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	25	RICHMOND	2000-2010	Not Contributory	295780 Murphy Street, Richmond, Heritage Precinct
Flats	GARDNER	STREET	26 Unit 1	RICHMOND	1960-1970	Not Contributory	157150 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	26 Unit 2	RICHMOND	1960-1970	Not Contributory	157155 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	26 Unit 3	RICHMOND	1960-1970	Not Contributory	157160 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	26 Unit 4	RICHMOND	1960-1970	Not Contributory	157165 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	26 Unit 5	RICHMOND	1960-1970	Not Contributory	157170 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	26 Unit 6	RICHMOND	1960-1970	Not Contributory	157175 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	26 Unit 7	RICHMOND	1960-1970	Not Contributory	157180 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	26 Unit 8	RICHMOND	1960-1970	Not Contributory	157185 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	27	RICHMOND	1850-1890	Contributory	157290 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	35	RICHMOND	1990-2000	Not Contributory	193315 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	37	RICHMOND	1900-1915	Contributory	193310 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	39	RICHMOND	1850-1890	Contributory	193305 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	41	RICHMOND	1850-1890	Contributory	193300 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	43	RICHMOND	1850-1890	Contributory	193295 Murphy Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	GARDNER	STREET	45	RICHMOND	1850-1890	Contributory	193290 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	47	RICHMOND	1900-1915	Contributory	193285 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	48	RICHMOND	1850-1890	Contributory	193320 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	49	RICHMOND	1900-1915	Contributory	193280 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	50	RICHMOND	1850-1890	Contributory	193325 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	51	RICHMOND	1900-1915	Contributory	193275 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	52	RICHMOND	1850-1890	Contributory	193330 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	53	RICHMOND	1900-1915	Individually significant	193270 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	54	RICHMOND	1850-1890	Contributory	193335 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	55	RICHMOND	1990-2000	Not Contributory	35880 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	56	RICHMOND	1850-1890	Contributory	193340 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	58	RICHMOND	1850-1890	Contributory	193345 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	59	RICHMOND	1850-1890	Contributory	193260 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	60	RICHMOND	1850-1890	Contributory	193350 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	61	RICHMOND	1850-1890	Contributory	193255 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	62	RICHMOND	1850-1890	Contributory	193355 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	63	RICHMOND	1850-1890	Contributory	193250 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	64	RICHMOND	1850-1890	Contributory	193360 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	65	RICHMOND	1850-1890	Contributory	193245 Murphy Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	GARDNER	STREET	66	RICHMOND	1850-1890	Contributory	193365 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	67	RICHMOND	1850-1890	Contributory	193240 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	68	RICHMOND	2000-2010	Not Contributory	298010 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	68 A	RICHMOND	2000-2010	Not Contributory	298015 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	69	RICHMOND	1850-1890	Contributory	193235 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	70	RICHMOND	1900-1915	Contributory	193375 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	71	RICHMOND	1850-1890	Contributory	193230 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	72	RICHMOND	1900-1915	Contributory	193380 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	73	RICHMOND	1850-1890	Contributory	193225 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	74	RICHMOND	1900-1915	Contributory	193385 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	75	RICHMOND	1850-1890	Contributory	193220 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	76	RICHMOND	1900-1915	Contributory	193390 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	77	RICHMOND	1850-1890	Contributory	193215 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	78	RICHMOND	1900-1915	Contributory	193395 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	79	RICHMOND	1850-1890	Contributory	193210 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	80	RICHMOND	1900-1915	Contributory	193400 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	81	RICHMOND	1850-1890	Contributory	193205 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	82	RICHMOND	1900-1915	Individually Significant	193405 Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET	83	RICHMOND	1850-1890	Contributory	193200 Murphy Street, Richmond, Heritage Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	GARDNER	STREET 84	RICHMOND 1900-1915	Contributory	193410	Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET 85	RICHMOND 1850-1890	Contributory	193195	Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET 86	RICHMOND 1900-1915	Contributory	193415	Murphy Street, Richmond, Heritage Precinct
	GARDNER	STREET 88	RICHMOND 1900-1915	Contributory	193420	Murphy Street, Richmond, Heritage Precinct
Marchants Pty Ltd stables	GARFIELD	STREET 14	RICHMOND 1900-1915	Contributory	144285	Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Pty Ltd stables	GARFIELD	STREET 16	RICHMOND 1900-1915	Contributory	144280	Regent Streets, Richmond, Industrial Heritage Precinct
	GARFIELD	STREET 38	RICHMOND 1900-1915	Contributory	144245	York Street, Richmond, Residential Heritage Precinct
	GARFIELD	STREET 40	RICHMOND 1900-1915	Contributory	144240	York Street, Richmond, Residential Heritage Precinct
	GARFIELD	STREET 51	RICHMOND 1850-1890	Contributory	144160	York Street, Richmond, Residential Heritage Precinct
	GARFIELD	STREET 53	RICHMOND 1900-1915	Contributory	144165	York Street, Richmond, Residential Heritage Precinct
	GARFIELD	STREET 55	RICHMOND 1900-1915	Contributory	144170	York Street, Richmond, Residential Heritage Precinct
	GARFIELD	STREET 57	RICHMOND 1900-1915	Contributory	144175	York Street, Richmond, Residential Heritage Precinct
	GARFIELD	STREET 59	RICHMOND 1900-1915	Contributory	144180	York Street, Richmond, Residential Heritage Precinct
	GORDON	STREET 2	CREMORNE 1850-1890	Contributory	162585	Balmain Street Cremorne Heritage Precinct
	GORDON	STREET 4	CREMORNE 1850-1890	Contributory	162590	Balmain Street Cremorne Heritage Precinct
Factory, former Nuttelex margarine factory	GORDON	STREET 5 -9	CREMORNE 1915-1925	Contributory	162680	Balmain Street Cremorne Heritage Precinct
	GORDON	STREET 6	CREMORNE 1850-1890	Contributory	162595	Balmain Street Cremorne Heritage Precinct
	GORDON	STREET 8	CREMORNE 1850-1890	Contributory	162600	Balmain Street Cremorne Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	GORDON	STREET 10	CREMORNE 1850-1890	Contributory	162605	Balmain Street Cremorne Heritage Precinct
	GORDON	STREET 11	CREMORNE 1900-1915	Contributory	162675	Balmain Street Cremorne Heritage Precinct
	GORDON	STREET 16	CREMORNE 1850-1890	Contributory	162615	Balmain Street Cremorne Heritage Precinct
	GORDON	STREET 18	CREMORNE 1850-1890	Contributory	162620	Balmain Street Cremorne Heritage Precinct
	GOUGH	PLACE 1	CREMORNE 1850-1890	Contributory	166740	Wellington Street, Cremorne, Heritage Precinct
	GOUGH	PLACE 3	CREMORNE 1850-1890	Contributory	166735	Wellington Street, Cremorne, Heritage Precinct
	GOUGH	PLACE 5	CREMORNE 1850-1890	Contributory	166730	Wellington Street, Cremorne, Heritage Precinct
	GOUGH	PLACE 7	CREMORNE 1850-1890	Contributory	166725	Wellington Street, Cremorne, Heritage Precinct
	GOUGH	PLACE 9	CREMORNE 1850-1890	Contributory	166720	Wellington Street, Cremorne, Heritage Precinct
	GOUGH	PLACE 11	CREMORNE 1850-1890	Contributory	166715	Wellington Street, Cremorne, Heritage Precinct
	GOUGH	PLACE 13	CREMORNE 1850-1890	Contributory	166710	Wellington Street, Cremorne, Heritage Precinct
	GOUGH	PLACE 15	CREMORNE 1850-1890	Contributory	166705	Wellington Street, Cremorne, Heritage Precinct
Butcher's shop, former, Old Alphington Village	HEIDELBERG	ROAD 750	ALPHINGTON 1900-1915	contributory	270935	Alphington Village, Heidelberg Road, Commercial Heritage Precinct
Butcher's shop, former, Old Alphington Village	HEIDELBERG	ROAD 754	ALPHINGTON 1850-1915	contributory	279450	Alphington Village, Heidelberg Road, Commercial Heritage Precinct
Butcher's shop, former, Old Alphington Village	HEIDELBERG	ROAD 754	ALPHINGTON 1850-1915	contributory	309550	Alphington Village, Heidelberg Road, Commercial Heritage Precinct
Shops & residences	HEIDELBERG	ROAD 760 -762	ALPHINGTON 1915-1925	contributory	270960	Alphington Village, Heidelberg Road, Commercial Heritage Precinct
Shop & residence	HEIDELBERG	ROAD 764	ALPHINGTON 1915-1925	contributory	270955	Alphington Village, Heidelberg Road, Commercial Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	HIGHETT	STREET 90	RICHMOND 1970-1980	Not Contributory	176780	HO338 West Richmond Precinct
	HIGHETT	STREET 92	RICHMOND 1850-1890	Contributory	176775	HO338 West Richmond Precinct
	HIGHETT	STREET 94	RICHMOND 1850-1890	Contributory	176770	HO338 West Richmond Precinct
	HIGHETT	STREET 96	RICHMOND 1850-1890	Contributory	176765	HO338 West Richmond Precinct
Factory/warehouse	HIGHETT	STREET 108 -110	RICHMOND 1915-1925	Contributory	176750	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 112	RICHMOND 1850-1890	Contributory	176745	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 114	RICHMOND 1850-1890	Contributory	176740	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 116	RICHMOND 1900-1915	Contributory	176735	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 118	RICHMOND 1900-1915	Contributory	176730	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 120	RICHMOND 1850-1890	Not contributory	176725	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 122	RICHMOND 1850-1890	Not contributory	176720	Highett Street, Richmond, Heritage Precinct
Romsey Cottage	HIGHETT	STREET 124	RICHMOND 1850-1890	Contributory	176715	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 126	RICHMOND 1850-1890	Not contributory	176710	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 128	RICHMOND 1850-1890	Contributory	176705	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 130	RICHMOND 1850-1890	Contributory	176700	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 132	RICHMOND 1990-2000	Not Contributory	176695	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 134	RICHMOND 1850-1890	Contributory	176690	Highett Street, Richmond, Heritage Precinct
Urlingford	HIGHETT	STREET 136	RICHMOND 1850-1890	Contributory	176685	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 138	RICHMOND 1915-1925	Contributory	176680	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 141	RICHMOND 1990-2000	Not Contributory	299255	Highett Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	HIGHETT	STREET 141	RICHMOND 1990-2000	Not Contributory	299260	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 142 Unit 1	RICHMOND 1990-2000	Not Contributory	176675	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 142 Unit 2	RICHMOND 1990-2000	Not Contributory	176670	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 143	RICHMOND 1900-1915	Contributory	139735	Highett Street, Richmond, Heritage Precinct
Vacant site 2009, demolition	HIGHETT	STREET 145	RICHMOND 1900-1915	Not Contributory	139730	Highett Street, Richmond, Heritage Precinct
Vacant site	HIGHETT	STREET 147	RICHMOND unknown	Not Contributory	139725	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 149	RICHMOND 1900-1915	Contributory	139720	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 151	RICHMOND 1900-1915	Contributory	139715	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 152	RICHMOND 1850-1890	Contributory	176655	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 153	RICHMOND 1900-1915	Contributory	139710	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 154	RICHMOND 1990-2000	Not Contributory	176650	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 155	RICHMOND 1900-1915	Contributory	139705	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 156	RICHMOND 1990-2000	Not Contributory	176645	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 158	RICHMOND 1990-2000	Not Contributory	176640	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 160	RICHMOND 1850-1890	Contributory	176635	Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET 162	RICHMOND 1850-1890	Contributory	176630	Highett Street, Richmond, Heritage Precinct
Units	HIGHETT	STREET 164 Unit 1	RICHMOND 1990-2000	Not Contributory	282730	Highett Street, Richmond, Heritage Precinct
Units	HIGHETT	STREET 164 Unit 2	RICHMOND 1990-2000	Not Contributory	282735	Highett Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area	
Factory/warehouse	HIGHETT	STREET	183	RICHMOND	1950-1960	Not Contributory	139695 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	185	RICHMOND	1850-1890	Contributory	139690 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	187	RICHMOND	1850-1890	Contributory	139685 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	189	RICHMOND	1850-1890	Contributory	139680 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	193	RICHMOND	1870-1880	Individually Significant	139675 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	195	RICHMOND	1870-1880	Individually Significant	139670 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	197	RICHMOND	1870-1880	Individually Significant	139665 Highett Street, Richmond, Heritage Precinct
Factory/warehouse	HIGHETT	STREET	213	RICHMOND	1930-1940	Contributory	139605 Church Street North, Richmond, Commercial Heritage Precinct
	HIGHETT	STREET	215	RICHMOND	1860-1870	Contributory	139600 Highett Street, Richmond, Heritage Precinct
Units	HIGHETT	STREET	217	RICHMOND	2000-2010	Not Contributory	139595 Highett Street, Richmond, Heritage Precinct
House	HIGHETT	STREET	221	RICHMOND	1850-1860	Individually Significant	139590 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	223	RICHMOND	unknown	Not Contributory	139585 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	225	RICHMOND	unknown	not contributory	139580 Highett Street, Richmond, Heritage Precinct
Flats	HIGHETT	STREET	227	RICHMOND	1970-1980	Not Contributory	139575 Highett Street, Richmond, Heritage Precinct
Flats	HIGHETT	STREET	229	RICHMOND	1970-1980	Not Contributory	139570 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	233	RICHMOND	1900-1915	Contributory	139565 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	237	RICHMOND	1915-1925	Contributory	139560 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	241	RICHMOND	1980-1990	Not Contributory	139555 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	243	RICHMOND	1900-1915	Contributory	139550 Highett Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	HIGHETT	STREET	245	RICHMOND	1850-1890	Contributory	139545 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	247	RICHMOND	1900-1915	Individually Significant	139540 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	249	RICHMOND	1900-1915	Contributory	139535 Highett Street, Richmond, Heritage Precinct
Shop & Residence	HIGHETT	STREET	251	RICHMOND	1920-1930	Contributory	139530 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	259	RICHMOND	1850-1890	Contributory	139525 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	267	RICHMOND	1850-1890	Contributory	139510 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	269	RICHMOND	2000-2010	Not Contributory	139505 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	271	RICHMOND	1850-1890	Contributory	139500 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	273	RICHMOND	1980-1990	Not Contributory	139495 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	275	RICHMOND	1980-1990	Not Contributory	139490 Highett Street, Richmond, Heritage Precinct
Lemac	HIGHETT	STREET	279	RICHMOND	1915-1925	contributory	139485 Highett Street, Richmond, Heritage Precinct
	HIGHETT	STREET	308	RICHMOND	1900-1915	Contributory	192375 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	310	RICHMOND	1900-1915	Contributory	192380 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	312	RICHMOND	1900-1915	Contributory	192385 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	314	RICHMOND	1900-1915	Contributory	313460 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	316	RICHMOND	1850-1890	Contributory	192395 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	318	RICHMOND	1850-1890	Contributory	192400 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	320	RICHMOND	1850-1890	Contributory	305610 Murphy Street, Richmond, Heritage Precinct
Driscoll's house	HIGHETT	STREET	321	RICHMOND	1900-1915	Individually Significant	139400 Murphy Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	HIGHETT	STREET	322	RICHMOND	2000-2010	Not Contributory	305620 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	323	RICHMOND	2000-2010	Not Contributory	319840 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	324	RICHMOND	2000-2010	Not Contributory	192410 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	326	RICHMOND	1850-1890	Contributory	192415 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	331	RICHMOND	1915-1925	Contributory	139395 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	333	RICHMOND	1850-1890	Contributory	139390 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	334	RICHMOND	1850-1890	Contributory	192420 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	336	RICHMOND	1850-1890	Contributory	192425 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	338	RICHMOND	1900-1915	Contributory	192430 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	340	RICHMOND	1900-1915	Contributory	192435 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	342	RICHMOND	1900-1915	Contributory	192440 Murphy Street, Richmond, Heritage Precinct
Brocklea	HIGHETT	STREET	344	RICHMOND	1900-1915	Contributory	192445 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	346	RICHMOND	1900-1915	Contributory	192450 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	348	RICHMOND	1900-1915	Contributory	192455 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	350	RICHMOND	1900-1915	Contributory	192460 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	352	RICHMOND	1900-1915	Contributory	192465 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	354	RICHMOND	1900-1915	Contributory	192470 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	359	RICHMOND	1850-1890	Contributory	139345 Murphy Street, Richmond, Heritage Precinct
Mornington	HIGHETT	STREET	361	RICHMOND	1850-1890	Individually Significant	139340 Murphy Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	HIGHETT	STREET	363	RICHMOND	1900-1915	Contributory	139335 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	365	RICHMOND	1900-1915	Contributory	139330 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	367	RICHMOND	1900-1915	Contributory	139325 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	369	RICHMOND	1900-1915	Contributory	139320 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	370	RICHMOND	1850-1890	Contributory	192480 Murphy Street, Richmond, Heritage Precinct
Pincott's warehouse	HIGHETT	STREET	371	RICHMOND	1925-1930	Contributory	139315 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	372	RICHMOND	1850-1890	Contributory	192485 Murphy Street, Richmond, Heritage Precinct
Errington's confectionery factory	HIGHETT	STREET	373 Unit 1	RICHMOND	1930-1940	Contributory	139310 Murphy Street, Richmond, Heritage Precinct
Errington's confectionery factory	HIGHETT	STREET	373 Unit 2	RICHMOND	1920-1940	Contributory	275825 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	374	RICHMOND	1850-1890	Contributory	192490 Murphy Street, Richmond, Heritage Precinct
Errington's confectionery factory	HIGHETT	STREET	375	RICHMOND	1920-1940	Contributory	139305 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	376	RICHMOND	2000-2010	Not Contributory	192495 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	378	RICHMOND	2000-2010	Not Contributory	192500 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	381	RICHMOND	1990-2000	Not Contributory	296175 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	382	RICHMOND	1850-1890	contributory	192505 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	383	RICHMOND	1990-2000	Not Contributory	296180 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	384	RICHMOND	1850-1890	contributory	192510 Murphy Street, Richmond, Heritage Precinct
	HIGHETT	STREET	389	RICHMOND	1900-1915	Contributory	139300 Murphy Street, Richmond, Heritage Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	HIGHETT	STREET 391	RICHMOND 1900-1915	Contributory	139295	Murphy Street, Richmond, Heritage Precinct
	HODDLE	STREET 95	RICHMOND 1905-1925	Contributory	141230	Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET 97	RICHMOND 1900-1915	Contributory	141225	Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET 99	RICHMOND 1900-1915	contributory	141220	Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET 101	RICHMOND 1900-1915	Contributory	141215	Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET 109	RICHMOND 1850-1890	Contributory	141200	Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET 123	RICHMOND 1900-1915	contributory	141160	Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET 125	RICHMOND 1900-1915	Contributory	141155	Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET 127	RICHMOND 1900-1915	Contributory	141150	Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry, former	HODDLE	STREET 129 Unit 1	RICHMOND 1930-1940	Individually Significant	324000	Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET 129 Unit 1	RICHMOND 1915-1925	Individually Significant	324090	Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET 129 Unit 1	RICHMOND 1915-1925	Individually Significant	324100	Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET 129 Unit 1	RICHMOND 1915-1925	Individually Significant	324110	Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET 129 Unit 1	RICHMOND 1915-1925	Individually Significant	324120	Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET 129 Unit 1	RICHMOND 1915-1925	Individually Significant	324130	Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET 129 Unit 1	RICHMOND 1915-1925	Individually Significant	324140	Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET 129 Unit 1	RICHMOND 1915-1925	Individually Significant	324150	Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET 129 Unit 2	RICHMOND 1915-1925	Individually Significant	324010	Hoddle Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range		Heritage Value	Property number	Proposed HO area
Relova Redressing Laundry	HODDLE	STREET	129 Unit 3	RICHMOND	1915-1925	Individually Significant	324020 Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET	129 Unit 4	RICHMOND	1915-1925	Individually Significant	324030 Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET	129 Unit 5	RICHMOND	1915-1925	Individually Significant	324040 Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET	129 Unit 6	RICHMOND	1915-1925	Individually Significant	324050 Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET	129 Unit 7	RICHMOND	1915-1925	Individually Significant	324060 Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET	129 Unit 8	RICHMOND	1915-1925	Individually Significant	324070 Hoddle Street, Richmond, Heritage Precinct
Relova Redressing Laundry	HODDLE	STREET	129 Unit 9	RICHMOND	1915-1925	Individually Significant	324080 Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET	137	RICHMOND	1900-1915	Contributory	141140 Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET	139	RICHMOND	1850-1870	Individually Significant	141135 Hoddle Street, Richmond, Heritage Precinct
Caspar Place	HODDLE	STREET	145	RICHMOND	1850-1870	Contributory	176995 Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET	147 Unit 1	RICHMOND	1980-1990	Not Contributory	177000 Hoddle Street, Richmond, Heritage Precinct
	HODDLE	STREET	147 Unit 2	RICHMOND	1980-1990	Not Contributory	177005 Hoddle Street, Richmond, Heritage Precinct
	HOWARD	STREET	11	RICHMOND	1850-1890	Contributory	161410 Yarra Street, Richmond, Heritage Precinct
	HOWARD	STREET	13	RICHMOND	1850-1890	Contributory	161415 Yarra Street, Richmond, Heritage Precinct
	HOWARD	STREET	15	RICHMOND	1850-1890	Contributory	161420 Yarra Street, Richmond, Heritage Precinct
	HOWARD	STREET	17	RICHMOND	1850-1890	Contributory	161425 Yarra Street, Richmond, Heritage Precinct
Factory workshop	HOWARD	STREET	19	RICHMOND	1950-1960	Not Contributory	161430 Yarra Street, Richmond, Heritage Precinct
	HOWARD	STREET	23	RICHMOND	1850-1890	Contributory	161435 Yarra Street, Richmond, Heritage Precinct
Factory workshop	HOWARD	STREET	25 -27	RICHMOND	1950-1960	Not Contributory	161440 Yarra Street, Richmond, Heritage Precinct
	HOWARD	STREET	29	RICHMOND	2000-2010	Not Contributory	304140 Yarra Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
House	Huckerby	Street	35	Cremorne	1850-1890	contributory	166475 Wellington Street, Cremorne, Heritage Precinct
House	Huckerby	Street	37	Cremorne	1850-1890	contributory	166480 Wellington Street, Cremorne, Heritage Precinct
	HULL	STREET	5	RICHMOND	1900-1915	Contributory	180475 Hull Street, Richmond, Heritage Precinct
	HULL	STREET	7	RICHMOND	1900-1915	Contributory	180480 Hull Street, Richmond, Heritage Precinct
	HULL	STREET	9	RICHMOND	1870-1890	Individually Significant	180485 Hull Street, Richmond, Heritage Precinct
	HULL	STREET	11	RICHMOND	1960-1970	Not Contributory	180490 Hull Street, Richmond, Heritage Precinct
	HULL	STREET	18	RICHMOND	1850-1890	Contributory	180530 Hull Street, Richmond, Heritage Precinct
	HULL	STREET	21	RICHMOND	1850-1890	Contributory	180495 Hull Street, Richmond, Heritage Precinct
	HULL	STREET	22	RICHMOND	1850-1890	Contributory	180525 Hull Street, Richmond, Heritage Precinct
	HULL	STREET	24	RICHMOND	1850-1890	Not contributory?	180520 Hull Street, Richmond, Heritage Precinct
	HULL	STREET	26	RICHMOND	1850-1890	Contributory	180515 Hull Street, Richmond, Heritage Precinct
	JESSIE	STREET	2	CREMORNE	1850-1890	Contributory	165990 Wellington Street, Cremorne, Heritage Precinct
	JESSIE	STREET	4	CREMORNE	1850-1890	Contributory	165995 Wellington Street, Cremorne, Heritage Precinct
Vacant site	JESSIE	STREET	10 -12	CREMORNE	unknown	Not Contributory	337360 Wellington Street, Cremorne, Heritage Precinct
	JESSIE	STREET	16	CREMORNE	1990-2000	Not Contributory	166010 Wellington Street, Cremorne, Heritage Precinct
	JESSIE	STREET	18	CREMORNE	1850-1890	Contributory	166015 Wellington Street, Cremorne, Heritage Precinct
	JESSIE	STREET	36	CREMORNE	2000-2010	Not Contributory	292470 Wellington Street, Cremorne, Heritage Precinct
	JESSIE	STREET	38	CREMORNE	2000-2010	Not Contributory	292465 Wellington Street, Cremorne, Heritage Precinct
	JESSIE	STREET	40	CREMORNE	2000-2010	Not Contributory	292460 Wellington Street, Cremorne, Heritage Precinct
	JESSIE	STREET	42	CREMORNE	2000-2010	Not Contributory	292455 Wellington Street, Cremorne, Heritage Precinct
Cremorne Cottage	JESSIE	STREET	50	CREMORNE	1850-1890	Contributory	166025 Wellington Street, Cremorne, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	JESSIE	STREET	52	CREMORNE	1990-2000	Not Contributory	289190 Wellington Street, Cremorne, Heritage Precinct
	JESSIE	STREET	54	CREMORNE	1990-2000	Not Contributory	289195 Wellington Street, Cremorne, Heritage Precinct
	JESSIE	STREET	56	CREMORNE	2000-2010	Not Contributory	304380 Wellington Street, Cremorne, Heritage Precinct
Stable, former?	JIKA	PLACE	1	RICHMOND	1900-1915	Contributory	141065 Hoddle Street, Richmond, Heritage Precinct
	JIKA	PLACE	1 A	RICHMOND	1900-1915	Contributory	141060 Hoddle Street, Richmond, Heritage Precinct
	JIKA	PLACE	2	RICHMOND	1900-1915	Contributory	176940 Hoddle Street, Richmond, Heritage Precinct
	JIKA	PLACE	3	RICHMOND	1850-1890	Not Assessed	141055 Hoddle Street, Richmond, Heritage Precinct
	JIKA	PLACE	5	RICHMOND	1850-1890	Contributory	141050 Hoddle Street, Richmond, Heritage Precinct
Infill	JIKA	PLACE	7 Unit 1	RICHMOND	1990-2000	Not Contributory	290185 Hoddle Street, Richmond, Heritage Precinct
	JIKA	PLACE	7 Unit 2	RICHMOND	1990-2000	Not Contributory	290190 Hoddle Street, Richmond, Heritage Precinct
	JIKA	PLACE	7 Unit 3	RICHMOND	1990-2000	Not Contributory	290195 Hoddle Street, Richmond, Heritage Precinct
	JIKA	PLACE	7 Unit 3	RICHMOND	1990-2000	Not Contributory	290195 Hoddle Street, Richmond, Heritage Precinct
	JIKA	PLACE	7 Unit 4	RICHMOND	1990-2000	Not Contributory	290200 Hoddle Street, Richmond, Heritage Precinct
	JIKA	PLACE	7 Unit 5	RICHMOND	1990-2000	Not Contributory	290205 Hoddle Street, Richmond, Heritage Precinct
	JOHNSON	STREET	26	RICHMOND	1900-1915	Contributory	151460 Lincoln Street, Richmond, Heritage Precinct
	JOHNSON	STREET	28	RICHMOND	1900-1915	Contributory	151465 Lincoln Street, Richmond, Heritage Precinct
	JOHNSON	STREET	42	RICHMOND	1850-1890	Contributory	151470 Lincoln Street, Richmond, Heritage Precinct
	JOHNSON	STREET	44	RICHMOND	1850-1890	Contributory	151475 Lincoln Street, Richmond, Heritage Precinct
Construction site	KELSO	STREET	2	CREMORNE	2000-2010	Not Contributory	165875 Wellington Street, Cremorne, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	KELSO	STREET 3	CREMORNE 1850-1890	Contributory	165695	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 4	CREMORNE 1850-1890	Contributory	165870	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 5	CREMORNE 1900-1915	Contributory	165700	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 6	CREMORNE 1850-1890	Contributory	165865	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 7	CREMORNE 1990-2000	Not Contributory	290550	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 7	CREMORNE 1990-2000	Not Contributory	290555	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 8	CREMORNE 1850-1890	Contributory	165860	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 9	CREMORNE 1900-1915	Contributory	165710	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 10	CREMORNE 1850-1890	Contributory	165855	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 11	CREMORNE 1850-1890	Contributory	165715	Wellington Street, Cremorne, Heritage Precinct
