CITY OF YARRA
HERITAGE REVIEW

THEMATIC HISTORY

VOLUME 1

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1.0   INTRODUCTION

1.1   Present Location And Boundaries

The City of Yarra (approx. 22 km^2 in area) is located to the north-east of the City of Melbourne. Its northern boundary runs along May Street, North Fitzroy; Park Street, North Carlton; and Heidelberg Road, Alphington. The southern boundary is the Yarra River in Burnley and Victoria Parade, Collingwood. The western boundary runs along Hoddle and Nicholson Streets to Yarra Bend Park and the Darebin Creek, Alphington in the east (Fig. 1). It comprises in full the former Cities of Fitzroy, Collingwood and Richmond, together with portions of the former Cities of Melbourne (North Carlton) and Northcote (Alphington, Fairfield and Yarra Bend Park). It shares borders with the new Cities of Boroondara to the east, Stonnington to the south, Melbourne to the west and Moreland and Darebin to the north. There are three watercourses: the Yarra River and the Darebin and Merri Creeks. Major roads on the north-south axis of the City of Yarra include Hoddle Street/Punt Road, Nicholson, Brunswick, Wellington and Smith Streets. Major roads on the east-west axis are Heidelberg Road, the Eastern Freeway, Bridge Road, the South Eastern Freeway, and Victoria, Swan, Johnston and Gertrude Streets. Some of these principal roads are also major tram or bus routes.

1.2   Former 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.

1.3   Extent and Sources

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).

NORTH
CARLTON

FITZROY
NORTH

CLIFTON HILL

ALPHINGTON

FITZROY

ABBOTSFORD

COLLINGWOOD

YARRA
CITY COUNCIL

YARRA
RIVER

RICHMOND

Figure 1   *Study area, showing the location of the Yarra River*
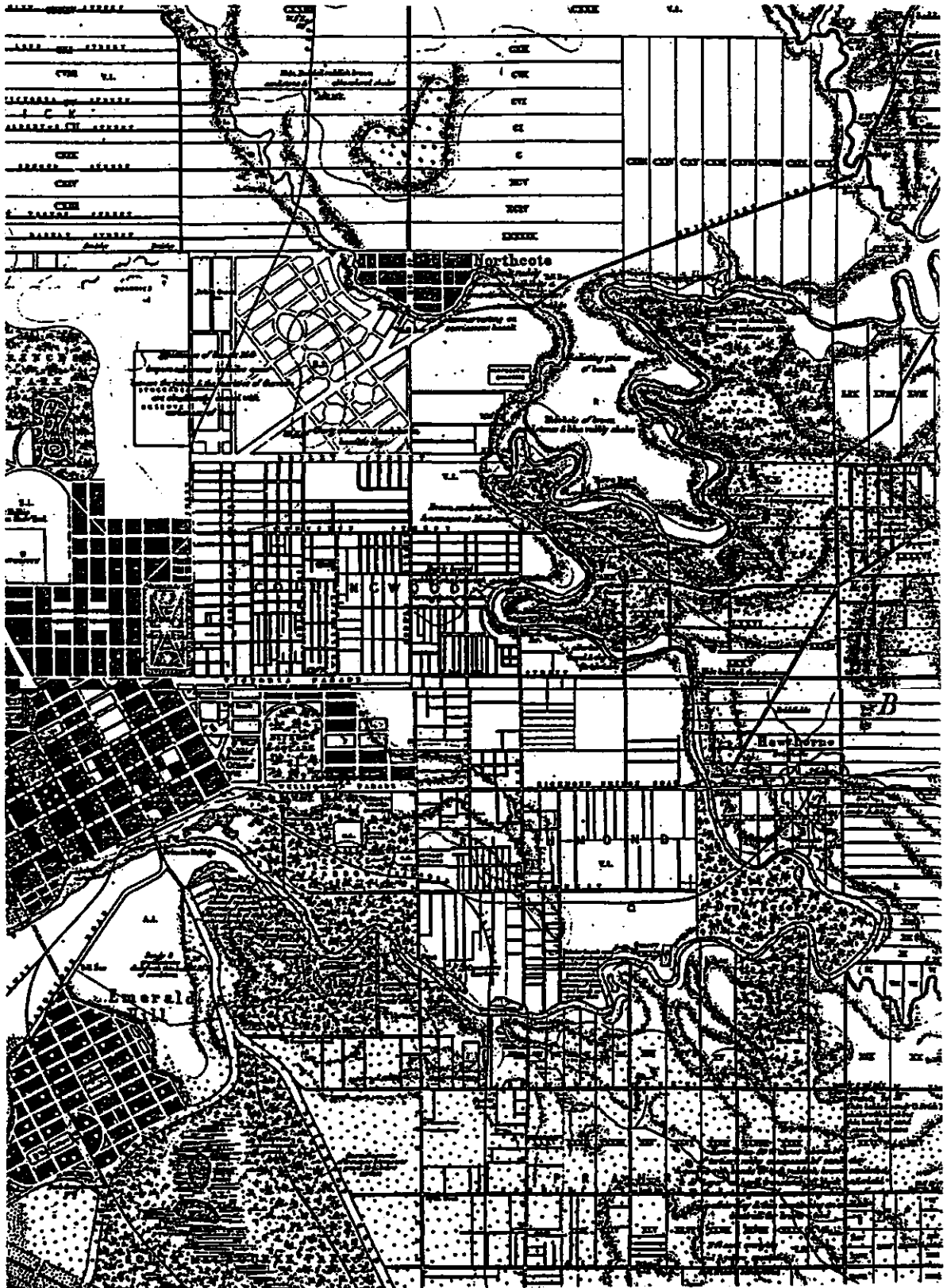
Figure 2   Geological Survey, *including the present City of Yarra, 1860. Source: State Library of Victoria (Map Room)*

Figure 3   Geological Survey of Victoria (Melbourne and Suburbs), *scale 1:31,680,*
          showing the present City of Yarra, 1959. Source: State Library of Victoria
          (Map Room)

1.4   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 (Fig. 3). 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.

1.5   Australian Heritage Commission: Historic Themes

In writing the thematic history of the City of Yarra, the following principal themes, compiled by the Australian Heritage Commission, have been used as underlying framework. Those which are italicised are considered to be particularly relevant within the context of the City of Yarra.

1.0	**Tracing the evolution of a continents special environments**
1.1	Tracing climatic and topographical change
1.2	*Tracing the emergence of and development of Australian plants and animals*
1.3	Assessing scientifically diverse environments
1.4	Appreciating the natural wonders of Australia
2.0	**Peopling the continent**
2.1	Recovering the experience of Australia's earliest inhabitants
2.2	Appreciating how Aboriginal people adapted themselves to diverse regions before regular contact with other parts of the world
2.3	Coming to Australia as a punishment
2.4	*Migrating*
2.5	*Promoting settlement on the land through selection and group settlement*
2.6	Fighting for the land
3.0	**Developing local, regional and national economies**
3.1	Exploring the coastline
3.2	Surveying the continent and assessing its potential
3.3	Exploiting natural resources
3.4	*Developing primary production*
3.5	*Recruiting labour*
3.6	*Establishing lines and networks of communication*
3.7	*Moving goods and people*
3.8	Farming for export under Australian conditions
3.9	Integrating Aboriginal people into the cash economy
3.10	Altering the environment for economic development
3.11	Feeding people
3.12	*Developing an Australian manufacturing capacity*
3.13	Developing an Australian engineering and construction industry
3.14	Developing economic links outside Australia
3.15	Struggling with remoteness, hardship and failure
3.16	Inventing devices to cope with special Australian problems
3.17	Financing Australia

2.0 THE SUBURBAN EXTENSION OF MELBOURNE

2.1 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).[1] 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.[2] 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.[3]

Richmond was considered to be, 'a splendid section of green, undulating, well-timbered bush, ... a favourite walk and drive with the citizens'.[4] 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 beauteous [sic] sunny morning broke upon us, near the Yarra. Solitude and quiet reigned upon us, excepting the unchanging 'ting-tong' of the bell-birds.[5]

Figure 4   *'Approach to Richmond, from North Banks of Yarra Yarra.' Published by Sands & Kenny, Melbourne and Sydney, 1857.* Source: Victoria Illustrated
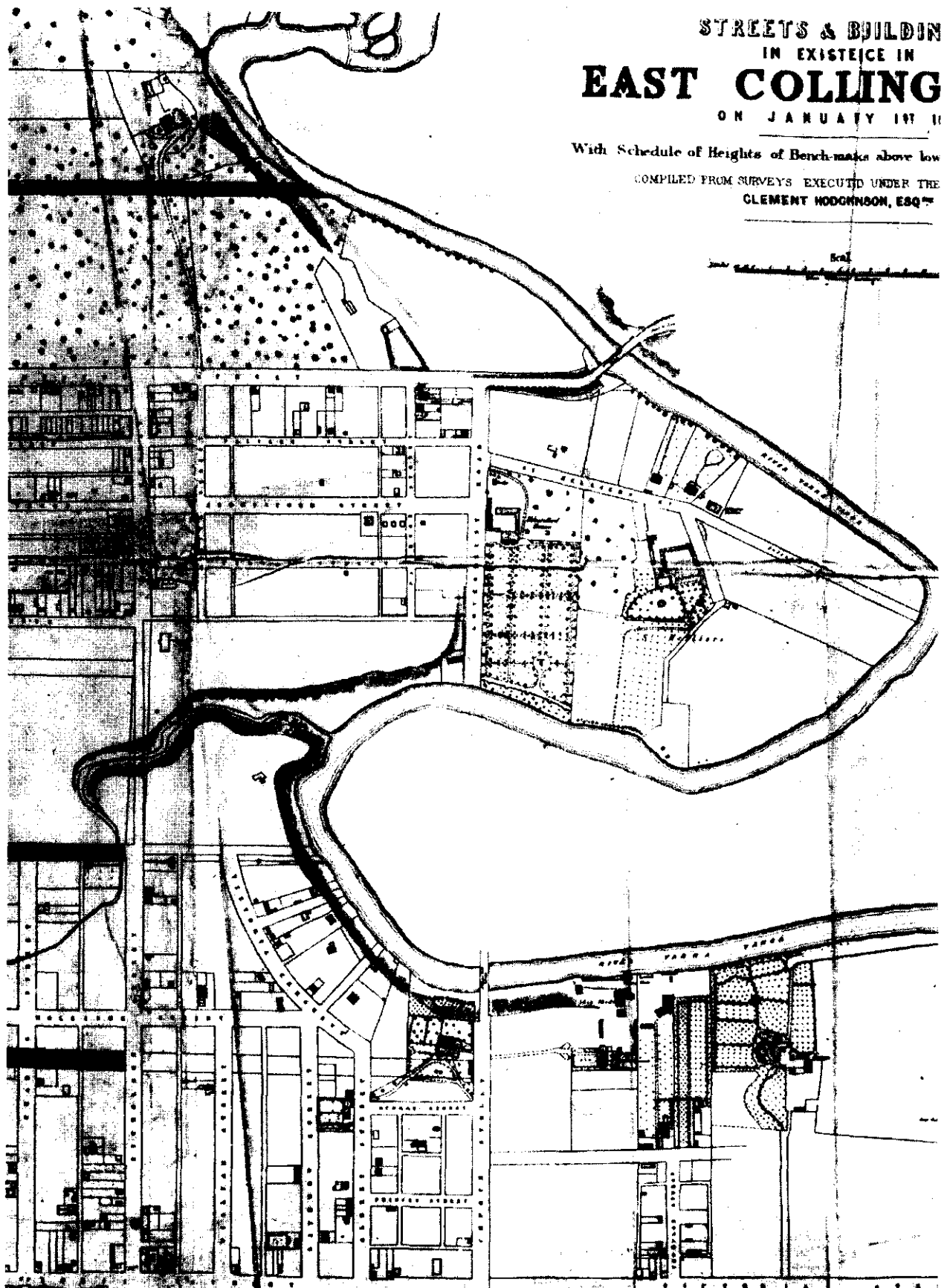
Figure 5   *1858 Map of East Collingwood, showing houses on the Yarra River,
                including Mayfield, Campbellfield, Yarra House, Abbotsford House and
                St Helliers. Source:* A Short History of Collingwood
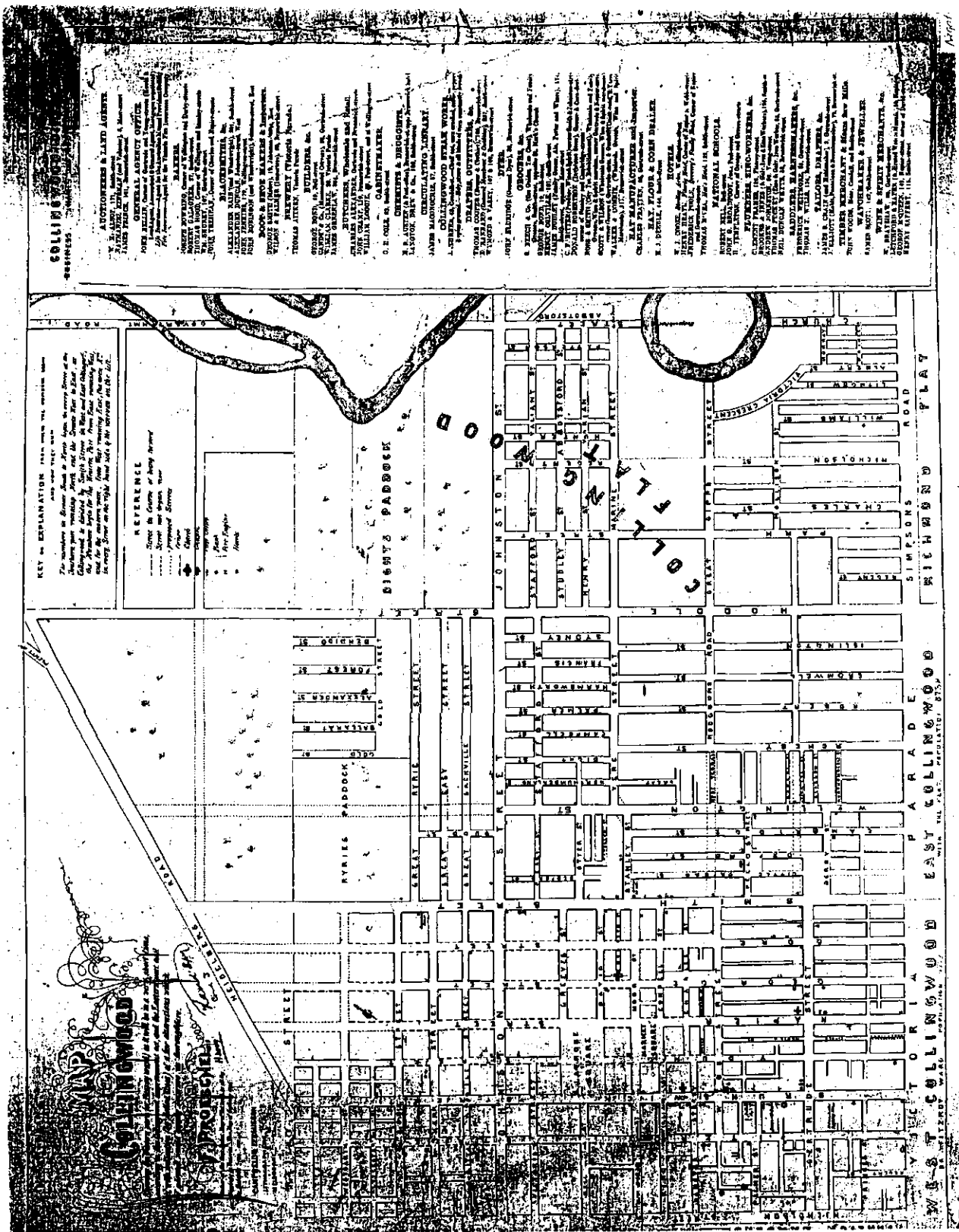
Figure 6   The 1854 Proeschel 'Map of Collingwood'. Source: State Library of Victoria (Map Room)

Newtown was similarly described by R D Murray; it was

> 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.[6]

According to Miles Lewis, this contrasted with Edmund Finn (pseud. Garryowen), who noted a half-a-dozen 'tidyish cottages' in Brunswick Street between Victoria Parade and Palmer Street.[7] Neighbouring Collingwood, however, soon became home to the majority of Melbourne's working class.

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.[8] 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 (Fig. 7).

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.[9]

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.[10] However, there were no controls imposed upon the purchasers of land in terms of the way they could subdivide and resell the land. Clifton Hill was an exception—a professionally laid out suburb. Prior to 1855 it was crown land but was incorporated, amid controversy, into the new municipality of East Collingwood. Not surprisingly, it was declared by Henry Groom, a City of Melbourne Councillor, that:

> The freeholders of Clifton Hill have no desire to depreciate the value of their property by suffering it to be annexed to a swamp which to drain itself would drain our resources.[11]

Undeterred, East Collingwood pursued the acquisition of Clifton Hill as it enabled the Council to extend its major streets northwards to take advantage of the country trade from the Heidelberg area, provided access to the Clifton Hill quarry for building stone and gave the municipality a portion of crown land which could then be developed in a more orderly manner than had the rest of Collingwood up to that time. Grander designs on Studley Park were thwarted by the government [12] and East Collingwood had to remain content with Clifton Hill. As a result, Smith and Hoddle Streets were extended north to connect with Heidelberg Road (now Queens Parade), land was reserved for public recreation purposes and according to Ward 'planning of Clifton Hill was to proceed on a more organised basis than that of the municipality south of Alexandra Parade'.[13] The Proeschel 'Map of Collingwood' c.1855 (Fig. 6) shows the area of Clifton Hill north of Great Ryrie Street (now Keele Street) largely as open paddocks, or land, and with Gold, Ballarat, Alexander, Forest and Bendigo Streets having already been formed and obviously named after the principal goldfields. At this time it was proposed to extend Wellington Street north to Heidelberg Road and to construct a major road

Figure 7   *View of the Falls of the Yarra at Dight's Mill, 1855. Source:* Victoria Illustrated, 1834-1984

Figure 8   *Studley Park, looking towards Yarra Bend, 1875. Source:* Victoria Illustrated, 1834-1984

running east from the corner of Heidelberg Road and Smith Streets—had it been constructed, it would have bisected the Darling Gardens which had not yet been reserved.

During the next years controversy ensued as different factions proposed one route or another as a major thoroughfare and different sites for bridges across the Yarra were put forward. The north was agin the south and the 'Flat' agin the 'Slope' as issues of drainage, street construction and a commercial centre were all seen to benefit one faction to the detriment of another.

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 co-operation or co-ordination between landowners, led to the emergence of an *ad hoc* street pattern and allotment layout.[14] 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.[15]

The subsequent layout and extension of these streets involved a degree of co-ordination between early landowners. For example, in Fitzroy, Benjamin Baxter, the owner of Allotment 49 (approx. bounded by Victoria Pde, Hanover St, Napier St & Fitzroy St) was responsible for the creation of the earliest sections of both Gertrude and Brunswick Street. His neighbour R S Webb, who owned Allotment 70 (located to the north of Allotment 49 and extending up to about St David Street) continued the original line of Brunswick Street when he subdivided this land. The first portion of Gertrude Street was also continued to the west and to the east from Brunswick Street in the late 1840s and early 1850s.[16] These two streets became the most important non-Government streets in South Fitzroy, mainly due to the fact that their original line was continued for a considerable distance by a number of landowners. This contrasted strongly with the pattern of subdivision and street layout which developed elsewhere in the district. Historian Bernard Barrett has noted that,

> the district [East Collingwood and Fitzroy] is really a mosaic of several dozen different bits of amateur urban design. The original subdivider of each Crown portion would draw up a street plan with little, if any, reference to the layout being adopted in neighbouring portions ... The speculator was credited with the immediate profits resulting from his operations; the long-term losses accrued to the public purse.[17]

Initially Collingwood was cleared only of fallen timber, and few roads were formed before 1855. Early roads included Darlington (now Wellington) Street, Richmond (now Hoddle) Street, Punt Road and Johnston Street.[18] In the 1850s and 1860s, local politics in Fitzroy was concerned largely with the realignment of the worst of these *ad hoc* streets and with the removal of bottlenecks, such as the one at the eastern end of Gertrude Street. The owner and subdivider of the land on the east of Smith Street, Charles Hutton, had chosen not to continue the existing line of Gertrude Street, but to place the east-west aligned streets in his allotments in a position where they did not meet the eastern end of Gertrude Street. Derby and Peel Streets, in Collingwood, were the streets laid out by Hutton, leaving Gertrude Street to run into a dead end at Smith Street. This cul-de-sac
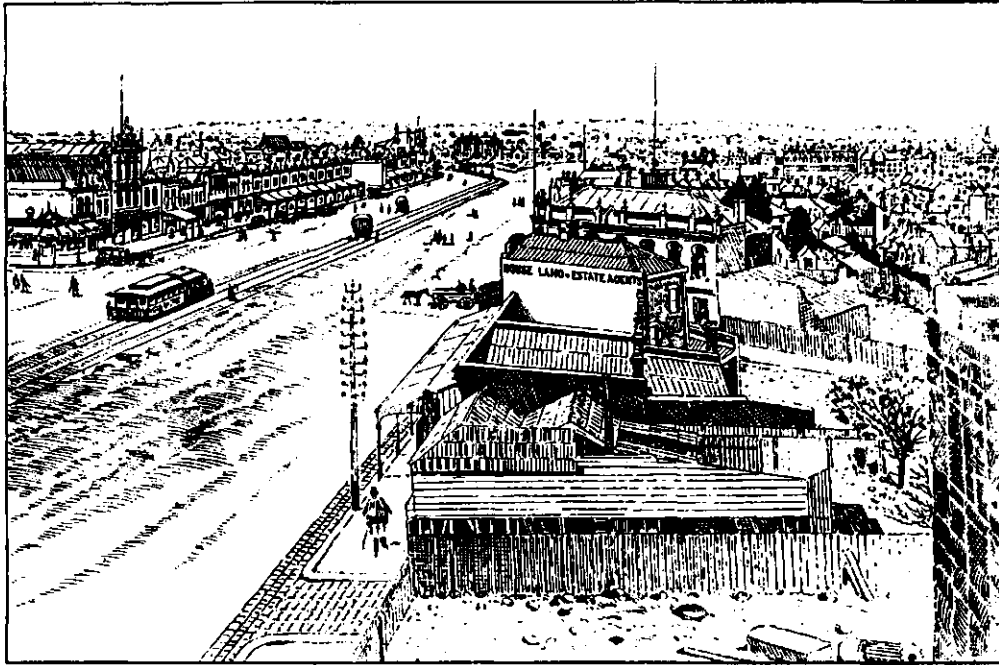
Figure 9   *Queen's Parade, Clifton Hill. The area now in the City of Yarra is to the right. Source: The Inner Suburbs*

was removed some years later with the creation of Langridge Street which today forms the extension to Gertrude Street.

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 ..."[19]

According to Michael Cannon, Richmond was not developed as haphazardly as Collingwood and Fitzroy; however, 'even today it remains a patchwork of crowded little streets, divided by narrow main roads incapable of carrying modern traffic'.[20] 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'.[21]

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).[22] In Collingwood, Clifton Hill and Abbotsford, the derivations are similar. Abbotsford, Mayfield and St Hellier's Streets were named after local houses; Alexander Street and Abbot Street after local identities; Gipps Street after Sir George Gipps, Governor of New South Wales; Waterloo Road, after the site of Napoleon's defeat; Stanley and Derby Streets, after the Earl of Derby, and his family name Stanley; Victoria and Albert Streets after Queen and Consort.[23] In Fitzroy, many of the streets were named for mayors and aldermen and councillors, including: Condell, Moor, Palmer, Bell and Nicholson Streets

(all mayors) and Smith, Reilly, Young, Kerr and Johnston Streets (aldermen and councillors).[24]

2.3 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 1850,[25] enforcing fireproof construction and minimum street widths in the city of Melbourne. 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.[26]

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.[27] Miles Lewis noted that 1850s buildings were typically 'cement finished bluestone or brick, exposed rough-face bluestone, or exposed brick'.[28] 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.[29] 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.'[30] 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'.[31] Census information on the building materials of Collingwood and Fitzroy dwellings shows the contrast between the two suburbs. In 1861, 64% of dwellings in Fitzroy were constructed of brick or stone, while only 24% of those in Collingwood were similarly built. An enormous 74% of Collingwood dwellings were constructed of wood or iron. In Fitzroy, this figure was only 28%. The proportion of houses which were constructed of brick or stone increased steadily in both suburbs right up until the turn of the century. Still, by 1891, only 51% of Collingwood's houses were brick or stone while in Fitzroy, the figure had risen to 83%.[32] A visitor to the colony in 1852, William Howitt, described the view east from Eastern Hill as

> an extraordinary spectacle ... an immense suburb stretching parallel with the town ... all covered with thousands of little tenements, chiefly of wood ... a wilderness of wooden huts.[33]

The result of this has been the survival of an extraordinary amount of 1850s building stock in Fitzroy, when compared to neighbouring inner suburbs such as Collingwood or Richmond, or the City of Melbourne generally. The former Devonshire Arms Hotel, however, is the only building known to pre-date the *Melbourne Building Act* in Fitzroy,[34] while a terrace in Napier Street is believed to also have been erected prior to 1850.[35] Osborne House and the Convent of Mercy both retain building fabric dating from 1850, at the time 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.[36] 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 in Collingwood and Richmond which were built of timber or iron have not survived.[37]

2.4   Clement Hodgkinson's 1853 Plan of Collingwood & East Melbourne

Clement Hodgkinson's 1853 plan of Collingwood and East Melbourne documents the development and location of the building stock in South Fitzroy to c.1851 (Fig. 10). It also shows the effect of the introduction of the controls on building construction which were imposed by the *Melbourne Building Act*. It is known that building activity in Fitzroy virtually stopped for a full year between March 1852 and March 1853,[38] The plan illustrates development before the gold rush. Some of these building still remain.

The area was home to a range of people and dwellings in the 1840s and 1850s. Some of the subdivided allotments were of a size which were suitable for the comfortably-sized single storey villas at the southern end of Brunswick Street shown in Sara Susannah Bunbury's watercolour 'Brunswick Street—Newtown, from the front of our house, June 1841' (Fig. 11).[39] Particularly after 1850, a number of blocks of land underwent more intensive private subdivision. At each level of subdivision the land was sold to someone worse off than the previous owner, and the size of each block was therefore reduced. Depending on how far the process went and how small the allotments were, the buildings constructed on much of this land were smaller than those built on the hill where gentlemen had built their villas. However, eventually the land attached to many of these early villas in many cases was also subdivided.[40] For example, the house known as Mononia (21 Brunswick Street) was designed by the architect Charles Laing and constructed in 1851 for John Mickle.[41] Mononia's considerable setbacks, both from Brunswick street and from adjacent properties, clearly contrast with the line of tiny dwellings shown on Hodgkinson's map on the south-west corner of Young and Moor Streets.

Like subdivision and allotment sizes, the building industry in the 1840s was also unregulated, and a range of temporary shanties and primitive huts were constructed in the lower-lying areas of Fitzroy and Collingwood, amidst the 'maze of muddy alleys'[42] which had resulted from the subdivision carve up. Even at the corner of Moor and Brunswick Streets, there were 'seven or eight cabins "in which pigs ... would hardly condescend to wallow".'[43] The 1853 plan shows much of the block bounded by Smith, Webb, St David and Brunswick Streets taken up with higgledy-piggledy groups of small buildings. Circumstances later developed which reinforced the existing topographic advantages held by Fitzroy over the lower-lying Collingwood and to some extent
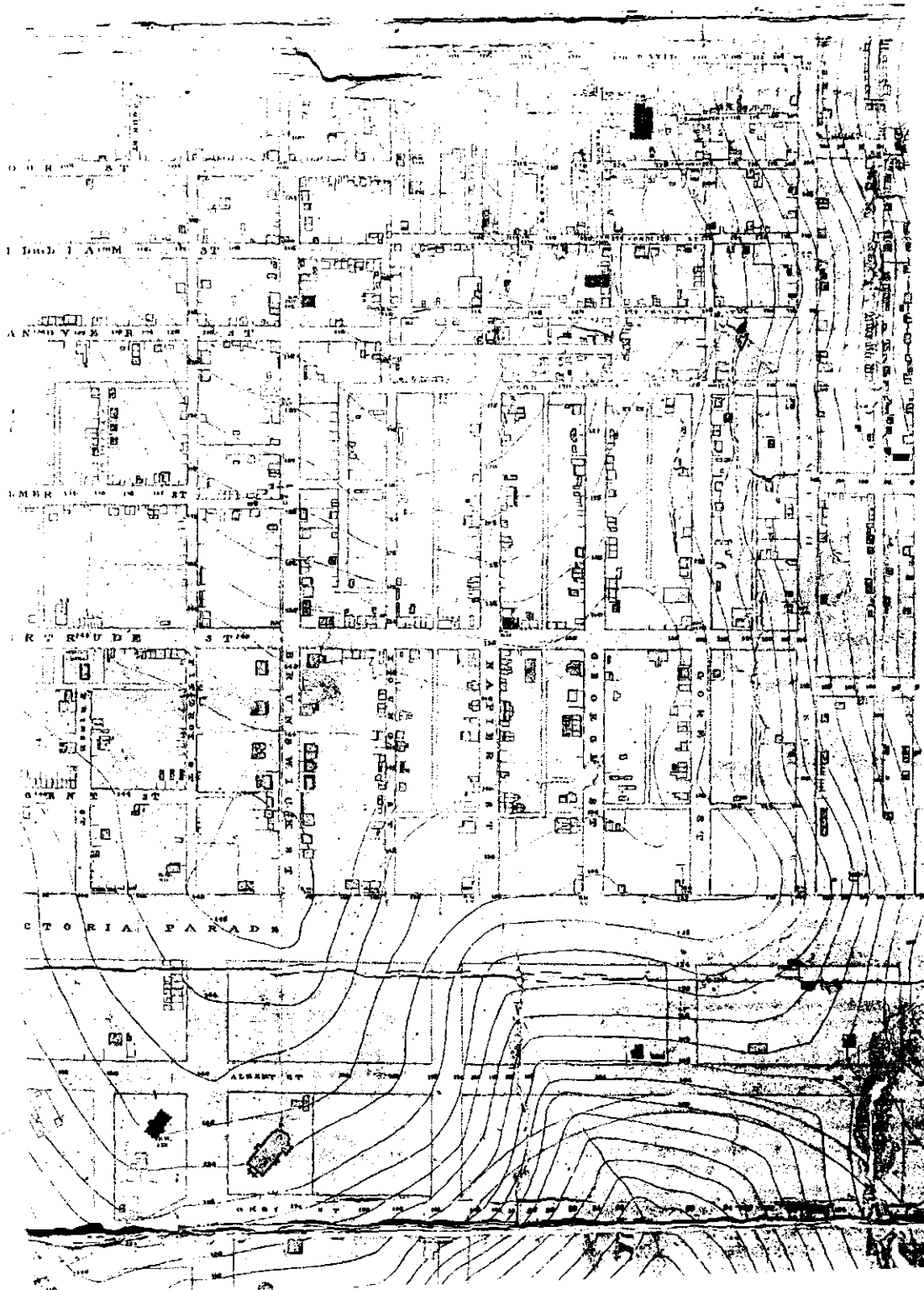
Figure 10   *A portion of Clement Hodgkinson's 1853 Map of Collingwood and East Melbourne*

Figure 11   *Sara Susannah Bunbury's watercolour 'Brunswick Street—Newtown, from the front of our house, June 1841'. Source:* Old Melbourne Town

dictated the separate paths the suburbs' fortunes would take, but in the earlier years, there was little to differentiate one side of Smith Street from the other.