Grocer's shop, former	KELSO	STREET 12	CREMORNE 1900-1915	Contributory	165850	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 13	CREMORNE 1850-1890	Contributory	165720	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 14	CREMORNE 1850-1890	Contributory	165845	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 15	CREMORNE 1850-1890	Contributory	165725	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 16	CREMORNE 1850-1890	Contributory	165840	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 17	CREMORNE 1850-1890	Contributory	165730	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 19	CREMORNE 1850-1890	Contributory	165735	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 21	CREMORNE 1850-1890	Contributory	165740	Wellington Street, Cremorne, Heritage Precinct
	KELSO	STREET 23	CREMORNE 1850-1890	Contributory	165745	Wellington Street, Cremorne, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	KELSO	STREET	25	CREMORNE	1850-1890	Contributory	165750 Wellington Street, Cremorne, Heritage Precinct
	KENT	STREET	67	RICHMOND	1915-1925	Contributory	155540 HO325 Kennedy Street Precinct, Richmond
	KENT	STREET	68	RICHMOND	1915-1925	Not Contributory	156000 HO325 Kennedy Street Precinct, Richmond
	KENT	STREET	70	RICHMOND	1915-1925	Contributory	155995 HO325 Kennedy Street Precinct, Richmond
Somerville	KENT	STREET	73	RICHMOND	1850-1890	Contributory	155545 HO325 Kennedy Street Precinct, Richmond
	KENT	STREET	75	RICHMOND	1850-1890	Contributory	155550 HO325 Kennedy Street Precinct, Richmond
	KENT	STREET	77	RICHMOND	1850-1890	Contributory	155555 HO325 Kennedy Street Precinct, Richmond
	KENT	STREET	79	RICHMOND	1850-1890	Contributory	155560 HO325 Kennedy Street Precinct, Richmond
Lynholme	KENT	STREET	81	RICHMOND	1850-1890	Contributory	155565 HO325 Kennedy Street Precinct, Richmond
	KENT	STREET	83	RICHMOND	1950-1960	Not Contributory	155570 HO325 Kennedy Street Precinct, Richmond
	KENT	STREET	85	RICHMOND	1970-1980	Not Contributory	155575 HO325 Kennedy Street Precinct, Richmond
	KENT	STREET	132	RICHMOND	1900-1915	Contributory	155840 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	134	RICHMOND	1850-1890	Contributory	155835 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	136	RICHMOND	1850-1890	Contributory	285895 Murphy Street, Richmond, Heritage Precinct
Shop & Residence	KENT	STREET	137 -139	RICHMOND	1900-1915	Contributory	155690 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	138	RICHMOND	1900-1915	Contributory	155830 Murphy Street, Richmond, Heritage Precinct
Finbar Neighbourhood House side garden	KENT	STREET	141	RICHMOND	Unknown	Not contributory	155695 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	142	RICHMOND	1900-1915	Contributory	155825 Murphy Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Finbar Neighbourhood House	KENT	STREET	143	RICHMOND	1850-1890	Contributory	155700 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	144	RICHMOND	2000-2010	Not Contributory	291025 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	144	RICHMOND	2000-2010	Not Contributory	291030 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	146	RICHMOND	2000-2010	Not Contributory	299300 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	146	RICHMOND	2000-2010	Not Contributory	299295 Murphy Street, Richmond, Heritage Precinct
Confectionary shop & residence	KENT	STREET	148 -148A	RICHMOND	1880-1930	Contributory	155810 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	150	RICHMOND	1915-1925	Contributory	155805 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	152	RICHMOND	1990-2000	Not Contributory	155800 Murphy Street, Richmond, Heritage Precinct
	KENT	STREET	154	RICHMOND	1915-1925	Contributory	155795 Murphy Street, Richmond, Heritage Precinct
Louisville	KENT	STREET	156	RICHMOND	1915-1925	Contributory	155790 Murphy Street, Richmond, Heritage Precinct
	KILLOP	STREET	2	ALPHINGTON	1915-1925	contributory	271895 Alphington East Residential Heritage Precinct
	Killop	STREET	5	ALPHINGTON	1970-1980	not contributory	269835 Alphington East Residential Heritage Precinct
	LAMBERT	STREET	9	RICHMOND	1900-1915	Contributory	151135 Lincoln Street, Richmond, Heritage Precinct
	LAMBERT	STREET	11	RICHMOND	1850-1890	Contributory	151140 Lincoln Street, Richmond, Heritage Precinct
	LENNOX	STREET	10	RICHMOND	1850-1890	Contributory	149595 York Street, Richmond, Residential Heritage Precinct
	LENNOX	STREET	12	RICHMOND	1900-1915	Contributory	149590 York Street, Richmond, Residential Heritage Precinct
Shop & Residence	LENNOX	STREET	42	RICHMOND	1850-1890	Contributory	149530 York Street, Richmond, Residential Heritage Precinct
	LENNOX	STREET	44	RICHMOND	1850-1890	Contributory	149525 York Street, Richmond, Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Shop & Residence	LENNOX	STREET	46	RICHMOND	1850-1890	Contributory	149520 York Street, Richmond, Residential Heritage Precinct
Shop & Residence	LENNOX	STREET	48	RICHMOND	1850-1890	Contributory	149515 York Street, Richmond, Residential Heritage Precinct
Henlea Press Pty Ltd Factory workshop	LENNOX	STREET	50	RICHMOND	1950-1960	Not Contributory	149510 York Street, Richmond, Residential Heritage Precinct
	LENNOX	STREET	52	RICHMOND	1960-1970	Not Contributory	149505 York Street, Richmond, Residential Heritage Precinct
Electricity Substation	LENNOX	STREET	52 A	RICHMOND	1915-1925	Contributory	0 York Street, Richmond, Residential Heritage Precinct
All Nations Hotel	LENNOX	STREET	64	RICHMOND	1860-1870	Individually Significant	149495 York Street, Richmond, Residential Heritage Precinct
Mahony's Shop & Residence	LENNOX	STREET	66	RICHMOND	1900-1915	Individually Significant	149490 York Street, Richmond, Residential Heritage Precinct
	LENNOX	STREET	68	RICHMOND	1850-1890	Contributory	149485 York Street, Richmond, Residential Heritage Precinct
	LENNOX	STREET	70	RICHMOND	1850-1890	Contributory	149480 York Street, Richmond, Residential Heritage Precinct
	LENNOX	STREET	72	RICHMOND	1850-1890	Contributory	149475 York Street, Richmond, Residential Heritage Precinct
	LENNOX	STREET	74	RICHMOND	1850-1890	Contributory	149470 York Street, Richmond, Residential Heritage Precinct
	LENNOX	STREET	76	RICHMOND	1850-1890	Contributory	149465 York Street, Richmond, Residential Heritage Precinct
Mahony's Shop & Residence	LENNOX	STREET	78	RICHMOND	1850-1890	Contributory	149460 York Street, Richmond, Residential Heritage Precinct
	LENNOX	STREET	80	RICHMOND	1850-1890	Contributory	149455 York Street, Richmond, Residential Heritage Precinct
Shop & Residence, former	LENNOX	STREET	139	RICHMOND	1850-1890	Contributory	334100 HO338 West Richmond Precinct
	LENNOX	STREET	141	RICHMOND	1850-1890	Contributory	178260 HO338 West Richmond Precinct
	LENNOX	STREET	143	RICHMOND	1850-1890	Contributory	178265 HO338 West Richmond Precinct
	LENNOX	STREET	145	RICHMOND	1850-1890	Contributory	178270 HO338 West Richmond Precinct
	LENNOX	STREET	147	RICHMOND	1880-1890	contributory	178275 HO338 West Richmond Precinct
	LENNOX	STREET	148	RICHMOND	1850-1890	Individually Significant	179930 HO338 West Richmond Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	LENNOX	STREET 149	RICHMOND 1850-1890	Contributory	178280	HO338 West Richmond Precinct
	LENNOX	STREET 150	RICHMOND 1900-1915	Contributory	179925	HO338 West Richmond Precinct
	LENNOX	STREET 151	RICHMOND 1850-1890	Contributory	178285	HO338 West Richmond Precinct
	LENNOX	STREET 152	RICHMOND 1900-1915	Contributory	179920	HO338 West Richmond Precinct
	LENNOX	STREET 153	RICHMOND 1915-1925	Contributory	178290	HO338 West Richmond Precinct
	LENNOX	STREET 154	RICHMOND 1850-1890	Individually Significant	179915	HO338 West Richmond Precinct
	LENNOX	STREET 155	RICHMOND 1960-1970	Not Contributory	178295	HO338 West Richmond Precinct
	LENNOX	STREET 156	RICHMOND 1850-1890	Individually Significant	179910	HO338 West Richmond Precinct
	LENNOX	STREET 158	RICHMOND 1850-1890	Contributory	179905	HO338 West Richmond Precinct
	LENNOX	STREET 160	RICHMOND 1900-1915	Contributory	179900	HO338 West Richmond Precinct
	LENNOX	STREET 161	RICHMOND 1850-1890	Contributory	178305	HO338 West Richmond Precinct
	LENNOX	STREET 162	RICHMOND 1850-1890	contributory	179895	HO338 West Richmond Precinct
	LENNOX	STREET 169	RICHMOND 1850-1890	Contributory	178325	HO338 West Richmond Precinct
	LENNOX	STREET 171	RICHMOND 1850-1860	Contributory	178330	HO338 West Richmond Precinct
Howell's Livery Stable facade, part only	LENNOX	STREET 173 -177	RICHMOND 1850-1890	Contributory	178335	HO338 West Richmond Precinct
	LESLIE	STREET 1	RICHMOND 1900-1915	Contributory	152035	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 2	RICHMOND 1915-1925	Contributory	152445	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 3	RICHMOND 1900-1915	contributory	152040	Cole's Paddock Estate, Richmond Heritage Precinct
Stafford	LESLIE	STREET 4	RICHMOND 1900-1915	Contributory	152440	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 6	RICHMOND 1960-1970	Not Contributory	152435	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 8	RICHMOND 1910-1915	Individually significant	152430	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 10	RICHMOND 1900-1915	Contributory	152425	Cole's Paddock Estate, Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	LESLIE	STREET 11	RICHMOND 1900-1915	Contributory	152155	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 12	RICHMOND 1970-1980	Not Contributory	152420	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 14	RICHMOND 1915-1925	Contributory	152415	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 15	RICHMOND 1900-1915	Contributory	152165	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 16	RICHMOND 1900-1915	Individually Significant	152410	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 17	RICHMOND 1900-1915	Contributory	152170	Cole's Paddock Estate, Richmond Heritage Precinct
Strathdearn	LESLIE	STREET 18	RICHMOND 1900-1915	Contributory	152405	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 18 A	RICHMOND unknown	Not Contributory	152400	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 19	RICHMOND 1900-1915	Contributory	152175	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 21	RICHMOND 1900-1915	Contributory	152180	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 22	RICHMOND 1900-1915	Contributory	152375	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 23	RICHMOND 1900-1915	Contributory	152185	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 24	RICHMOND 1900-1915	Contributory	152370	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 25	RICHMOND 1900-1915	Contributory	152190	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 26	RICHMOND 1900-1915	Contributory	152365	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 27	RICHMOND 1900-1915	Contributory	152195	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 28	RICHMOND 1900-1915	Contributory	152360	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 29	RICHMOND 1900-1915	Contributory	152200	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 30	RICHMOND 1900-1915	Contributory	152355	Cole's Paddock Estate, Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	LESLIE	STREET 31	RICHMOND 1900-1915	Contributory	152205	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 32	RICHMOND 1900-1915	Contributory	152350	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 33	RICHMOND 1900-1915	Contributory	152210	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 35	RICHMOND 1900-1915	Contributory	152215	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 36	RICHMOND 1900-1915	Contributory	152305	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 37	RICHMOND 1900-1915	Contributory	152220	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 38	RICHMOND 1900-1915	Contributory	152300	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 39	RICHMOND 1900-1915	Contributory	152225	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 40	RICHMOND 1915-1925	Contributory	152295	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 41	RICHMOND 1900-1915	Contributory	152235	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 43	RICHMOND 1900-1915	Contributory	152240	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 44	RICHMOND 1900-1915	Contributory	152290	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 45	RICHMOND 1900-1915	Contributory	152245	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 46	RICHMOND 1900-1915	Contributory	152285	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 47	RICHMOND 1900-1915	Contributory	152250	Cole's Paddock Estate, Richmond Heritage Precinct
(Front house)	LESLIE	STREET 48	RICHMOND 1900-1915	Contributory	299265	Cole's Paddock Estate, Richmond Heritage Precinct
Unit	LESLIE	STREET 48 Rear	RICHMOND 1990-2000	Not Contributory	299270	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 49	RICHMOND 2000-2010	Not Contributory	152255	Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET 50	RICHMOND 1900-1915	Contributory	152275	Cole's Paddock Estate, Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	LESLIE	STREET	51	RICHMOND	1900-1915	Contributory	152260 Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET	52	RICHMOND	1925-1930	Contributory	152270 Cole's Paddock Estate, Richmond Heritage Precinct
	LESLIE	STREET	54	RICHMOND	1925-1930	Contributory	152265 Cole's Paddock Estate, Richmond Heritage Precinct
Acton	LESNEY	STREET	12	RICHMOND	1850-1890	Contributory	160100 HO308 Barkly Gardens Precinct, Richmond
	LESNEY	STREET	14	RICHMOND	1850-1890	Contributory	160105 HO308 Barkly Gardens Precinct, Richmond
	LESNEY	STREET	16	RICHMOND	1980-1990	Not Contributory	160110 HO308 Barkly Gardens Precinct, Richmond
	LESNEY	STREET	18	RICHMOND	1980-1990	Not Contributory	160115 HO308 Barkly Gardens Precinct, Richmond
Barwood house	LESNEY	STREET	20	Richmond	1850-1890	Individually significant	160120 HO308 Barkly Gardens Precinct, Richmond
	LINCOLN	STREET	48	RICHMOND	1850-1890	Contributory	154290 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	50	RICHMOND	1850-1890	Contributory	154285 Lincoln Street, Richmond, Heritage Precinct
Taviuni Terrace	LINCOLN	STREET	53	RICHMOND	1850-1890	Contributory	154110 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	54	RICHMOND	1850-1890	Contributory	154275 Lincoln Street, Richmond, Heritage Precinct
Taviuni Terrace	LINCOLN	STREET	55	RICHMOND	1850-1890	Contributory	154115 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	56	RICHMOND	1850-1890	Contributory	154270 Lincoln Street, Richmond, Heritage Precinct
Taviuni Terrace	LINCOLN	STREET	57	RICHMOND	1850-1890	Contributory	154120 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	58	RICHMOND	1850-1890	Contributory	154265 Lincoln Street, Richmond, Heritage Precinct
Taviuni Terrace	LINCOLN	STREET	59	RICHMOND	1850-1890	Contributory	154125 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	60	RICHMOND	1850-1890	Contributory	154260 Lincoln Street, Richmond, Heritage Precinct
Taviuni Terrace	LINCOLN	STREET	61	RICHMOND	1850-1890	Contributory	154130 Lincoln Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	LINCOLN	STREET	62	RICHMOND	1850-1890	Contributory	154255 Lincoln Street, Richmond, Heritage Precinct
Taviuni Terrace	LINCOLN	STREET	63	RICHMOND	1850-1890	Contributory	154135 Lincoln Street, Richmond, Heritage Precinct
Taviuni Terrace	LINCOLN	STREET	65	RICHMOND	1850-1890	Contributory	154140 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	79	RICHMOND	1900-1915	Contributory	154175 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	81	RICHMOND	1900-1915	Contributory	154180 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	82	RICHMOND	1850-1890	Contributory	154210 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	84	RICHMOND	1850-1890	Contributory	154205 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	86	RICHMOND	1850-1890	Contributory	154200 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	88	RICHMOND	1850-1890	Contributory	154195 Lincoln Street, Richmond, Heritage Precinct
	LINCOLN	STREET	90	RICHMOND	1850-1890	Contributory	154190 Lincoln Street, Richmond, Heritage Precinct
Grocer's shop & residence	LINCOLN	STREET	92	RICHMOND	1850-1890	Contributory	154185 Lincoln Street, Richmond, Heritage Precinct
	LITTLE HODDL	STREET	35	RICHMOND	1900-1915	Contributory	281690 Regent Streets, Richmond, Industrial Heritage Precinct
	LITTLE HODDL	STREET	37	RICHMOND	1900-1915	Contributory	281695 Regent Streets, Richmond, Industrial Heritage Precinct
	LITTLE HODDL	STREET	39	RICHMOND	1900-1915	Contributory	281700 Regent Streets, Richmond, Industrial Heritage Precinct
	LUCERNE	CRESCE	2	ALPHINGTON	1900-1915	Individually significant	291115 Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	8	ALPHINGTON	1915-1925	contributory	272260 Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	10	ALPHINGTON	1930-1940	contributory	272265 Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	30	ALPHINGTON	1880-1890	contributory	272280 Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	LUCERNE	CRESCE	32	ALPHINGTON 1960-1970	not contributory	272285	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	34	ALPHINGTON 1915-1925	contributory	272290	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	36	ALPHINGTON 1915-1925	contributory	272295	Alphington East Residential Heritage Precinct
Loddon Lea	LUCERNE	CRESCE	37	ALPHINGTON 1900-1915	individually significant	272490	Alphington East Residential Heritage Precinct
House, tree	LUCERNE	CRESCE	48	ALPHINGTON 1900-1915	contributory	272315	Alphington East Residential Heritage Precinct
Unit?	LUCERNE	CRESCE	50	ALPHINGTON 1960-1970	Not contributory	272325	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	50 A	ALPHINGTON unknown	Not contributory?	272320	Alphington East Residential Heritage Precinct
House, trees	LUCERNE	CRESCE	52	ALPHINGTON 1915-1925	contributory	272330	Alphington East Residential Heritage Precinct
Frater house and studio, trees	LUCERNE	CRESCE	56	ALPHINGTON 1915-1925	individually significant	272340	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	60	ALPHINGTON 1915-1925	contributory	272345	Alphington East Residential Heritage Precinct
Loddon Lee	LUCERNE	CRESCE	67	ALPHINGTON 1900-1915	contributory	272545	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	69	ALPHINGTON 1960-1970	Not contributory	272550	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	73	ALPHINGTON 1915-1925	contributory	272555	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	85	ALPHINGTON 1915-1925	contributory	272575	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	87	ALPHINGTON 1900-1915	contributory	272580	Alphington East Residential Heritage Precinct
Mona	LUCERNE	CRESCE	91	ALPHINGTON 1900-1915	contributory	272585	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	95	ALPHINGTON 1915-1925	contributory	272595	Alphington East Residential Heritage Precinct
	LUCERNE	CRESCE	97	ALPHINGTON 1915-1925	contributory	272600	Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	MADDEN	GROVE 1	RICHMOND 1850-1890	Contributory	158375	Rooney Street, Richmond, Heritage Precinct
	MADDEN	GROVE 3	RICHMOND 1850-1890	Contributory	158370	Rooney Street, Richmond, Heritage Precinct
	MADDEN	GROVE 5	RICHMOND 1850-1890	Contributory	158365	Rooney Street, Richmond, Heritage Precinct
	MADDEN	GROVE 7	RICHMOND 1850-1890	Contributory	158360	Rooney Street, Richmond, Heritage Precinct
	MADDEN	GROVE 9	RICHMOND 1850-1890	Contributory	158355	Rooney Street, Richmond, Heritage Precinct
	MADDEN	GROVE 11	RICHMOND 1850-1890	Contributory	158350	Rooney Street, Richmond, Heritage Precinct
	MADDEN	GROVE 13	RICHMOND 1850-1890	Contributory	158345	Rooney Street, Richmond, Heritage Precinct
	MADDEN	GROVE 15	RICHMOND 1850-1890	Contributory	158340	Rooney Street, Richmond, Heritage Precinct
house	MADDEN	GROVE 78	BURNLEY 1900-1915	contributory	174995	HO322 Golden Square Precinct, Richmond
	MADDEN	GROVE 84	BURNLEY 1850-1890	Contributory	174960	HO322 Golden Square Precinct, Richmond
	MADDEN	GROVE 94	BURNLEY 1850-1890	Contributory	174940	HO322 Golden Square Precinct, Richmond
	MADDEN	GROVE 96	BURNLEY 1850-1890	Contributory	174935	HO322 Golden Square Precinct, Richmond
	MCGOUN	STREET 1	RICHMOND 1850-1890	Contributory	180465	Hull Street, Richmond, Heritage Precinct
	MCGOUN	STREET 3	RICHMOND 1850-1890	Contributory	180460	Hull Street, Richmond, Heritage Precinct
	MCGOUN	STREET 5	RICHMOND 1850-1890	Contributory	180455	Hull Street, Richmond, Heritage Precinct
	MCKAY	STREET 2	RICHMOND 1850-1890	Contributory	151385	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 4	RICHMOND 1850-1890	Contributory	151380	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 5	RICHMOND 1850-1890	Contributory	151400	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 6	RICHMOND 1850-1890	Contributory	151375	Lincoln Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	MCKAY	STREET 7	RICHMOND 1850-1890	Not contributory	151405	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 8	RICHMOND 1850-1890	Contributory	151370	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 9	RICHMOND 1850-1890	Contributory	151410	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 10	RICHMOND 1900-1915	Contributory	151365	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 11	RICHMOND 1915-1925	Contributory	151415	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 12	RICHMOND 1850-1890	Contributory	151360	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 13	RICHMOND 1850-1890	Contributory	151420	Lincoln Street, Richmond, Heritage Precinct
	MCKAY	STREET 14	RICHMOND 1850-1890	Contributory	151355	Lincoln Street, Richmond, Heritage Precinct
	MELROSE	STREET 1	CREMORNE 1850-1890	Contributory	165920	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 2	CREMORNE 1850-1890	Contributory	165880	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 3	CREMORNE 1850-1890	Not Contributory	165950	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 4	CREMORNE 1850-1890	Contributory	165885	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 5	CREMORNE 1925-1930	Contributory	165945	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 6	CREMORNE 1990-2000	Not Contributory	281160	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 6	CREMORNE 1990-2000	Not Contributory	165890	Wellington Street, Cremorne, Heritage Precinct
Fairmont	MELROSE	STREET 7	CREMORNE 1850-1890	Contributory	165940	Wellington Street, Cremorne, Heritage Precinct
Moruya	MELROSE	STREET 8	CREMORNE 1850-1890	Contributory	165895	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 10	CREMORNE 2000-2010	Not Contributory	165900	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 11	CREMORNE 1850-1890	Not Contributory	165930	Wellington Street, Cremorne, Heritage Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	MELROSE	STREET 12	CREMORNE 1990-2000	Not Contributory	287020	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 12	CREMORNE 1990-2000	Not Contributory	287025	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 13	CREMORNE 1850-1890	Contributory	165925	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 14	CREMORNE 1850-1890	Contributory	165910	Wellington Street, Cremorne, Heritage Precinct
	MELROSE	STREET 16	CREMORNE 1850-1890	Contributory	165915	Wellington Street, Cremorne, Heritage Precinct
	MURPHY	STREET 1	RICHMOND 1900-1915	contributory	192715	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 3	RICHMOND 1900-1915	Individually Significant	192720	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 5	RICHMOND 1850-1890	contributory	192725	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 7	RICHMOND 1850-1890	Contributory	192730	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 9	RICHMOND 1900-1915	Contributory	192735	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 9 A	RICHMOND 2000-2010	Not contributory	35890	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 11	RICHMOND 1900-1915	Contributory	192740	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 12	RICHMOND 1900-1915	Contributory	192650	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 13	RICHMOND 1900-1915	Contributory	192745	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 14	RICHMOND 1900-1915	Contributory	192645	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY	STREET 17 -21 Uni	RICHMOND 1950-1960	Not Contributory	192755	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY	STREET 17 -21 Uni	RICHMOND 1950-1960	Not Contributory	192800	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY	STREET 17 -21 Uni	RICHMOND 1950-1960	Not Contributory	192805	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY	STREET 17 -21 Uni	RICHMOND 1950-1960	Not Contributory	192810	Murphy Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address	Estimated date range	Heritage Value	Property number	Proposed HO area
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192815	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192820	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192825	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192760	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192765	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192770	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192775	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192780	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192785	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192790	Murphy Street, Richmond, Heritage Precinct
HCV walk-up flats	MURPHY STREET 17 -21 Uni RICHMOND	1950-1960	Not Contributory	192795	Murphy Street, Richmond, Heritage Precinct
	MURPHY STREET 18 RICHMOND	1900-1915	Contributory	300295	Murphy Street, Richmond, Heritage Precinct
	MURPHY STREET 20 RICHMOND	1900-1915	Contributory	192635	Murphy Street, Richmond, Heritage Precinct
	MURPHY STREET 22 RICHMOND	1900-1915	Not Contributory	192630	Murphy Street, Richmond, Heritage Precinct
	MURPHY STREET 24 RICHMOND	1900-1915	Contributory	192625	Murphy Street, Richmond, Heritage Precinct
	MURPHY STREET 25 RICHMOND	1850-1890	Contributory	192905	Murphy Street, Richmond, Heritage Precinct
	MURPHY STREET 26 RICHMOND	1960-1970	Not Contributory	192620	Murphy Street, Richmond, Heritage Precinct
	MURPHY STREET 27 RICHMOND	1850-1890	Contributory	192910	Murphy Street, Richmond, Heritage Precinct
	MURPHY STREET 28 RICHMOND	1915-1925	Individually Significant	192615	Murphy Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	MURPHY	STREET 30	RICHMOND 1900-1915	Contributory	192610	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 31	RICHMOND 1900-1915	Contributory	192920	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 32	RICHMOND 1915-1925	Not Contributory	192605	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 33	RICHMOND 1900-1915	Contributory	192925	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 35	RICHMOND 1900-1915	Contributory	192930	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 36	RICHMOND 1900-1915	Contributory	192600	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 37	RICHMOND 1900-1915	Contributory	192935	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 38	RICHMOND 1915-1925	Contributory	192595	Murphy Street, Richmond, Heritage Precinct
Factory/warehouse	MURPHY	STREET 38 A	RICHMOND 1915-1925	Contributory?	192590	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 39	RICHMOND 1850-1890	Contributory	192940	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 41	RICHMOND 1850-1890	Contributory	192945	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 43	RICHMOND 1850-1890	Contributory	192950	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 44	RICHMOND 1900-1915	Contributory	192525	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 45	RICHMOND 1850-1890	Contributory	192955	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 46	RICHMOND 1900-1915	Contributory	192520	Murphy Street, Richmond, Heritage Precinct
	MURPHY	STREET 48	RICHMOND 1900-1915	Contributory	192515	Murphy Street, Richmond, Heritage Precinct
	NEW	STREET 1	RICHMOND 1860-1880	contributory	143030	York Street, Richmond, Residential Heritage Precinct
	NORTH	STREET 7	RICHMOND 1850-1890	Contributory	167815	Yarraberg Heritage Precinct
	NORTH	STREET 8	RICHMOND 1915-1925	Contributory	332030	Yarraberg Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	NORTH	STREET	9	RICHMOND	1850-1890	Contributory	167820 Yarraberg Heritage Precinct
	NORTH	STREET	10	RICHMOND	1915-1925	contributory	168025 Yarraberg Heritage Precinct
	NORTH	STREET	11	RICHMOND	1850-1890	Contributory	167825 Yarraberg Heritage Precinct
	NORTH	STREET	12	RICHMOND	1850-1890	Contributory	168020 Yarraberg Heritage Precinct
	NORTH	STREET	13	RICHMOND	1850-1890	Contributory	167830 Yarraberg Heritage Precinct
	NORTH	STREET	14	RICHMOND	1850-1890	Contributory	168015 Yarraberg Heritage Precinct
	NORTH	STREET	15	RICHMOND	1850-1890	Contributory	167835 Yarraberg Heritage Precinct
	NORTH	STREET	16	RICHMOND	1850-1890	Contributory	168010 Yarraberg Heritage Precinct
	NORTH	STREET	17	RICHMOND	1850-1890	Contributory	167840 Yarraberg Heritage Precinct
	NORTH	STREET	18	RICHMOND	1850-1890	Contributory	168005 Yarraberg Heritage Precinct
	NORTH	STREET	19	RICHMOND	1850-1890	Contributory	167845 Yarraberg Heritage Precinct
	NORTH	STREET	20	RICHMOND	1850-1890	Contributory	168000 Yarraberg Heritage Precinct
	NORTH	STREET	21	RICHMOND	1850-1890	Contributory	167850 Yarraberg Heritage Precinct
	NORTH	STREET	22	RICHMOND	1850-1890	Contributory	167995 Yarraberg Heritage Precinct
	NORTH	STREET	23	RICHMOND	1850-1890	Not Assessed	167855 Yarraberg Heritage Precinct
	NORTH	STREET	24	RICHMOND	2000-2010	Not Contributory	167990 Yarraberg Heritage Precinct
	NORTH	STREET	25	RICHMOND	1850-1890	Contributory	167860 Yarraberg Heritage Precinct
	NORTH	STREET	26	RICHMOND	1900-1915	Contributory	167985 Yarraberg Heritage Precinct
	NORTH	STREET	27	RICHMOND	1850-1890	Contributory	167865 Yarraberg Heritage Precinct
	NORTH	STREET	28	RICHMOND	1900-1915	Contributory	167980 Yarraberg Heritage Precinct
	NORTH	STREET	29 -31	RICHMOND	1850-1890	Contributory	167870 Yarraberg Heritage Precinct
	OLD HEIDELB	ROAD	6	ALPHINGTON			273065 Alphington East Residential Heritage Precinct
Boiler House	OTTO	PLACE	3	RICHMOND	1930-1940	Contributory	324170 Hoddle Street, Richmond, Heritage Precinct
Construction site	OTTO	PLACE	20	RICHMOND	2000-2010	Not Contributory	355430 Hoddle Street, Richmond, Heritage Precinct
	Park	Crescent	36	Alphington	1850-1890	contributory	273180 HO328 Park Crescent Precinct, Alphington

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	Park	Crescent	38	Alphington	1900-1915	contributory	273185 HO328 Park Crescent Precinct, Alphington
Hadley Wold	Park	Crescent	41	Alphington	1900-1915	Individually significant	273565 HO328 Park Crescent Precinct, Alphington
House	PARKVIEW	ROAD	28	Alphington	1900-1915	contributory	0 Alphington East Residential Heritage Precinct
	PEARSON	STREET	1	CREMORNE	1850-1890	contributory	162015 HO323 Green Street Precinct, Richmond
	PEARSON	STREET	3	CREMORNE	1850-1890	Contributory	162020 HO323 Green Street Precinct, Richmond
	PEARSON	STREET	4	CREMORNE	1900-1915	Contributory	162010 HO323 Green Street Precinct, Richmond
	PEARSON	STREET	5	CREMORNE	1850-1890	Contributory	162025 HO323 Green Street Precinct, Richmond
	PEARSON	STREET	6	CREMORNE	1950-1960	Not Contributory	162005 HO323 Green Street Precinct, Richmond
House	PEARSON	STREET	8	CREMORNE	1900-1915	Contributory	162000 HO323 Green Street Precinct, Richmond
	PEARSON	STREET	9	CREMORNE	1990-2000	Not Contributory	162030 HO323 Green Street Precinct, Richmond
House & stables	PEARSON	STREET	10	CREMORNE	1900-1915	Individually Significant	161995 HO323 Green Street Precinct, Richmond
	PEARSON	STREET	11	CREMORNE	1850-1890	Contributory	162035 HO323 Green Street Precinct, Richmond
	PEARSON	STREET	13	CREMORNE	1900-1915	Contributory	162040 HO323 Green Street Precinct, Richmond
	PEERS	STREET	1	RICHMOND	1990-2000	Not Contributory	300320 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	2	RICHMOND	1860-1880	contributory	143035 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	4	RICHMOND	1850-1890	Contributory	143040 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	6	RICHMOND	1850-1890	Contributory	143045 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	8	RICHMOND	1850-1890	Contributory	143050 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	10	RICHMOND	2000-2010	Not Contributory	143055 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	12	RICHMOND	1850-1890	Contributory	143060 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	14	RICHMOND	1850-1890	Contributory	143065 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	16	RICHMOND	1850-1890	Contributory	143070 York Street, Richmond, Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Demolition site	PEERS	STREET	18	RICHMOND	unknown	not contributory	143075 York Street, Richmond, Residential Heritage Precinct
Demolition	PEERS	STREET	20	RICHMOND	unknown	Not contributory	143080 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	22	RICHMOND	1850-1890	Contributory	143085 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	24	RICHMOND	1850-1890	Contributory	143090 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	26	RICHMOND	1930-1940	Contributory	143095 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	28	RICHMOND	1900-1915	Contributory	143100 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	30	RICHMOND	1900-1915	Contributory	143105 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	32	RICHMOND	1900-1915	Contributory	143110 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	34	RICHMOND	1990-2000	Not Contributory	280390 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	36	RICHMOND	2000-2010	Not Contributory	316580 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	38	RICHMOND	1900-1915	Contributory	143115 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	40	RICHMOND	1900-1915	Contributory	143120 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	42	RICHMOND	2000-2010	Not Contributory	293980 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	44	RICHMOND	1930-1940	Not Contributory	143125 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	46	RICHMOND	1990-2000	Not Contributory	143130 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	48	RICHMOND	1850-1890	Contributory	143135 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	50	RICHMOND	1850-1890	Contributory	143140 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	52	RICHMOND	1850-1890	Contributory	143145 York Street, Richmond, Residential Heritage Precinct
	PEERS	STREET	54	RICHMOND	1850-1890	Contributory	143150 York Street, Richmond, Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	PHILLIPS	STREET	2	ALPHINGTON	1915-1925	contributory	273725 Alphington East Residential Heritage Precinct
	PHILLIPS	STREET	4	ALPHINGTON	1900-1915	contributory	273730 Alphington East Residential Heritage Precinct
	PRINCE PATRI	STREET	20	RICHMOND	1990-2000	Not Contributory	161395 Yarra Street, Richmond, Heritage Precinct
	PUNT	ROAD	375	CREMORNE	1850-1890	Contributory	166505 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	377	CREMORNE	1850-1890	Contributory	166510 Wellington Street, Cremorne, Heritage Precinct
Parkview Flats, former	PUNT	ROAD	379	CREMORNE	1870-1930	Contributory	166515 Wellington Street, Cremorne, Heritage Precinct
Parkview Flats, former	PUNT	ROAD	381	CREMORNE	1870-1930	Contributory	166520 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	383	CREMORNE	1850-1890	Contributory	166525 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	385	CREMORNE	unknown	Not Contributory	166530 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	387	CREMORNE	1980-1990	Not Contributory	166535 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166540 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166585 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166590 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166595 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166545 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166550 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166555 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166560 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166565 Wellington Street, Cremorne, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area	
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166570 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166575 Wellington Street, Cremorne, Heritage Precinct
Cremorne Court Flats	PUNT	ROAD	389 -393 U	CREMORNE	1930-1940	Contributory	166580 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	395	CREMORNE	1850-1890	Individually Significant	166600 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	397	CREMORNE	1850-1890	Individually Significant	166605 Wellington Street, Cremorne, Heritage Precinct
Service Station	PUNT	ROAD	399 -411	CREMORNE	1980-1990	Not Contributory	166610 Wellington Street, Cremorne, Heritage Precinct
Helmsdale	PUNT	ROAD	413	CREMORNE	1850-1890	Contributory	166615 Wellington Street, Cremorne, Heritage Precinct
Helmsdale	PUNT	ROAD	415	CREMORNE	1850-1890	Contributory	166620 Wellington Street, Cremorne, Heritage Precinct
Helmsdale	PUNT	ROAD	417	CREMORNE	1850-1890	Contributory	166625 Wellington Street, Cremorne, Heritage Precinct
Vacant Site	PUNT	ROAD	423 -425	CREMORNE	unknown	Not Contributory	166640 Wellington Street, Cremorne, Heritage Precinct
House, trees	PUNT	ROAD	427	CREMORNE	1850-1890	Contributory	166645 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	429	CREMORNE	1850-1890	Contributory	166650 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	431	CREMORNE	1850-1890	Contributory	166655 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	433	CREMORNE	1850-1890	Contributory	166660 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	435	CREMORNE	1850-1890	Contributory	166665 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	437	CREMORNE	1850-1890	Contributory	166670 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	439	CREMORNE	1850-1890	Contributory	166675 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	441	CREMORNE	1915-1925	Contributory	166680 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	443	CREMORNE	1850-1890	Contributory	166685 Wellington Street, Cremorne, Heritage Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area	
	PUNT	ROAD	445	CREMORNE	1850-1890	Contributory	166690 Wellington Street, Cremorne, Heritage Precinct
	PUNT	ROAD	447	CREMORNE	1850-1890	Contributory	166690 Wellington Street, Cremorne, Heritage Precinct
Vacant site	PUNT	ROAD	449	CREMORNE	unknown	Not Contributory	166485 Wellington Street, Cremorne, Heritage Precinct
	REGENT	STREET	2	RICHMOND	1850-1890	Individually significant	143680 York Street, Richmond, Residential Heritage Precinct
	REGENT	STREET	4	RICHMOND	1850-1890	Individually significant	143675 York Street, Richmond, Residential Heritage Precinct
Shed	REGENT	STREET	6	RICHMOND	unknown	Not Contributory	143670 York Street, Richmond, Residential Heritage Precinct
	REGENT	STREET	10	RICHMOND	1900-1915	individually significant	143665 York Street, Richmond, Residential Heritage Precinct
	REGENT	STREET	12	RICHMOND	1900-1915	individually significant	143655 York Street, Richmond, Residential Heritage Precinct
	REGENT	STREET	14	RICHMOND	1900-1915	individually significant	143650 York Street, Richmond, Residential Heritage Precinct
Factory/warehouse	REGENT	STREET	16	RICHMOND	1940-1960	Not Contributory	143645 York Street, Richmond, Residential Heritage Precinct
Tindall House, factory workshop	REGENT	STREET	18 -20	RICHMOND	1925-1930	Contributory	143640 York Street, Richmond, Residential Heritage Precinct
Apartments	REGENT	STREET	24 -26	RICHMOND	1980-1990	Not Contributory	143635 York Street, Richmond, Residential Heritage Precinct
	REGENT	STREET	28	RICHMOND	1860-1870	Contributory	143630 York Street, Richmond, Residential Heritage Precinct
	REGENT	STREET	30	RICHMOND	1850-1890	Contributory	143625 York Street, Richmond, Residential Heritage Precinct
Starks, Factory/warehouse	REGENT	STREET	38	RICHMOND	1900-1915	Contributory	143615 Regent Streets, Richmond, Industrial Heritage Precinct
Starks, Factory/warehouse	REGENT	STREET	40	RICHMOND	1900-1915	Contributory	281570 Regent Streets, Richmond, Industrial Heritage Precinct
Osborne boot factory/ workshop, later Starks	REGENT	STREET	42 -44	RICHMOND	1900-1915	Contributory	281575 Regent Streets, Richmond, Industrial Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address	Estimated date range	Heritage Value	Property number	Proposed HO area
Ludlow Brothers Boot Factory/warehouse, former	REGENT STREET	46 -50 Uni RICHMOND	1890-1915	Contributory	281580 Regent Streets, Richmond, Industrial Heritage Precinct
Ludlow Brothers Boot Factory/warehouse, former	REGENT STREET	46 -50 Uni RICHMOND	1900-1915	Contributory	281585 Regent Streets, Richmond, Industrial Heritage Precinct
Ludlow Brothers Boot Factory/warehouse, former	REGENT STREET	46 -50 Uni RICHMOND	1900-1915	Contributory	281590 Regent Streets, Richmond, Industrial Heritage Precinct
Ludlow Brothers Boot Factory/warehouse, former	REGENT STREET	46 -50 Uni RICHMOND	1900-1915	Contributory	281595 Regent Streets, Richmond, Industrial Heritage Precinct
Ludlow Brothers Boot Factory/warehouse, former	REGENT STREET	46 -50 Uni RICHMOND	1900-1915	Contributory	281600 Regent Streets, Richmond, Industrial Heritage Precinct
Vacant site	RISLEY STREET	12 RICHMOND	unknown	Not Contributory	149640 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
York Boot Factory, former	RISLEY STREET	14 RICHMOND	1880-1890	Contributory	149645 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
	RISLEY STREET	16 -18 RICHMOND	1900-1915	Contributory	149650 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Factory/warehouse	RISLEY STREET	20 RICHMOND	1915-1925	Contributory	149655 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
Perry Boot Factory, former	RISLEY STREET	24 RICHMOND	1870-1890	Individually significant	149660 Bromham-Risley Street, Richmond, Industrial Heritage Precinct
	RIVERVIEW GROVE	1 ALPHINGTON	1915-1925	contributory	274060 Alphington East Residential Heritage Precinct
	RIVERVIEW GROVE	3 ALPHINGTON	1915-1925	contributory	274070 Alphington East Residential Heritage Precinct
	RIVERVIEW GROVE	5 unit 1 ALPHINGTON	1970-1980	Not contributory	286480 Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	RIVERVIEW	GROVE	5 unit 2	ALPHINGTON 1970-1980	Not contributory	286485	Alphington East Residential Heritage Precinct
	RIVERVIEW	GROVE	7	ALPHINGTON 1915-1925	contributory	274090	Alphington East Residential Heritage Precinct
	RIVERVIEW	GROVE	11	ALPHINGTON 1915-1925	contributory	274110	Alphington East Residential Heritage Precinct
	RIVERVIEW	GROVE	13	ALPHINGTON 1930-1940	Not contributory	274120	Alphington East Residential Heritage Precinct
	ROEMER	CRESCE	2	ALPHINGTON 1915-1925	contributory	274130	Alphington East Residential Heritage Precinct
	ROEMER	CRESCE	4	ALPHINGTON 1915-1925	contributory	274135	Alphington East Residential Heritage Precinct
	ROEMER	CRESCE	5	ALPHINGTON 1880-1890	contributory	274225	Alphington East Residential Heritage Precinct
	ROEMER	CRESCE	6	ALPHINGTON 1915-1925	contributory	274150	Alphington East Residential Heritage Precinct
	ROEMER	CRESCE	8	ALPHINGTON 1915-1925	contributory	274160	Alphington East Residential Heritage Precinct
	ROEMER	CRESCE	10	ALPHINGTON 1915-1925	contributory	274170	Alphington East Residential Heritage Precinct
	ROEMER	CRESCE	12	ALPHINGTON 1915-1925	contributory	274180	Alphington East Residential Heritage Precinct
	ROEMER	CRESCE	14	ALPHINGTON 1915-1925	not contributory	274190	Alphington East Residential Heritage Precinct
	ROEMER	CRESCE	16	ALPHINGTON		274200	Alphington East Residential Heritage Precinct
	ROONEY	STREET	2	RICHMOND 1850-1890	Contributory	158535	Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	4	RICHMOND 1850-1890	Contributory	158530	Rooney Street, Richmond, Heritage Precinct
Loughrea Terrace	ROONEY	STREET	6	RICHMOND 1850-1890	Contributory	158525	Rooney Street, Richmond, Heritage Precinct
Loughrea Terrace	ROONEY	STREET	8	RICHMOND 1850-1890	Contributory	158520	Rooney Street, Richmond, Heritage Precinct
Loughrea Terrace	ROONEY	STREET	10	RICHMOND 1850-1890	Contributory	158515	Rooney Street, Richmond, Heritage Precinct
Loughrea Terrace	ROONEY	STREET	12	RICHMOND 1850-1890	Contributory	158510	Rooney Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Loughrea Terrace	ROONEY	STREET	14	RICHMOND	1850-1890	Contributory	158505 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	16	RICHMOND	1980-1990	Not contributory	158500 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	18	RICHMOND	1850-1890	Contributory	158495 Rooney Street, Richmond, Heritage Precinct
Former Tannery, fellmongery, Richmond City Abattoirs	ROONEY	STREET	27 -57	RICHMOND	1890-1915	Contributory	329580 Rooney Street, Richmond, Heritage Precinct
Russell Brothers tannery, part	ROONEY	STREET	28	Richmond	1900-1915	Individually significant	158470 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	40	RICHMOND	1850-1890	Contributory	158465 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	42	RICHMOND	1850-1890	Contributory	158460 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	46	RICHMOND	1970-1980	Not Contributory	158455 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	48	RICHMOND	1900-1915	Contributory	158450 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	52	RICHMOND	1890-1900	Not Contributory	158445 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	54	RICHMOND	1850-1890	Contributory	158440 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	56	RICHMOND	1890-1900	Contributory	158435 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	58	RICHMOND	1900-1915	Contributory	158430 Rooney Street, Richmond, Heritage Precinct
	ROONEY	STREET	60	RICHMOND	1900-1915	Contributory	158425 Rooney Street, Richmond, Heritage Precinct
Russell Brothers tannery, part	ROSE	STREET	20	RICHMOND	1900-1915	Individually Significant	159915 Rooney Street, Richmond, Heritage Precinct
Factory workshop, part	ROSE	STREET	22	RICHMOND	1900-1915	Individually Significant	159920 Rooney Street, Richmond, Heritage Precinct
Factory workshop, part	ROSE	STREET	24	RICHMOND	1850-1890	Individually Significant	159925 Rooney Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Factory workshop, part	ROSE	STREET	26	RICHMOND	1900-1915	Individually Significant	159925 Rooney Street, Richmond, Heritage Precinct
	ROUT	STREET	2	CREMORNE	1850-1890	Contributory	166470 Wellington Street, Cremorne, Heritage Precinct
	SHAMROCK	STREET	1	RICHMOND	1900-1915	Contributory	161050 HO308 Barkly Gardens Precinct, Richmond
	SHAMROCK	STREET	5	RICHMOND	1900-1915	Contributory	161055 HO308 Barkly Gardens Precinct, Richmond
	SHAMROCK	STREET	7	RICHMOND	1850-1890	Contributory	161060 HO308 Barkly Gardens Precinct, Richmond
	SHAMROCK	STREET	9	RICHMOND	1850-1890	Contributory	161065 HO308 Barkly Gardens Precinct, Richmond
	SHAMROCK	STREET	11	RICHMOND	1850-1890	Contributory	161070 HO308 Barkly Gardens Precinct, Richmond
Factory workshop	SHELLEY	STREET	30	RICHMOND	1960-1970	Not Contributory	143725 York Street, Richmond, Residential Heritage Precinct
	SHELLEY	STREET	32	RICHMOND	1860-1890	Contributory	143730 York Street, Richmond, Residential Heritage Precinct
	SHELLEY	STREET	34	RICHMOND	1850-1890	Contributory	143735 York Street, Richmond, Residential Heritage Precinct
	SHELLEY	STREET	36	RICHMOND	1860-1870	Contributory	143740 York Street, Richmond, Residential Heritage Precinct
	SHELLEY	STREET	38	RICHMOND	1850-1890	Contributory	143745 York Street, Richmond, Residential Heritage Precinct
	SHELLEY	STREET	40	RICHMOND	1900-1915	Contributory	143750 York Street, Richmond, Residential Heritage Precinct
	SHELLEY	STREET	43	RICHMOND	1850-1890	Contributory	143755 York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET	6	RICHMOND	1900-1915	Contributory	144010 York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET	8	RICHMOND	1900-1915	Contributory	144005 York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET	10	RICHMOND	1850-1870	Contributory	144000 York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET	11	RICHMOND	1850-1890	Contributory	143870 York Street, Richmond, Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	SMITH	STREET 12	RICHMOND 1915-1925	Contributory	143995	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 13	RICHMOND 1850-1890	Contributory	143875	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 15	RICHMOND 1915-1925	Contributory	143880	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 16	RICHMOND 1900-1915	Contributory	143990	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 18	RICHMOND 1900-1915	Contributory	143985	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 19	RICHMOND 1915-1925	Contributory	143885	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 20	RICHMOND 1900-1915	Contributory	143980	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 21	RICHMOND 1900-1915	Contributory	143890	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 22	RICHMOND 1900-1915	Contributory	143975	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 24	RICHMOND 1900-1915	Contributory	143970	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 26	RICHMOND 1900-1915	Contributory	143965	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 27	RICHMOND 1915-1925	Contributory	143900	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 28	RICHMOND 1900-1915	Contributory	143960	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 29	RICHMOND 1930-1940	Contributory	143905	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 30	RICHMOND 1850-1870	Contributory	143955	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 32	RICHMOND 1900-1960	Not contributory	143950	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 33	RICHMOND 1900-1915	Individually Significant	143910	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 34	RICHMOND 1900-1915	Contributory	143945	York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET 35	RICHMOND 1850-1880	Contributory	143915	York Street, Richmond, Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	SMITH	STREET	37	RICHMOND	1850-1890	Contributory	143920 York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET	39	RICHMOND	1850-1890	Contributory	143925 York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET	40	RICHMOND	1900-1915	Contributory	143940 York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET	46	RICHMOND	1930-1940	Not contributory	143935 York Street, Richmond, Residential Heritage Precinct
	SMITH	STREET	48	RICHMOND	1850-1880	contributory	143930 York Street, Richmond, Residential Heritage Precinct
Row house	SOMERSET	STREET	3	RICHMOND	1850-1890	contributory	156185 Highett Street, Richmond, Heritage Precinct
Row house	SOMERSET	STREET	5	RICHMOND	1870-1890	contributory	156190 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	7	RICHMOND	1900-1915	Contributory	156195 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	8	RICHMOND	1850-1890	Contributory	157095 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	20	RICHMOND	1850-1890	Contributory	157070 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	22	RICHMOND	1990-2000	Not Contributory	157065 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	38	RICHMOND	1850-1890	Contributory	157055 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	40	RICHMOND	1915-1925	Contributory	157050 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	42	RICHMOND	1915-1925	Contributory	157045 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	44	RICHMOND	1960-1970	Not Contributory	157040 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	50	RICHMOND	1850-1890	Contributory	157035 Highett Street, Richmond, Heritage Precinct
	SOMERSET	STREET	52	RICHMOND	1850-1890	Contributory	157030 Highett Street, Richmond, Heritage Precinct
McNiven Pty Ltd ice cream manufacturers, former	SOMERSET	STREET	54 -56	RICHMOND	1915-1925	Contributory	157025 Highett Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	SOMERSET	STREET	91	RICHMOND	1850-1890	Contributory	156670 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	93	RICHMOND	1850-1890	contributory	156675 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	95	RICHMOND	1850-1890	Contributory	156680 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	95 A	RICHMOND	1900-1915	Contributory	156685 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	97	RICHMOND	1900-1915	Contributory	156690 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	99	RICHMOND	1900-1915	Contributory	156695 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	101	RICHMOND	1850-1890	Contributory	156700 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	103	RICHMOND	1850-1890	Contributory	156705 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	104	RICHMOND	1850-1890	Contributory	156955 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	105	RICHMOND	1850-1890	Contributory	316400 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	106	RICHMOND	1850-1890	Contributory	156950 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	107	RICHMOND	1850-1890	Contributory	316410 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	108	RICHMOND	1850-1890	Contributory	156945 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	109	RICHMOND	1900-1915	Contributory	156715 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	110	RICHMOND	1915-1925	Contributory	156940 Murphy Street, Richmond, Heritage Precinct