2.5   Clement Hodgkinson's 1857 (1855) Plan of Richmond

The 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 (Fig. 12).[44] 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 (Figs. 12 & 13).

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 for her. 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 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.[45]
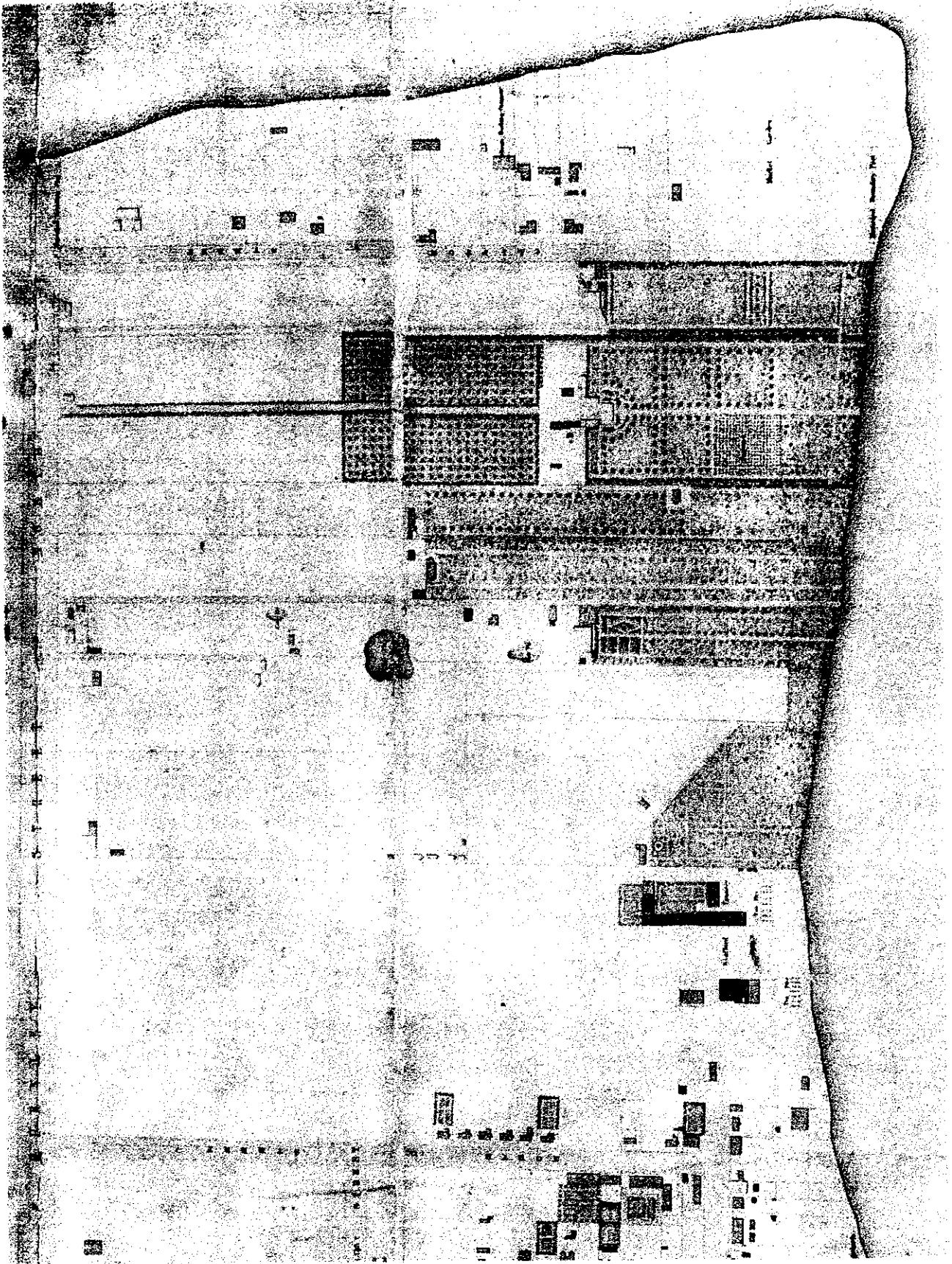
Figure 12   A portion of Clement Hodgkinson's 1857 (1855) map of the Municipality of Richmond

Figure 13   Doonside, the Mitchell family home on the Yarra River in Richmond.
Source: David Mitchell: A Forfar Man

Mitchell's home, Doonside (dem.), 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. Oddly, 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.

3.0 MANSIONS, VILLAS AND SUSTENANCE HOUSING: THE DIVISION BETWEEN RICH AND POOR

3.1 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.'[1] 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.'[2]

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.'[3]

> 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 ...[4]

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 (Fig. 14).[5] 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. This was noted by Edmund Booth in c.1860:

> Fitzroy is just as conservative and quiet as Collingwood is radical and riotous. The houses have a staid respectability, and the people a gravity of manner, that Collingwood wonders and sneers at.[6]

Many of Melbourne's wealthier and more influential residents settled on the elevated land at the southern and western extremities of Newtown, for a long time physically separated from the rest of Fitzroy by the Reilly Street drain (Fig. 53). This higher land was at the southern ends of Nicholson, Brunswick and Napier Streets. Through the 1850s, the hill area continued to be a fashionable residential area, being so close to the city and on well-elevated land. Fine houses fronted Victoria Parade, Nicholson Street, and the southernmost parts of Brunswick, George, Napier, Gore and Fitzroy Streets.[7] Not far away, however, the poorly drained and mud-filled areas were settled by working-class Melburnians. Such close proximity of the houses of the wealthy to those of the poor was not unusual in 19th century Melbourne.[8] 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.[9]
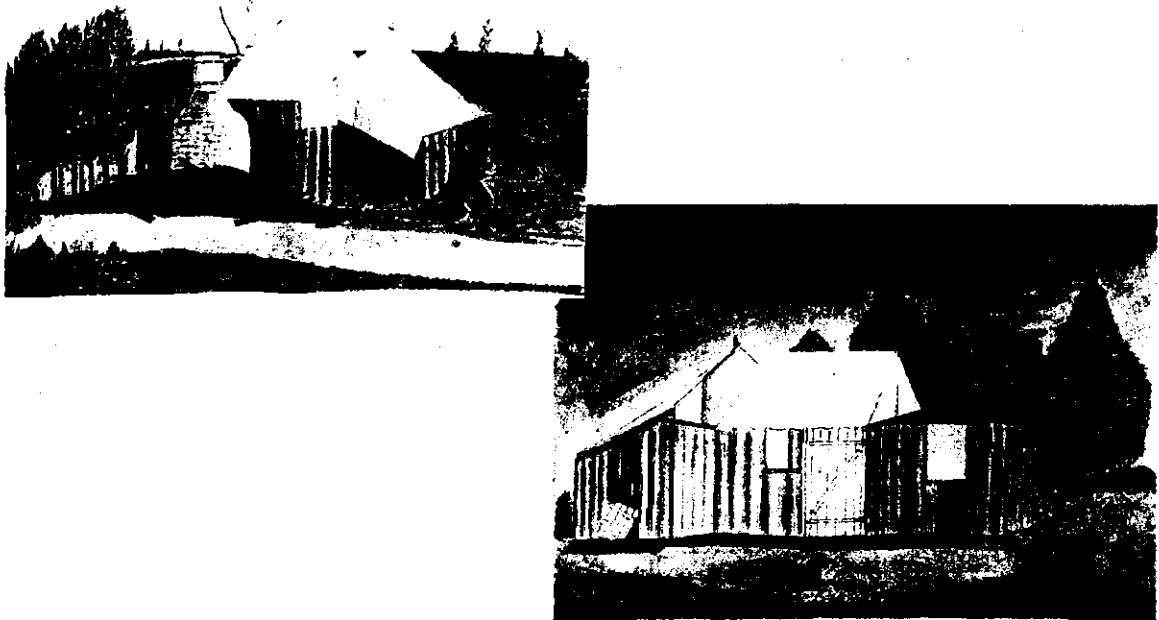
Figure 14 *Two typical examples of canvas housing, similar to what would have been found in the district in the 19th century.* Source: The View from Docker's Hill

Figure 15 *The cottage of D S Campbell, c.1840. This is now the site of St Ignatius' Church.* Source: The View from Docker's Hill

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.[10] 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 around the dwellings and consequently better health to the indwellers.[11]

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 (Fig. 18). 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.[12]

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 North Carlton, the Crown land between the cemetery and Pigdon Street was not subdivided until the late 1870s, developing rapidly thereafter. With the exception of a few blocks to the north of the area, few vacant sites remained after the First World War. Many grand Boom style houses were erected in the decade following subdivision, including: Lime's Grove (265 Pigdon Street), erected for William Hearnden in 1891; Lyttleton (93 Holtom Street West), erected in 1890 by Arthur Kirkbridge, who designed the house for his own use; and Maelstrom (58 Garton Street).[13]
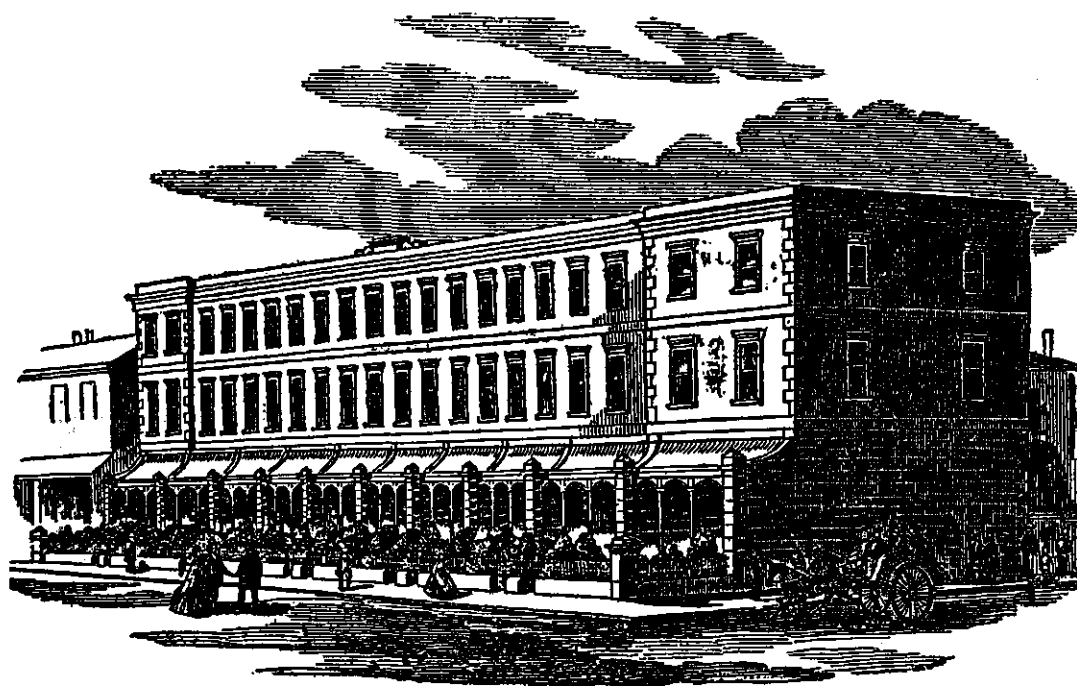
Figure 16   *Royal Terrace, Nicholson Street, Fitzroy, 1862. Source:* Portrait of Melbourne
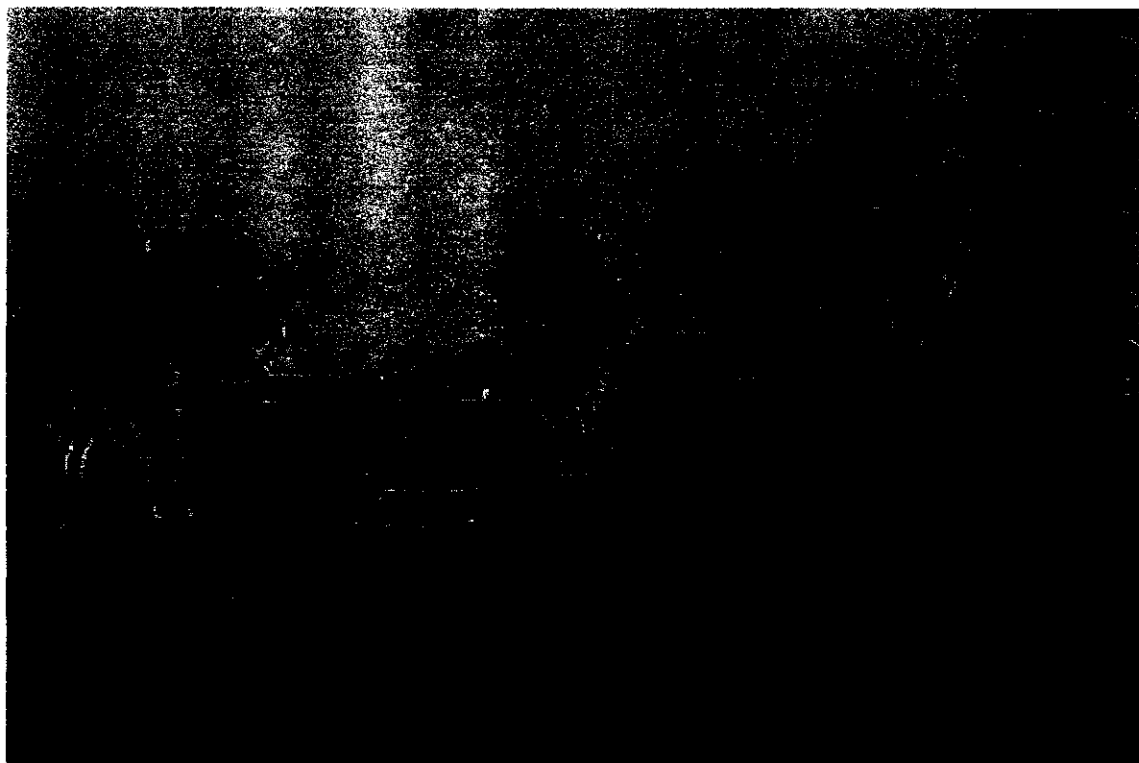
Figure 17   *'Back of our house, Darebin Creek'. Sarah Susannah Bunbury's house at Alphington, 1841. Source: State Library of Victoria (Picture Collection)*

Figure 18   *Richmond in the 1870s. Source:* The Rise and Fall of Marvellous Melbourne
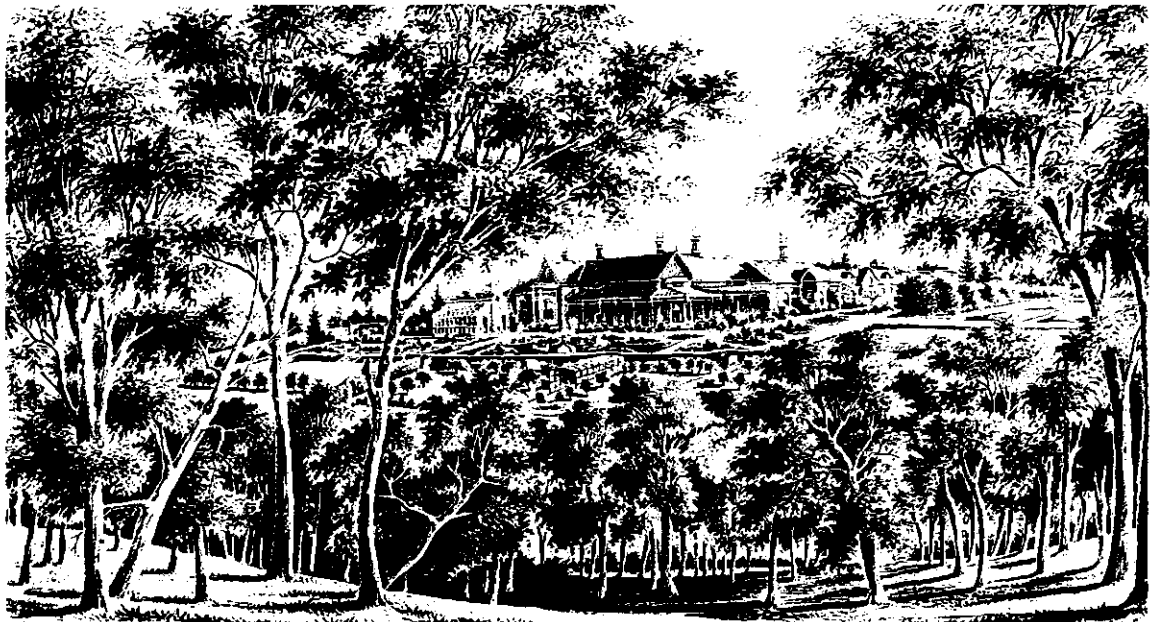
Figure 19   *The Rest, Abbotsford, 1884. Painted by William Tibbits when in the ownership of R Goldsborough. Source:* Historic Gardens of Victoria

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 Bellvista (23 Alphington Street) in 1887 and The Nook (now Tower House, 25 Alphington Street) in 1892-3.[14]

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. It was not only the wealthy landowners or professionals of South Fitzroy who chose to move. 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 ejectment 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 ejectment order had been executed, the house entered by the owner's men, and everything bundled out ...[15]

Once the Depression 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'.[16] 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.[17]

3.2   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'.[18] Boarding houses were also established to provide accommodation in relation to the influx of arrivals attracted by the Exhibitions of 1880 and 1888. Many boarding houses were run by charitable and religious organisations such as the Hostel for Homeless Men at 164 Fitzroy Street, Fitzroy, run by the Brotherhood of St Laurence.[19] Other (earlier) boarding houses, such as Osborne House, were privately run.

Osborne House was originally known as Helena House, a ten-room villa built for the father of John Alexander MacPherson (Victorian Premier in 1869-70) in c.1850, designed by William Pelling. George Nipper, the founder of the Windsor Hotel, purchased Helena House in 1887 and extended it to 88 rooms; two three storey wings at the front and two three storey wings at the rear. The building operated in two separate parts; one Nipper called Salisbury House, the other Osborne House. Initially a premier boarding house, an advertisement claimed the lodge 'combines the comfort of the home
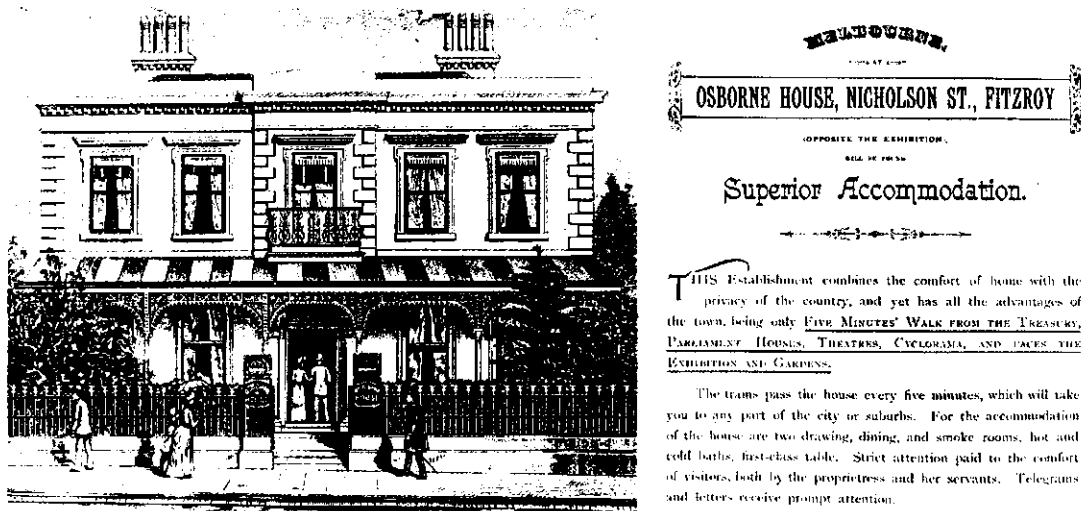
Figure 20   *An advertisement for Osborne House from* The Commercial Album of Victoria *(1888).* Source: Fitzroy: Melbourne's First Suburb

with the privacy of the country, yet has all the advantages of the town'(Fig. 20).[20] As the area declined in status so did the boarding house, narrowly avoiding demolition in the 1970s. Osborne House was purchased and restored in the 1980s by the Ministry of Housing and Construction.

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.[21]

3.3 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 by speculative builders or developers who economised and cut corners in the process.[22]

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 properties in Fitzroy alone were condemned, though only 129 were pulled down as a result.[23] 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 of many Local Boards to interfere actively against influential property owners.'[24] Particularly if, as in the case of Fitzroy, 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 witness was Charles Neville, who when asked by the Chairman whether houses being constructed in Fitzroy at the time would be of brick, replied:

> Yes; but they are of insufficient area and with no back yards. Two houses are built quite close to the Fitzroy wood yard, and there is no back yard at all, and no front space. I cannot remember the name of that street just now. They are built right onto the street ... there is no room for anything in front ...[25]

The Chairman blamed the Council:

> The Fitzroy Council is to blame if they allow that to be done, because they have the power, under the Local Government Act, to define the thickness of the walls and the height of the rooms, and they could make regulations as far as this allotment is concerned.[26]

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.[27] 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 Investigation and Slum Abolition Board in September 1936.[28] 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 of the Housing Commission of Victoria and the demolition of much housing stock.[29]

Figure 21   *Little Napier Street, Fitzroy, an illustration to the article—'No Good to Australia' in* Building *(12 February 1916), addressing slum conditions.* The Outcasts of Melbourne

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 ...[30]

The Housing Commission formed in 1938, was making inroads into Fitzroy, Collingwood and Richmond by the 1950s.[31] 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'.[32]

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 Tibbitts 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
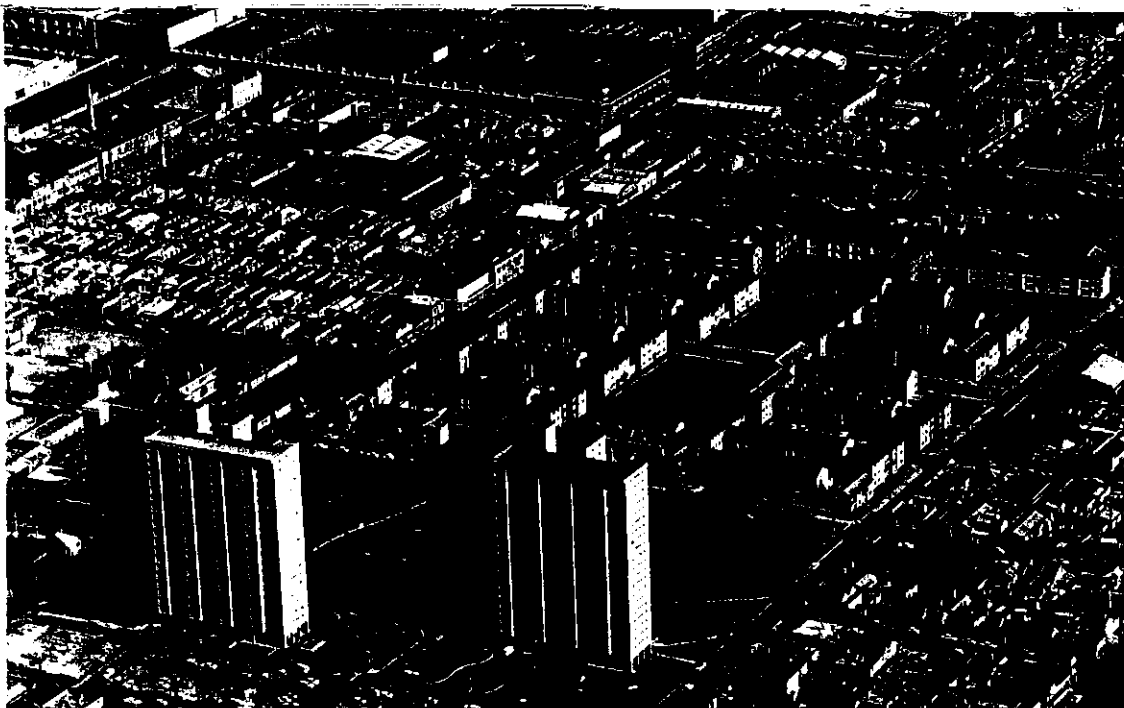
Figure 22   An aerial view of a housing commission estate in Collingwood, west from Hoddle Street. Source: The Inner Suburbs
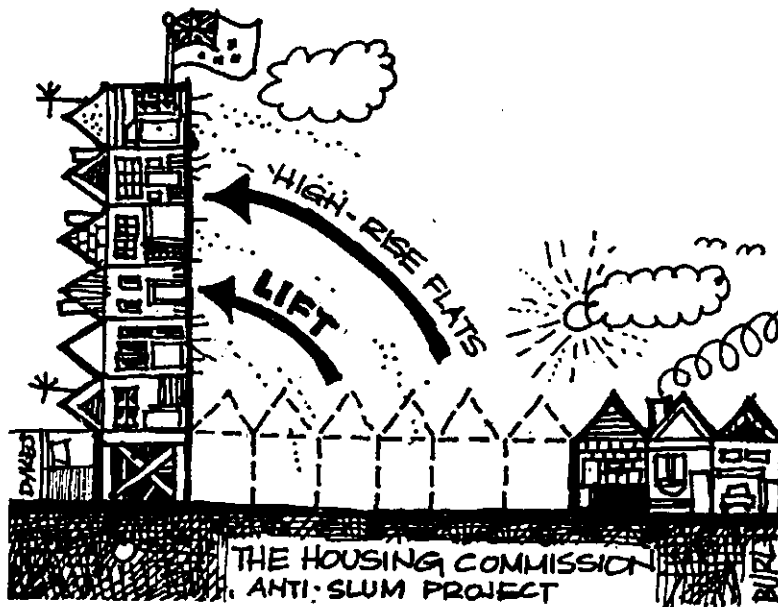
Figure 23   A cartoonist's views of the Victorian governments attitude to slum clearance. Source: The Inner Suburbs

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.[33]

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.[34]

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.[35] 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.

4.0 WORKING AND SHOPPING IN THE SUBURBS

4.1 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.[1]

One such quarry was the large Melbourne Corporation Quarry, established in 1839 on the Merri Creek.[2] By the late 1840s, it was declared that most of Melbourne's 'better warehouses and dwellings' were constructed from bluestone quarried from Clifton Hill.[3] 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.[4] 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?'[5] 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.[6]

There were a small number of dairies in Collingwood; on the corner of Gipps and Cromwell Streets, on the south-west corner of Rupert and Vere Streets, in Rupert Street between Langridge and Victoria Streets and Vincent's dairy in Hotham Street. 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.[7]

These dairies had to cease operating when the number of cows which could lawfully be held privately was reduced to one.[8]

4.2 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);[9] two brickworks, in Richmond; Egan's steam mill (cnr Church St & Bridge Rd, Richmond);[10] the first millers near Melbourne, Charles Dight (Fig. 24) and Captain Peter Hurlestone (both established c.1840);[11] and, in Collingwood, a coach-building and wheelwright factory and the glass factory in Rokeby Street. The latter was the first in
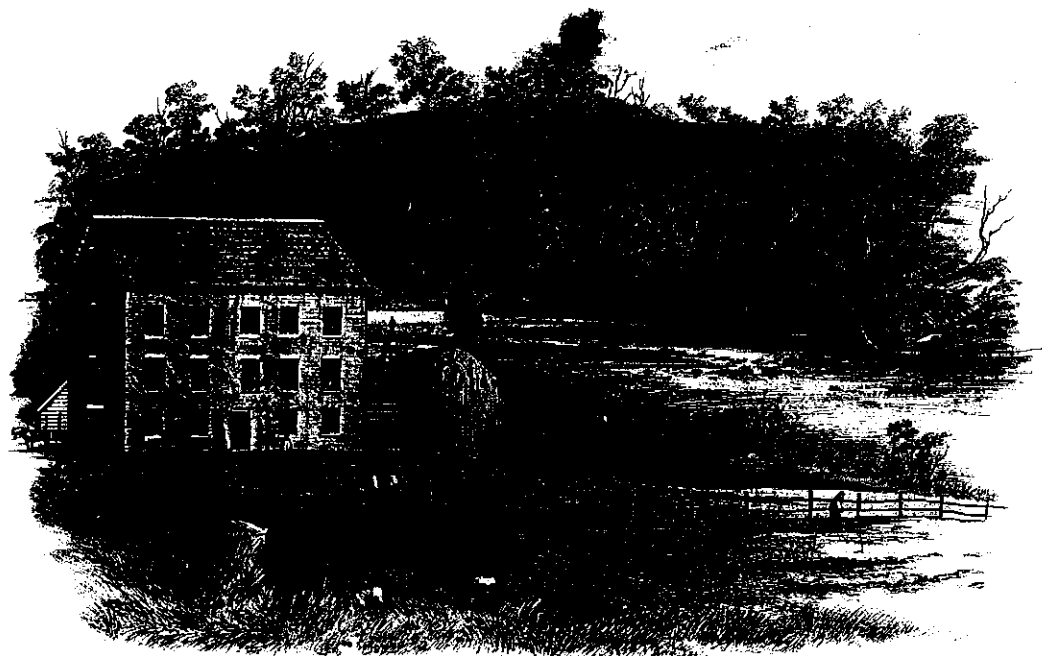
Figure 24   *Dight's Mill, Yarra Yarra. Published by Sands & Kenny, Melbourne and Sydney, 1857. Source:* Victoria Illustrated

Figure 25   *Woolwashing between the old Church Street bridge and the Convent of the Good Shepherd on the Yarra. Source:* The Outcasts of Melbourne

Victoria, and was later converted into a candle and soap manufacturer and a bootmaker.[12] 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) (Fig. 25), 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.[13] This practice was permitted by local politicians and businessmen who believed it would encourage local business.[14]

In Clifton Hill, there were a few smaller industries such as William Brewer's saw mill and timber yard which, by the turn of the century, occupied much of the area between Spensley and Ramsden Streets, west side. The former box factory (19-27 Grant Street, Clifton Hill) was an important, and probably always the most substantial, portion of Brewer's plant in Clifton Hill. Brewer's business was responsible for importing products for the building industry, saw milling, box making, painting, paper hanging, and handling ironmongery. Premises existed also in Elizabeth Street (Melbourne) and W J Brewer's organisation was described as 'extensive' in the 1904 *Cyclopaedia of Victoria.*[15] Industrial sites consolidated along the route of the Reilly Street drain (now the Eastern Freeway). Buildings such as the William Murray and Co. Woolworks (cnr Hoddle St & Alexandra Pde), the former Clifton Wheel Co. building (Alexandra Pde, west of Gold St) and the Shot Tower (94 Alexandra Pde) remain as evidence of this development.