lolaire	SOMERSET	STREET	111	RICHMOND	1900-1915	Contributory	156720 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	112	RICHMOND	1915-1925	Contributory	156935 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	113	RICHMOND	1900-1915	Contributory	156725 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	117	RICHMOND	1850-1890	Contributory	156730 Murphy Street, Richmond, Heritage Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	SOMERSET	STREET 118	RICHMOND 1900-1915	Contributory	156925	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 119	RICHMOND 1900-1915	Not Contributory	156735	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 120	RICHMOND 1900-1915	Contributory	156920	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 121	RICHMOND 1850-1890	Contributory	156740	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 122	RICHMOND 1900-1915	Contributory	156915	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 123	RICHMOND 1850-1890	Contributory	156745	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 125 -127	RICHMOND 1915-1925	Contributory	156750	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 129	RICHMOND 1850-1890	Contributory	156755	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 131	RICHMOND 1850-1890	Contributory	156760	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 133	RICHMOND 1850-1890	Contributory	156765	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 134	RICHMOND 1850-1890	Contributory	156895	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 135	RICHMOND 1850-1890	Contributory	156770	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 136	RICHMOND 1900-1915	Contributory	156890	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 137	RICHMOND 1850-1890	Contributory	156775	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 138	RICHMOND 1900-1915	Contributory	156885	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 139	RICHMOND 1850-1890	Contributory	156780	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 140	RICHMOND 1900-1915	Contributory	156880	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 141	RICHMOND 1850-1890	Contributory	156785	Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET 142	RICHMOND 1900-1915	Contributory	156875	Murphy Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	SOMERSET	STREET	143	RICHMOND	2000-2010	Not Contributory	156790 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	147	RICHMOND	1850-1890	Contributory	156795 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	148	RICHMOND	1900-1915	Contributory	156870 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	149	RICHMOND	1850-1890	contributory	156800 Murphy Street, Richmond, Heritage Precinct
Portarlington Villa	SOMERSET	STREET	150	RICHMOND	1870-1890	Individually Significant	156865 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	151	RICHMOND	1850-1890	Contributory	156805 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	152	RICHMOND	1990-2000	Not Contributory	281145 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	152	RICHMOND	1990-2000	Not Contributory	156860 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	153	RICHMOND	1850-1890	Contributory	156810 Murphy Street, Richmond, Heritage Precinct
Richmond Metropolitan Fire Station, former	SOMERSET	STREET	154	RICHMOND	1905-1910	Individually significant	156855 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	155	RICHMOND	1900-1915	Contributory	156815 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	156	RICHMOND	1900-1915	Contributory	292685 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	157	RICHMOND	1900-1915	Contributory	156820 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	158	RICHMOND	1915-1925	Contributory	156845 Murphy Street, Richmond, Heritage Precinct
	SOMERSET	STREET	160	RICHMOND	1915-1925	Contributory	156840 Murphy Street, Richmond, Heritage Precinct
	ST BERNARDS	ROAD	5	ALPHINGTON	1890-1900	contributory	270040 Alphington East Residential Heritage Precinct
	ST BERNARDS	ROAD	7	ALPHINGTON	1880-1890	contributory	270045 Alphington East Residential Heritage Precinct
	ST BERNARDS	ROAD	9	ALPHINGTON	1880-1890	contributory	270050 Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	ST BERNARDS ROAD	11	ALPHINGTON 1880-1890	contributory	270055	Alphington East Residential Heritage Precinct
Elimatta	ST BERNARDS ROAD	13	ALPHINGTON	contributory	270060	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	1	ALPHINGTON 1900-1915	contributory	270145	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	2	ALPHINGTON 1915-1925	contributory	270110	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	3	ALPHINGTON 1900-1915	individually significant	270160	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	3 A	ALPHINGTON 1930-1940	contributory	270155	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	4	ALPHINGTON 1915-1925	contributory	270115	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	5	ALPHINGTON 1915-1925	contributory	270165	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	6	ALPHINGTON 1915-1925	contributory	270120	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	7	ALPHINGTON 1990-2000	Not contributory	270170	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	8	ALPHINGTON 1915-1925	contributory	270125	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	9	ALPHINGTON 1900-1915	individually significant	270175	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	10	ALPHINGTON 1915-1925	contributory	270130	Alphington East Residential Heritage Precinct
	ST GOTHARDS ROAD	12	ALPHINGTON 1890-1900	contributory	270135	Alphington East Residential Heritage Precinct
Inglegarra	ST GOTHARDS ROAD	14	ALPHINGTON	contributory	270140	Alphington East Residential Heritage Precinct
	STEPHENSON STREET	35	CREMORNE 1850-1890	Contributory	163920	HO342 Cremorne Precinct
	STEPHENSON STREET	37	CREMORNE 1850-1890	Contributory	163915	HO342 Cremorne Precinct
	STEPHENSON STREET	39	CREMORNE 1850-1890	Contributory	163910	HO342 Cremorne Precinct
	STEPHENSON STREET	41	CREMORNE 1850-1890	Contributory	163905	HO342 Cremorne Precinct
Car yard	SWAN STREET	26	CREMORNE unknown	Not Contributory	157615	Swan St West, Cremorne, Commercial Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area	
Shops & residences	SWAN	STREET	30	CREMORNE	1900-1915	Contributory	157620 Swan St West, Cremorne, Commercial Heritage Precinct
Gipson Shop & Residence	SWAN	STREET	34	CREMORNE	1870-1905	Individually Significant	157625 Swan St West, Cremorne, Commercial Heritage Precinct
Gipson Shop & Residence	SWAN	STREET	34	CREMORNE	1870-1905	Individually Significant	157630 Swan St West, Cremorne, Commercial Heritage Precinct
Bowling Club Hotel, later Shop & residence	SWAN	STREET	36	CREMORNE	1880-1890	Contributory	157635 Swan St West, Cremorne, Commercial Heritage Precinct
Shop & residence	SWAN	STREET	40 -42	CREMORNE	1900-1925	Contributory	157645 Swan St West, Cremorne, Commercial Heritage Precinct
The Greyhound Hotel, later Depot Hotel, now Precinct Hotel	SWAN	STREET	60	CREMORNE	1925-1930	Individually significant	157680 Swan St West, Cremorne, Commercial Heritage Precinct
	THOMAS	STREET	1	RICHMOND	1940-1950	Not Contributory	180450 Highett Street, Richmond, Heritage Precinct
	THOMAS	STREET	3	RICHMOND	1850-1890	Contributory	180445 Highett Street, Richmond, Heritage Precinct
	THOMAS	STREET	4	RICHMOND	1900-1915	Contributory	180330 Highett Street, Richmond, Heritage Precinct
	THOMAS	STREET	5	RICHMOND	1900-1915	Contributory	180440 Highett Street, Richmond, Heritage Precinct
	THOMAS	STREET	12	RICHMOND	1850-1890	Contributory	180350 Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET	14	RICHMOND	1850-1890	Contributory	180355 Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET	16	RICHMOND	1850-1890	Contributory	180360 Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET	18	RICHMOND	1850-1890	Contributory	180365 Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET	20	RICHMOND	1850-1890	Contributory	180370 Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET	22	RICHMOND	1940-1950	Not Contributory	180375 Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET	24	RICHMOND	1850-1890	contributory	180380 Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET	26	RICHMOND	1850-1890	contributory	180385 Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET	28	RICHMOND	1850-1890	Contributory	180390 Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET	30	RICHMOND	1850-1890	Contributory	180395 Hull Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	THOMAS	STREET 32	RICHMOND 1850-1890	Contributory	180400	Hull Street, Richmond, Heritage Precinct
	THOMAS	STREET 34	RICHMOND 1850-1890	Contributory	180405	Hull Street, Richmond, Heritage Precinct
	VIEW	STREET 2	ALPHINGTON 1915-1925	contributory	271040	Alphington East Residential Heritage Precinct
	VIEW	STREET 4	ALPHINGTON		271045	Alphington East Residential Heritage Precinct
	VIEW	STREET 6	ALPHINGTON 1930-1940	contributory	271050	Alphington East Residential Heritage Precinct
	VIEW	STREET 8	ALPHINGTON 1915-1925	contributory	271055	Alphington East Residential Heritage Precinct
	VIEW	STREET 10	ALPHINGTON 1915-1925	contributory	271060	Alphington East Residential Heritage Precinct
	VIEW	STREET 12	ALPHINGTON 1915-1925	contributory	271065	Alphington East Residential Heritage Precinct
	VIEW	STREET 14	ALPHINGTON 1930-1940	contributory	271070	Alphington East Residential Heritage Precinct
	VIEW	STREET 16	ALPHINGTON 1930-1940	contributory	271075	Alphington East Residential Heritage Precinct
	VIEW	STREET 18	ALPHINGTON 1930-1940	contributory	271080	Alphington East Residential Heritage Precinct
	VIEW	STREET 20	ALPHINGTON 1930-1940	contributory	271085	Alphington East Residential Heritage Precinct
	VIEW	STREET 22	ALPHINGTON 1930-1940	contributory	271090	Alphington East Residential Heritage Precinct
	VIEW	STREET 24	ALPHINGTON 1930-1940	contributory	271095	Alphington East Residential Heritage Precinct
	VIEW	STREET 26	ALPHINGTON 1930-1940	contributory	271100	Alphington East Residential Heritage Precinct
	VIEW	STREET 28	ALPHINGTON 1925-1930	contributory	271115	Alphington East Residential Heritage Precinct
	VIEW	STREET 30	ALPHINGTON	contributory	271120	Alphington East Residential Heritage Precinct
	VIEW	STREET 32	ALPHINGTON 1915-1925	contributory	271130	Alphington East Residential Heritage Precinct
	VIEW	STREET 34	ALPHINGTON 1925-1930	contributory	271140	Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	VIEW	STREET 36	ALPHINGTON 1930-1940	contributory	271150	Alphington East Residential Heritage Precinct
	VIEW	STREET 38	ALPHINGTON 1930-1940	contributory	271160	Alphington East Residential Heritage Precinct
	VIEW	STREET 40	ALPHINGTON 1930-1940	contributory	271170	Alphington East Residential Heritage Precinct
	VIEW	STREET 42	ALPHINGTON 1925-1930	contributory	271180	Alphington East Residential Heritage Precinct
	VIEW	STREET 44	ALPHINGTON 1930-1940	contributory	271195	Alphington East Residential Heritage Precinct
	VIEW	STREET 48	ALPHINGTON 1915-1925	contributory	271200	Alphington East Residential Heritage Precinct
Factory workshop	WELLINGTON	STREET 2	CREMORNE 1950-1960	Not Contributory	166465	Wellington Street, Cremorne, Heritage Precinct
Teragram	WELLINGTON	STREET 4	CREMORNE 1930-1940	Contributory	166460	Wellington Street, Cremorne, Heritage Precinct
Vacant site	WELLINGTON	STREET 6	CREMORNE unknown	Not Contributory	166455	Wellington Street, Cremorne, Heritage Precinct
Units	WELLINGTON	STREET 7 Unit 1	CREMORNE 2000-2010	Not Contributory	353940	Wellington Street, Cremorne, Heritage Precinct
Units	WELLINGTON	STREET 7 Unit 2	CREMORNE 2000-2010	Not Contributory	353950	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON	STREET 7 Unit 3	CREMORNE 2000-2010	Not Contributory	353960	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON	STREET 8	CREMORNE 1850-1890	Contributory	166450	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON	STREET 11	CREMORNE 1900-1915	Contributory	166045	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON	STREET 11 A	CREMORNE 1900-1915	Contributory	166050	Wellington Street, Cremorne, Heritage Precinct
House	WELLINGTON	STREET 16	Cremorne 1900-1915		166445	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON	STREET 17	CREMORNE 1850-1890	Contributory	166060	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON	STREET 19	CREMORNE 1850-1890	Contributory	166065	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON	STREET 20	CREMORNE 1900-1915	Contributory	166435	Wellington Street, Cremorne, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	WELLINGTON STREET	21	CREMORNE 1850-1890	Contributory	166070	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	23	CREMORNE 1850-1890	Contributory	166075	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	25	CREMORNE 1850-1890	Contributory	166080	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	26	CREMORNE 1850-1890	Contributory	166430	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	27	CREMORNE 1850-1890	Contributory	166085	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	28	CREMORNE 1850-1890	Contributory	166425	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	29	CREMORNE 1850-1890	Contributory	166090	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	30	CREMORNE 1850-1890	Contributory	166420	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	31	CREMORNE 1900-1915	Contributory	166095	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	32	CREMORNE 1850-1890	Contributory	166415	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	33	CREMORNE 1850-1890	Contributory	166100	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	34	CREMORNE 1850-1890	Contributory	166410	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	35	CREMORNE 1850-1890	Contributory	166105	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	36	CREMORNE 1850-1890	Contributory	166405	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	37	CREMORNE 1850-1890	Contributory	166110	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	38	CREMORNE 1850-1890	Contributory	166400	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	39	CREMORNE 1990-2000	Not Contributory	299140	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	40	CREMORNE 1850-1890	Contributory	166395	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	41	CREMORNE 1990-2000	Not Contributory	299145	Wellington Street, Cremorne, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address	Estimated date range	Heritage Value	Property number	Proposed HO area
	WELLINGTON STREET 42	CREMORNE 1850-1890	Contributory	166390	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 43	CREMORNE 1900-1915	Contributory	166120	Wellington Street, Cremorne, Heritage Precinct
Balino Cottage	WELLINGTON STREET 44	CREMORNE 1870-1890	Individually Significant	166385	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 45	CREMORNE 1900-1915	Contributory	166125	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 46	CREMORNE 1990-2000	Not Contributory	166380	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 47 Unit 1	CREMORNE 1990-2000	Not Contributory	166130	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 47 Unit 2	CREMORNE 1990-2000	Not Contributory	277230	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 48	CREMORNE 1850-1890	Not Contributory	166375	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 49	CREMORNE 1850-1890	Contributory	166135	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 50	CREMORNE 1850-1890	Contributory	166370	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 51	CREMORNE 1850-1890	Contributory	166140	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 52	CREMORNE 1850-1890	Contributory	166365	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 53	CREMORNE 1850-1890	Contributory	166145	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 54	CREMORNE 1850-1890	Contributory	166360	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 55	CREMORNE 1850-1890	Contributory	166150	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 56	CREMORNE 1970-1980	Not Contributory	166355	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 57 -59	CREMORNE 1960-1970	Not Contributory	166155	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 58 -60 Uni	CREMORNE 1960-1970	Not Contributory	166315	Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET 58 -60 Uni	CREMORNE 1960-1970	Not Contributory	166320	Wellington Street, Cremorne, Heritage Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address	Estimated date range	Heritage Value	Property number	Proposed HO area
	WELLINGTON STREET	58 -60 Uni CREMORNE	1960-1970	Not Contributory	166325 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	58 -60 Uni CREMORNE	1960-1970	Not Contributory	166330 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	58 -60 Uni CREMORNE	1960-1970	Not Contributory	166335 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	58 -60 Uni CREMORNE	1960-1970	Not Contributory	166340 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	58 -60 Uni CREMORNE	1960-1970	Not Contributory	166345 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	58 -60 Uni CREMORNE	1960-1970	Not Contributory	166350 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	61 CREMORNE	1850-1890	Contributory	304370 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	62 CREMORNE	1980-1990	Not Contributory	166310 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	63 CREMORNE	1850-1890	Contributory	166170 Wellington Street, Cremorne, Heritage Precinct
demolition?	WELLINGTON STREET	66 CREMORNE	1850-1890	Contributory	166305 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	68 CREMORNE	1850-1890	Contributory	166300 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	70 CREMORNE	2000-2010	Not Contributory	166295 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	71 CREMORNE	1900-1915	Contributory	166180 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	72 CREMORNE	1850-1890	Contributory	166290 Wellington Street, Cremorne, Heritage Precinct
House pair	WELLINGTON STREET	73 Cremorne	1900-1915	Contributory	166185 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	75 CREMORNE	2000-2010	Not Contributory	166190 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	77 CREMORNE	1900-1915	Contributory	166195 Wellington Street, Cremorne, Heritage Precinct
	WELLINGTON STREET	78 CREMORNE	1915-1925	Not Contributory	166280 Wellington Street, Cremorne, Heritage Precinct
	WELLS STREET	2 RICHMOND	1850-1890	Contributory	151340 Lincoln Street, Richmond, Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	WELLS STREET	3	RICHMOND 1850-1890	Contributory	151345	Lincoln Street, Richmond, Heritage Precinct
	WELLS STREET	4	RICHMOND 1850-1890	Contributory	151335	Lincoln Street, Richmond, Heritage Precinct
	WELLS STREET	5	RICHMOND 1900-1915	Contributory	151350	Lincoln Street, Richmond, Heritage Precinct
	WELLS STREET	8	RICHMOND 1850-1890	Contributory	151330	Lincoln Street, Richmond, Heritage Precinct
	YARRA STREET	2 -4	RICHMOND 1850-1860	Contributory	161345	Yarra Street, Richmond, Heritage Precinct
	YARRA STREET	6	RICHMOND 1850-1860	Individually Significant	161340	Yarra Street, Richmond, Heritage Precinct
	YARRA STREET	8	RICHMOND 1900-1915	Contributory	161335	Yarra Street, Richmond, Heritage Precinct
	YARRA STREET	15	RICHMOND 1850-1890	Contributory	357420	Yarra Street, Richmond, Heritage Precinct
	YARRA STREET	17	RICHMOND 1850-1890	Contributory	357420	Yarra Street, Richmond, Heritage Precinct
	YARRA STREET	19	RICHMOND 1980-1990	Not Contributory	160760	Yarra Street, Richmond, Heritage Precinct
	YARRALEA STREET	2	ALPHINGTON 1925-1930	contributory	271730	Alphington East Residential Heritage Precinct
	YARRALEA STREET	3	ALPHINGTON 1915-1925	contributory	272105	Alphington East Residential Heritage Precinct
	YARRALEA STREET	4	ALPHINGTON 1915-1925	contributory	271735	Alphington East Residential Heritage Precinct
	YARRALEA STREET	5	ALPHINGTON 1915-1925	contributory	272110	Alphington East Residential Heritage Precinct
	YARRALEA STREET	6	ALPHINGTON 1930-1940	contributory	271740	Alphington East Residential Heritage Precinct
	YARRALEA STREET	7	ALPHINGTON 1915-1925	contributory	272115	Alphington East Residential Heritage Precinct
	YARRALEA STREET	8	ALPHINGTON 1915-1925	contributory	271745	Alphington East Residential Heritage Precinct
	YARRALEA STREET	9	ALPHINGTON 1915-1925	contributory	272120	Alphington East Residential Heritage Precinct
	YARRALEA STREET	11	ALPHINGTON 1915-1925	contributory	272125	Alphington East Residential Heritage Precinct
	YARRALEA STREET	15	ALPHINGTON 1915-1925	contributory	272130	Alphington East Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Alphington State School	YARRALEA	STREET	17	ALPHINGTON 1970-1980	Not contributory	272135	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	19	ALPHINGTON 1915-1925	contributory	272140	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	21	ALPHINGTON 1915-1925	contributory	272145	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	23	ALPHINGTON 1915-1925	contributory	272150	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	25	ALPHINGTON 1925-1930	Not contributory	272155	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	26	ALPHINGTON 1915-1925	contributory	271910	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	27	ALPHINGTON 1915-1925	contributory	272160	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	29	ALPHINGTON 1915-1925	contributory	272165	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	33	ALPHINGTON 1970-1980	Not contributory	272170	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	35	ALPHINGTON 1915-1925	Contributory	272175	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	37	ALPHINGTON 1915-1925	Not contributory	272180	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	39	ALPHINGTON 1915-1925	Not contributory	272185	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	42	ALPHINGTON 1900-1915	Contributory	271970	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	43	ALPHINGTON 1900-1915	Contributory	272190	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	44	ALPHINGTON 1900-1915	Contributory	271975	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	45	ALPHINGTON 1915-1925	contributory	272195	Alphington East Residential Heritage Precinct
	YARRALEA	STREET	46	ALPHINGTON 1900-1915	contributory	271980	Alphington East Residential Heritage Precinct
YARRALEA	STREET	47	ALPHINGTON 1900-1915	contributory	272200	Alphington East Residential Heritage Precinct	

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	YARRALEA	STREET	48	ALPHINGTON	1900-1915	contributory	271985 Alphington East Residential Heritage Precinct
Units	YARRALEA	STREET	49 unit 1	ALPHINGTON	1970-1980	Not contributory	272205 Alphington East Residential Heritage Precinct
Units	YARRALEA	STREET	49 unit 2	ALPHINGTON	1970-1980	Not contributory	272210 Alphington East Residential Heritage Precinct
	YARRALEA	STREET	49 unit 3	ALPHINGTON	1970-1980	Not contributory	272215 Alphington East Residential Heritage Precinct
	YARRALEA	STREET	49 unit 4	ALPHINGTON	1970-1980	Not contributory	272220 Alphington East Residential Heritage Precinct
	YARRALEA	STREET	53	ALPHINGTON	1915-1925	contributory	272225 Alphington East Residential Heritage Precinct
	YARRALEA	STREET	55	ALPHINGTON	1915-1925	contributory	272230 Alphington East Residential Heritage Precinct
	YARRALEA	STREET	57	ALPHINGTON	1970-1980	not contributory	299305 Alphington East Residential Heritage Precinct
House	YARRALEA	STREET	59	ALPHINGTON	1915-1925	Individually significant	272240 Alphington East Residential Heritage Precinct
	YARRALEA	STREET	61	ALPHINGTON	1900-1915	contributory	272245 Alphington East Residential Heritage Precinct
RJ Turnbull Hardware manufacturer, later Greg Burgess architects office	YORK	STREET	10	RICHMOND	1900-1915	Contributory	308170 Regent Streets, Richmond, Industrial Heritage Precinct
RJ Turnbull Hardware manufacturer, later Greg Burgess architects office	YORK	STREET	10	RICHMOND	1900-1915	Contributory	308180 Regent Streets, Richmond, Industrial Heritage Precinct
Clifton Hill branch railway line rerrieve, road bridge and trees	YORK	STREET	13	RICHMOND	1900-1915	contributory	320220 Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Aerated Waters & Cordials Pty Ltd.	YORK	STREET	21	RICHMOND	1915-1925	Individually significant	296615 Regent Streets, Richmond, Industrial Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Marchants Aerated Waters & Cordials Pty Ltd.	YORK	STREET	23	RICHMOND	1915-1925	Individually significant	296610 Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Aerated Waters & Cordials Pty Ltd.	YORK	STREET	25	RICHMOND	1915-1925	Individually significant	296605 Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Aerated Waters & Cordials Pty Ltd.	YORK	STREET	27	RICHMOND	1915-1925	Individually significant	296600 Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Aerated Waters & Cordials Pty Ltd., part	YORK	STREET	31 Unit 1	RICHMOND	1915-1925	Individually significant	296625 Regent Streets, Richmond, Industrial Heritage Precinct
Units	YORK	STREET	31 Unit 1	RICHMOND	1940-1950	Not Contributory	296670 Regent Streets, Richmond, Industrial Heritage Precinct
Units	YORK	STREET	31 Unit 1	RICHMOND	1940-1950	Not Contributory	296675 Regent Streets, Richmond, Industrial Heritage Precinct
Units	YORK	STREET	31 Unit 1	RICHMOND	1940-1950	Not Contributory	296680 Regent Streets, Richmond, Industrial Heritage Precinct
Units	YORK	STREET	31 Unit 1	RICHMOND	1940-1950	Not Contributory	296715 Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Aerated Waters & Cordials Pty Ltd., part	YORK	STREET	31 Unit 2	RICHMOND	1915-1925	Individually significant	296630 Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Aerated Waters & Cordials Pty Ltd., part	YORK	STREET	31 Unit 3	RICHMOND	1915-1925	Individually significant	296635 Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Aerated Waters & Cordials Pty Ltd., part	YORK	STREET	31 Unit 4	RICHMOND	1915-1925	Individually significant	296640 Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Aerated Waters & Cordials Pty Ltd., part	YORK	STREET	31 Unit 5	RICHMOND	1915-1925	Individually significant	296645 Regent Streets, Richmond, Industrial Heritage Precinct
Marchants Aerated Waters & Cordials Pty Ltd., part	YORK	STREET	31 Unit 6	RICHMOND	1915-1925	Individually significant	296650 Regent Streets, Richmond, Industrial Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area		
Marchants Aerated Waters & Cordials Pty Ltd., part	YORK	STREET	31 Unit 7	RICHMOND	1915-1925	Individually significant	296655	Regent Streets, Richmond, Industrial Heritage Precinct
Units	YORK	STREET	31 Unit 8	RICHMOND	1940-1950	Not Contributory	296660	Regent Streets, Richmond, Industrial Heritage Precinct
Units	YORK	STREET	31 Unit 9	RICHMOND	1940-1950	Not Contributory	296665	Regent Streets, Richmond, Industrial Heritage Precinct
	YORK	STREET	38	RICHMOND	1990-2000	Not Contributory	300315	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	39	RICHMOND	1900-1915	Contributory	143405	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	40	RICHMOND	1850-1890	Contributory	143340	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	41	RICHMOND	1850-1890	Contributory	143410	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	42	RICHMOND	1850-1890	Contributory	143335	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	43	RICHMOND	1850-1890	Contributory	143415	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	44	RICHMOND	1850-1890	Contributory	143330	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	46	RICHMOND	1850-1890	Contributory	143325	York Street, Richmond, Residential Heritage Precinct
Melba Conservatorium of Music	YORK	STREET	47 -49	RICHMOND	1930-1940	Contributory	143430	York Street, Richmond, Residential Heritage Precinct
Melba Conservatorium of Music	YORK	STREET	47 -49	RICHMOND	1930-1940	Contributory	143425	York Street, Richmond, Residential Heritage Precinct
Ophir	YORK	STREET	48	RICHMOND	1900-1915	Contributory	143320	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	50	RICHMOND	1900-1915	Contributory	143315	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	51	RICHMOND	1850-1890	Contributory	143435	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	52	RICHMOND	1900-1915	Contributory	143310	York Street, Richmond, Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
	YORK	STREET	53	RICHMOND	1850-1890	Contributory	143440 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	55	RICHMOND	1850-1890	Not contributory	143445 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	58	RICHMOND	1900-1915	Contributory	143305 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	59 A	RICHMOND	2000-2010	Not Contributory	321950 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	59 B	RICHMOND	2000-2010	Not Contributory	321960 York Street, Richmond, Residential Heritage Precinct
Vacant site	YORK	STREET	60	RICHMOND	unknown	Not Contributory	143300 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	61	RICHMOND	1850-1890	Contributory	143455 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	62	RICHMOND	1850-1890	Contributory	143295 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	63	RICHMOND	1850-1890	Contributory	143460 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	64	RICHMOND	1850-1890	Contributory	143290 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	65 Unit 1	RICHMOND	1970-1980	Not Contributory	143465 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	65 Unit 2	RICHMOND	1970-1980	Not Contributory	143470 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	65 Unit 3	RICHMOND	1970-1980	Not Contributory	143475 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	65 Unit 4	RICHMOND	1970-1980	Not Contributory	143480 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	65 Unit 5	RICHMOND	1970-1980	Not Contributory	143485 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	65 Unit 6	RICHMOND	1970-1980	Not Contributory	143490 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	65 Unit 7	RICHMOND	1970-1980	Not Contributory	143495 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	65 Unit 8	RICHMOND	1970-1980	Not Contributory	143500 York Street, Richmond, Residential Heritage Precinct
	YORK	STREET	66	RICHMOND	1850-1890	Contributory	143285 York Street, Richmond, Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	YORK	STREET 68	RICHMOND 1850-1890	Contributory	143280	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 70	RICHMOND 1850-1890	Contributory	143275	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 71	RICHMOND 1900-1915	Contributory	143505	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 72	RICHMOND 1850-1890	Contributory	143270	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 73	RICHMOND 1850-1890	Contributory	143510	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 74	RICHMOND 2000-2010	Not Contributory	143265	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 75	RICHMOND 1850-1890	Not contributory	143515	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 76	RICHMOND 1850-1890	Contributory	143260	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 77	RICHMOND 1900-1915	Not contributory	143520	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 78	RICHMOND 1850-1890	Not contributory	143255	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 79	RICHMOND 1900-1915	Contributory	143525	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 80	RICHMOND 1850-1890	Contributory	143250	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 81	RICHMOND 1900-1915	Contributory	143530	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 82	RICHMOND 1850-1890	Contributory	143245	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 84	RICHMOND 1850-1890	Contributory	143240	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 85	RICHMOND 1850-1890	Not contributory	143535	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 86	RICHMOND 1850-1890	Contributory	143235	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 87	RICHMOND 2000-2010	Not Contributory	335430	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 88	RICHMOND 1850-1890	Contributory	143230	York Street, Richmond, Residential Heritage Precinct