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.[16] 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;[17] a Labour, Protection and Tariff Reform League was formed in Fitzroy and East Collingwood in 1863.[18] 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.[19] A decade later there were 80 manufacturers employing 2,051 employees, 1,350 of whom were men and 701 of whom were women.[20] Richmond, also known as an industrial centre, had 52 industrial establishments, most of which were associated with tanning and brewing.[21]

Brewing had become an important local industry by 1860. Of the 16 independent brewerys at that time, four were in Collingwood, three in Richmond and two in Abbotsford.[22] 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.[23]

The Yorkshire Brewery was established in 1858 by brewer and hotelier, John Wood, probably on a two acre (1 hectare) site on the eastern side of Wellington Street, Collingwood. A new factory complex in Wellington Street was designed in the 1870s by Wood's son James, an architect (Fig. 26).[24] The brew tower became a dominant feature of the Collingwood streetscape, described at the time as 'the most prominent feature of the premises, and ... a conspicuous object for many miles around.'[25] The brew tower was also intended to provide a superior vantage point, with the viewing platform on the mansard roof offering 'a splendid view ... of the surrounding suburbs ... [with] the Plenty Ranges, Mount Macedon, and the Bay ... clearly discernible in fine weather.'[26]

The complex was purchased by the newly formed Carlton and United Breweries (CUB) in 1909 and was used for many years as a stand-by plant to the main brewing complexes at Carlton, East Melbourne (Victoria Brewery) and Abbotsford.[27]

In Abbotsford, the Foster Lager Brewing Beer Company complex was constructed in Rokeby Street, Abbotsford, in 1888. Messrs. W and R Foster, of New York, United States of America, brought with them some American plant for use in the brewery. The brewery had an innovative design, which did not employ the usual tower system. It was designed to produce the German type of lager beer, as opposed to the strong ales which were being brewed in the Australian colonies at this time, and has been credited with the introduction of these beers.[28] The *Australasian Brewers' Journal* described the brewery as the first of its kind to be erected in Australia, having 'special appliances as could not be procured elsewhere'.[29] In 1889 the brewery was formed into a private company with Messrs Hart, Thomson and Turner as directors, and by 1895 it was successfully pioneering the manufacture of lager beer. As such, it became a market leader and was later joined by the eminent Augustus de Bavay, former head brewer of the Victoria Brewery, as head brewer and director. In 1907, the company was taken over by the CUB. Two of the original buildings remain on the site.[30]
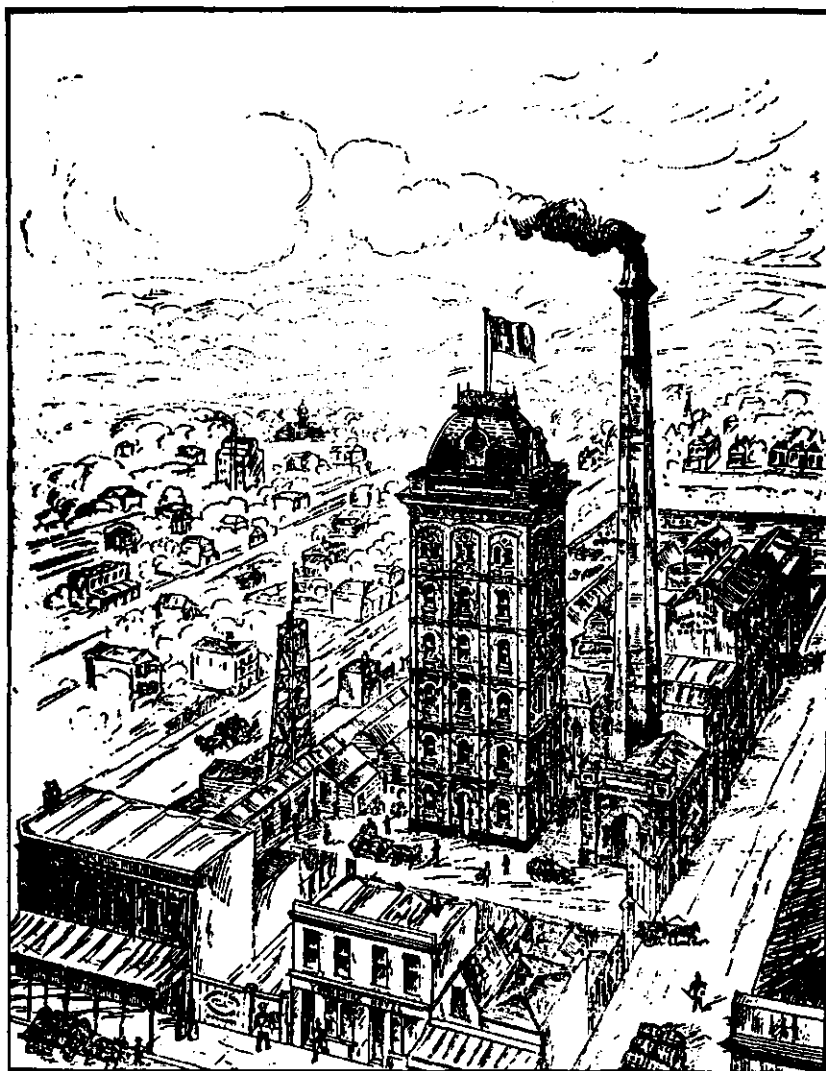
Figure 26   *The Yorkshire Brewery, Wellington Street, Collingwood, 1890. Source: The Inner Suburbs*
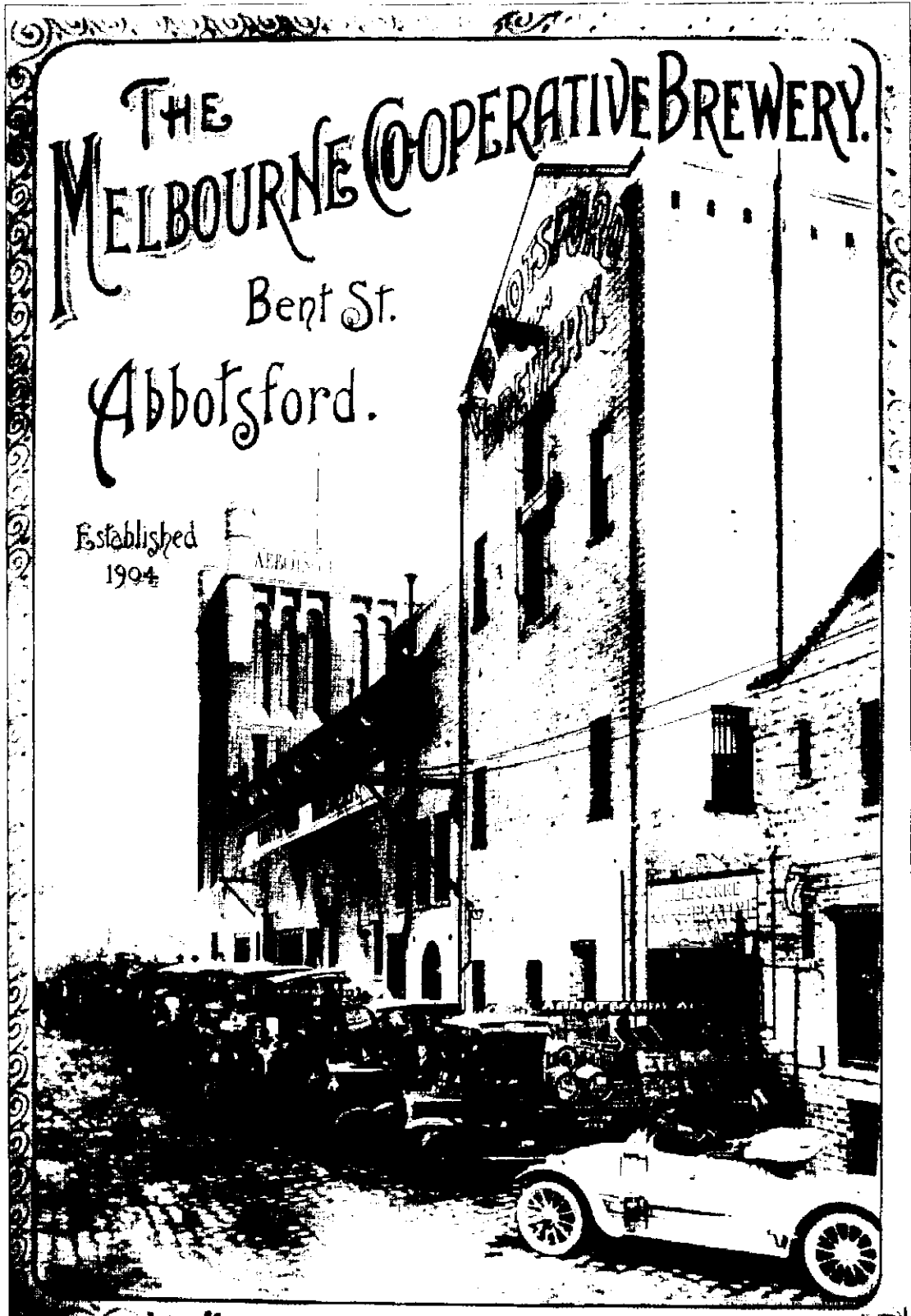
Figure 27   *The Melbourne Co-Operative Brewery at Bent Street, Abbotsford, affiliated with Carlton United Breweries. Source:* The Amber Nectar

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The Carlton and United Brewery was a important part of the social fabric providing entertainment and also employment. Many Collingwood football players were employed there. According to Keith Stackpole:

> Leo Morgan, Jackie Ross, Jack Carmody and Marcus Whelan all got jobs on the one day and the other clubs went crook. They said, "How come they all get jobs with the brewery and the other clubs can't?" Of course, Jock McHale, coach of Collingwood was foreman there, worked there all his life.[31]

The Richmond Brewery (dem.) 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.[32]

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.[33] 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.[34]
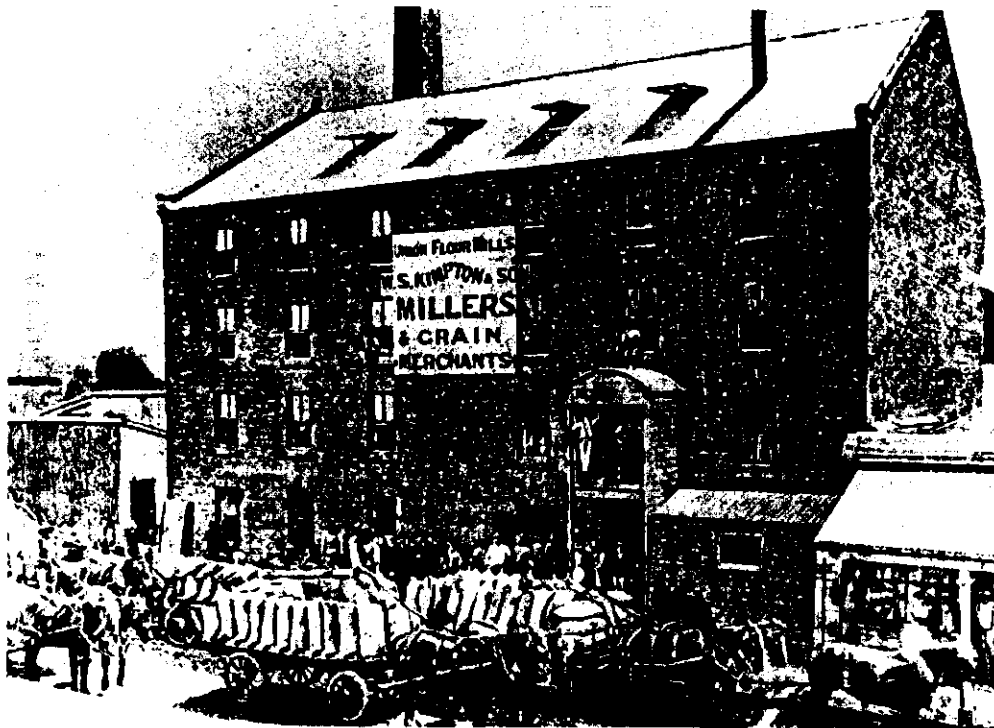
Figure 28   *W S Kimpton & Son Mill, Brunswick Street, Fitzroy, c.1885.* Source: The Flour Mills of Victoria, 1840-1990: An Historical Record

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.[36]

The majority of the colonies' coach and carriage builders were located within Yarra, some of which operated quite substantial works. For example, the Phoenix Carriage Works, run by William Hobbs and Co., was located in Brunswick Street, Fitzroy.[37] The largest of these carriage works, according to the firm's own advertisement, was G F Pickles & Sons, who, in 1890, claimed to be the 'largest manufacturers of high-class Carriages, Buggies, Pleasure and Business Wagons in Australia'. The firm's metropolitan manufactory was situated at 32-38 Brunswick Street, Fitzroy.[38] 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).[39]

Figure 29   *The Victoria Tannery, on the Yarra River. Source:* Old Melbourne Town

The most well known and well doumented industry was boot manufacturing, which was, in the late-19th century, supplied with local leather from Collingwood and Richmond (Fig. 29). 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.[40] By the 1870s one Richmond tannery tanned 300 cattle hides and 50 sheepskins and week, some saying they employed up to 50 men a day, most of which were unskilled labourers.[41] 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.[42] Perhaps the largest was Richard White's boot factory on the corner of Young and Little Napier Streets in Fitzroy (est. 1864) which by 1888 was claimed to be the 'most extensive boot factory in the colony', with retail houses in North Melbourne and in the city, as well as in several other suburban locations.[43] The business premises were described in 1888 as 'an imposing three-storey structure, having a frontage of 66 ft. [20 metres] by a depth of 120 ft., [36 metres] and ... fitted throughout with the most modern labour-saving machinery, a 20-horsepower engine supplying the power'.[44] The factory employed an impressive total of 300 people at this time. The number of boot and shoe manufactories in Fitzroy appears only to have been exceeded by the number located in Collingwood, which was truly the epicentre of the industry, as shown.

Boot and Shoe Factories in Fitzroy and Collingwood (1895 & 1900)				
Municipality	**FITZROY**		**COLLINGWOOD**	
Year	1895	1900	1895	1900
Total Number of Works	9	23	25	29
Male Employees	480	739	888	1,286
Female Employees	127	305	374	561
Value of Plant & Machinery	£28,420	£19,540	£23,080	£32,980
Value of Buildings & Improvements	n.a	£21,160	n.a.	£31,480
Number of Boots & Shoes Produced	478,573	911,574	796,450	1,234,256

The only known boot factory to survive from the 1880s in Collingwood is the Yates Boot Factory (10 Page Street), now known as the Organ Factory.[46]

Perhaps the largest of all the local industrial enterprises was the MacRobertson confectionery works, established in 1880.[47] The *Illustrated Directory of Collingwood and Fitzroy* (1905) devoted several pages to the founder, Macpherson Robertson and his manufactory:

> wherein an industrious army is constantly at work supplying white Australians of both sexes and all ages with confectionery and chocolates of every conceivable shape and variety, as well as cocoa, jams, jellies, sauces, preserves and other good things containing pure sugar as one of their principal ingredients, and which are therefore strengthening to the human frame, as well as pleasing to the palate.[48]

The original MacRobertson's factory building, one frontage, at 185 Argyle Street,[49] was demolished in the 1890s and replaced with 'the great buildings, constructed on the most modern lines, which now occupy the whole block bounded by Argyle, Kerr and Gore Streets', the largest complex yet built in south Fitzroy.[50] The expansion of the company's works completely changed the nature of that area of South Fitzroy, which had previously been basically residential, with some small shops, into a large-scale industrial zone.

In 1949 alone MacRobertson's Confectionery owned:

Address	Description	Address	Description
198 Argyle Street	Bk Shop	399 Kerr Street	Bk Garage & Shed
214 Argyle Street	Bk Factory	360 Napier Street	Vacant Land.
215 Argyle Street	3-storey Factory	178 Rose Street	Bk House
358 Gore Street	Offices	361 Smith Street	Bk Shop
369 Gore Street	Lifesavers Factory	363 Smith Street	Bk Shop
415 Gore Street	Bk Factory	365 Smith Street	Hospital
430 Gore Street	Bk Factory	369 Smith Street	Engine House .
245 Johnston Street	Bk Garage	375 Smith Street	Bk Factory
257 Johnston Street	4 Shops & Store	401 Smith Street	Bk Factory
159 Kerr Street	3-storey Factory	415 Smith Street	Bk Factory
177 Kerr Street	Bk Store	419 Smith Street	Bk Factory, 18 rm
190 Kerr Street	Sterilizer Factory	421 Smith Street	Bk Store, 1-storey
213 Kerr Street	Bk Factory		

Figure 30   *Workers at the MacRobertson's factory in Gore Street, Fitzroy. Source:* Fitzroy: Melbourne's First Suburb

*Figure 31   The first stage of the Fairfield Paper Mills under construction in 1920.
Source: The Spreading Tree*

The estimated total annual value of these properties was £10,818.[51]

The largest factory in Fairfield was the Australian Paper Mills Co. (APM), established in 1895, near Melbourne.[52] 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 (Fig. 31).[53] 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.[54] 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.[55] The Boiler House, built to contain boilers and turbines, was constructed in 1954. The building was designed by Mussen, Mackay & Potter: Mackay was the architect, whilst Mussen and Potter were the engineers. The curtain walling which clads the five-storey building is one of the earliest examples of the technique known in Victoria.

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.[56] 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.[57] 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.[58] 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 (pending demolition, 1 Palmer St, Richmond) who also built mining equipment and then expanded into other areas after World War Two.[59]

Of relatively recent construction were a number of much larger factory buildings and complexes. These were also praised for their 'fine' and 'modern' appearance and for the facilities they could offer in terms of improved working conditions. These factories or complexes included the massive four-storey building housing the British United Shoe Machinery Co.'s works (Alexandra Pde, Fitzroy), the Moran & Cato works and stores in Victoria Street, La Mode Industries corset manufacturing works also in Victoria Street, the substantial boot making works of Paddle Bros. in Reid Street, the three factories in Nicholson Street owned by the Easy Phit Slipper Co., and the two Shovelton and Storey factories also in Nicholson Street.[60] The largest and most impressive group of modern buildings covered in the survey was of course the MacRobertson confectionery manufacturing complex.

Figure 32   George Fincham & Sons premises, Richmond, c.1903. Source: The Cyclopedia of Victoria

4.3   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. This approach was in a number of cases a very successful one; witness the growth of the Foy & Gibson complex of retail and manufacturing buildings .

Foy & Gibson developed from a partnership between Mark Foy, a Collingwood draper, and William Gibson, a Fitzroy trader.[61] Both Foy & Gibson's manufacturing sector and its central retail outlet were located near the boundary between Fitzroy and Collingwood. By the 1930s, from its northern to southern extremities, the series of buildings associated with the firm stretched some two miles.[62] As early as 1897 the firm's first Smith Street store, situated on the east, or Collingwood, side of Smith Street, had been joined by a number of factories to its east (Fig. 33). These represented the first part of what later became an enormous manufacturing complex. The only building which still remains of those Foy & Gibson buildings which were located on the Fitzroy side of Smith Street is the former Diamond Cut Lingerie Building, which has recently undergone internal refurbishment.

Other partnerships had also developed from existing local shops or warehouses. In 1905, W A Bennetts & Son (184-192 Brunswick St) was one of the oldest firms operating in Fitzroy. Bennetts was founded as a general store, specialising in grocery lines rather than hardware, in the early 1840s. An engraving of Brunswick Street in 1842 shows 'Bennett's store' at the corner of Moor and Brunswick Streets.[63] After many years, the business was built up into one which dealt largely in grocery, grain and ironmongery. Around the turn of the century it began to specialise in ironmongery and imported china, glass and earthenware, and the original single frontage had been expanded to five.[64]

H Ackman & Co. was another local success story. Beginning as a pawnbroker at 163 Smith Street, in 1880 he went on to establish a secondhand furniture operation.[65] By 1905, the firm's premises, the 'Ackman's Monster Furnishing Arcade,' at 243-247 Smith Street , were described in the following glowing terms:

> "As well known as the Post Office clock", is a saying that might be fittingly applied to the old-established house of Messrs H Ackman & Co. of Smith-street. Founded some twenty-five years ago, it is one of the landmarks of Fitzroy, being known far and wide as one of the reputable furnishing establishments in the State of Victoria.[66]

At its peak, the Ackman's complex occupied a whole block of Fitzroy. Having successfully adopted a policy of backward integration and moving into manufacturing, the firm built a 'modern, multi-storeyed factory backing onto Gore Street'.[67] The only remains of this manufacturing/retail complex which still exists is the facade of the Smith Street building, the site having been developed into a large modern supermarket in the 1980s.

Moran & Cato the grocers was another local firm which developed into a much larger enterprise. Established in 1880, at 191 Brunswick Street,[68] the firm had also set up a second branch, in North Melbourne, by 1885.[69] In 1894, it was described as 'importers,
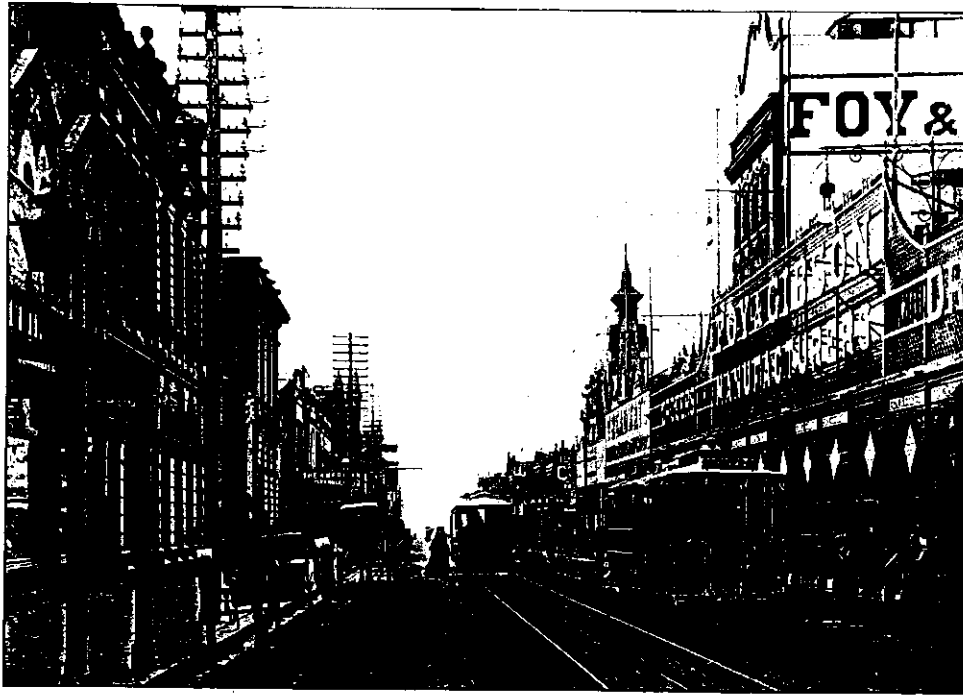
Figure 33   Smith Street, Collingwood, showing Foy & Gibson to the right of shot, c.1900. Source: Greater Melbourne Illustrated

tea merchants, wholesale and retail cash grocers; wholesale depot and office, 190, 192, 194 Brunswick-st, Fitzroy. Branches in all suburbs'.[70] In 1903 headquarters was a large warehouse on the corner of Victoria and Brunswick Streets, in addition to which it also used a factory in Victoria Street, and had extensive stabling at the corner of Rae and Holden Streets, North Fitzroy.[71] By the 1930s, when its founder, F J Cato died, the firm had 170 branches and employed 1,000 people.[72]

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 without a peer in this city and has few equals either in or outside Melbourne.[73]

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 changed the suburb's economic profile, making it more working-class.[74] 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.

4.4   Smaller Retailers: Strip Shopping

During the 1840s, small shopkeepers located in Brunswick Street to provide local residents with building materials, food and clothing.[75] By 1854, according to one memoir, 'shops rivalling those in Bourke-street, Melbourne, were to be found in Brunswick-street':

> Here were John Ball and Joseph Moate, grocers, E and D Langton, butchers [No. 66], Bennett the ironmonger, Wymond and Vasey, drapers, as well as the "Brunswick" Hotel (Mrs Elizabeth Lusher) [No. 109], and the "Labour in Vain" [No. 167] ... [76]

Smith Street, and to a lesser degree Wellington Street, were the concentrated retail strips in Collingwood, while in Richmond, by 1864, there was a proliferation of shops and small businesses in Bridge Road to support the local residents. These included: three greengrocers, two fruiterers, five butchers, three chemists, a tailor, eight grocers, three bakers, four drapers, a dentist, a dressmaker, two plumbers, two furniture dealers, a leather cutter, two saddlers, four bootmakers and four shoe/boot dealers.[77] There were

Figure 34   *Brunswick, the intersection of Brunswick Street and Moor Street, with the Wesleyan Church and the first store, c.1840. Source:* Old Melbourne Town

also a smaller number of shops in Swan Street, Victoria Street, Church Street and Cremorne Street.

Around Fitzroy, at the same time, both Brunswick Street and Gertrude Street in South Fitzroy, and to a lesser extent Smith Street, Victoria Parade and the south end of Napier Street, were home to a range of small businesses, most of which would have served only local needs. There was no homogeneity, nor grouping of businesses in this early period. For example, on the east side of Brunswick Street in the block between Gertrude Street and Farie Street (now gone, Farie Street was positioned between Gertrude and Webb Street), the following businesses jostled for local custom: an ironmonger, an undertaker, a musical academy, a general dealer, an upholsterer, a butcher, a seed store, two milliners, a stationer, a fancy repository, a dressmaker, a staymaker, a fruiterer, two drapers, a hatter, a chemist, a grocer, and a butcher.[78] This was a typical mix of businesses and a similar variety of trades was plied elsewhere in Brunswick, Gertrude, and Smith Streets.

Smith Street, Collingwood, was remembered as being,

> a thoroughfare only second to three or four of the central streets in the city in regard to the multitude of its traffic. The drapers' shops and the great produce stores, the shoemakers, the clothiers and scores of other trades here make a' display that gives to this street a metropolitan air; and on Saturday nights the crowds thronging through its gaslit footpaths are as dense as those in Bourke Street itself.[79]

The concentration of shops on the Collingwood (east) side of Smith Street was between Peel Street and Stanley Street. The businesses there in 1864 included two bootmakers, a seedsman, three grocers, a furniture broker, two hairdressers, three herbalists, a baker, a dentist, a muslin stamper, a dressmaker, two butchers, a tobacconist, an ironmonger, three drapers, a watchmaker, a bonnet maker, a corn dealer, two greengrocers, two fruiterers, a chemist and a hat manufacturer.[80] Later Johnston Street and Queens Parade also attracted shops and shoppers:

> In the block in Johnston Street from Victoria Park Station beyond Hoddle Street and perhaps going up to Gold Street there was tremendous variety of shops. There was a competition between greengrocers and lots of butchers. We had our own florist shop at one stage and there was a fabulous place called Paris House presided over by a Mrs Reidberg, a very queenly lady, very fierce. It was a haberdashery shop with a difference. She had a wide range of baby clothes and things like that.[81]

Queen's Parade/Heidelberg Road was also a main route out of Melbourne and the shops served those travelling as well as local residents.