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date range	Heritage Value	Property number	Proposed HO area
	YORK	STREET 89	RICHMOND 2000-2010	Not Contributory	335440	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 90	RICHMOND 1900-1915	Contributory	143225	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 91	RICHMOND 1925-1940	Not Contributory	143545	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 92	RICHMOND 1900-1915	Contributory	143220	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 93	RICHMOND 1850-1890	Contributory	143550	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 94	RICHMOND 1900-1915	Contributory	143215	York Street, Richmond, Residential Heritage Precinct
	YORK	STREET 95	RICHMOND 1900-1915	contributory	143555	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96	RICHMOND 1960-1970	Not Contributory	143210	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 1	RICHMOND 1960-1970	Not Contributory	143155	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 1	RICHMOND 1960-1970	Not Contributory	143200	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 1	RICHMOND 1960-1970	Not Contributory	143205	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 1	RICHMOND 1960-1970	Not Contributory	143210	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 2	RICHMOND 1960-1970	Not Contributory	143160	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 3	RICHMOND 1960-1970	Not Contributory	143165	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 4	RICHMOND 1960-1970	Not Contributory	143170	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 5	RICHMOND 1960-1970	Not Contributory	143175	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 6	RICHMOND 1960-1970	Not Contributory	143180	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 7	RICHMOND 1960-1970	Not Contributory	143185	York Street, Richmond, Residential Heritage Precinct
Flats	YORK	STREET 96 Unit 8	RICHMOND 1960-1970	Not Contributory	143190	York Street, Richmond, Residential Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date range	Heritage Value	Property number	Proposed HO area
Flats	YORK	STREET	96 Unit 9	RICHMOND	1960-1970	Not Contributory	143195 York Street, Richmond, Residential Heritage Precinct
Drinda	YORK	STREET	97	RICHMOND	1850-1890	Contributory	143560 York Street, Richmond, Residential Heritage Precinct

## **Appendix 9: Identified significant places outside of assessed potentially heritage precincts and existing Heritage Overlay Areas**

The following is a list of identified individually significant places (local significance and above) outside of:

- proposed heritage precincts assessed in Stage Two of this project or
- extensions to existing Heritage Overlay Areas, or
- existing Heritage Overlay Areas.

The places are grouped by address, with:

- Address of the place;
- Name of the place, if any;
- Estimated date range of the place creation;
- Survey notes; and
- Any proposed heritage precinct or existing Heritage Overlay Area, as an added place.

For more information and an image of each place refer to the City of Yarra Gaps Heritage Database, provided to the City of Yarra on DVD.

### **Recommendations**

The above places, particularly those created prior to the Second War, should be assessed for the heritage overlay as matter of urgency. Meanwhile the places should be highlighted on the City of Yarra GIS as potential heritage sites to guide Council officers when considering development applications.

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area	
Duplex, Shalom	Abbotsford	Street	57 -59	Abbotsford	1930-1940		
Daly's Malthouse, part	ABINGER	STREET	22 Unit	RICHMOND	1990-2000	Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"; significant adaptation design, part of complex	282595 Abinger Street Richmond Heritage Precinct
Daly's Malthouse, part	ABINGER	STREET	22 Unit	RICHMOND	1990-2000	Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"; significant adaptation design, part of complex	282600 Abinger Street Richmond Heritage Precinct
Daly's Malthouse, part	ABINGER	STREET	22 Unit	RICHMOND	1990-2000	Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"; significant adaptation design, part of complex	282605 Abinger Street Richmond Heritage Precinct
Daly's Malthouse, part	ABINGER	STREET	22 Unit	RICHMOND	1990-2000	Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"; significant adaptation design, part of complex	282610 Abinger Street Richmond Heritage Precinct
Daly's Malthouse, part	ABINGER	STREET	22 Unit	RICHMOND	1990-2000	Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"; significant adaptation design, part of complex	282615 Abinger Street Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address	Estimated date rang	Survey notes	Property number	Proposed HO area
Daly's Malthouse, part	ABINGER STREET	22 Unit	RICHMOND 1990-2000 Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"; significant adaptation design, part of complex	282620	Abinger Street Richmond Heritage Precinct
Daly's Malthouse, part	ABINGER STREET	22 Unit	RICHMOND 1990-2000 Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"; significant adaptation design, part of complex	282620	Abinger Street Richmond Heritage Precinct
Daly's Malthouse, part	ABINGER STREET	22 Unit	RICHMOND 1990-2000 Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"; significant adaptation design	282625	Abinger Street Richmond Heritage Precinct
	ABINGER STREET	86	RICHMOND 1930-1940 D-Grade Richmond Conservation study  Richmond Conservation Study (1984) notes "This industrial building retains a curved parapet"  Built in 1934 as W. James and Co. Pty. Ltd., Sack Merchants	294265	
	BELL STREET	15	RICHMOND 1900-1915 C-Grade Richmond Conservation study  Richmond Conservation Study (1984) notes on 15-21 Bell Street "Good intact examples of recurring type in Richmond with projecting gables forming verandahs ornately decorated with timber fretwork"	197600	Bell Street Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area
	BELL	STREET 17	RICHMOND	1900-1915 C-Grade Richmond Conservation study	197605	Bell Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes on 15-21 Bell Street "Good intact examples of recurring type in Richmond with projecting gables forming verandahs ornately decorated with timber fretwork"		
	BELL	STREET 19	RICHMOND	1900-1915 C-Grade Richmond Conservation study	197610	Bell Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes on 15-21 Bell Street "Good intact examples of recurring type in Richmond with projecting gables forming verandahs ornately decorated with timber fretwork"		
	BELL	STREET 21	RICHMOND	1900-1915 C-Grade Richmond Conservation study	197615	Bell Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes on 15-21 Bell Street "Good intact examples of recurring type in Richmond with projecting gables forming verandahs ornately decorated with timber fretwork"		
	BUNTING	STREET 92	RICHMOND	1850-1890 C-Grade Richmond Conservation study	170685	Stawell Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes on 92-94 Bunting Street "Pair of Victorian terraces with rear second storey sections. The buildings are notable for façade decoration and highly elaborate chimney style"		
	BUNTING	STREET 94	RICHMOND	1850-1890 C-Grade Richmond Conservation study	170690	Stawell Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes on 92-94 Bunting Street "Pair of Victorian terraces with rear second storey sections. The buildings are notable for façade decoration and highly elaborate chimney style"		

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date rang	Survey notes	Property number	Proposed HO area
Burwood	BURNLEY	STREET	185	RICHMOND	1850-1890 C-Grade Richmond Conservation Study (1984) notes "Traditionally conceived Victorian dwelling is located prominently to view its rear second storey. This building retains a high degree of integrity"	167350	Dickens Street Richmond Heritage Precinct
	BURNLEY	STREET	254	RICHMOND	1850-1890 C-Grade Richmond Conservation study	203790	
	BURNLEY	STREET	264	RICHMOND	1850-1890 C-Grade Richmond Conservation study	203770	
	BURNLEY	STREET	289	RICHMOND	1900-1915 C-Grade Richmond Conservation study	167020	Stawell Street Richmond Heritage Precinct
	BURNLEY	STREET	291	RICHMOND	1900-1915 C-Grade Richmond Conservation study	167015	Stawell Street Richmond Heritage Precinct
	BURNLEY	STREET	293	RICHMOND	1900-1915 C-Grade Richmond Conservation study	167010	Stawell Street Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area
	BURNLEY	STREET 378	RICHMOND	1850-1890 C-Grade Richmond Conservation study	203525	
				Richmond Conservation Study (1984) notes on 378-380 Burnley Street "A single-storey early Victorian shop pair of local architectural significance"		
	BURNLEY	STREET 380	RICHMOND	1850-1890 C-Grade Richmond Conservation study	203520	HO335 Swan Street Precinct, Richmond
				Richmond Conservation Study (1984) notes on 378-380 Burnley Street "A single-storey early Victorian shop pair of local architectural significance"		
	BURNLEY	STREET 400 Unit	RICHMOND	1900-1915 C-Grade Richmond Conservation Study (1984) notes on 400-402 Burnley Street "Edwardian pair of commercial buildings with leadlight glass windows, oriel window, and original shopfronts"; HH Kemp as designer?	203480	HO335 Swan Street Precinct, Richmond
	BURNLEY	STREET 402 Unit	RICHMOND	1900-1915 C-Grade Richmond Conservation study	203475	HO335 Swan Street Precinct, Richmond
				Richmond Conservation Study (1984) notes on 400-402 Burnley Street "Edwardian pair of commercial buildings with leadlight glass windows, oriel window, and original shopfronts"		
	CHURCH	STREET 472	CREMORNE	1850-1890 C-Grade Richmond Conservation Study (1984) notes on 472-474 Church Street "Victorian commercial building featuring polychromatic brick and render detailing"	161860	
	CHURCH	STREET 474	CREMORNE	1850-1890 C-Grade Richmond Conservation study	161855	
				Original shopfront of 472 has been removed		
				Richmond Conservation Study (1984) notes on 472-474 Church Street "Victorian commercial building featuring polychromatic brick and render detailing"		