A few solicitors, auctioneers and insurance agents occupied smaller premises, usually in the main commercial streets, but also in secondary streets. Other services appeared in similar proportions to elsewhere. For example, amongst early businesses established in the 1840s and '50s were a number of undertakers, the business of death being a universal one. The Lewis family started its undertaking business in Young Street Fitzroy, but expanded in the 1880s to include premises in Johnston Street.[82] Other early undertaking businesses were those of W G Apps, which was established in Moor Street in 1854, and W G Raven, Undertaker and Embalmer, established in 1855 at 227 Smith Street.[83] In total, by 1864, there were two undertakers in Collingwood, three in Richmond and four in Fitzroy.[84] This number was maintained by 1870, with the *Sands and McDougall's Melbourne Directory* listing five undertakers in Richmond and five in Fitzroy.[85]
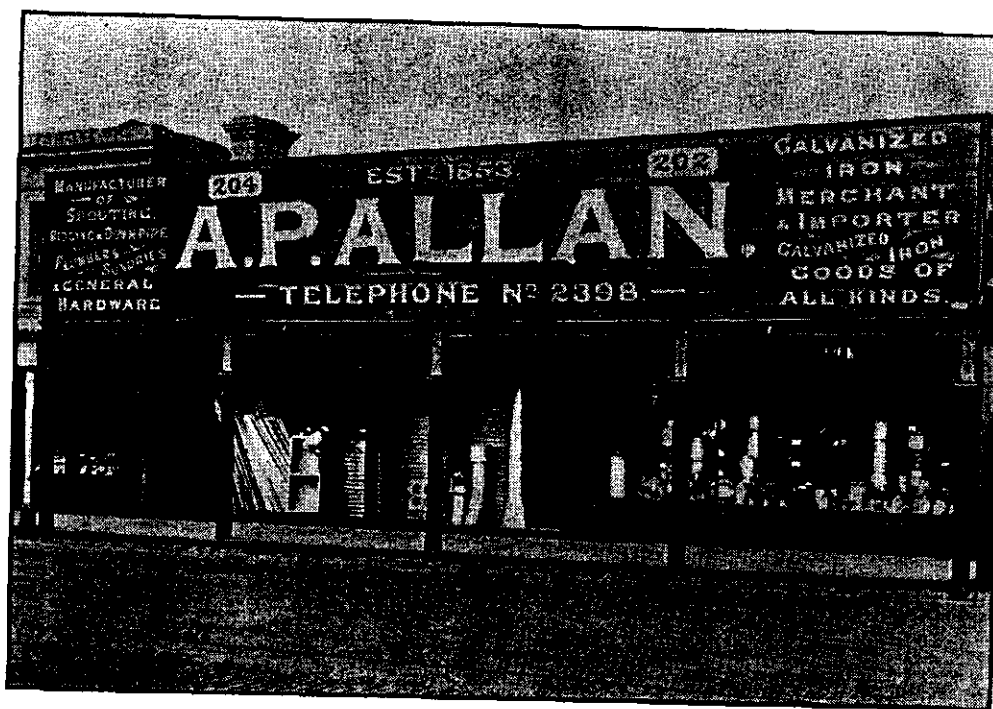
Figure 35　　*The premises of A P Allan, Brunswick Street, Fitzroy. Source:* The Cyclopedia of Victoria
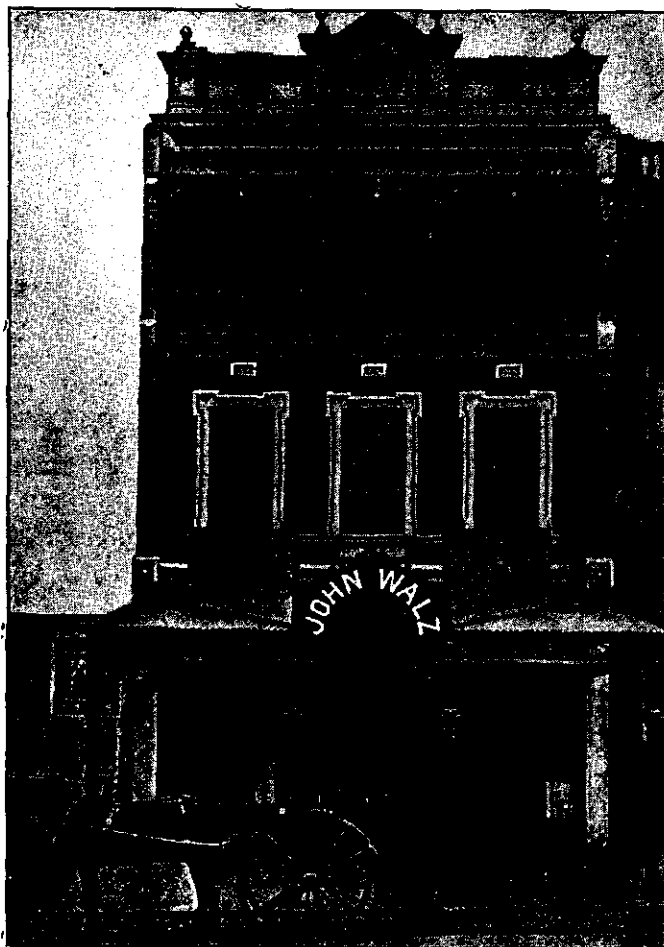
Figure 36　　*The premises of John Walz, Bridge Road, Richmond. Walz sold trunks and portmanteaux. Source:* The Cyclopedia of Victoria
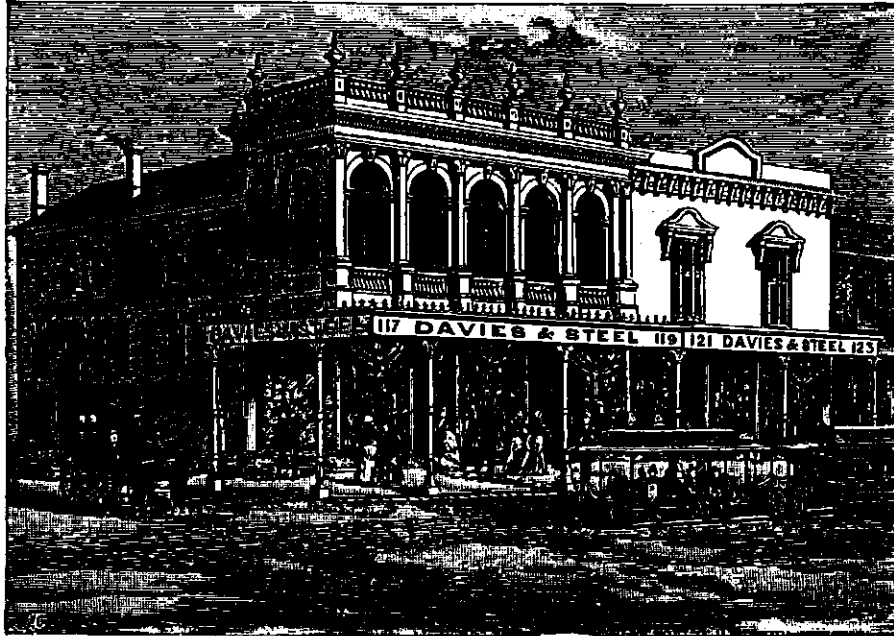
Figure 37   *Messrs Davies and Steel, Drapers, Brunswick Street, Fitzroy.* Victoria
and its Metropolis

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. Examples of these include
the former Gertrude Hotel at 63-65 Gertrude Street, Fitzroy, which was designed with a
row of shops attached in 1873 by Melbourne architect, John Flannagan, and the later
Victoria Buildings in Smith Street, which were designed for their first owner, John
Woods, by Norman Hitchcock in 1888.[86] 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 far-
> seeing 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 ...[87]

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.[88] 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.

4.5 Financing the Suburbs

The first bank to be established in Fitzroy was the E S & A C Bank which was opened in 1854 on the west side of George Street, just south of Gertrude Street, at what was then 43 George Street. Like many other banks in Fitzroy, this branch was relocated some years after its inception. In 1865 a new building was constructed for the E S & A C Bank at what is now 136 Gertrude Street. It was designed by William Wardell.[89] The E S & A C Fitzroy Branch, which was referred to as the Collingwood Branch up until at least 1880, remained the sole banking establishment in Fitzroy up until 1864.[90] In 1865, the National Bank set up its 'Collingwood' branch at 171 Smith Street. A new building was constructed on the same site in 1873, and the branch name was changed to Fitzroy in 1888.

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.[91]

Later in the century other banks were located in the main commercial streets of Fitzroy. All of these were established in the 1870s and 1880s. They included the North Fitzroy branch of the London Chartered Bank, a Fitzroy branch of the Bank of Australasia on the south-west corner of Moor and Smith Streets (299 Smith St, 1875), the Union Bank's Fitzroy branch on the north-east corner of Brunswick and Johnston Streets (1887), and now the A N Z Fitzroy branch, the State Savings Bank of Victoria (cnr Smith & Johnston Sts, 1879) and elsewhere in both North and South Fitzroy in the 1890s and in the 20th century, the Bank of New South Wales (west side of Smith Street (1873), the Bank of Victoria (136 Brunswick St, 1873), and the Colonial Bank, now the National Bank's North Fitzroy branch (corner Brunswick Street and Queen's Parade, 1881).[92]

Commonwealth Bank branches opened in Fitzroy and Richmond in the 20th century, including the former State Savings Bank in Swan Street in 1907, designed by Billing Son & Peck. The London Chartered Bank opened a branch on the south-west corner of Brunswick and Westgarth Streets in 1877.[93]

5.0 LOCAL COUNCIL AND COUNCIL SERVICES

5.1 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.[1] 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 Yarra 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.[2] 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.

5.2 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.[3] 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

Figure 38   *The Richmond Town Hall in the 1880s, before the clock was installed.*
Source: Victoria and its Metropolis
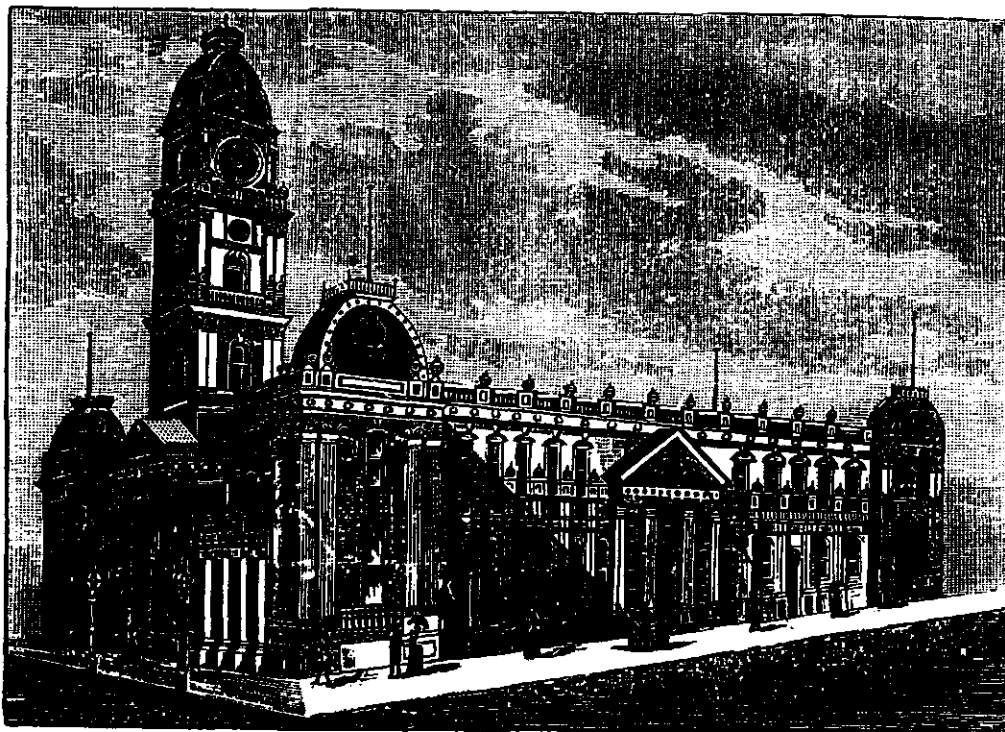
Figure 39   *The Collingwood Town Hall. Source:* Victoria and its Metropolis

Figure 40   *The Fitzroy Town Hall, c.1900.* *Source:* Greater Melbourne Illustrated
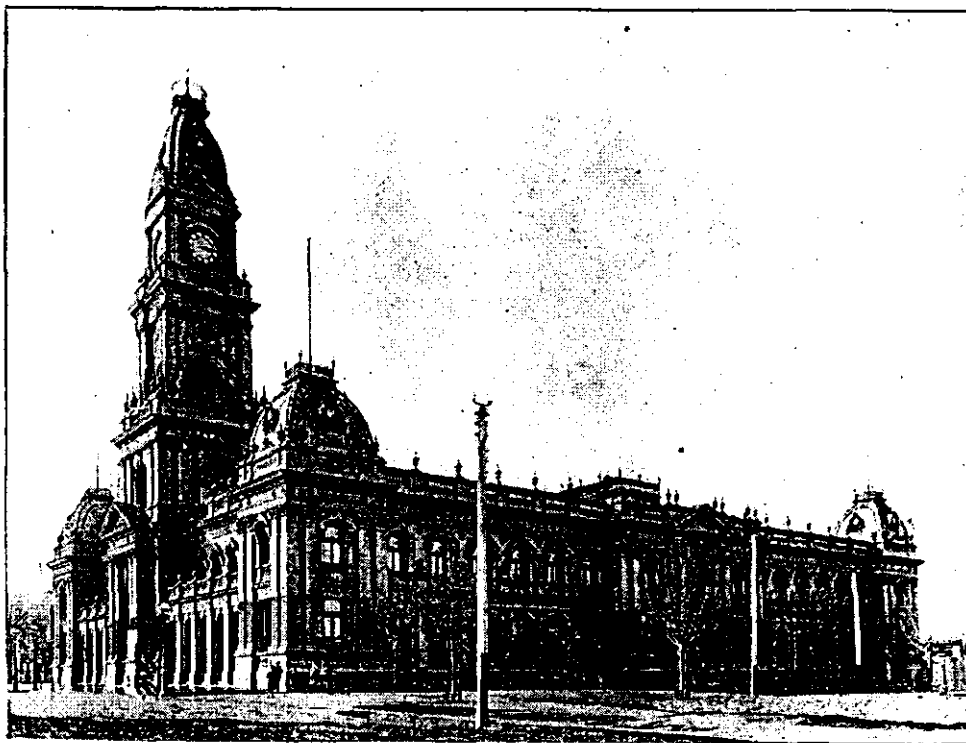
Figure 41   *The Collingwood Town Hall, c.1900.* *Source:* Greater Melbourne
Illustrated

> 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.[4]

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.[5] The Town Hall was made over in 1934-36, including the
remodelling of the façade 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.[6]

Fitzroy raised finances for a town hall (Fig. 40) by the early 1870s, with a £25,000 loan,
and the building was erected by James Nation & Co. for £11,000, to the design of
William Ellis. The Council borrowed £15,000 for improvements in 1887, which were
completed to the design of G R Johnston. The town hall was used for a number of civic
functions including a School of Design, a library, a Philharmonic Society, staging plays,
Rifle Club meetings, and housing the local branch of the Australian Natives Society.[7]

After Fitzroy erected its town hall in 1874, there was competition in Collingwood. Land
was purchased from John Budds Payne in Hoddle Street for £7,000 in 1884. The
building itself was financed by a loan from the government for £40,000 in combination
with the proceeds from the sale of municipal owned sites. The new building comprised
municipal offices, a court house, post office, mechanics institute and the Collingwood
Library (Figs. 39 & 41).[8] When complete it was described in the *Picturesque Atlas of
Australia* as being:

> ... one of the largest and handsomest near Melbourne ... The architecture is of
> the Renaissance style. Over the main entrance is a tower ... and at each angle of
> the building is a pavilion enriched with coupled columns and surrounded by a
> curved mansard roof. These pavilions are united with the central tower in the
> principal facade by means of an arcade, and the general effect of the whole
> elevation is decidedly rich. Inside is a fine hall ...[9]

Fire Stations were situated all over the district. There were two 'A District' stations: the
No. 7 in North Carlton (129 Amess St) opened in 1893 and closed in 1915; and the No.
9 in North Fitzroy (St Georges Rd) built in 1891, rebuilt in 1912 and closed in 1983.
There were also four 'B District' stations. These were the No. 10 in Hoddle Street (Fig.
42), Abbotsford, opened in 1891, extended in 1916 and closed in 1966; the No. 11 in
Clifton Hill (662 Smith St) bought in 1892 and closed in 1913; the No. 16 in Burnley
(Somerset St) opened in 1907 and closed in 1916; and the No. 17 in Lord Street
Richmond opened in 1893 (Fig. 43), then replaced by a new station in Church Street in
1966. The reel shed for all these stations was behind the Richmond Town Hall.[10]

The Fitzroy Council was served by two volunteer fire brigades, one each for North and
South Fitzroy. The Council's only obligation was to provide them with uniforms and
equipment, and to make some contribution towards the cost of their buildings.[11] As
well as fighting fires in Fitzroy, both brigades co-operated with brigades nearby and

Figure 42　　*The Abbotsford No. 10 Fire Station. Source:* Victoria Illustrated, 1834-1984
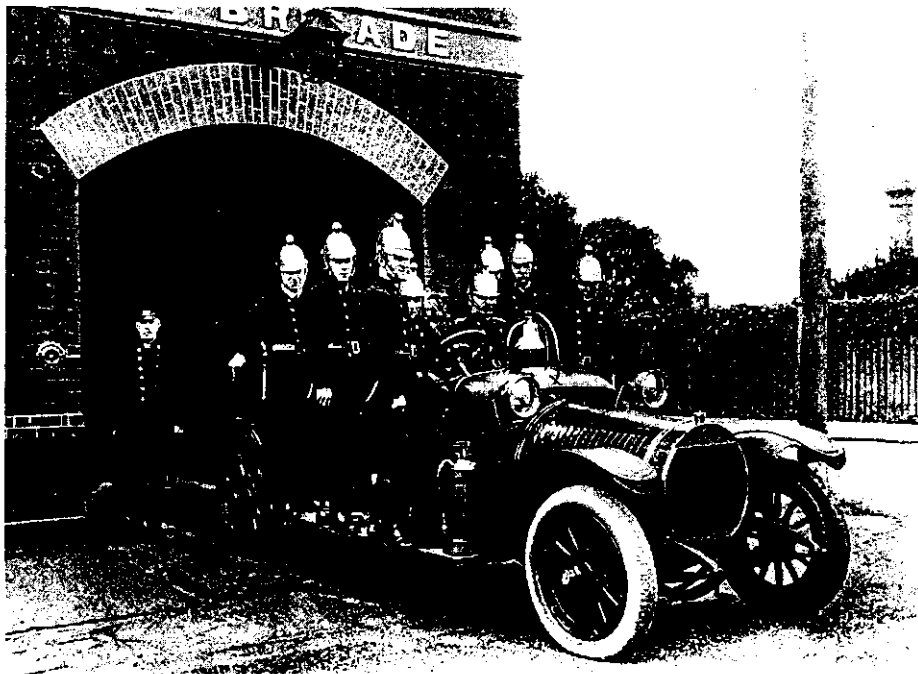
Figure 43　　*The Richmond No. 17 Fire Station. Source:* Victoria Illustrated, 1834-1984

fought fires in Collingwood, Carlton and Richmond.[12] These volunteer brigades were replaced by the Metropolitan Fire Brigade after its establishment in 1889.

A postal service was established in Collingwood in 1856, receiving boxes erected on the corner of Hoddle Street and Gibbs Street in 1862; and on Victoria Parade at Wellington Street.[13] A post office was built in Peel Street, between Oxford and Cambridge Streets, which was first relocated to 174 Smith Street, then replaced by a new post office, erected in 1891 (extant). The new building was designed by John Hudson Marsden of the Public Works Department.[14]

The Fitzroy Post Office is located at 296 Brunswick Street. At the south-western corner of Johnson and Brunswick Streets, the building is on one of the most prominent sites in the municipality. It was built in 1876 to a standard Public Works Department design. The architect was John Thomas Kellener, and the builders were Beardall & Cross.[15] The North Fitzroy Post Office, at 251 St George's Road, is on another prominent, but more unusual, site. This building was not purpose-built. It was constructed as an office/residence in 1887/8 by local real estate agent, Thomas Rogers.[16] Rogers sold the building in 1890, to the Standard Building Society, which continued to operate from the premises until 1907.[17]

The South Richmond Post Office was erected in 1905 to the design of J B Cohen by builders McConnell & McIntosh (Swan Street). Its design was unique for its incorporation of a tower.[18]

5.3 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'.[19] 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.[20] The Collingwood and Richmond Battery RVVA 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 Volunteer Artillery, along with a number of original Volunteer Rifle regiments.[21] A simple timber drill hall was erected at the corner of Gipps and Docker Streets in 1867, which was extended in the 1890s.[22] The drill hall replaced two iron sheds which had been erected in 1860.[23]

A number of corrugated iron drill halls were erected during World War One: in Swan Street, Burnley;[24] Park Street, Carlton North;[25] and 140 Queens Parade, Fitzroy North.[26] While other buildings, such as the Former boot factory at the corner of Roseneath and Groom Streets, Clifton Hill,[27] 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, Fitzroy in the lead-up to World War Two.[28]

5.4   Crime and Punishment

Crime within Yarra encompassed everything from 'larrikins' in the street creating 'a perfect pandemonium ... swearing, spitting, fighting'[29] 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].[30]

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.[31]

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.[32] 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.[33]

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 if escape routes were planned in case of a police raid. Isaacs believed Wren made £20,000 a year in this manner.[34] Wren organised bribes for local councillors—'The usual thing is 10 pounds for each councillor'[35]—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.[36]

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 wowser, W H Judkins, as being a 'Vesuvius of carnality ... greed ... animalism'.[37] 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.[38]

5.5   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.[39]

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.[40]

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.[41] 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.[42] 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.[43] 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'.[44]
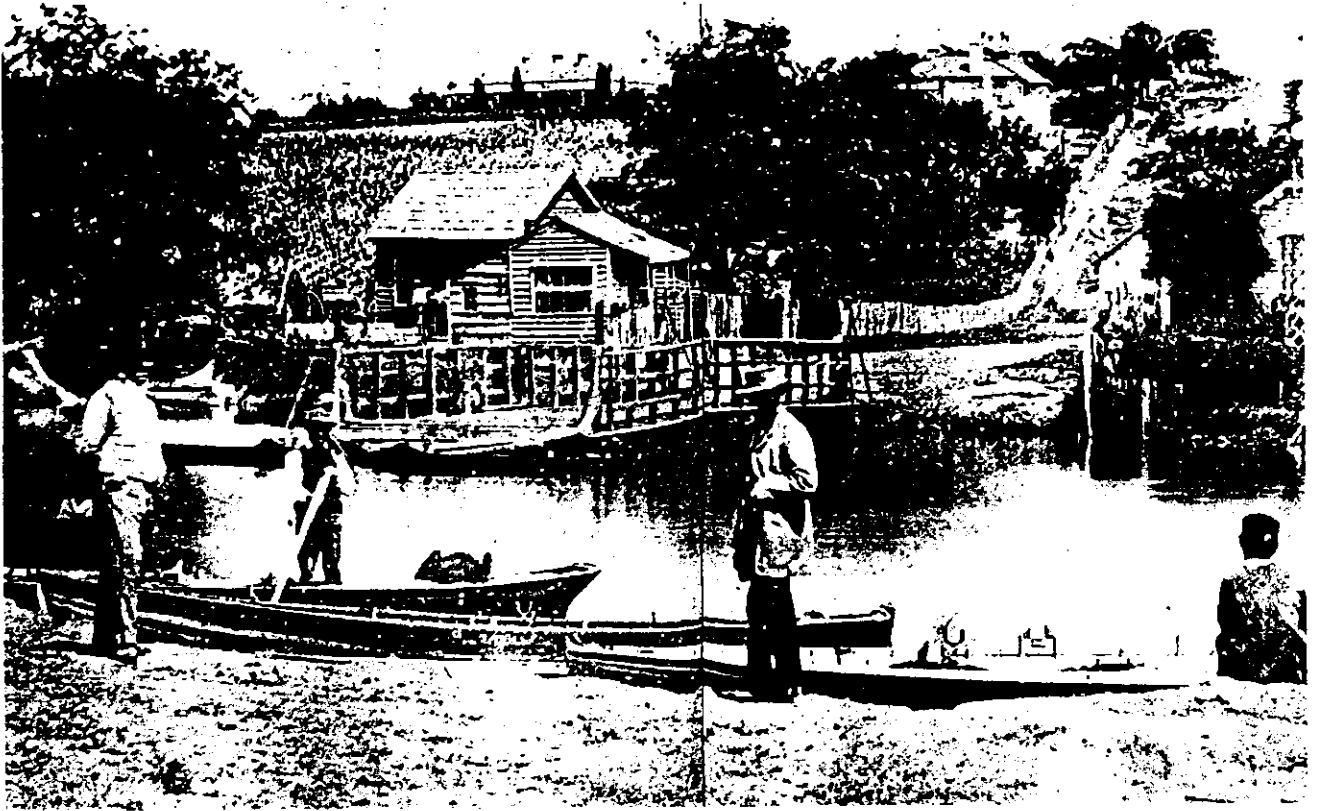
Figure 44   *Punts on the Yarra River at Richmond, c.1850s.* *Source:* Australia in the Victorian Age: 3; Life in the Cities

Figure 45   *Palmers Punt, Richmond, c.1845. Artist W Withers.* *Source:* Victoria Illustrated, 1834-1984

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.[45] Nicholson Street, Fitzroy was extended two years later. 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.[46] All this 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.[47]

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, Richmond now being completed.[48]

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.[49]

Figure 46   The Fitzroy Engine House Pit, 1888.   Source: Mind the Curve!
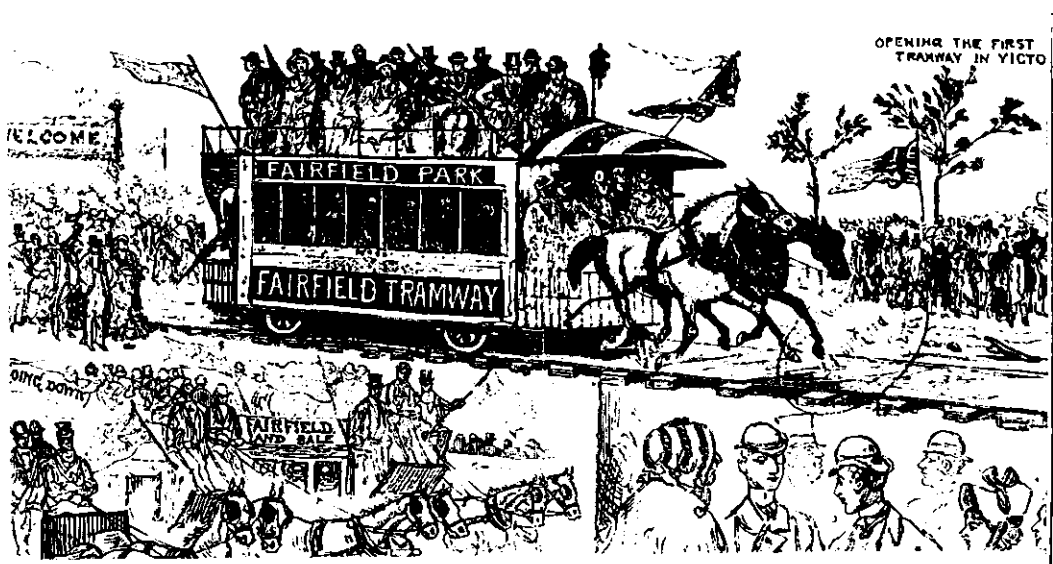
Figure 47   The opening of the Fairfield Tramway. Source: Life in the Cities

Figure 48   Views of the Richmond cable railway system. Source: Mind the Curve!

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.[50] 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.[51]

Fitzroy residents had vehemently opposed establishment of a horse-drawn cable car route through Fitzroy in the 1860s for a variety of reasons.[52] Into the 1880s, despite improvements in the technology, residents continued their vocal opposition to cabletrams, in the end to no avail.[53] Fitzroy's route was established in 1886 and 1887. One track ran along Nicholson Street from the city, then divided at Gertrude Street into two, one of which ran along Gertrude Street to Smith Street and the other which continued northward along Nicholson Street. The other route ran down Brunswick Street.[54] 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.[55]

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.[56]

A cable tram route was constructed along Rathdowne Street, North Carlton in 1889 which was replaced with a bus service when the electric tramway was laid in Lygon Street. The cable tram attracted commercial properties, and the street is still a residential/ commercial mix.[57]

Figure 49   *A Clifton Hill track being demolished.* *Source:* Mind the Curve!

*Figure 50   The Chevrolet bus purpose-built for the route from Spencer Street to
Clifton Hill, c.1920. Source:* Victoria Illustrated, 1834-1984

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.[58] 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.[59] 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.[60] 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.[61] 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.[62]

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.[63] The Edinburgh
Gardens Station has also been demolished. 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

Figure 51   The Burnley Railway Station, c.1890s. Source: The Rise and Fall of
             Marvellous Melbourne
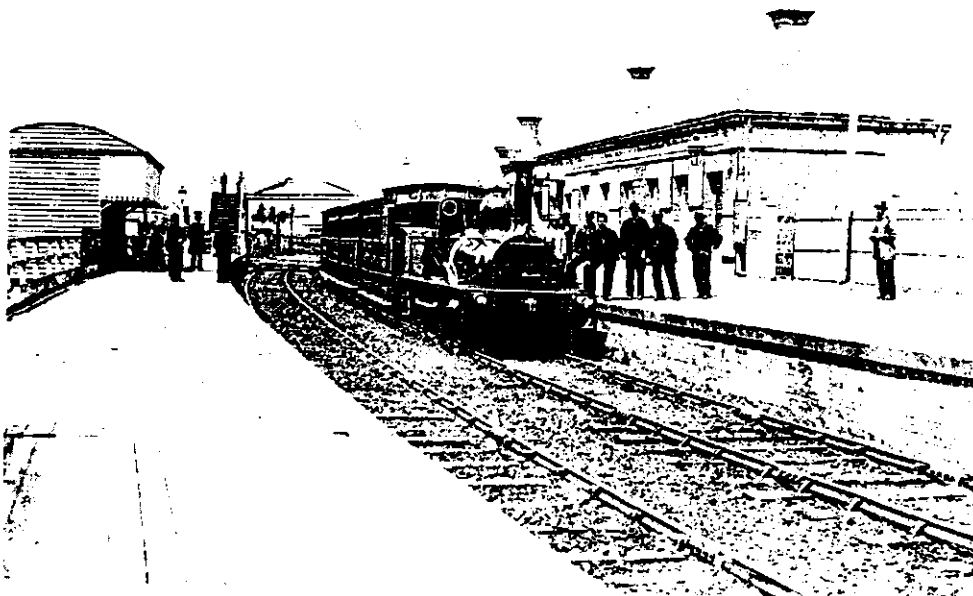
Figure 52   Richmond Railway station, 1888. It was replaced by the current station
             in 1958. Source: Victoria Illustrated, 1834-1984

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.[64]

Bernard Barrett has argued that the boom in railways and tramways in the 19th century offered little to either Fitzroy or Collingwood. Too close to the city to play the role of a terminus, both suburbs were bypassed to a certain extent by commuters from suburbs further out. For Fitzroy, the effect of greater commuter mobility was marked:

> One consequence was that middle-class or white-collar people working in the city or in Smith Street could leave their Fitzroy homes and move out to more attractive dormitory areas. The less affluent stayed in Fitzroy, making the average economic condition of Fitzroy more like Collingwood.[65]

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.[66]

Collingwood had to rely on the 1885 cabletram network until the railway was opened in 1901 and electric trams were installed in the 1940s. Residents predominantly relied upon horse drawn transport until relatively recently, many not wealthy enough to afford the motorised equivalent. 'If you saw someone with a car you'd say "Gee, he must be rich" and it'd be a little old Ford'.[67] When the railway was built from Clifton Hill to Princes Bridge, Mr Atchison recalled,

> all the kids got a day off school for a free ride to Melbourne and back ... I remember waiting in the tram stations. There were hurricane lamps and galoshes left in the waiting room. People left them in the winter time when they were catching the early morning trains. They would pick them up again when they came back at night. I don't know if anybody ever took the wrong lantern.[68]

5.6   Water and Sewerage

Problems with flooding and sewerage were rife in the 1840s, '50s and '60s. Water was either in to great or too small a supply (Fig. 54). 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.[69]

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.[70]

In 1853 a local committee was formed to address the issues of inadequate roads and drainage. An open drain was built in Reilly Street in the 1850s (Fig. 53) and the Blind Creek, which entered the Yarra north of Gipps Street after travelling towards Gold and Wellington Streets, was channelled in 1858.[71] In relation to Clifton Hill, Barrett reported that the Reilly Street drain, now under Alexandra Parade, was intended to drain the crown land in Clifton Hill, thus increasing land values and enabling profitable sales to

Figure 53   *The Reilly Street swamp, location of the infamous Reilly Street drain, at the corner of Reilly (now Alexandra Parade) and Smith Streets, c.1870. Source:* Fitzroy: Melbourne's First Suburb

developers. However, this vain hope was soon dashed when the drain overflowed onto the Collingwood Flat in the first winter after it was constructed.[72] It continued to be a hazard, as 'occasionally someone fell in and was drowned'.[73] It was a landmark for all the wrong reasons; a swampy wasteland about which Garryowen said:

> It was for a long time building enterprise would never penetrate to any extent beyond the sickly Reilly Street drain. This due northern region was the most unpleasant of the surroundings of Melbourne; the cold north wind in winter and the hot wind in summer, produced climatic variations anything but agreeable. One was either half-drowned of half-baked, and between mud and dust, and wet and heat, you could hardly dream that homes and hearths could have an abiding place there.[74]

Even after settlement progressed past the drain, it proved a strong physical, as well as mental barrier, between North Fitzroy and the more established South Fitzroy. Collingwood's backyard slaughtering, which persisted despite the new abattoir on Merri Creek, added blood and offal to the water and sewerage which ran down the open channels to the Flat.[75] Life on the Collingwood Flat was put in verse in 1861, in the *Melbourne Punch*:

> Lo from the stinking pools what vapours rise,
> To dim with their blue haze yon lustrous skies;
> Children inhale the subtle venom'd reek,
> And fade forthwith the roses off their cheek;
> Languid they droop; their silver laughter no more
> Rings joyously from out the cottage door;
> Quench'd the clear light of those engaging eyes,
> The fever-smitten victim moaning lies,
> And from that narrow, dark and foetid room
> *Will pass out to the still more narrow tomb.*[76]

Figure 54   Flooding in Richmond, 1891.   Source: Victoria Illustrated, 1834-1984

*Figure 55   Working on the 46-inch main in Punt Road, Richmond, north of the
Richmond Cricket Ground. Source: Vital Connections*

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.[77]

> 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.[78]

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 ...[79]

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.[80]

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.

5.7   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'.[81] 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.[82] 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[83] When the supply was first started it was used to spell out the words 'Collingwood Gas' on the front of the Theatre Royal in Bourke Street.[84] In 1878, the Collingwood, Fitzroy and District Gas and Coke Company amalgamated with the Melbourne and South Melbourne companies. At this time, the works in Smith Street became known as the Fitzroy Station of the Metropolitan Gas Company. Compared with the company's other metropolitan works, at South Melbourne and West Melbourne, the Fitzroy works proved to be less profitable to operate and as a result, the amount of gas produced at Fitzroy was gradually reduced over the years, and the site was developed to accommodate the Company's construction workshops instead.[85] A point of some interest is that in 1919, the only riveted gas holder (or 'gasometer') ever built by the Metropolitan Gas Company was constructed at the Fitzroy works (Fig. 57). Fitzroy's no. 3 holder was also of some significance, being apparently the 'World's First Welded Holder'.[86] When it was dismantled in 1978, the *Melbourne Times* noted that the gasometer was,

> of international importance when it was erected in 1922. It was the first completely arc-welded structure in the world and many overseas construction experts flocked to Fitzroy to marvel at the gasometer.[87]

Alphington was provided with gas in 1889 when the Heidelberg, Ivanhoe, Alphington, Fairfield Gas Co. laid mains; a subsidiary of the Heidelberg Gas Co.[88]

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

Figure 56   *The Richmond Gas Inspector's residence, Gleadell Street, Richmond, built in the 19th century. Source:* Victoria Illustrated, 1834-1984
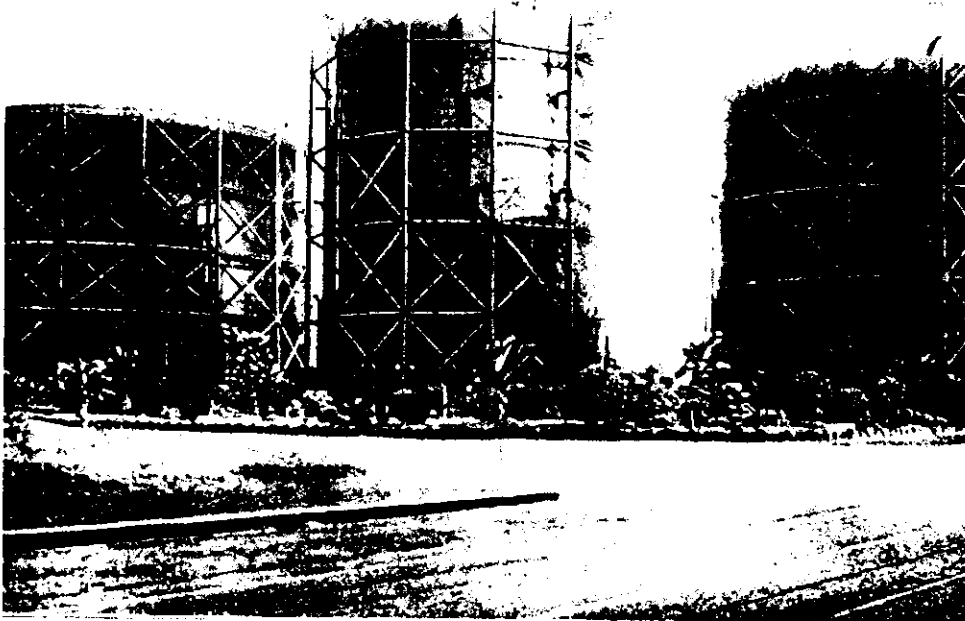
Figure 57   *The gasometers at Fitzroy, c.1928. Source:* Circle of Influence

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.[89]

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.[90]

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'.[91]

5.8   Hospitals

The banks of the Yarra River was perceived to be a remote rural area, ideal for such institutions as the Inebriate Retreat (1873) on the Merri Creek and the Yarra Bend Lunatic Asylum (1848) and, recommended first in the 1870s, an infectious Diseases. Hospital at Yarra Bend.[92]   Temporarily abandoned, the subject was pursued again in 1890 following a report which stressed Melbourne's need for an infection diseases hospital, which was run separately from the Melbourne and Alfred Hospitals.[93] Architects, Wharton Down and Gibbins, prepared drawings in 1893.[94] Funds were raised for the building, to be known as the Queen's Memorial Infectious Diseases Hospital. The municipalities of Prahran, South Melbourne, Hawthorn, Footscray, St Kilda, Brighton, Williamstown, Essendon, Flemington and Kensington, Northcote, Kew, North Melbourne, Brunswick, Heidelberg, Boroondara and Malvern were all represented on the committee. The government granted 15 acres [6 hectares] of land for the complex and by 1897, £16,000 had been raised. it remained a slow process and the first buildings were not erected until 1901, while the hospital was not in operation until 1904.[95] By this stage only Melbourne, Fitzroy, Richmond, St Kilda, North Melbourne, Brunswick and Coburg remained on the committee.[96]

By then the complex reserve had increased to 22 acres [9 hectares], comprising a receiving house, with separate areas for scarlet fever and diptheria, and two large wards (25 beds each) similarly separated; kitchen block (dem.), at the centre of the complex; and a nurses' home, which was enlarged by architects, A & K Henderson in 1916 and 1932.[97] In June 1917 new administration buildings and two Ward pavilions, also designed by the Hendersons, were opened to cater for cerebro-spinal meningitis.[98] The ambulance garage, work shops and men's quarters, were designed under Public Works Department Chief Architect Percy Everett in 1940, followed by the F V G Scholes block in 1949.[99]

One of the legacies of the extension of philanthropic activity in Fitzroy during the 1890s was St Vincent's Hospital, which was established in order to dispense aid during the Depression of the 1890s. St Vincent's provided a contrast to some of the other church-based charities operating in Fitzroy and the City of Melbourne at this time, since the institution was considered to be less discerning than many about the morals or respectability of those whom it chose to help. One writer remarked in 1905 that:

> There are charity organisations for assisting respectable people who are victims of misfortunes mourning by the current of adversity. But if one is to grade the various schemes for assisting distressed humanity, the premier position must undoubtedly be accorded to that noble institution, conducted by the Sisters of Charity, and known wherever established by them as St Vincent's Hospital.[100]

St Vincent's was opened on 6 November 1893 by Janet, Lady Clarke.[101] Despite fears that the hospital would not survive the depressed 1890s, the writer went on to point out that 'subsequent events have proved that the sisters were right when they realised that there was no such word as fail.'[102] In 1905, it was reported that, 'the word success is branded on their efforts until now they find it necessary to complete the colossal establishment'. The building which was under construction during 1905 faced onto Victoria Parade on the corner of Regent Street.[103] It still stands today but has been built over on the Victoria Parade side by the Stephenson and Turner wing. (Fig. 58)

More exclusive were the dentists and other surgeons which were located in the south-western part of Fitzroy, particularly in Gertrude and Brunswick Streets. Dentistry was a profession which was still very much for the well-to-do, as the elegantly furnished waiting rooms and surgeries in southern Fitzroy testified.[104] The location of a number of surgeons' and dentists' rooms in the hill area of South Fitzroy was testament to the fact that the area was still prestigious.

Figure 58   *St Vincent's Hospital, 1934.* Building, *12 April 1934*
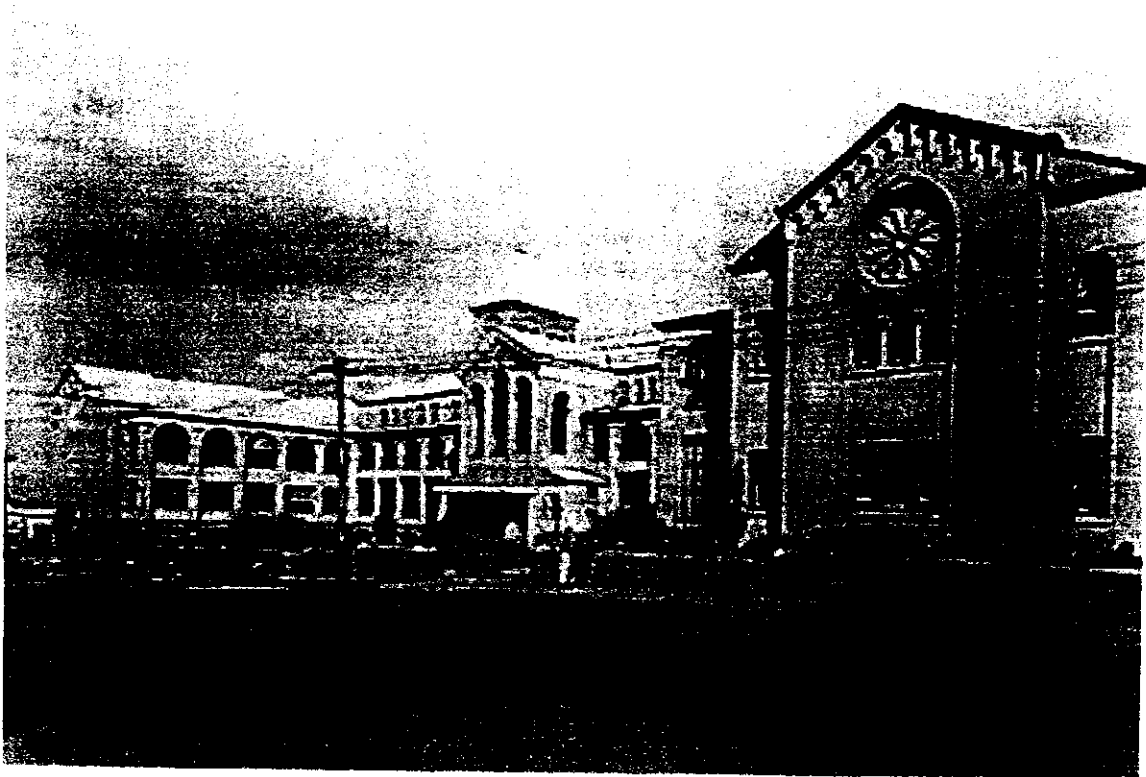
Figure 59   *Epworth Hospital, Erin Street, Richmond, c.1940. State Library of Victoria (Picture Collection)*

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.[105]

5.9   Education

In 1863 the Good Shepherd Order purchased Abbotsford House, which they had found empty, to found 'an asylum for fallen women' which they expanded in 1865 with the purchase of the neighbouring St Helliers from Edward Curr's widow. In 1864-65 they established an 'industrial school for the preservation from vice of neglected little ones' as well as 'a reformatory for the reclamation of criminal [Roman Catholic] children'.[106] A new building, an industrial school, was erected in 1868 to the design of J B Denny. It became the north wing of the present Sacred Heart Complex. A chapel, the Church of Immaculate Conception, was erected between 1870 and 1880. In 1889-1902 a new convent, designed by Reed Smart & Tappin was erected at which time Abbotsford House was demolished.[107]

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
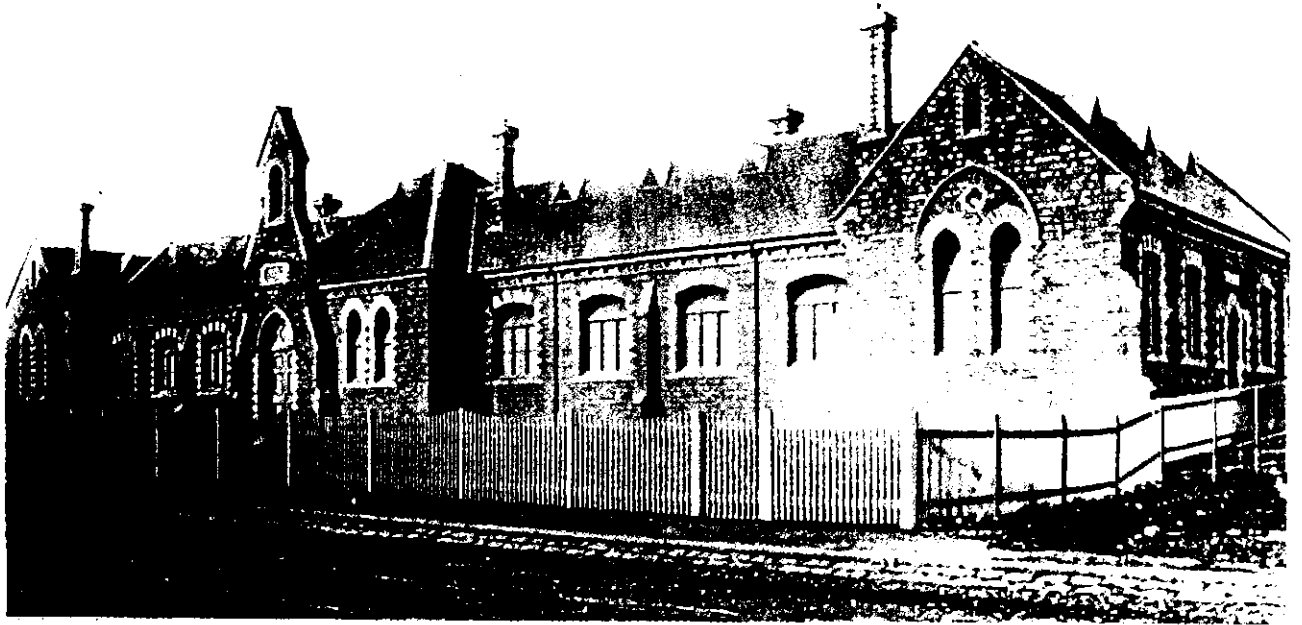
Figure 60   *State School 1396, Brighton Street Richmond, 1874, by Wharton &*
             Vickers. Source: Victorian Schools
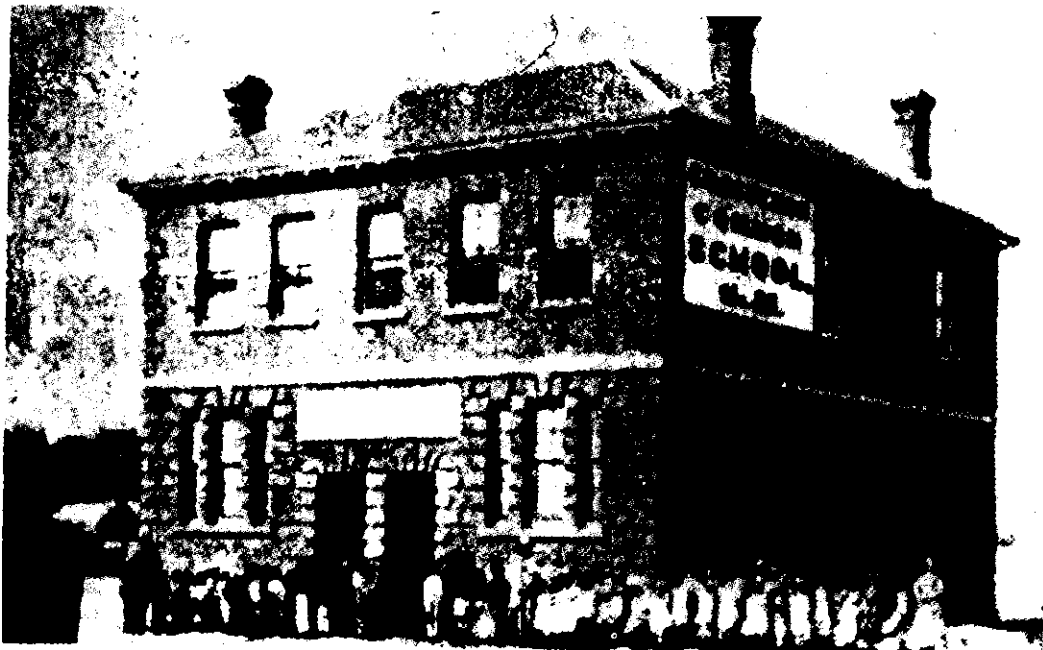
Figure 61   *Grosvenor Common School No. 811, Bond Street, Abbotsford, 1863.*
             Source: Victorian Schools

Figure 62   *State School 1360, Gold Street, Clifton Hill, 1874, by W H Ellerker.*
Source: Victorian Schools
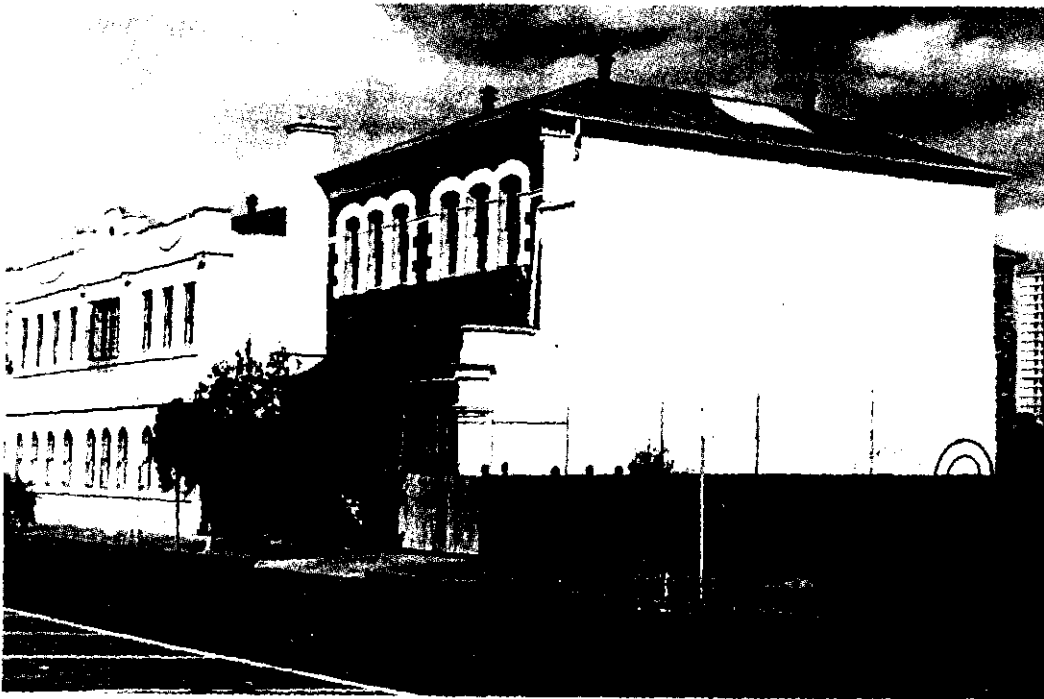
Figure 63   *State School No. 111, Bell Street, Fitzroy, purchased by the State*
Government in 1873. Source: Victorian Schools
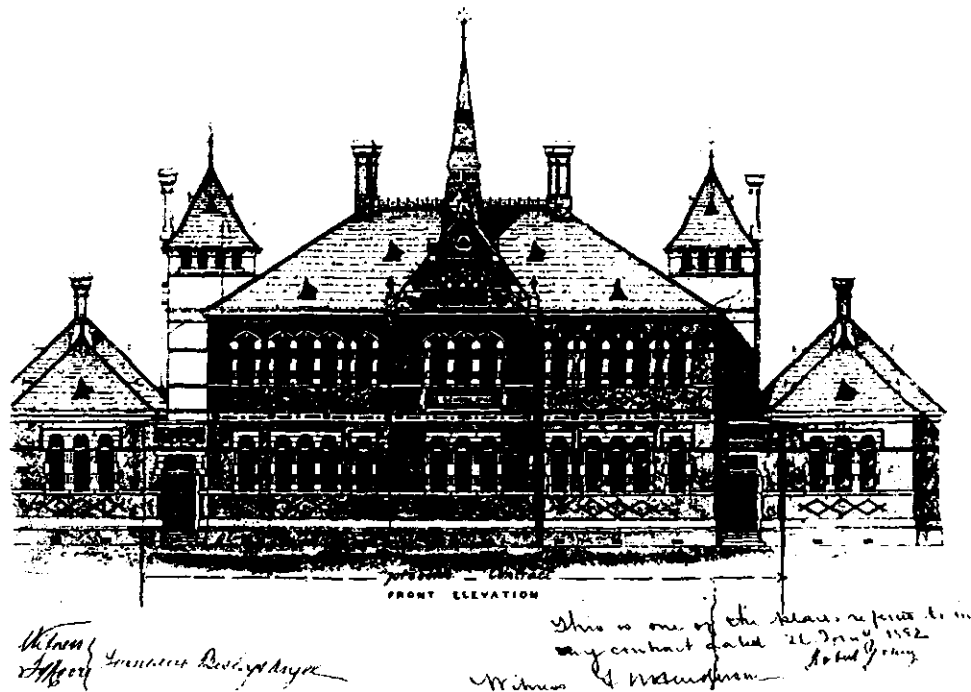
Figure 64   Elevation drawing for the Vere Street, Collingwood school, dated 20
             December 1881. Source: Victorian Schools

Figure 65   State School No. 1490, Fitzroy North, 1875, architect H R Bastow.
             Source: Victorian Schools
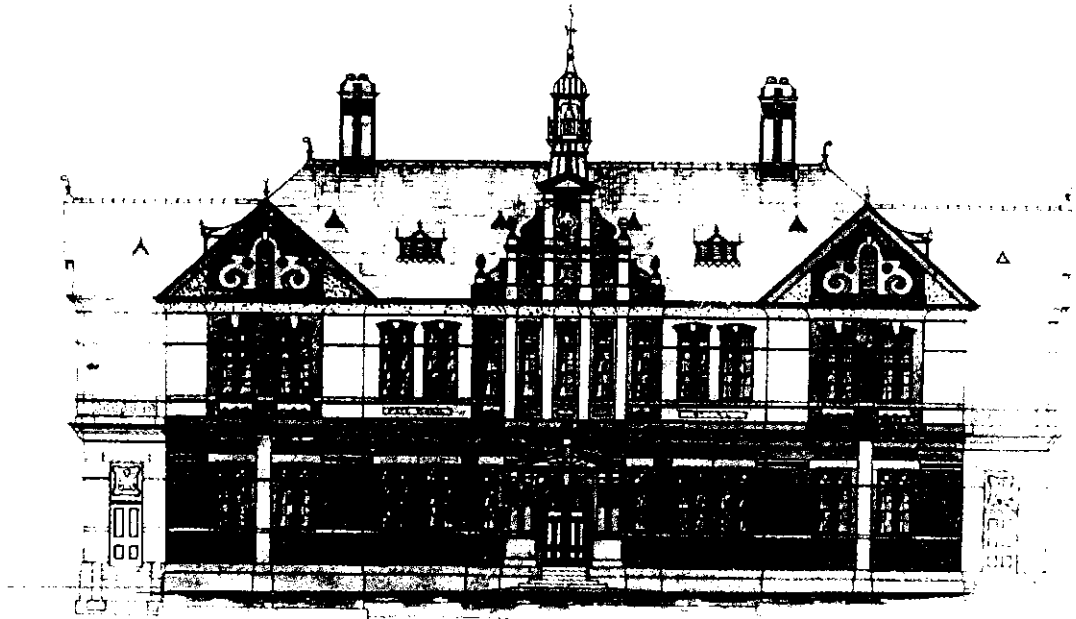
Figure 66   Elevation drawing for State School No. 3146, Spensley Street, Clifton Hill, 1891. Source: Victorian Schools

(Methodist) and a Free Presbyterian School.[108] Nola McKinnon remarked that Fitzroy 'schools listed in the Education Reports have a tendency to appear and disappear with alarming ease.'[109] Following the introduction of the Act, the situation became clearer, and the schools were reorganised and to some extent rationalised. The only denominational school to survive in Fitzroy was the Roman Catholic system,[110] with one of the larger-scale church school casualties being the Wesleyan Common School, which was situated in the National Hall, just to the north of the National Hotel, in Brunswick Street. By 1881, the overwhelming majority of Fitzroy children (63.8%) were being educated in State schools.[111] Many small private schools, most run by governesses, and with between 10 and 20 pupils, continued to operate well into the 1880s and 1890s. Most of these were in South Fitzroy, but with increasing numbers in North Fitzroy by the early 1880s.[112] All of these schools, as well as the numerous small privately run music and dance schools and academies which were scattered throughout Fitzroy, were conducted in non-purpose-built buildings, sometimes over shops but more often in private residences.

One of the earliest State schools in Fitzroy was the National or Common School, State School No. 111, in Bell Street, Fitzroy. This school has been remodelled for use as apartments, c.1995.[113] Other early buildings were the Education Department's George Street school, which was constructed in 1874,[114] and State School No. 2511, in Napier Street, Fitzroy.[115]

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*, 7 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).[116] 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.[117]

In Collingwood, a number of schools opened and closed in the early years, however, most were established after the *Education Act*. St Joseph's Catholic School, established in 1860, is an exception. The first schools opened in Gold Street, Clifton Hill (1874), Lithgow Street and Cambridge Street (1877), Cromwell Street (1886), Victoria Park (1889), and Spensley Street (1891). Collingwood High School, originally known as the Collingwood School of Domestic Economy, opened in 1915, following the Collingwood Technical School which opened in 1912.[118] The schools were generally overcrowded, and the children poorly dressed. Local residents counted on schools in times such as the Great depression. At the Cromwell Street School, the principal Herbert Penrose, organised that 150 children be provided with a daily meal, free boots (for 800), warm underwear and a supply of vegetables. A former student remembered that,

> during the Depression years they used to go and get soup at Foy & Gibson's and bring it down for the children whose fathers were not working and couldn't afford dinner.[119]

Most students left school at 13 or 14 to help supplement the family wage.

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.[120]

The relatively early establishment of kindergartens in Fitzroy was related to welfare initiatives in the very early 20th century. Educationalists such as the leader of the kindergarten movement in Victoria, Isabel Henderson, encouraged middle-class church women to recognise education as a means of improving the condition of the working classes. Like many other welfare initiatives, kindergartens were first tested in Fitzroy, at first in the local church halls, and later in separate buildings. A number of the first kindergartens in Victoria were run in local church halls in Fitzroy, before the Fitzroy Mission Kindergarten (later renamed the Isabel Henderson Kindergarten) was established on the corner of Young and Leicester Streets.[121] The Alice Lovell kindergarten was established in Gore Street in 1919, in a building which had previously housed the Mission of the Holy Redeemer (1890).[122] Other kindergartens were the Fitzroy Crèche Kindergarten in Napier Street in 1914, the Annie Todd Kindergarten in Napier Street (1916), and much later, the Fitzroy Crèche and Day Nursery in 1954.[123]

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 crèches. 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.[124]

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.

5.10   Libraries and Mechanics Institutes

The Collingwood Mechanics Institute was erected in 1855 when a number of similar buildings were erected following the gold rush to cater for the influx of immigrants; in Collingwood, Emerald Hill, Warrnambool, Castlemaine, Sandhurst (now Bendigo) and Kilmore.[125] The institute had first met in the Independent Chapel in Collingwood. It as believed that a Mechanics Institute was needed there as it was 'a working class suburb, populated by those very artisans for whom mechanics institutes were intended'.[126] The foundation stone was laid by the Duke of Edinburgh and is now located at the Collingwood Post Office.