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area
	COPPIN	STREET 112	RICHMOND 1900-1915	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "A characteristic Edwardian with articulating render and roughcast detailing, bullnose verandah roof, and cast iron decoration"	198580	Coppin Street Richmond Heritage Precinct
	COPPIN	STREET 203	RICHMOND 1850-1890	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "Well executed polychrome brick residence with well detailed chimneys, joinery elemnts and verandah details retain the buildings high integrity"	199055	Coppin Street Richmond Heritage Precinct
	COPPIN	STREET 204	RICHMOND 1900-1915	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 204-208 Coppin Street "Most unusual Arts and Crafts movement influenced Edwardian residences of good integrity"	198990	Coppin Street Richmond Heritage Precinct
	COPPIN	STREET 206	RICHMOND 1900-1915	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 204-208 Coppin Street "Most unusual Arts and Crafts movement influenced Edwardian residences of good integrity"	198995	Coppin Street Richmond Heritage Precinct
	COPPIN	STREET 208	RICHMOND 1900-1915	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 204-208 Coppin Street "Most unusual Arts and Crafts movement influenced Edwardian residences of good integrity"	199000	Coppin Street Richmond Heritage Precinct
	CORSAIR	STREET 30	RICHMOND 1850-1890	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "Interesting timber Victorian terrace with ashlar façade detailing, notable timber parapet and triangular pediment moulding"	202185	Fraser Street Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area
	CORSAIR	STREET 32	RICHMOND 1900-1915	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "Edwardian cottage with notched weatherboards, coupled windows and flat profile cast iron"	202190	Fraser Street Richmond Heritage Precinct
	DICKENS	STREET 1	RICHMOND 1900-1915	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 1-11 Dickens Street "Well detailed and executed row of Edwardian terraces with good integrity"	169095	Dickens Street Richmond Heritage Precinct
	DICKENS	STREET 3	RICHMOND 1900-1915	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 1-11 Dickens Street "Well detailed and executed row of Edwardian terraces with good integrity"	169100	Dickens Street Richmond Heritage Precinct
	DICKENS	STREET 5	RICHMOND 1900-1915	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 1-11 Dickens Street "Well detailed and executed row of Edwardian terraces with good integrity"	169105	Dickens Street Richmond Heritage Precinct
	DICKENS	STREET 7	RICHMOND 1900-1915	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 1-11 Dickens Street "Well detailed and executed row of Edwardian terraces with good integrity"	169110	Dickens Street Richmond Heritage Precinct
	DICKENS	STREET 8	RICHMOND 1850-1890	C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "Simply conceived Victorian dwelling featuring highly ornate verandah fretwork, brackets and columns"	169250	Dickens Street Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area
	DICKENS	STREET 9	RICHMOND	1900-1915 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 1-11 Dickens Street "Well detailed and executed row of Edwardian terraces with good integrity"	169115	Dickens Street Richmond Heritage Precinct
	DICKENS	STREET 11	RICHMOND	1900-1915 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 1-11 Dickens Street "Well detailed and executed row of Edwardian terraces with good integrity"	169120	Dickens Street Richmond Heritage Precinct
	EDINBURGH	STREET 42	RICHMOND	1890-1900 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "Victorian terrace of good integrity with string coursing and extrados moulding, and retaining cast iron decoration"	202775	Edinburgh Street Richmond Heritage Precinct
Bethesda Hospital, part	Erin	Street 28	Richmond	1930-1940 Part Epworth Hospital; Moderne styling, corner site, significant designer Stephenson & Meldrum, MMBW shows earlier building		
Epworth Hospital complex, parts	Erin	Street 30 -	Richmond	1920-1935 Spanish character- A.S. Eggleston design	0	
	FRASER	STREET 8	RICHMOND	1900-1915 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "Edwardian timber residence of good integrity and notable separate gable entrance verandah"	201355	Fraser Street Richmond Heritage Precinct
	FRASER	STREET 75	RICHMOND	1850-1890 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "A Victorian residence of unusual plan form, which is articulated by a stepped verandah"	201580	Fraser Street Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area
LORD	STREET	28	RICHMOND	1930-1940 C-Grade Richmond Conservation study Also known as 84 Abinger Street Richmond Conservation Study (1984) notes "This industrial building retains a curved parapet"	294270	
LORD	STREET	30	RICHMOND	1930-1940 C-Grade Richmond Conservation study Also known as 84 Abinger Street Richmond Conservation Study (1984) notes "This industrial building retains a curved parapet"	294275	
LORD	STREET	160	RICHMOND	1900-1915 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 160-166 Lord Street "Good intact examples of recurring type in Richmond with projecting gables forming verandahs ornately decorated with timber fretwork"	200550	Edinburgh Street Richmond Heritage Precinct
LORD	STREET	162	RICHMOND	1900-1915 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 160-166 Lord Street "Good intact examples of recurring type in Richmond with projecting gables forming verandahs ornately decorated with timber fretwork"	200555	Edinburgh Street Richmond Heritage Precinct
LORD	STREET	164	RICHMOND	1900-1915 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 160-166 Lord Street "Good intact examples of recurring type in Richmond with projecting gables forming verandahs ornately decorated with timber fretwork"	200560	Edinburgh Street Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area		
	LORD	STREET	166	RICHMOND	1900-1915	C-Grade Richmond Conservation study	200565	Edinburgh Street Richmond Heritage Precinct
						Richmond Conservation Study (1984) notes on 160-166 Lord Street "Good intact examples of recurring type in Richmond with projecting gables forming verandahs ornately decorated with timber fretwork"		
	LUCERNE	CRESC	93	ALPHINGTON	1915-1925	verandah distinctive; MMBW shows as vacant	272590	HO77
Daly's Malthouse	LYNDHURST	STREET	37	RICHMOND	1850-1890	C-Grade Richmond Conservation study	194965	Abinger Street Richmond Heritage Precinct
						Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"		
Daly's Malthouse	LYNDHURST	STREET	39	RICHMOND	1850-1890	C-Grade Richmond Conservation study	195605	Abinger Street Richmond Heritage Precinct
						Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"		
Daly's Malthouse	LYNDHURST	STREET	43	RICHMOND	1850-1890	C-Grade Richmond Conservation study	195615	Abinger Street Richmond Heritage Precinct
						Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"		

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area
Daly's Malthouse	LYNDHURST STREET	47	RICHMOND	1850-1890 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "A remarkably intact maltworks with 3 austere gabled brick buildings which form a significant streetscape element. Other less distinguished buildings and recent concrete silos occupy the site"	282615	Abinger Street Richmond Heritage Precinct
	MARY STREET	20	RICHMOND	1900-1915 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "Typical Edwardian weatherboard cottage of excellent integrity and original fence and hedge" Post-1984 a first floor addition has been added	196950	Coppin Street Richmond Heritage Precinct
	MARY STREET	43	RICHMOND	1850-1890 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes "Well detailed Californian Bungalow verandah addition with intact fence and hedge dating from the same period" Victorian dwelling (1875 approx) with 1920s addition	197120	HO319 Elm Grove Precinct, Richmond
	MARY STREET	141	RICHMOND	1900-1915 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 141-153 Mary Street "This group of Edwardian paired buildings form a significant streetscape element"	197325	Bell Street Richmond Heritage Precinct
	MARY STREET	145	RICHMOND	1900-1915 C-Grade Richmond Conservation study Richmond Conservation Study (1984) notes on 141-153 Mary Street "This group of Edwardian paired buildings form a significant streetscape element"	197335	Bell Street Richmond Heritage Precinct

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address		Estimated date rang	Survey notes	Property number	Proposed HO area
MARY	STREET	147	RICHMOND	1900-1915 C-Grade Richmond Conservation study	197340	Bell Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes on 141-153 Mary Street "This group of Edwardian paired buildings form a significant streetscape element"		
MARY	STREET	149	RICHMOND	1900-1915 C-Grade Richmond Conservation study	197345	Bell Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes on 141-153 Mary Street "This group of Edwardian paired buildings form a significant streetscape element"		
MARY	STREET	151	RICHMOND	1900-1915 C-Grade Richmond Conservation study	197350	Bell Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes on 141-153 Mary Street "This group of Edwardian paired buildings form a significant streetscape element"		
MARY	STREET	153	RICHMOND	1900-1915 C-Grade Richmond Conservation study	197355	Bell Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes on 141-153 Mary Street "This group of Edwardian paired buildings form a significant streetscape element"		
NEPTUNE	STREET	89	RICHMOND	1900-1915 C-Grade Richmond Conservation study	202010	Fraser Street Richmond Heritage Precinct
				Richmond Conservation Study (1984) notes "Prominently located Edwardian dwelling of good integrity featuring well executed porch, highlight window and window hoods"		
NEWRY	STREET	22	RICHMOND	1900-1915 C-Grade Richmond Conservation study	203165	
				Richmond Conservation Study (1984) notes "Well conceived Edwardian corner building with articulating bullnose verandah and integrity of detailing"		

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date rang	Survey notes	Property number	Proposed HO area
	PARK	AVENU	4	RICHMOND	1915-1925 C-Grade Richmond Conservation study	173020	Park Avenue Burnley Heritage Precinct
					Richmond Conservation Study (1984) notes "House occupied by James Scullin while federal member for Yarra. Prime minister 1929-1931"		
	PARK	AVENU	12	RICHMOND	1900-1915 C-Grade Richmond Conservation study	173040	Park Avenue Burnley Heritage Precinct
					Richmond Conservation Study (1984) "Unusual Edwardian House with 2 bay windows, return verandah, and nicely sited"		
Howrose	PARK	AVENU	18	RICHMOND	1850-1890 C-Grade Richmond Conservation study	173065	Park Avenue Burnley Heritage Precinct
					Richmond Conservation Study (1984) notes "A well executed Victorian dwelling with notable parapet detail, cornice and brackets. This building is well positioned on a sloping site with basalt entrance steps and balustrade providing a prominent feature"		
	PARK	AVENU	22	RICHMOND	1850-1890 C-Grade Richmond Conservation study	173130	Park Avenue Burnley Heritage Precinct
					Richmond Conservation Study (1984) notes on 22-26 Park Avenue "Late Victorian terrace group of unusually consistent integrity. The verandah balustrading, curving brick side fences and massive brick and render fence posts together with more common decorative elements also combine to produce an unusually ornate effect"		
	PARK	AVENU	24	RICHMOND	1850-1890 C-Grade Richmond Conservation study	173135	Park Avenue Burnley Heritage Precinct
					Richmond Conservation Study (1984) notes on 22-26 Park Avenue "Late Victorian terrace group of unusually consistent integrity. The verandah balustrading, curving brick side fences and massive brick and render fence posts together with more common decorative elements also combine to produce an unusually ornate effect"		



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date rang	Survey notes	Property number	Proposed HO area
	PARK	AVENU	26	RICHMOND	1850-1890 C-Grade Richmond Conservation study	173140	Park Avenue Burnley Heritage Precinct
					Richmond Conservation Study (1984) notes on 22-26 Park Avenue "Late Victorian terrace group of unusually consistent integrity. The verandah balustrading, curving brick side fences and massive brick and render fence posts together with more common decorative elements also combine to produce an unusually ornate effect"		
	ROEMER	CRESC	7	ALPHINGTON	1990-2000 award winning design, faces river	274245	
Richmond Drill Hall	SWAN	STREET	309	RICHMOND	1900-1915 recent renovation 2008	190875	HO335 Swan Street Precinct, Richmond
	SWAN	STREET	413	RICHMOND	1850-1890 C-Grade Richmond Conservation study	174745	HO335 Swan Street Precinct, Richmond
					Richmond Conservation Study (1984) notes on 413-415 Swan Street "This pair of Victorian commercial buildings retains evidence of the original unpainted render wall finish and early advertising signs. Window surrounds feature acroteria mouldings and the building retains highly decorative parapets"		
	SWAN	STREET	415	RICHMOND	1850-1890 C-Grade Richmond Conservation study	174740	HO335 Swan Street Precinct, Richmond
					Richmond Conservation Study (1984) notes on 413-415 Swan Street "This pair of Victorian commercial buildings retains evidence of the original unpainted render wall finish and early advertising signs. Window surrounds feature acroteria mouldings and the building retains highly decorative parapets"		
	VICTORIA	STREET	88	RICHMOND	1850-1890 C-Grade Richmond Conservation study	141535	Victoria St East Commercial Heritage Precinct
					Richmond Study 1984 notes on 88-90 Victoria Street "Late Victorian pair of shops with intact first floor facades"		

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

Name:	Address			Estimated date rang	Survey notes	Property number	Proposed HO area
	VICTORIA	STREET	90	RICHMOND	1850-1890 C-Grade Richmond Conservation study	141540	Victoria St East Commercial Heritage Precinct
					Richmond Study 1984 notes on 88-90 Victoria Street "Late Victorian pair of shops with intact first floor facades"		
	VICTORIA	STREET	92	RICHMOND	1850-1890 C-Grade Richmond Conservation study	141550	Victoria St East Commercial Heritage Precinct
					Richmond Study 1984 notes on 92-94 Victoria Street "Victorian pair of shops with intact first floor facades"		
	VICTORIA	STREET	92	RICHMOND	1850-1890 C-Grade Richmond Conservation study	141545	Victoria St East Commercial Heritage Precinct
					Richmond Study 1984 notes on 92-94 Victoria Street "Victorian pair of shops with intact first floor facades"		
	VICTORIA	STREET	96	RICHMOND	1850-1890 C-Grade Richmond Conservation study	141560	Victoria St East Commercial Heritage Precinct
					Richmond Study 1984 notes on 96-98 Victoria Street "Late Victorian pair of shops with intact first floor facades and unpainted brickwork"		
	VICTORIA	STREET	98	RICHMOND	1850-1890 C-Grade Richmond Conservation study	141565	Victoria St East Commercial Heritage Precinct
					Richmond Study 1984 notes on 96-98 Victoria Street "Late Victorian pair of shops with intact first floor facades and unpainted brickwork"		
	VICTORIA	STREET	118	RICHMOND	1900-1915 C-Grade Richmond Conservation study	141605	Victoria St East Commercial Heritage Precinct
					Richmond Study 1984 notes on 118-120 Victoria Street "Edwardian pair of shops with intact first floor facades and unpainted brickwork"		
	VICTORIA	STREET	120	RICHMOND	1900-1915 C-Grade Richmond Conservation study	141610	Victoria St East Commercial Heritage Precinct
					Richmond Study 1984 notes on 118-120 Victoria Street "Edwardian pair of shops with intact first floor facades and unpainted brickwork"		

CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

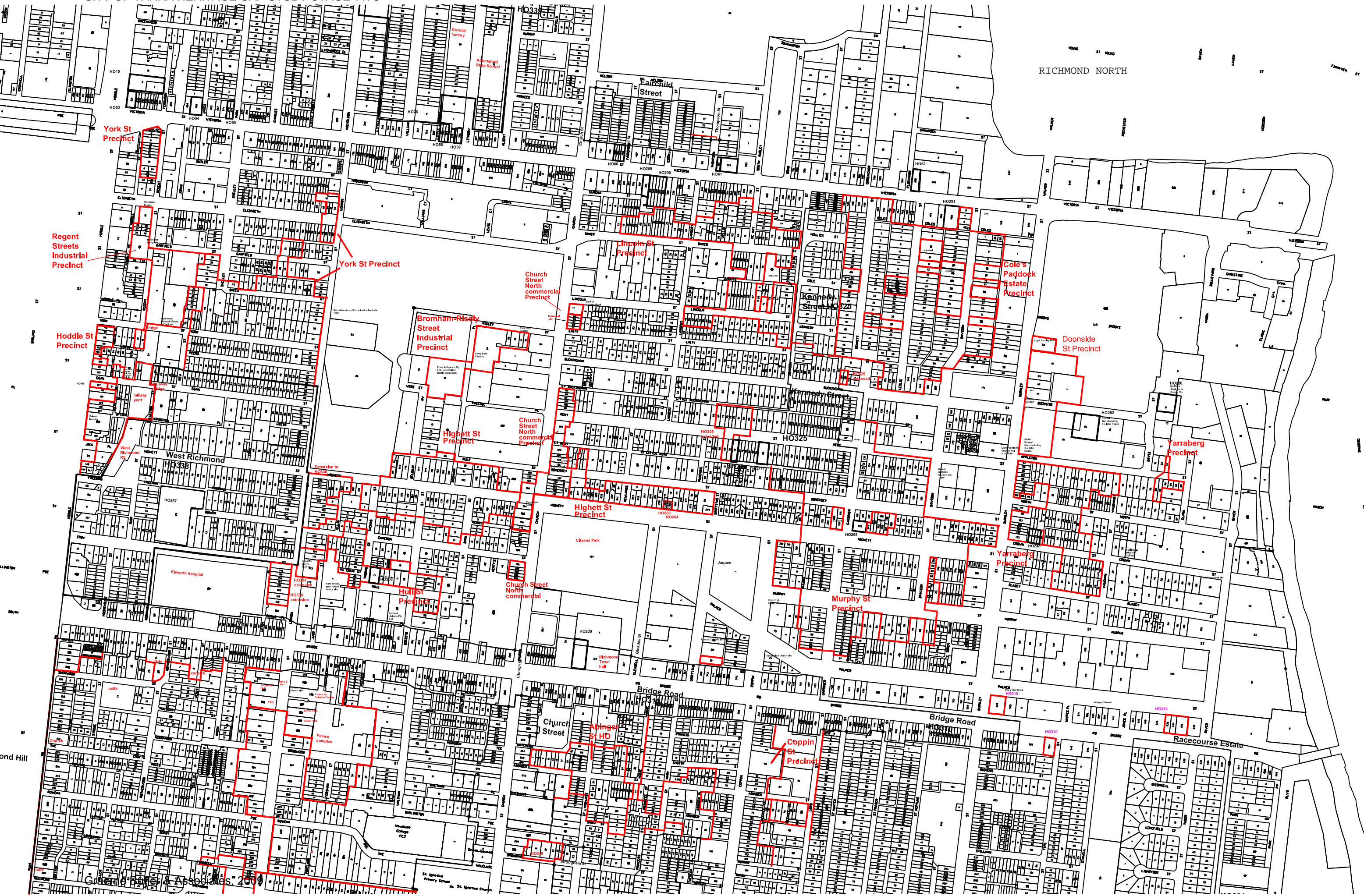
Name:	Address			Estimated date rang	Survey notes	Property number	Proposed HO area
	VICTORIA	STREET	380	RICHMOND	1850-1890 C-Grade Richmond Conservation study  Richmond Study 1984 notes "Well conceived Victorian commercial building retaining good integrity at first floor level"	142175	Victoria St East Commercial Heritage Precinct

## **Appendix 10: Precinct base plans**

The following plans show the proposed precincts in the areas of Richmond and Alphington. They are derived from a Computer Aided Drawing provided on the project DVD as a a DWG file.



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO



CITY OF YARRA HERITAGE GAP STUDY STAGE TWO

RICHMOND SOUTH