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.[127] 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.[128] 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 (dem. 1973).[129] 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 library service was named Carringbush, in conjunction with the services in Fitzroy and Collingwood.[130]

The Fitzroy Free Public Library opened shortly after Richmond, in 1877. It was opened mostly due to the efforts of a local pharmacist, Thomas Ewing. Fitzroy at the time was resisting Collingwood's efforts to establish a joint free public library service in Smith Street, instead planning to incorporate a library in the new town hall. Ewing became Mayor in 1873 and, a great bibliophile, was very supportive of the endeavour. The library was opened in 1877, owing much to the fundraising efforts of Ewing. The service was upgraded in the 1950s and '60s to cater for the influx of immigrants with a non-English speaking background.[131]

The Collingwood Free Library was established in the 1859 Town Hall in Johnston Street, with books donated by John Pascoe Fawkner, who was at that time a resident of Smith Street, Collingwood.[132] 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.[133]

6.0   DEVELOPING URBAN INSTITUTIONS

6.1   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.[1] 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.

Early churches in Fitzroy represented the diverse settler groups in Fitzroy in the 1840s and 1850s. The Anglican St Mark's Church, which has been described as 'Melbourne's finest early bluestone church',[2] opened in George Street in 1855.[3] Its substantial form and relatively elaborate design, originally by architect James Blackburn Jnr. and extended some years later in two stages by Leonard Terry and Charles Webb, reflected the financial support it received from the most moneyed and influential of early Fitzroy's residents.[4] Many Wesleyans were also amongst the earliest settlers in Fitzroy. It was here that the first Wesleyan church in the colony was constructed in 1841. This was replaced by a bluestone church in Brunswick Street, which in turn was replaced in 1874 with a large new building in Nicholson Street, North Fitzroy which was designed in polychrome brickwork by architects Terry & Oakden.[5] Another of the Wesleyans' early buildings is the former Wesleyan Hall, a prefabricated iron chapel imported from England and which is now All Saints' Catholic Hall, in King William Street.[6]

The Christian Israelite Sanctuary was constructed for the sect in 1861 at 193 Fitzroy Street, Fitzroy. This building is a very rare example of a Christian Israelite sanctuary, and is now the world headquarters for the small sect which, never large, numbered 115 at its zenith in 1871 and which has since all but died out .[7] It was at a cottage at the rear of the sanctuary that the Sect's founder, John Wroe, died whilst on a visit to the colony in 1863.[8] The Bible Christian Chapel at 278 Gore Street, Fitzroy, also dates from the 1850s. It was the first such chapel in Australia.[9]

The Roman Catholic population in Fitzroy was large, but its members were deemed to be part of the central parish of St Patrick's, though the mission church of St Brigid's on the corner of Nicholson Street and Alexandra Parade in North Fitzroy was made a parish church in the 1880s.[10] The Catholics were also represented in Nicholson Street by the Convent of Mercy containing the Academy of Mary Immaculate girls school and the Chapel of the Immaculate Conception built 1887-89. The Presbyterians started out with grand plans and erected a magnificent bluestone building at 122 Napier Street in 1871 but which was never completed.[11]

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.[12] 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
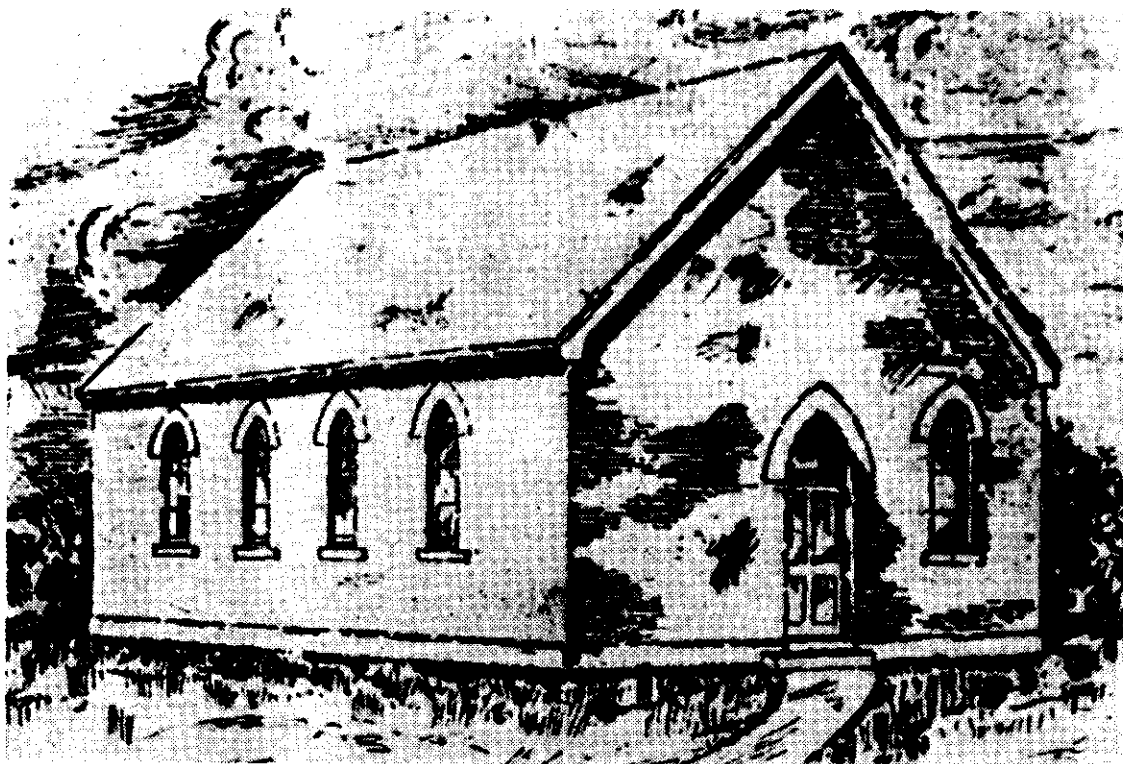
Figure 67   *Wesleyan Chapel, Brougham Street, Richmond, 1846. Source:*
Melbourne Churches: 1836-1851
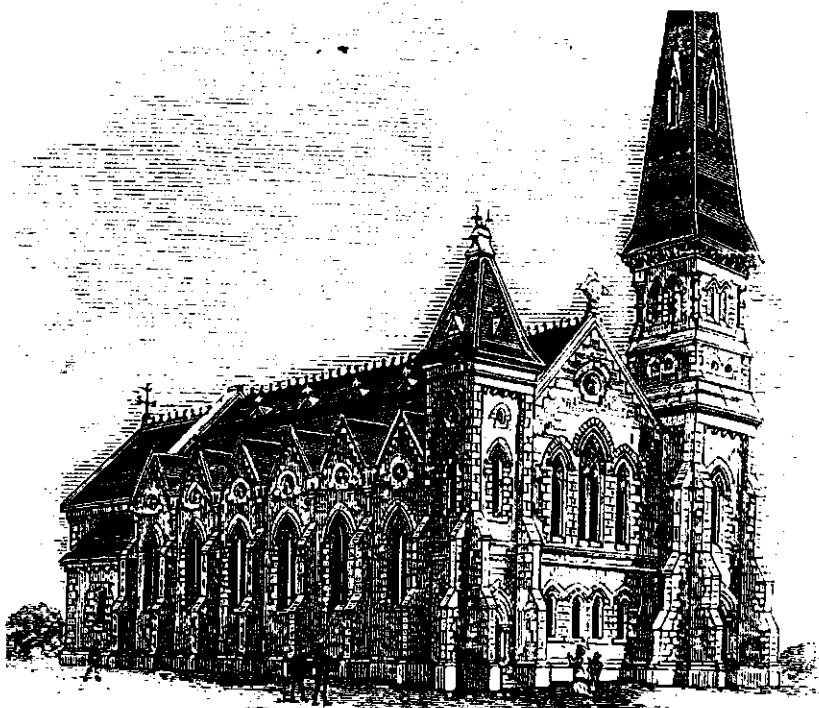
Figure 68   *St Luke's Anglican Church, St George's Road, North Fitzroy. An*
engraving by the architects Crouch & Wilson, 1879, from the Australian
Sketcher, *12 April 1879. Source:* Fitzroy: Melbourne's First Suburb

accepted land in Gipps Street, somewhere between Church and Clifton Streets. A Day School was complete by 1842. The Church of England built on 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.[13] 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.[14] 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.'[15]

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.[16]

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.[17]

In Collingwood, Abbotsford and Clifton Hill, churches include the bluestone Church of the Immaculate Conception (Roman Catholic), erected in 1870-71; St Joseph's (Roman Catholic), a cement rendered building with windows by Fergusson & Urie, Rogers & Hughes and William Montgomery; St Savior's Mission Church (Anglican) by Terry & Oakden, a bluestone Gothic church designed in 1874; St John the Baptist (Roman Catholic) by J B Denny (1876). A later building is the Church of Christ Tabernacle, now the Collingwood Library, designed by Jonathan Rankine in 1888-89.

In North Fitzroy, the first Seventh Day Adventist Church in the southern hemisphere was organised in 1886 from a mission tent on the corner of Brunswick and Scotchmer Streets. The church met in various halls until its first permanent church building was constructed in Alfred Crescent in 1896.[18] The Seventh Day Adventists are now represented in Fitzroy at the Greek Seventh Day Adventist Church in St George's Road, North Fitzroy, a small Gothic style church with distinctive buttresses decorated in polychrome brickwork. It was originally built in 1887 as the Church of Christ. Also located in North Fitzroy was the Salvation Army whose barracks are at 720 Brunswick Street. It is a small castellated brick building erected in 1884 and which has something of the same character, if not the same scale, as the Army's buildings in Victoria Parade.
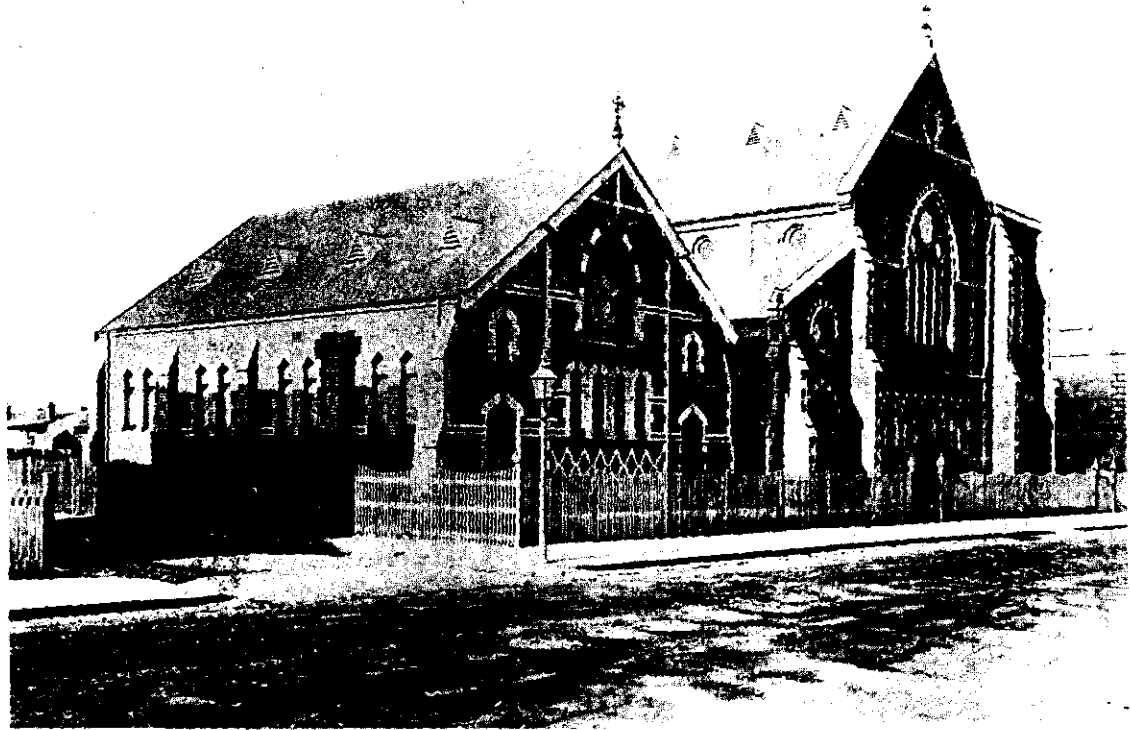
Figure 69   *The Wesleyan Methodist Church, Gipps Street, Collingwood, c.1880s (now demolished). Source:* A Short History of Collingwood
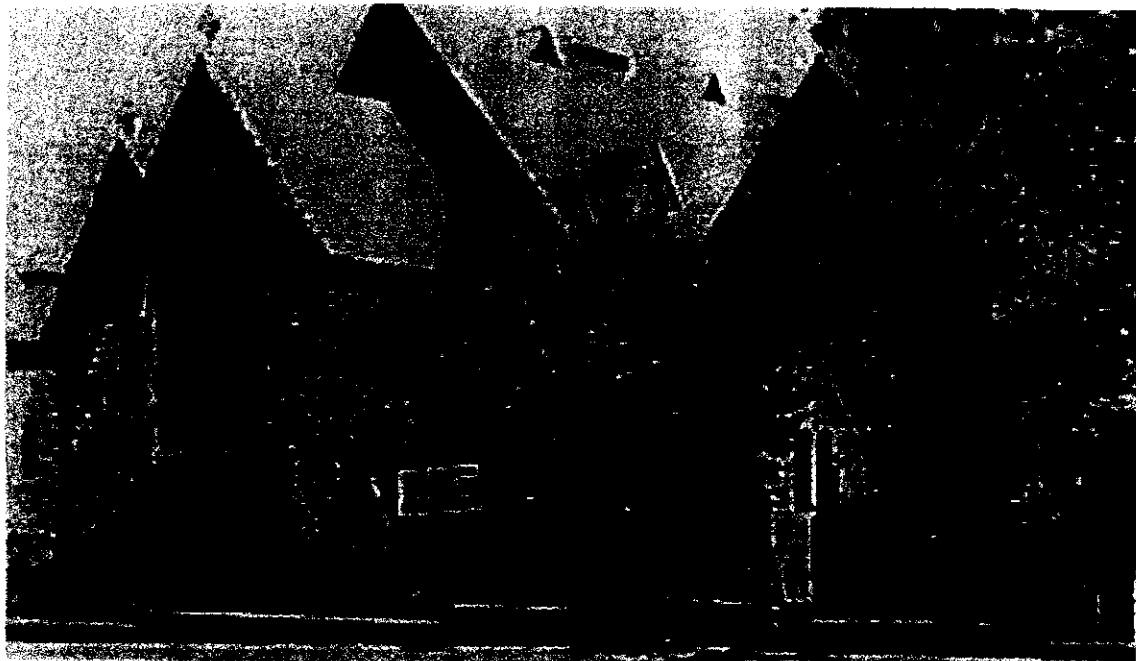
Figure 70   *St Stephen's Church, Church Street Richmond, c.1921. Source: State Library of Victoria (Picture Collection)*

6.2   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.[19] Singleton then opened a refuge in Collingwood (Fig. 71). 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'.[20] 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.[21]

Figure 71   *Dr Singleton's Home for Fallen Women in Collingwood. Source:* Land Boom and Bust

Fitzroy carries a reputation as Melbourne's 'Much-Charitied Acre' which has been discussed at length in other publications.[22] In the depressions of both the 1890s and the 1930s, a variety of charitable organisations responded to the crisis faced by working-class people in Fitzroy with a range of different strategies. Late 19th and early 20th century Fitzroy has been likened to those areas of down-town Boston which are known for their role as the focus of a new wave of American philanthropists and social reformers.[23] In Fitzroy, the overwhelming majority of these groups were associated with religious organisations. The widespread deprivation and hardship suffered throughout the district in the 1890s drew the attention of philanthropists who based their assessment of claims for assistance largely on the need, but also sometimes partly on the moral stature, of the applicant. It also attracted a range of individuals and organisations aspiring to more fundamental and modern social reform objectives, which looked toward health, welfare and education initiatives to solve the problem of the slums. Thus, while religious bodies ran temporary shelters and supplied much needed food and clothing to the needy, educationalists like Isabel Henderson enlisted the support of middle-class church women from Malvern and Brighton to crusade for the establishment of kindergartens.[24]

One of the better known welfare initiatives, whose buildings are still used in the same way was the establishment of the Old Colonists Homes in Rushall Crescent, North Fitzroy. When the Old Colonists Association was formed in 1869, its stated objectives were to 'assist necessitous old colonists: to promulgate facts relative to the history of the colony: to promote the advancement of native-born Victorians, and to encourage friendly recognition between the members'. Laurie O'Brien has noted that the construction of the Old Colonists Homes in North Fitzroy was a gesture which was specifically aimed at certain of the suburb's residents who 'rewarded a modest number of respectable beneficiaries with secure accommodation in an almshouse-style retreat'.[25] In 1905, the

Figure 72   Old Colonialists' Home on the corner of Coppin and McArthur Avenues, North Fitzroy. Fitzroy: Melbourne's First Suburb

complex consisted of a block of five acres of land which had been granted by the Government. On the land was a 'pretty hall for religious services and meetings: library capable of seating about 100 people, and caretakers quarters'.[26] As well as these buildings there were 53 cottages, most of which bore the names of their benefactors (Fig. 72).

Members of the Old Colonists Association who lived in Fitzroy were typically that suburb's prominent manufacturing, merchant and municipal leaders. The social significance of membership of the organisation is indicated by the fact that lists of Life Governors and the lesser 'subscribers' were published 1888 in T W H Leavitt's *Jubilee History of Victoria and Melbourne*.[27] Less exclusive, of course were a range of other refuges and organisations for the poor and needy in Fitzroy. These included the Salvation Army, the Sisters Rescue Brigade, and from the 1930s, the Brotherhood of St Laurence, which made the slum areas of Fitzroy its primary focus of attention.

Though Fitzroy's churches are located in both North and South Fitzroy, most of the suburb's church-based and other philanthropic and social welfare initiatives were based in South Fitzroy. The dislocation, poverty and social and economic distress engendered by the 1890s Depression was much more pronounced in South Fitzroy than in the north, where the better-off residents had built their terrace houses. The extent of the effect of the Depression on Fitzroy is reflected in the fact that Fitzroy lost population at the rate of about 1,500 per year between 1892 and 1894.[28] The building industry in Fitzroy appears to have suffered as heavily as retailing and industry. According to Nola McKinnon, those engaged in relief work in Fitzroy during the Depression, 'remarked on the number of "respectable artisans", carpenters, stonemasons and the like unable to find work'.[29]

The 20th century witnessed the partial breakdown of the old Protestant parish communities in Fitzroy.[30] As the incumbent of St Mark's Anglican Church put it in the early 1920s;

> In the past twenty years there has been a continued exodus of people to the more favoured residential suburbs. The people with home ideals and better prospects move away from Fitzroy, and as in all industrial parishes they constituted the keenest portion of the churchgoing population. The migration will continue. The parish has to face a continued withdrawal of its strong supporters and factories are encroaching every year upon the residential areas of Fitzroy.[31]

This comment might carry a pessimistic air, however, since 1930 the work of the Anglican Brotherhood of St Lawrence has been a considered and varied response to perceived social and economic problems in Fitzroy and elsewhere in Melbourne's inner suburbs. While the Brotherhood's primary focus in the 1930s and 1940s remained the eradication of slum areas in Fitzroy, later Brotherhood projects related to issues other than housing and included a series of pilot projects aimed at persuading the State Government to initiate action on specific issues. Thus, the first Family Planning Clinic and the first Victorian branch of Alcoholics Anonymous were both started by the Brotherhood in Fitzroy.[32]

Yarra Bend, was the site of the first Victorian mental institution (Fig. 73). Prior to the establishment of the Yarra Bend Lunatic Asylum, patients were sent to Tarban Creek Asylum in Sydney. The new building site was described by Garryowen as being in 'the romantic bend of the river at Studley Park ... for centuries a favourite haunt of the Aborigines',[33] noting that 'insanity was a malady quite unknown among the Blacks, though essentially a concomitant of civilisation'.[34] The asylum opened on 5 July 1848 and was originally considered a ward of the Tarban Creek Asylum, and was known as the

'Lunatic Asylum, Merri Creek'.[35] After the separation of Victoria from New South Wales in 1850, the institution became known as Yarra Bend and was initially, for the first three years, run by a lay administration, a situation which created many problems.[36] In 1852, a Committee of Enquiry produced the first report on the asylum, the conclusions of which shed light on the human abuses and mismanagement which characterised the institution.[37] Another enquiry was held in 1854, which recommended the construction of a new asylum.[38] An elevated site was chosen just north of the present site of Yarra Bend and construction began in 1856, halting the following year because of the prohibitive cost.[39] In 1858 a Legislative Assembly Select Committee was appointed to examine the state of Yarra Bend and the suitability of the proposed new site at Kew. This Committee recommended the adoption of a combination of a large central asylum building with groups of cottages around it.[40]

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.[41] 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.[42]

Garryowen recalled a 'narrative ... [of a] ghastly, grotesque scene' which is indicative of the response to lunacy at the time:

Figure 73   *The Yarra Bend Asylum, an engraving by Charles Frederick Somerton, 1862. Source: State Library of Victoria (Picture Collection)*

> On a fine Sunday afternoon, Mr. Edmund Ashley ... was returning from a walk
> to the Merri Creek, and in traversing a corner of the bush now appropriated as
> College reserves ... he was astonished to behold ... a man with a chain
> padlocked around his waist at one end, while the other was firmly stapled in the
> tree trunk. The man looked gaunt and hungry, and in reply to some questions,
> declared he had voluntarily settled himself there, where he had been, without
> breaking fast, for three days, and intended to so remain whilst he lived, which
> he did not expect to be very long. He shewed [sic] no wish to be released, and
> from his manner there could be little doubt of his insanity ... the emancipist was
> taken to the lock-up and on medical examination, found to be so demented,
> that he was transmitted to the "Yarra Bend" Asylum.

> One day, twenty years after, Mr. Ashley took his wife and Mrs. Richard Heales
> to see the Asylum ... his notice was specially attracted by the antics of a man
> amusing himself with some bits of painting of a theatrical character ... Ashley
> recognised ... the identical individual found so long before chained under the
> tree. He had a vivid recollection of all that happened on that fine Sunday,
> "twenty golden years ago", and assured the visitor that he had been very
> happy and comfortable since their last interview.[43]

It was unlikely that this was correct, as the Board appointed by the Government found
that Yarra Bend was 'a gloomy, cheerless, and insecure structure; wholly unfit for the
reception and treatment of lunatics', leading to the construction of the Kew Asylum
(Willsmere), the first section of which was commenced in 1864.[44]

The Irish Sisters of Mercy were the first religious order to arrive in Melbourne. They
established a fee-paying Academy in a 'cottage' in Nicholson Street, and ran a House of
Mercy in the adjacent building. This was a refuge for 'respectable young women out of
situation', whom they trained as domestics. The complex was enlarged to include a
ragged School for 'stray children driven through poverty to the streets'; an Industrial
School; and a school for children who could not afford to pay fees.[45] One of the school
fee-paying students was Mother Mary McKillop, who was born and lived in Brunswick
Street, Fitzroy.[46]

The Convent of the Good Shepherd was established in Abbotsford in 1863, by four
Catholic sisters, and one of the earliest to be established in Victoria, preceded only by the
Mercy Convent. According to Andrew Lemon, while the Mercy Order 'directed its
efforts chiefly to schools, orphanages, and the training of immigrant girls for domestic
service, the Good Shepherd Order's priority was the care of "fallen women".'[47] Before
long, however, the Order extended its work to encompass the care, training and
education of poor children and from 1879, to the establishment of a general Catholic
day school for the district.[48]

The sisters were taken to view a number of 'available properties' by the Bishop. They
purchased Abbotsford House, where they opened a women's refuge, known as the
Magdalen Asylum:

> In those days the convent villa was enclosed with an iron fence in Clarke Street
> and a paling fence in St Helier's [sic] Street, and in the grounds where fine gum
> trees grew and cattle grazed, there was a railed-in pathway from the house to a
> comparatively small brick building where the penitents started the laundry ...
> there was no garden in the Convent ...[49]

The Order purchased the adjoining St Helier's estate for £4,500 in 1865.[50] By 1866, the
complex housed state wards (juvenile criminals) at the reformatory; 'preservites' (girls
placed in the convent and supported by guardians) at the Preservation School; and
neglected juveniles committed by the courts to the industrial school.[51]

The Industrial School was the first substantial new building to be constructed on the site following the arrival of the Good Shepherd Order. It was designed by architect, J B Denny, and was a 'fine brick building' of two storeys. At this time, 'with the exception of another of rather limited capabilities, recently established in Geelong ... [the Industrial School at Abbotsford was] the only one of its kind in the Colony of Victoria.'[52] The complex was described thus:

> [T]he Convent proper ... is a villa having a broad verandah running around two sides of it which was originally a private dwelling and whose original external appearance has not been altered. Several large substantial brick buildings have been erected since the nuns settled down at Abbotsford so that now the place presents the appearance of an extensive factory ... however [there is also] the beautiful and spacious church (not yet completed) ... a large portion of the grounds attached to the Convent is devoted to kitchen gardening; and the clothes that come from the extensive laundry to be dried look like the sails of a distance [sic] fleet.[53]

By 1880, when the various charitable facilities on the site were all operating at peak capacity and the buildings had been extended in order to provide adequate accommodation for each, the complex was indeed a substantial one, though retaining something of a rural atmosphere:

> The area of the convent ground is about 27 acres [11 hectares], the soil is good and well-cultivated, supplying nearly all the vegetables required for the use of the inmates. There is a large orchard, poultry yards and a number of milch cows supplying various necessaries for the use of the inmates. The ground lies on the banks of the River Yarra, which bounds it for a long distance. It is very pleasantly indeed picturesquely sited having a fine view of the high and well wooded parklands on the other side of the river. The land is agreeably undulating rising high above any danger from floods, although occasionally considerable damage and loss of property have been incurred through the flooding of the lower lying portions of it. Immediately above the Convent itself there is a small cemetery in which are interred the sisters who have died in the Convent. Immediately around the Convent is arranged a great mass of buildings for the accommodation of the numerous industrial and other orphan children who are boarded and trained here. These buildings are all of two storeys, some stuccoed and some left in plain brickwork, are substantial and very commodious ... A short distance apart is a large two-storey building part of which is used as a day school for outside children. A large pile of two-storeyed brick buildings for the accommodation of the Magdalens stand some distance off in the grounds in another direction. These buildings are substantial, suitable and well-planned and contain the necessary appliances for carrying out the various labours in which they are employed by the inmates by whom a large amount of valuable work principally in connection with the laundry is performed.[54]

7.0   LEISURE AND ENTERTAINMENT IN THE SUBURBS

7.1   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. By 1842 there were three 'Fitzroy applications for "authorised grog shops" before the magistrates sitting at the Annual Licensing Session'.[1]

The first licensed hotel in Fitzroy was the Travellers Rest (dem.) in Nicholson Street in 1842.[2] It was joined later that year by the Devonshire Arms which, though delicensed in the early 20th century, still stands as the oldest surviving hotel building in Melbourne today.[3] 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. However, the real rash of hotel building in Fitzroy began in the early 1850s with some 33 hotels being constructed, most in the South Fitzroy area. A large number of these were located on the suburb's main commercial strips, Brunswick and Gertrude Streets. The number of hotels in South Fitzroy in the 1850s was large but not extraordinary, however it is unusual to find such a large proportion of these early stone or brick hotels still surviving today. Far fewer hotels were built in the later settled area of North Fitzroy. The first hotel to be built in North Fitzroy was the British Queen in Nicholson Street, near the corner of Reid Street in 1854.[4] Of the 57 hotels operating in Fitzroy in 1870, 45 were located in the area south of Johnston Street.[5] This situation was rectified to a certain extent during the 1870s, when prospective publicans concentrated on opening up licensed premises in North Fitzroy; 19 of the 25 hotels built in this decade were situated north of Johnston Street.[6] North Fitzroy was still a long way behind, however, and even today does not have anywhere near the number of hotels as South Fitzroy.

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.[7]

They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment;[8] 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.[9] 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. For example, Benjamin Drewery, the owner in the 1850s of Drewery's Hotel in Gertrude Street, Fitzroy (known for most of its life as the Renown Hotel, renamed Squizzy Taylor's and now named the Renown Tavern) leased a Brick Billiard Room from his neighbour, Joseph Horsefall.[10]

Richmond's hotels opened with a comparable speed to Fitzroy and by 1862 there were 36 pubs.[11] However 'sly grog' that is , unlicensed alcoholic drinks, was widely available at all times of the day or night. Collingwood was reported to have 220 'sly-grog' shops
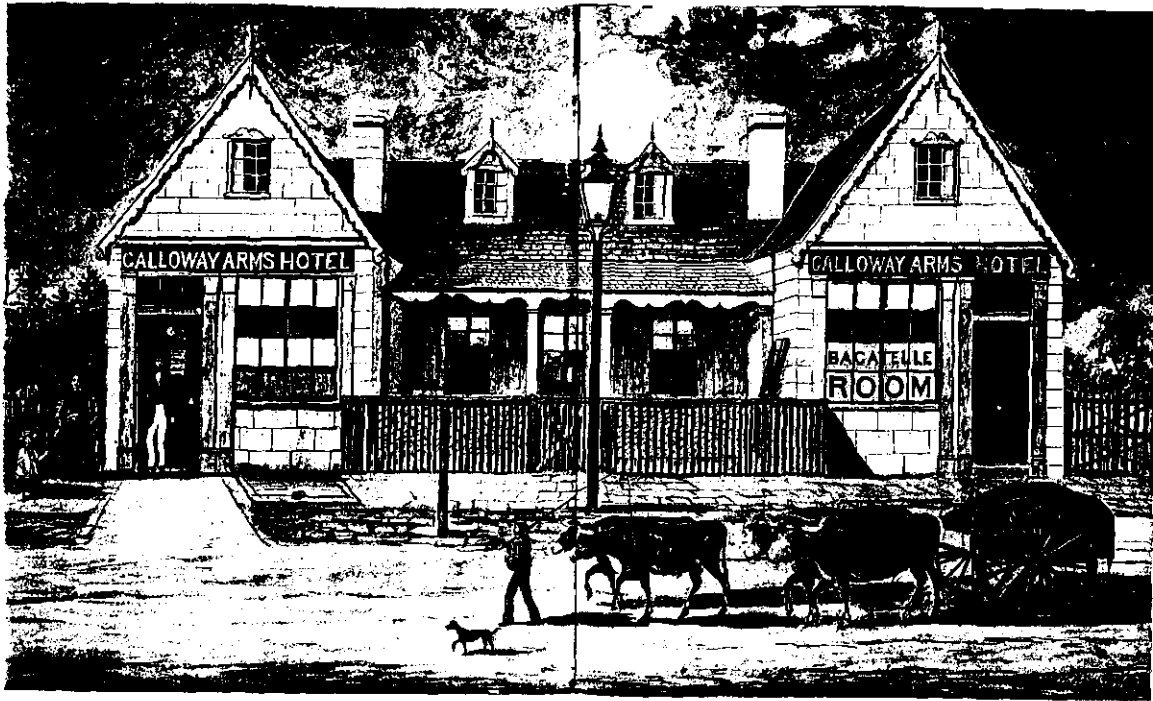
Figure 74   *The Galloway Arms, Johnston Street, Collingwood, c.1850s. Source:* Melbourne After the Gold Rush

Figure 75   *The Earl of Zetland Hotel, Stanley Street, Collingwood, c,1862. Source:* The Inner Suburbs
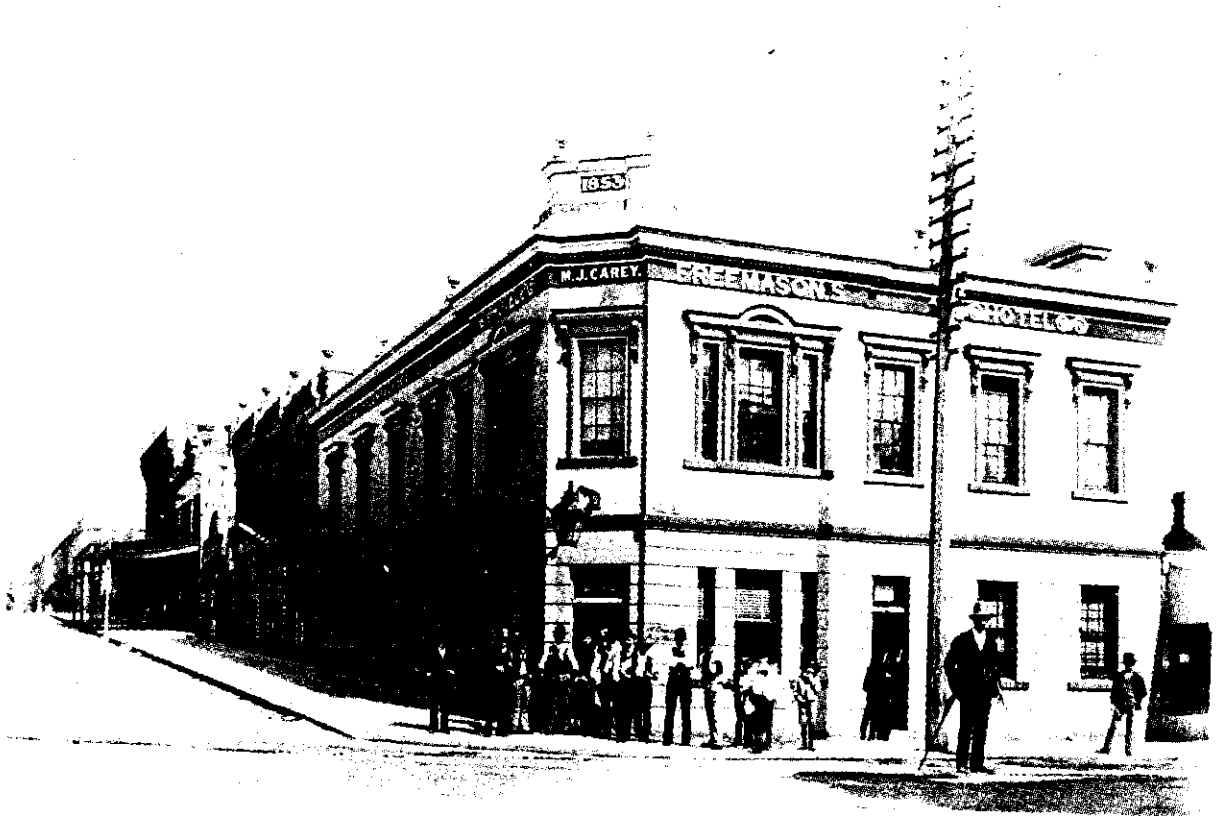
Figure 76   *The Freemason's Hotel, c.1888, corner of Smith and Gertrude Streets, Fitzroy(now demolished). Source:* Fitzroy: Melbourne's First Suburb

Figure 77   *The Mountain View Hotel (now Barassi's), corner Bridge Road and Rotherwood Street, Richmond, date unknown. Source: State Library of Victoria (Picture Collection)*

by the 1860s by Assistant Inspector of Distilleries John Enshaw, who stated that ' All the grocers sell it there with impunity, especially in Smith Street and on the Flat, that is, down about the brickyards'.[12] 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.[13]

Collingwood's hotels tended to be located on transport routes, such as Simpson's Road (now Victoria St) and Johnston and Wellington Streets. The c.1855 *Map of Collingwood* lists four hotels,[14] which had increased to ten hotels in 1861, those officially listed in the directory, and by 1870 the number had jumped to over 75.[15] Many hotels were named after nearby industries: the Bakers' Arms (cnr Victoria & William Sts), Brickmaker's Arms (cnr Victoria & Flockhart Sts), Jolly Hatters, the Butcher's Arms (corner Hoddle and Easey Sts), and the Quarryman's Arms, Council Club and Courthouse (all in Johnston St). 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 abominable trash. They [were] resorted to by besotted drunkards, loafers, vagabonds, thieves and prostitutes.[16]

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).[17] This number had more than doubled to 59 by 1870.[18] 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).[19]

The Licenses Reduction Board, in regard to the licensing districts of Central Fitzroy, South Fitzroy and Jolimont, in 1910 found that areas within this district had a surplus of hotels:

> These three districts adjoin each other, and, except for the East Melbourne and Jolimont portion of the latter, are all within the municipal boundaries of the City of Fitzroy. They are very old settled districts, and the manner in which the hotels are located presents some curious anomalies. The Jolimont District affords a further illustration of the difficulty of estimating the real overstocking by the excesses on paper. There is only a surplus of two, but of the twelve hotels in that district, no less than ten are situated in the comparatively small Fitzroy portion, bounded by Victoria-parade, Nicholson, Gertrude and Smith Streets, leaving only two for the large residential population in East Melbourne

and Jolimont. This is a striking example of how the residents of one portion of a district may carry the overstocked hotels in another, and so leave themselves without any possibility of obtaining an adequate share of hotels ... [20]

Despite the forced closure of a number of hotels in South Fitzroy, the easy availability of liquor in this part of the suburb remained marked. In 1933, Oswald Barnett's study of the slum areas of South Fitzroy isolated the drink issue as one which adversely affected 'family life and well-being' and contributed to the plight of those people Barnett described as 'slum types'.[21] In his report, Barnett noted some 23 hotels and five wine shops in South Fitzroy.[22]

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.

7.2 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,

> Little Miss Mitchell, a young lady of the precocious age of ten years [sic][23], 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 crowed house whenever she is announced again.[24]

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 Bitch'.[25]

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.[26] Long-time Fitzroy residents have recalled dances with eight hundred people at the Fitzroy Town Hall on a Saturday night.[27] Collingwood was pressured to build a town hall after Fitzroy's was completed. The residents of Collingwood had previously held their social events in a school or private premises such as Peter Nettleton's wool store.[28]

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.[29]

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), Kings, 313 Burnley Street, Burnley, which was only open from 1912 to 1914, 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).[30] 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.[31]

In Clifton Hill: the Clifton, 83 Queens Parade, was built in 1918, designed by C W Vanheems, later the Cinema Italia, closed in 1983;[32] in North Carlton the Jubilee (later the Adelphi), 357 Nicholson Street, erected in 1912, closing in 1967 and now in use as the San Remo ballrooms.[33]

Cinema became very popular in Fitzroy, particularly in the inter-War period, when three cinemas were operating. One resident recalled that 'It was nothing to go three times a week to the local pictures ... they'd have two programmes a week at each theatre and there were three local picture theatres and two films at each show'.[34] One of these cinemas, the Regent Picture Theatre in Johnston Street, opened in 1929 and was demolished in 1983 after closing in 1959.[35] Also in Johnston Street, Collingwood, was the Austral, which was built in 1921;[36] and the Vita, at 306 Johnson Street, Abbotsford, which was built in 1914, and was later known as the Star before closing in 1922, and is now used as shops and offices.[37]

Apart from its primary function, St George's Picture Theatre, in Holden Street, North Fitzroy was used as a meeting place for a variety of purposes, including World War I recruiting drives.[38] Also in North Fitzroy was Denton Hall, which was a privately owned venue, catering for auctions, fund-raising concerts, and meetings of various local groups and associations, as well as in its main capacity, which was as a dance hall.[39] The current owner, Allan Willingham, has written of the hall:

> [The hall was] ... a popular spot in the first decade of the 20th century. In one year alone, 1904, a leap year, the Denton's held no less than forty four leap year dances in their sumptuous and lofty hall. It could justifiably be called the social centre of North Fitzroy. A family friend, Bernard Hoy, recalled that: 'We had so many leap year dances and the ladies were so good to us all. I kept a diary that year and know that I went to 66 dances no less than 44 being complimentary'.[40]

For a variety of reasons, however, the hall fell into disuse as a dance hall by the time of the outbreak of World War One. It was later turned into a factory, and has more recently undergone restoration works.[41]

One of the more unusual entertainment-related buildings in Fitzroy was demolished in 1927. Dominating the Victoria Parade skyline on the western corner of Fitzroy Street for almost forty years, the Fitzroy Cyclorama (Fig. 79) eventually fell victim to changes in entertainment technology. Though it had been popular for many years, the illusionistic pictorial entertainment of the cyclorama, which had been invented in 1787, was no match for the cinematograph following the latter's introduction to Australia from the late 1890s.[42] The building, which was designed by well-known Melbourne architect,
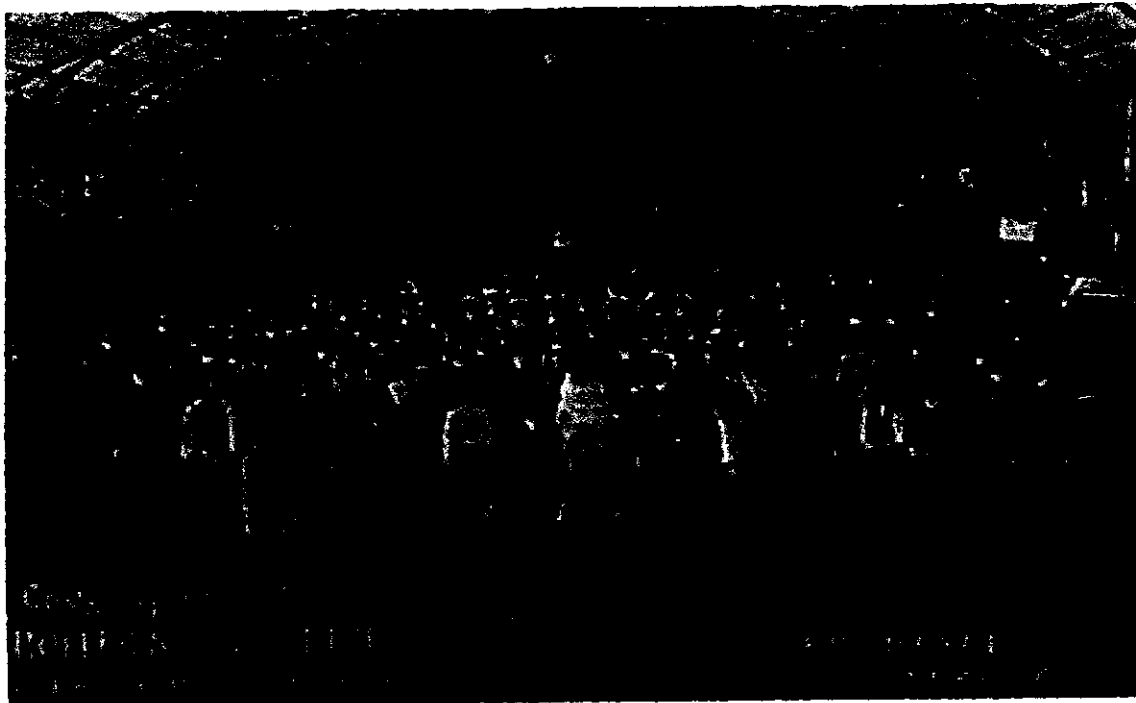
Figure 78   The Crystal Palace Roller Skating Rink, Bridge Road, Richmond,
c.1900. Source: State Library of Victoria (Picture Collection)

Figure 79   The Fitzroy Cyclorama, erected in 1889, on the corner of Victoria
Parade and Fitzroy Street. Source: Fitzroy: Melbourne's First Suburb

Lloyd Tayler for the American entrepreneurs Isaac Newton Redd and Howard H Gross , was purpose-built and had a striking and unique form.[43] A handbill from one of the cyclorama's shows gives some indication of the types of subjects explored in this manner:

<div align="center">

Short History
of
the Eureka Stockade
Ballarat, 1854
Description of
the Picture
and
List of the Killed and Wounded
Compiled by R P Whitworth
for
the Melbourne Cyclorama Co. Ltd.[44]

</div>

It closed in 1904 and in 1927 was demolished to make way for extensions to St Vincent's Hospital.

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'.[45] 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'.[46]

7.3 Small Backyards But Parks Instead

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.[47]

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'.[48] The trees preferred were the elm, 'the best of all trees for avenues in the southern half of England'.[49]

A city reserve was situated behind the Town Hall in Richmond, 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. Trees have been destroyed, holes dug in the ground, grass torn up, pickets pulled down from the fences, electric lamps broken ...[50]

The Park Street Reserve, North Fitzroy, running the length of Park Street was established on the alignment of the Inner Circle train line in 1888, which linked Royal Park to North Fitzroy Station. 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.[51] During World War Two trenches were cut in the park for fear
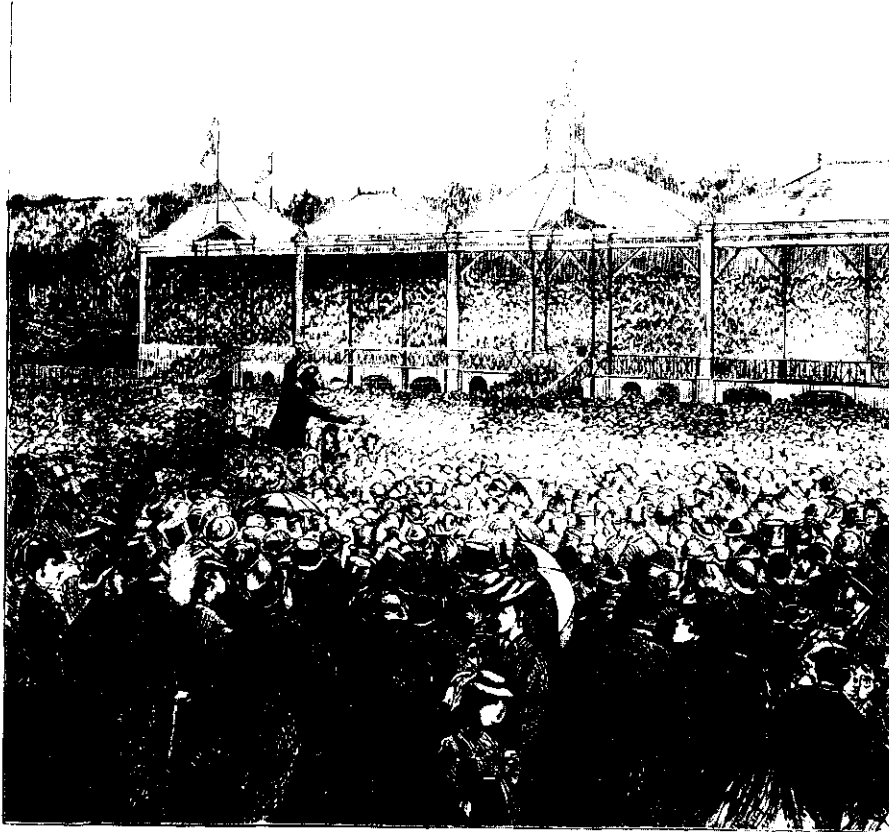
Figure 80   *Henry Varley, religious orator, preaching to expose the city's sin in Richmond Park, 1877. Source:* The Outcasts of Melbourne

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'.[52]

The Cremorne Gardens, Richmond

The Cremorne Gardens (Fig. 81; 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.[53] 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.[54]

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.[55] 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'.[56]

Figure 81   *Cremorne Gardens. Source:* Victoria Illustrated, 1834-1984

Figure 82   *Picnicing in Survey Paddock at Christmas. Source:* Victoria Illustrated, 1834-1984

Figure 83   *The Burnley Gardens, Richmond, 1919. Source:* Historic Gardens of
Victoria: A Reconnaissance

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,[57] 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 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.[58]

Darling Gardens, Clifton Hill

The Darling Gardens (Fig. 84) were reserved in 1863-66 as a 'Site for a Public Gardens
and Recreation Purposes.[59] Some of the early plants were provided by Ferdinand
Mueller, the director of the Melbourne Royal Botanic Gardens. In the 1880s and '90s, a
type of beautification programme appears to have been undertaken and the garden was
fenced, a semi-circular elm avenue was planted, seating, a rockery and a drinking
fountain were ᵧ

Figure 84   *The Darling Gardens, Clifton Hill (Collingwood), c.1906. Source: "I should be glad if a few elms and oaks were included"*

Figure 85   *Yarra Bend c.1860. Source: State Library of Victoria (Picture Collection)*

constructed and many areas of the gardens were planted.[60] By 1895, it was declared by the local press that

> The caretaker of the Darling Gardens Clifton Hill can claim he has made that erstwhile uninviting area bloom like a rose. Entering the Gardens at the southeast corner, the visitor surveys a grotto of real beauty, and he is surprised to find silver and gold fish disporting in the pools which it would almost be thought Nature had provided. A few weeks ago the artistically arranged beds were gay with zinnias and chrysanthemums, but later blooms are now taking their place.[61]

A year later, when the gardens intended to be 'a popular and health giving resort for families',[62] an avenue was planted along Hoddle Street. The Gardens were the focus of many of the areas social occasions, especially those involving children. In May 1901, the *Clifton Hill Tribune* described a children's carnival:

> In the Darling Gardens an immense concourse of people shared the pleasures of the afternoon. A little overcrowding was unavoidable, even in such a large reserve, but everybody experienced that enjoyment which a fine day, good humour, and happy associations can produce. Blondin performed his feats of balancing, the steam merry-go-round kept a continuous whirl, overcrowded with every trip, and the ocean wave whirled through the air heavily freighted with delighted children. Bands played and fun prevailed ... The scene at night was very pretty. Chinese lanterns hung from the trees which lined the reserve ... blocks surmounted by a tar barrel. Fireworks were shown with a framework specially constructed. It was a day and a night to be remembered.[63]

A bandstand was erected in 1906, although a band had been recorded as playing there since 1898, and a year later another period of major planting was instigated. In 1957, the Clifton Hill Maternal and Child Health Care Centre was constructed, which was extended in 1964-65, on the Hoddle Street side.[64]

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.[65] 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.

Edinburgh Gardens

In Fitzroy, the only sizeable piece of parkland is the Edinburgh Gardens, which were reserved as public open space in 1859 and were initially used as sports grounds. The park was reduced in area in 1862 by Clement Hodgkinson, and a number of clubs were allowed to establish themselves, including the Collingwood Commercial Cricket Club

(1862) and the Prince of Wales Cricket Club (1863), which combined to form the Fitzroy Cricket Club in 1872, a bowling club (1877) which was located on the present bowling club site, and a planting programme was implemented in the 1880s. The gardens were used for rubbish disposal prior to this time, including dead animals, a practice which was damned as a 'danger to the public health', this was rebutted by the local council who declared in 1887 that 'only 7 horses have been buried in the Gardens during the past 6 years and none of them less than 4 feet below the surface'.[66] The railway line was put through in 1888[67] which cut the park in two, which was removed c.1981.[68]

7.4   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.[69]

Figure 86   *Swimming on the banks of the Yarra River, c.1915. Source:* Copping it Sweet: Shared Memories of Richmond
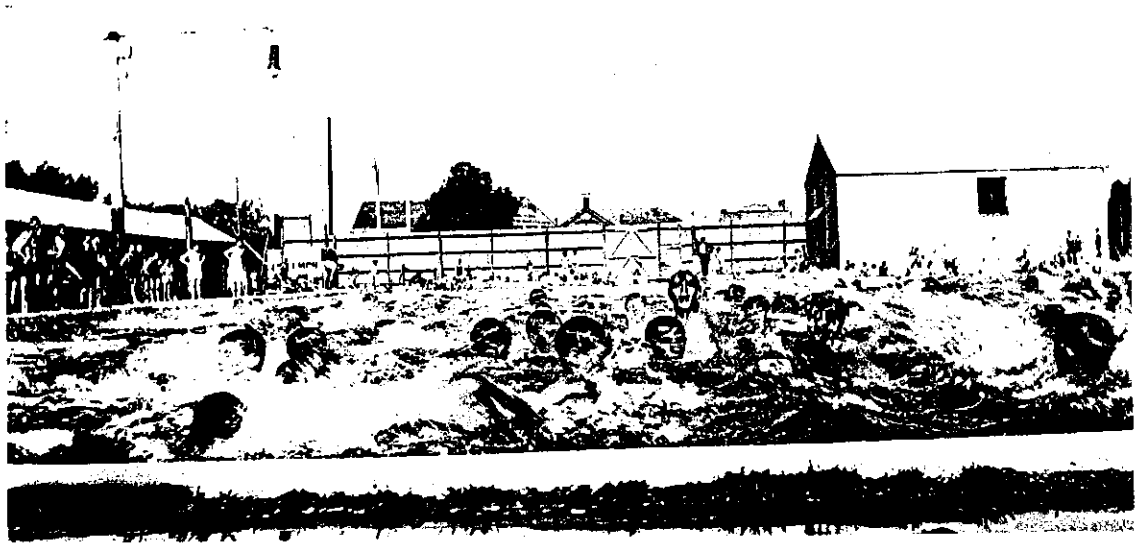
Figure 87   *The Richmond Baths, before it was converted to indoor baths in 1936, date unknown.* *Source:* Copping it Sweet: Shared Memories of Richmond

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.[70]

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'.[71]

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'.[72] 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 factory, established in 1883.[73]

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

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 ...[74]

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'.[75] Father Flynn, of the St Ignatius Church in Richmond, had 'four big yellow lights and he illuminated the spire in black and yellow stripes'.[76]

Figure 88   *Legendary Richmond footballer, Jack (Captain Blood) Dyer, c.1940.*
Source: Copping It Sweet: Shared Memories of Richmond

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 ...[77]

In Richmond, James Ford Cairn 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 ...[78]

Football was a part of the routine of most people, especially men, in the inner suburbs.

Fitzroy Football Club held its last meeting in 1997, when the club amalgamated with the Brisbane Bears to form the Brisbane Lions, which are based in Brisbane.

7.5 Arts and Architecture

Some sections of Yarra, particularly Fitzroy, have always been popular with artists. The view along Brunswick Street was captured by Sarah Susannah Bunbury in 1841 and Jane Dorothea Cannan sketched the area for Morewood & Rogers, English manufacturers of portable iron houses. Nicholas Chevalier and his new wife Caroline Wilke moved to 9 Royal Terrace, Nicholson Street c.1857. Chevalier was considered to be one of the four best artists in the colony since his arrival in 1853, and had been represented in *Melbourne Punch* and *Victoria Illustrated,* as well as having *The Buffalo Ranges* win the 1864 Fine Art Commissioner's prize. Henry Gritten, a founding member of the Victorian Academy of Art, lived at 292 Nicholson Street and engraver Samuel Calvert built at 13 George Street, Fitzroy (now no. 41). This house was purchased by Louis Buvelot, who remained there until his death. Buvelot took excursions of *plein air* students to paint the Merri Creek. One student of Buvelot's, Tom Roberts, lived briefly at 170 George Street (now no. 226). Sculptor, Charles Web Gilbert, worked from 59 Gore Street, Fitzroy in the late 19th century.

In the 20th century, the area was popular with artists because of its cheap rent, and the short distance to classes at the National Gallery Art School. Danila Vassilieff lived for one year (1936-37)at 236 George Street and painted many scenes in Fitzroy both during and after that time. Arthur Boyd worked in the area for his uncle in a paint factory in 1934-3; he lived in Henry Street after his marriage to Yvonne Lennie in 1945. His works include a view of the Fitzroy factories, *Butterfly Hunter*, in 1943.[79]

The artists eventually attracted galleries. The first gallery was opened by Sweeney Reed, who established a gallery in Brunswick Street in 1972-75. Reed was himself an artist, and was the son of Joy Hester and Albert Tucker, raised by John and Sunday Reed, and later adopted by them. Now the galleries include the Australian Print Workshop, 210 Gertrude Street; the Centre for Contemporary Photography, 205 Johnston Street, 18-110 Gertrude Street; First Floor Writers and Artists Space, 95 Victoria Street; Fitz in Artworks, 243 Brunswick Street; and the Fitzroy Gallery, 274 Fitzroy Street. Richmond also has a number of, predominantly modern, art galleries including the Christine Abrahams Gallery, 27 Gipps Street; the Helen Gory Gallery, 377 Punt Road; and the Niagara Gallery, 245 Punt Road.

8.0 ENDNOTES

Chapter Two

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5   A Stirling, *Old Richmond*, Melbourne 1979, pp. 2-3.

6   M Lewis, 'The First Suburb', *Fitzroy: Melbourne's First Suburb*, South Yarra 1989, p. 11.

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9   Connor, Coleman & Wright, *Richmond Conservation Study*, Richmond 1985, p. 9. Quoted from E M Curr, *Recollections of Squatting in Victoria*, Melbourne 1883, p. 14.

10   Garryowen, *The Chronicles of Early Melbourne*, p. 7.

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

13   Andrew Ward & Associates, *Collingwood Conservation Study*, 1989, p. 164.

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16   Lewis, 'The First Suburb', p. 13; and Barrett, *The Inner Suburbs*, pp. 17-18.

17   Barrett, *The Inner Suburbs*, p. 20.

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19   R Kiss, 'Neither Power nor Glory: A Study of the Origin and Development of the Suburb of Fitzroy, Melbourne in the Nineteenth Century', MA thesis, University of Melbourne 1980, p. 46.

20   M Cannon, *Old Melbourne Town: Before the Gold Rush*, Main Ridge (Vic) 1991, p. 180.

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22   Garryowen, *The Chronicles of Early Melbourne*, p. 24.

23   Collingwood Historical Society, *Streets of Collingwood*, passim.

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26   M Lewis, *Melbourne: The City's History and Development*, Melbourne 1994, pp. 35, 39.

27   Lewis, 'The First Suburb', pp. 18-20.

28   Lewis, 'The First Suburb', p. 20.

29   Lewis, 'The First Suburb', p. 24.

30   Andrew Ward & Associates, *Collingwood Conservation Study*, p. 43.

31   Barrett, *The Inner Suburbs*, p. 24.

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

33   Andrew Ward & Associates, *Collingwood Conservation Study*, p. 43.

34   Lewis, 'The First Suburb', p. 13.

35   Allom Lovell & Associates, *Pre-1851 Structures in Victoria Survey*, vol. 3, Melbourne 1998, Appendix C, p. C1.

36   Allom Lovell & Associates, *Pre-1851 Structures in Victoria Survey*, vol. 3, Appendix D, p. D1.

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

38   Lewis, 'The First Suburb', p. 18. *Contoured Plan of Collingwood and East Melbourne , Shewing* [sic] *the Buildings Facing the Principal Streets at Period of Survey. Submitted to Surveyor General, 1853.* Clement Hodgkinson's map is a useful tool in interpreting the early history of Fitzroy. The map is coloured and shaded in the original to show the materials used for each building, and also shows the development of the street layout to this date. Clearly shown is the range of inconsistent subdivision and street patterns which had developed through uncontrolled subdivision.

39   Lewis, 'The First Suburb', p. 12.

40   Lewis, 'The First Suburb', p. 14.

41   Lewis, 'The First Suburb', p. 19.

42   Barrett, *The Inner Suburbs*, p. 19.

43   Lewis, 'The First Suburb', p. 14.

44   *Municipality of Richmond. Shewing* [sic] *the Buildings and Other Improvements in Existence at the Completion of the Survey in 1855; Also the Footways as marked out in accordance with the 12th Clause of the Act of Council, 18th Victoria No. 14.* Signed by Clement Hodgkinson, 1857. Held at the Richmond Town Hall. Hodgkinson's map is similarly helpful to that of East Melbourne etc. (see footnote 38).

45   P Vestey, *David Mitchell: A Forfar Man*, Coldstream (Vic) 1992, passim.

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17   Richmond City Council & Carringbush Regional Library, *Copping it Sweet* p. 53.'

18   J Davidson, 'Osborne House', *Fitzroy: Melbourne's First Suburb*, South Yarra 1989, p. 113.

19   Tibbits, 'Slums and Public Housing in Southern Fitzroy', p. 134.

20   Davidson, 'Osborne House', p. 114.

21   Howe, 'Together But Different, *Fitzroy: Melbourne's First Suburb*, South Yarra 1989, pp. 174-5.

22   R Kiss, 'Neither Power nor Glory: A Study of the Origin and Development of the Suburb of Fitzroy, Melbourne in the Nineteenth Century', MA thesis, University of Melbourne, 1980, pp. 98-99.

23   Tibbitts, 'Slums and Public Housing in Southern Fitzroy', p. 129.

24   Tibbitts, 'Slums and Public Housing in Southern Fitzroy', p. 130.

25   Minutes of Evidence taken by the Royal Commission on the Housing Conditions of the People in the Metropolis and in the Popular Centres of the State, VPP, Second Session, 1917, vol. II, p. 84, Copy in LHF, Derelict and Dirty Premises.

26   Minutes of Evidence taken by the Royal Commission on the Housing Conditions of the People in the Metropolis and in the Popular Centres of the State, VPP, Second Session, 1917, vol. II, p. 84.

27   The study was submitted as a Master of Commerce Degree at the University of Melbourne. It was also serialised in the *Herald* and appeared as a booklet entitled *The Unsuspected Slums*.

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19 *Sands and McDougall Melbourne Directory*, 1864. These included: coach-builders, biscuit manufacturers (2), a bone mill, a flock manufacturer, a flour mill, a window sash factory, a confectioner, cordial manufacturers, cabinet makers and brush makers, ironmongers, a clothing manufacturer, and a ginger beer manufacturer. N McKinnon, 'Fitzroy 1880-1900', 1963, Local History Collection, Fitzroy Library, p. 22.

20 McKinnon, 'Fitzroy 1880-1900', p. 22.

21 O'Connor, Coleman & Wright, *Richmond Conservation Study*, p. 13. The others included: tanneries (6), boot factories (2), fellmongeries (2), and leather works (1); and breweries (5), malthouses (3), and cordial works (1). The remaining industries included coachbuilders (2), piano manufacturers (2), and one each of the following: perambulator, invalid chair maker, glue factory, pottery works, organ builder, churn/trunk maker, mattress-maker, eucalyptus distillery & laboratory, shirt factory, clothing factory, paperbag factory, glass works, hat factory, abattoirs, windsor chair maker, and rope factory.

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38   Sands and McDougall, *Melbourne Directory*, 1890, p. xiii. Others included: James Bull's carriage building works (cnr Johnston & Fitzroy Sts) in 1888 employed around twenty hands. Nearby was another smaller carriage building works, which belonged to William Dalrymple (cnr Fitzroy & Westgarth Sts), and the extensive carriage building works of W & A Dowell, which in 1888, was said to employ about 40 hands. It covered an area of 'one and a half acres [0.5 hectares], having 56 ft. [17 m] frontage to Argyle-street, running right through to Kerr-street, and thence into Johnston-street.'

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

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CITY OF YARRA
HERITAGE REVIEW

BUILDING CITATIONS

VOLUME 2

PART I

CITY OF YARRA
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PART I

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ACKNOWLEDGEMENTS

1.0   INTRODUCTION

1.1   Background and Brief

As part of the Heritage Review of the City of Yarra, a review of individually significant structures was undertaken.

A number of previous conservation studies existed: Andrew Ward's *Collingwood Conservation Study (*1995); John & Thurley O'Connor, Ros Coleman & Heather Wright's *Richmond Conservation Study* (1985); Graeme Butler's *Northcote Urban Conservation Study* (1982); and Allom Lovell & Associates' *City of Fitzroy Heritage Study* (1992).

These studies included datasheets for buildings recommended for Planning Scheme protection. The City of Yarra Exhibited Planning Scheme (1997) provided Heritage Overlay protection for a number of individual buildings, some of which fall within proposed Heritage Overlay Precincts. The extent of proposed Precincts is described in *City of Yarra Heritage Review: Heritage Overlay Precincts* (1998).

The following report contains datasheets for all A and B grade buildings which fall outside proposed Heritage Overlay Precincts. Some of these buildings were identified in previous studies, whilst others were identified by Allom Lovell & Associates as part of this Review.

1.2   Methodology

The Review involved a street by street survey of the entire municipality, with the exception of the former City of Fitzroy, which was surveyed by Allom Lovell & Associates as part of the *City of Fitzroy Heritage Study* (1992).

As a result of the street by street survey, a number of buildings which had not been identified in previous studies, by the Planning Scheme or by the National Trust, were identified, photographed and their significance assessed.

Buildings which were identified in previous studies, and which were neither listed individually on the City of Yarra Exhibited Planning Scheme (1997), or included within proposed Heritage Overlay Precincts, were also photographed and assessed.

Following the assessment, those buildings graded A or B were recommended for individual Heritage Overlay controls and datasheets prepared for them.

1.3   Designation of Structures

Grade A Structures (Primary Significance - State Level)

Grade A structures are places of individual cultural significance, and are integral to the historic nature of the City of Yarra. They are also of sufficient significance to be considered for inclusion on the Victorian Heritage Register and the Register of the National Estate.

The range of criteria used for inclusion on those registers have therefore been used for designating 'A' structures and are summarised as places which:

- have association to or relationship with Victoria's history of the place or object;

- demonstrate rarity or uniqueness;

- have the potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage;

- exhibit the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects;

- exhibit good design or aesthetic characteristics and/or exhibit a richness, diversity or unusual integration of features;

- demonstrate or are associated with scientific or technical innovations or achievements

- demonstrate social or cultural associations.

These criteria have been used as a framework for assessing all of the graded structures. A number of structures have already been classified by the National Trust of Australia (Victoria), and are variously designated in this survey as 'A' or 'B' grade buildings. Grade A structures have been recommended for individual Heritage Overlay controls in the Planning Scheme. The demolition of these buildings would have a fundamental adverse impact on the cultural heritage of Yarra as demonstrated by its built environment and historic urban fabric.

Grade B Structures (Primary Significance - Local Level)

Grade B places are those that are integral to the cultural significance of the City of Yarra as a whole, through their architectural integrity and/or their historical associations. These structures form a framework of substantially intact buildings, with sound architectural characteristics which demonstrate and underlay the historic nature of the area. Generally they are places that, while essential to the heritage value of the City's building stock and its streetscapes, would not warrant an individual listing on the Victorian Heritage Register, however listing on the Register of the National Estate should be considered.

Grade B structures have been recommended for individual Heritage Overlay controls in the Planning Scheme. The demolition of these buildings would adversely impact upon the cultural heritage of Yarra as demonstrated by its built environment and historic urban fabric.

Grade C Structures (Contributory Significance - Local Level)

Structures designated 'C' are places that contribute to the architectural or historical character and cohesiveness of the City of Yarra and as such are either of local importance or interest. These structures are generally residential buildings, and contribute to the visual cohesiveness of the City.

They are structures that are close to Grade B buildings, both in their physical location and their period and type, but have had substantial alterations made to their original fabric, such as the replacement of the original roofing material, the removal of an important architectural element, or alterations made to their decoration. These works are in large part reversible, and if removed their visual contribution would be enhanced. The demolition of these buildings would have an undesirable impact upon the cultural heritage of Yarra as demonstrated by its built environment and historic urban fabric.

1.4 Datasheets

Each datasheet comprises:

- the name (if any), address, and Melway map reference of the building
- the grading (A or B), indicating significance
- the date of construction (if known)
- the names of the architect and builder (if known)
- a brief history of the building
- a physical description of the building
- a statement of significance

For the buildings which were documented in previous studies, historical and descriptive information has been derived from the relevant study, and, in some cases, augmented.

In the case of buildings never before identified, some general historical information has been derived from information contained within the previous studies, and augmented by research undertaken by Allom Lovell & Associates.

2.0   SUMMARY LIST OF DATASHEETS

2.1   Summary List of Datasheets

All places which have been assessed as having heritage significance (Grade A and B) are divided into two categories: those which are located within proposed Heritage Overlay Precincts, and those which are located outside Heritage Overlay Precincts.

This chapter contains a summary list of all A and B grade buildings which are not located within precincts; the list is arranged alphabetically by street address. The remaining buildings are listed in the precinct datasheets in Volume 3 Heritage Overlay Precincts.

Suburb	Street	No.	Building	VHR	RNE	NT	Grade
Abbotsford	Abbotsford Street	40	Timber Cottage		Rec		B
Abbotsford	Abbotsford Street	42	House		Rec		B
Richmond	Abinger Street	14	Richmond Creche and Day Nursery		Rec		B
North Fitzroy	Alexandra Parade	cnr George Street	Former Fitzroy Gas Works Valve House		Rec		B
Richmond	Baker Street	6	House		Rec		B
Collingwood	Bedford Street	15-17	Former Boot Factory		Rec		B
Collingwood	Bedford Street	33-47	Purfleet Cottages		Rec		B
Richmond	Bendigo Street		Former Wertheim Piano Factory (GTV9 Studios)		Rec		B
Richmond	Bendigo Street	19	House		Rec		B
Abbotsford	Bond Street	2	Former Grosvenor Common School	Yes	Rec	C	A
Richmond	Bosisto Street	6	House		Rec		B
Richmond	Bridge Road	649	Former Cable Tram Depot		Rec	B	B
Richmond	Bridge Road	Yarra River	Hawthorn Bridge		Rec		A
Richmond	Brighton Street	30	House		Rec		B
Richmond	Brighton Street	164-166	Maroura & Korein		Rec		B
Richmond	Burnley Street	90	Congregational Church Complex		Rec		B
Richmond	Burnley Street	97-105	Houses		Rec		B
Richmond	Burnley Street	144	Enfield		Rec		B
Richmond	Burnley Street	271	Burnley Uniting (Presbyterian) Church		Rec		B
Richmond	Burnley Street	300	St Bartholemew's Church Complex		Rec		B
Richmond	Burnley Street	336	House		Rec		B
Richmond	Burnley Street	377	Former Bank of Australasia		Rec		B
Alphington	Chandler Highway	1	Aratapu		Rec		B
Alphington	Chandler Highway	Yarra River	Chandler Highway Bridge	Rec	Rec		A
Abbotsford	Church Street	31-35	Terrace		Rec		B
Abbotsford	Church Street	67	River House		Rec		B
Richmond	Church Street	560	Former Bryant and May	Yes	Rec	C	A
Richmond	Church Street	Yarra River	Church Street Bridge	Rec	Rec		A
Abbotsford	Clarke Street	13	House		Rec		B
Abbotsford	Clarke Street	29	Yarradale Flats		Rec		B
Abbotsford	Clarke Street	31-37	Terrace		Rec		B
Abbotsford	Clarke Street / St Heliers Street		Convent of the Good Shepherd complex	Yes	Yes	B	A
Alphington	Como Street	17	Balclutha		Rec	C	B
Alphington	Como Street	20	Traquair		Rec		B
Richmond	Coppin Street	13	House		Rec		B
Richmond	Coppin Street	79	Former Griffiths Boot Factory		Rec		B
Richmond	Coppin Street	234	House		Rec		B
Richmond	Cremorne Street	85	Former Cremorne Street State School No. 2084 [Barton TAFE]		Rec		B
Richmond	Cremorne Street	119	Former Yarra Hotel		Rec		B
Collingwood	Cromwell Street	66	Cromwell Heights		Rec		B
Richmond	Crown Street	9-15	Queens Terrace		Rec		B
Richmond	Cubitt Street	16-18	Terrace		Rec		B
Richmond	David Street	9-11	Former Builders Steel Form Supply Co.		Rec		B
Richmond	Davison Street		Yarra Primary School (No. 5271)	Yes	Rec		A
Collingwood	Derby Street	1	Derby House		Rec		B
Collingwood	Derby Street	2	House		Rec		B
Collingwood	Derby Street	3-7	Terrace		Rec		B
Collingwood	Derby Street	8	House		Rec		B
Collingwood	Derby Street	10-16	Terrace		Rec		B
Richmond	Doonside Street	26	Former Repco Offices		Rec		B

Suburb	Street	No.	Building	VHR	RNE	NT	Grade
Richmond	Dover Street	30-38	Hurst Terrace		Rec		B
Richmond	Duke Street	19	Former Council Stables		Rec		B
Richmond	Edinburgh Street	58-60	Terrace		Rec		B
Richmond	Egan Street	1	Perseverance		Rec		B
Fairfield	Fairfield Park Drive		Fairfield Boathouse		Rec		B
Abbotsford	Gipps Street	cnr Henry	Collingwood United Masonic Temple		Rec		B
Collingwood	Gipps Street	51-55	Glasshouse Hotel		Rec		B
Richmond	Gleadell Street	1	Former Gas Inspector's Residence	Yes	Yes		A
Richmond	Gleadell Street	3	Richmond Baths		Rec		B
Richmond	Grange Road	Yarra River	MacRobertson Bridge		Rec		B
Clifton Hill	Grant Street	19-27	Former Clifton Sawmills and Box Factory		Rec		B
Clifton Hill	Grant Street	47-55	Terrace		Rec		B
Abbotsford	Greenwood Street	2	Former Stables		Rec		B
Abbotsford	Grosvenor Street		Former Phoenix Biscuit Co. complex		Rec		B
Abbotsford	Grosvenor Street	13	House		Rec		B
Abbotsford	Grosvenor Street	19	House		Rec		B
Collingwood	Harmsworth Street	31	Former Children's Church		Rec		B
Alphington	Heidelberg Road	626	Australian Paper Mills Boiler House		Rec		B
Alphington	Heidelberg Road	756-758	Shops		Rec		B
Alphington	Heidelberg Road	838-852	Tower Hotel		Rec		B
Richmond	Highett Street	261	House		Rec		B
Richmond	Highett Street	263	House		Rec		B
Richmond	Highett Street	345	House		Rec		B
Richmond	Hoddle Street	117	House		Rec		B
Abbotsford	Hoddle Street	2	Former Robert Reid Clothing factory (3-7 Ferguson Street)		Rec		B
Abbotsford	Hoddle Street	48	Yorkshire Stingo Hotel		Rec		B
Abbotsford	Hoddle Street	198-210	Former Whybrow's Shoe Factory		Rec		B
Abbotsford	Hoddle Street	324-326	Former Trescowthick's Boot Factory		Rec		B
Clifton Hill	Hoddle Street	457	Former Murray & Co Wool Works		Rec		B
Richmond	Hull Street	3	Roeberry House		Rec		B
Richmond	Hunter Street	4-6	Terrace		Rec		B
Collingwood	Islington Street	16	Former Smalley & Harkness Boot Factory		Rec		B
Collingwood	Islington Street	61	James Hood & Co. Malthouse		Rec		B
Clifton Hill	John Street		Clifton Hill Railway Station	Yes	Yes	C	A
Clifton Hill	John Street	19-31	Railway Terrace		Rec		B
Abbotsford	Johnston Street	265	House		Rec		B
Abbotsford	Johnston Street	295	Yarra Hotel		Rec		B
Abbotsford	Johnston Street	395	House		Rec		B
Abbotsford	Johnston Street	397	House		Rec		B
Abbotsford	Johnston Street	438	Former Cable Tram Depot		Rec		B
Abbotsford	Johnston Street	452	Yarra Falls Spinning Mills		Rec		B
Richmond	Kent Street	72	Bluestone Cottage		Rec		B
Richmond	Kent Street	86	House		Rec		B
Richmond	Kent Street	175	House		Rec		B
Abbotsford	Langridge Street	202	Former William Shoe Factory		Rec		B
Abbotsford	Langridge Street	211	Former Shop		Rec		B
Abbotsford	Langridge Street	213	Former Shop		Rec		B
Abbotsford	Langridge Street	228	Former Friendly Societies Hotel		Rec		B
Abbotsford	Langridge Street	233	House		Rec		B
Collingwood	Langridge Street	55	Former William Peatt Boot Factory		Rec		B
Collingwood	Langridge Street	143-145	Terrace		Rec		B

Suburb	Street	No.	Building	VHR	RNE	NT	Grade
Collingwood	Langridge Street	147-149	Terrace		Rec		B
Collingwood	Langridge Street	151-153	Terrace		Rec		B
Collingwood	Langridge Street	160-176	Terrace		Rec		B
Richmond	Lord Street	131	Former Fire Station		Rec		B
Alphington	Lucerne Crescent	53	House		Rec		B
Alphington	Lucerne Crescent	54	House		Rec		B
Alphington	Lucerne Crescent	65	House		Rec		B
Alphington	Lucerne Crescent	75	House		Rec		B
Alphington	Lucerne Crescent	93	House		Rec		B
Collingwood	McCutcheon Way	11	Doll's House	Yes	Yes	C	A
Richmond	Madden Grove	41	Warehouse		Rec		B
Richmond	Mary Street	347	Richmond Terminal Station		Rec		B
Abbotsford	Mayfield Street	24	House		Rec		B
Richmond	Mitchell Street	1-11; 2-12	Houses		Rec		B
Richmond	Murphy Street	19	Kilmarnock		Rec		B
Collingwood	Napoleon Street	12	Houses		Rec		B
Abbotsford	Nicholson Street	39-41	Houses	Yes	Yes	C	A
Collingwood	Northumberland Street		Former Victoria Old Distillery		Rec	Nat	B
Richmond	Oddys Lane		Former Richmond Power Station	Yes	Rec	State	A
Alphington	Old Heidelberg Road	18	House		Rec		B
Alphington	Old Heidelberg Road	Darebin Creek	Footbridge		Rec		B
Collingwood	Otter Street	46	St Joseph's Roman Catholic Church		Rec		B
Collingwood	Otter Street	46	St Joseph's Presbytery		Rec		B
Collingwood	Otter Street	46	St Joseph's Church Hall		Rec		B
Collingwood	Otter Street	46	St Joseph's School		Rec		B
Collingwood	Oxford Street	37	House		Rec		B
Collingwood	Oxford Street	39-41	Houses		Rec		B
Collingwood	Oxford Street	50-52	Terrace		Rec		B
Collingwood	Oxford Street	51-55	Terrace		Rec		B
Collingwood	Oxford Street	57-63	Terraces		Rec		B
Collingwood	Oxford Street	58-62	Terrace		Rec		B
Abbotsford	Park Street	1	House		Rec		B
Abbotsford	Park Street	11	Glandmire House		Rec		B
Abbotsford	Park Street	22	House		Rec		B
Abbotsford	Paterson Street	23	House		Rec		B
Collingwood	Perry Street	92-94	Terrace		Rec		B
Richmond	Punt Road	419-421	Houses		Rec		B
Richmond	Punt Road	Yarra River	Hoddle Bridge		Rec		B
Abbotsford	Raphael Street	1	House		Rec		B
Alphington	Rex Avenue	5-7	Alameda		Rec		B
Richmond	River Street	cnr Murphy St	Former J Kennon & Sons Wool Store		Rec		B
Alphington	Roemer Crescent	3	Rosemount		Rec		B
Collingwood	Rokeby Street	112A	Former United Tannery and Boot Factory		Rec	State	B
Collingwood	Rupert Street	89	Former Davis' Pickle And Sauce Factory		Rec		B
Collingwood	Sackville Street	25-27	Former Methodist Mission Church		Rec		B
Richmond	Somerset Street	rear 179	St James Roman Catholic Church		Rec		B
Abbotsford	Southampton Crescent	4	Former Kodak Factory		Rec		B
Abbotsford	Southampton Crescent	5	Former Kodak Factory		Rec		B
Collingwood	Stanley Street	2	House		Rec		B

Suburb	Street	No.	Building	VHR	RNE	NT	Grade
Richmond	Stawell Street	2	Fincham Organ Factory		Rec		B
Richmond	Swan Street	291	Former Central Club Hotel		Rec		B
Richmond	Swan Street	365	Former Burnley Theatre		Rec		B
Richmond	Swan Street	Yarra River	Wallen Road Bridge	Rec	Rec	State	A
Alphington	Tower Avenue	1	Edgebaston		Rec		B
Abbotsford	Trenerry Crescent	Yarra River	Dights Mill Complex	Yes	Rec	State	A
Abbotsford	Valiant Street	29	House		Rec		B
Abbotsford	Victoria Crescent	6	House		Rec		B
Abbotsford	Victoria Crescent	18	Former Hatchers Laundry		Rec		B
Abbotsford	Victoria Crescent	57-63	Former Tweedside Mills		Rec		B
Collingwood	Victoria Parade	135-141	Prince Patrick Hotel and Shops		Rec		B
Collingwood	Victoria Parade	159	Former Ebenezer Particular Baptist Church		Rec		B
Abbotsford	Victoria Street	231	Former State Savings Bank		Rec		B
Abbotsford	Victoria Street	261	Former National Bank		Rec		B
Abbotsford	Victoria Street	275-277	Lambeth Buildings		Rec		B
Abbotsford	Victoria Street	295	Former Chemist's Shop		Rec		B
Abbotsford	Victoria Street	297-301	Shops		Rec		B
Abbotsford	Victoria Street	371-377	Shops		Rec		B
Abbotsford	Victoria Street	385	Former East Collingwood Hotel		Rec		B
Abbotsford	Victoria Street	459-465	Shops		Rec		B
Abbotsford	Victoria Street	511	Shop		Rec		B
Abbotsford	Victoria Street	603	Former Brickmakers Arms Hotel (Terminus Hotel)		Rec		B
Abbotsford	Victoria Street	651-653	Former Crusader Plate Building		Rec		B
Abbotsford	Victoria Street	655	Former Handley & Tilley Building	Rec	Rec		A
Abbotsford	Victoria Street	663	Former Alma Woolworks Complex		Yes	B	B
Richmond	Victoria Street	316	House		Rec		B
Richmond	Victoria Street	318-326	Byrne's Arcade Terrace		Rec		B
Richmond	Victoria Street	488-496	Former Simpson's Glove Factory		Rec		B
Richmond	Victoria Street	Yarra River	Victoria Bridge	Rec	Rec		A
Alphington	View Street	1	Bokhara		Rec		B
Collingwood	Wellington Street	59	The Vine Hotel		Rec		B
Collingwood	Wellington Street	88	Former Yorkshire Brewery	Yes	Yes		A
Collingwood	Wellington Street	113	Sir Robert Peel Hotel		Rec		B
Collingwood	Wellington Street	162	Former Free Medical Mission Dispensary	Yes	Yes		A
Collingwood	Wellington Street	215	Former St.George's Presbyterian Church		Rec		B
Collingwood	Wellington Street	259	Portsea House		Rec		B
Richmond	Wellington Street	5	Former Freemason's Tavern		Rec		B
Richmond	Wellington Street	15	House		Rec		B
Richmond	Wellington Street	67	Former Sutherland's Distillery		Rec		B
Richmond	Wellington Street	79-93 & 80-94	Warwick Terrace and Leicester Terrace		Rec		B
Fairfield	Yarra Bend Road		Former Fairfield Hospital	Rec	Yes	State	A
Yarra Bend	Yarra Bend Road		Yarra Bend Golf Club House		Yes	C	B
Fairfield	Yarra Bend Road	Yarra River	Kanes Bridge		Rec		B
Richmond	Yarra Boulevard	Yarra River	Hawthorn Railway Bridge		Rec		B
Alphington	Yarraford Avenue	31	House		Rec		B

3.0   DATASHEETS

Building:	House	Significance:	B
Address:	40 Abbotsford Street, Abbotsford	Melway Map Ref:	2D A9
Building Type:	Residence	Construction Date:	1867
Architect:	Thomas Wilson?	Builder:	Thomas Wilson

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

By 1866 Thomas Wilson, a builder, had purchased land on the north side of Abbotsford Street, midway between Hunter and Paterson Streets.[1] In 1867 he built two weatherboard houses in Abbotsford Street, including this two-roomed house at No. 42, which he occupied. The house was extended to four rooms two years later.[2] In 1884-85 Henry Tolhurst, a surveyor, rented the house, however by 1888, Wilson once again used the property as his own residence, and continued to do so until 1901.[3], The house remained in ownership of the Wilson family until World War One.

In 1873, Wilson erected a brick house at what is now 42 Abbotsford Street (see separate datasheet), and he lived there from 1879 until 1888.[4]

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The house at 40 Abbotsford Street, Abbotsford, is an unusual timber cottage with Gothick influences. It has an irregular composition, consisting of a main double-storey section, with a single-storey wing to the side. The double-storey section has a gabled slate roof with plain timber bargeboards. A bay window with double-hung sashes faces the street at ground floor level, and has an unusual slated hood with a timber scalloped frieze. There is a pointed arch window on the side (east) elevation at first floor level. The smaller single-storey section also has a gabled roof, but with the gable end facing the street.

The house retains a large garden.

Significance

The timber house at 40 Abbotsford Street is of local architectural significance. Its type, a double-storey timber house, is very unusual within the municipality, and its Gothick details, in particular the timberwork, are of particular architectural note.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Rate Books, 1866.
2   Rate Books, 1867, 1868.
3   Rate Books 1884, 1885, 1889, 1901.
4   Rate Books.

Building:	House	Significance:	B
Address:	42 Abbotsford Street, Abbotsford	Melway Map Ref:	2D A9
Building Type:	Residence	Construction Date:	1873
Architect:	Thomas Wilson?	Builder:	Thomas Wilson

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

By 1866 Thomas Wilson, a builder, had purchased land on the north side of Abbotsford Street, midway between Hunter and Paterson Streets.[1] In 1867 he built two weatherboard houses in Abbotsford Street, including a two-roomed house for use as his own residence, which he extended to four rooms two years later (see separate datasheet for 40 Abbotsford Street).[2] Wilson remained owner/occupier of No. 40 in 1873, when he erected this brick house at what is now 42 Abbotsford Street.[3] He appears not to have occupied the house until 1879.[4] In 1884-85 he rented the property to Henry Tolhurst, an architect and a Collingwood surveyor, but by 1888 Wilson once again was residing at the house, where he remained until at least 1901.[5]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house at 42 Abbotsford Street, Abbotsford, is a large two-storey rendered brick house. Its composition is asymmetrical, with a projecting bay to the east which partly encloses a verandah to the west. The roof is gabled, and the projecting bay has a gable end facing the street. Window and door openings are stop-chamfered, and the walls have vermiculated quoining. The windows are tripartite timber-framed double-hung sashes. On the protruding bay to the east, the upper level window has a hood with a frieze of cast iron lacework, above a bay window at the corresponding lower level. The verandah and balcony have cast iron lacework friezes, and a balustrade of panels. The verandah retains a black and white tessellated tiled floor.

The design of the house may be derived from a pattern book.

Alterations include the replacement of the original roofing with tiles, modifications to the ground floor verandah column, and the replacement of the original front fence. It most probably had a decorative (scalloped?) bargeboard to the gable which has been removed.

Significance

The house at 42 Abbotsford Street, Abbotsford, is of local architectural significance and local historical interest. Architecturally, the house is unusually large in an area which was developed primarily with more modest attached dwellings. Of local historical interest is its association with Henry Tolhurst, architect and Collingwood surveyor.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Book, 1866
2   Rate Books, 1867, 1868.
3   Rate Book, 1873.
4   Rate Books 1873, 1874, 1879.
5   Rate Books 1884, 1885, 1889, 1901.

Building:	House	Significance:	B
Address:	14 Abinger Street, Richmond	Melway Map Ref:	2H A7

Building Type:	Residence	Construction Date:	c.1870s?
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Unknown. The house at 14 Abinger Street appears to have been constructed in the 1860s or '70s.

Description

The house at 14 Abinger Street is a large double-storey red brick building, with a hipped slate roof. The house has a wide frontage and is set back from the street. The symmetrical street elevation has four double-hung sash windows at first floor level, with rendered sills and voussoirs. A moulded rendered string course runs across the elevation beneath the eaves. A relatively recent single-storey brick and weatherboard addition has been constructed in the front garden, obscuring the original ground floor elevation. Chimneys are red brick, with corbelled caps; the west chimney has been painted.

Significance

The house at 14 Abinger Street, Richmond, is of local architectural significance. The house is a simple and restrained example of a late 19th century villa and is a prominent element in the streetscape. The appearance of the house is marred by the obtrusive ground floor extension.

Building:	Former Fitzroy Gas Works Valve House	Significance:	B
Address:	Alexandra Parade (corner George Street), North Fitzroy	Melway Map Ref:	2C D4

Building Type:	Valve House	Construction Date:	c.1890
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G [x] F[ ] P[ ]	G [x] F[ ] P[ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The former Fitzroy Gas Valve House is the only remaining buildings from the once extensive Fitzroy Gas Works.

The Collingwood, Fitzroy & District Gas & Coke Co. was formed in January 1859. It was a joint venture between the local council and private investors, promoted by the main gas engineer of the time, Coates & Co. In 1878, the Collingwood, South Melbourne and Melbourne Gas Companies amalgamated, and became known as the Metropolitan Gas Co. The Fitzroy Gasworks was disadvantaged by its distance from the port and the Fitzroy works were closed in 1927. The site continued to be used by the Metropolitan Gas Co. as both a workshop and gas storage facility. Three large gasometers survived as local landmarks until the introduction of natural gas in the 1970s. The first of these gasometers, built in 1930, gained world prominence amongst engineers for being the largest all-welded steel structure in the world.[1]

Description

The former Gas Valve House is a small red brick building with a gabled slate roof. There are parapets to the gable ends, with a raked corbel table and oculus vents, and there is a prominent corbel table along the eaves line. The northern facade is divided into five bays by pilasters, each with a semi-circular arched window with a bluestone sill. Two of the arched openings have been bricked up. The roof vents, and the rectangular windows to the street facades, are later additions. The building currently houses a natural gas regulator.

Comparative Examples

South Melbourne Gas Works, Graham Street, South Melbourne

Significance

The former Fitzroy Gas Valve House is of local historical significance and local architectural interest. Historically, the buildings are the only surviving remnants of the once extensive Fitzroy Gasworks, which played an integral part in the supply of gas to Melbourne from the mid-19th century until the 1970s. Architecturally, the buildings are typical and substantially intact examples of simple late 19th century industrial buildings.

Original Source

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study*. 1992

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1   Extract from Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study*. 1992

Building:	House	Significance:	B
Address:	6 Baker Street, Richmond	Melway Map Ref:	2H B2

Building Type:	Residence	Construction Date:	1880s?
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Unknown.[1]

Description

The house at 6 Baker Street, Richmond, is a single-storey asymmetrical Italianate bichromatic brick villa. Its walls are of brown brick, with cream brick quoins and dressings to window and door openings. The front elevation has a projecting bay with a single window; beneath the verandah is the front door and another single window. Windows are timber-framed double-hung sashes. The verandah, which terminates at a brick wing wall at the west end, has a curved profile corrugated iron-clad roof, cast iron columns and a decorative cast iron lacework frieze. The hipped slate roof has bracketed eaves and ogee-profile gutters, and is penetrated by bichromatic brick chimneys with unpainted rendered moulded caps and barrelled tops.

The front fence, which comprises a timber frame with corrugated iron infill panels, and the timber gate, appear to be original.

Significance

The house at 6 Baker Street, Richmond, is of local architectural significance. It is an impressive example of an Italianate brick villa, distinguished by the degree of its intactness; of particular note in this regard are the verandah and timber and corrugated iron front fence.

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1   The Rate Books and Directories are inconclusive as to the history of this building. Richmond Rate Books, 1866, 1867, 1868, 1869, 1870, 1880, 1885, 1890, 1893, 1895, 1900, 1943-44, 1945. *Sands & McDougall Directory*, 1865, 1868, 1869, 1870, 1883, 1891, 1900, 1910, 1920, 1935, 1945.

Building:	Former Boot Factory	Significance:	B
Address:	15-17 Bedford Street, Collingwood	Melway Map Ref:	2C E8
Building Type:	Factory	Construction Date:	1886
Architect:	Unknown	Builder:	Unknown
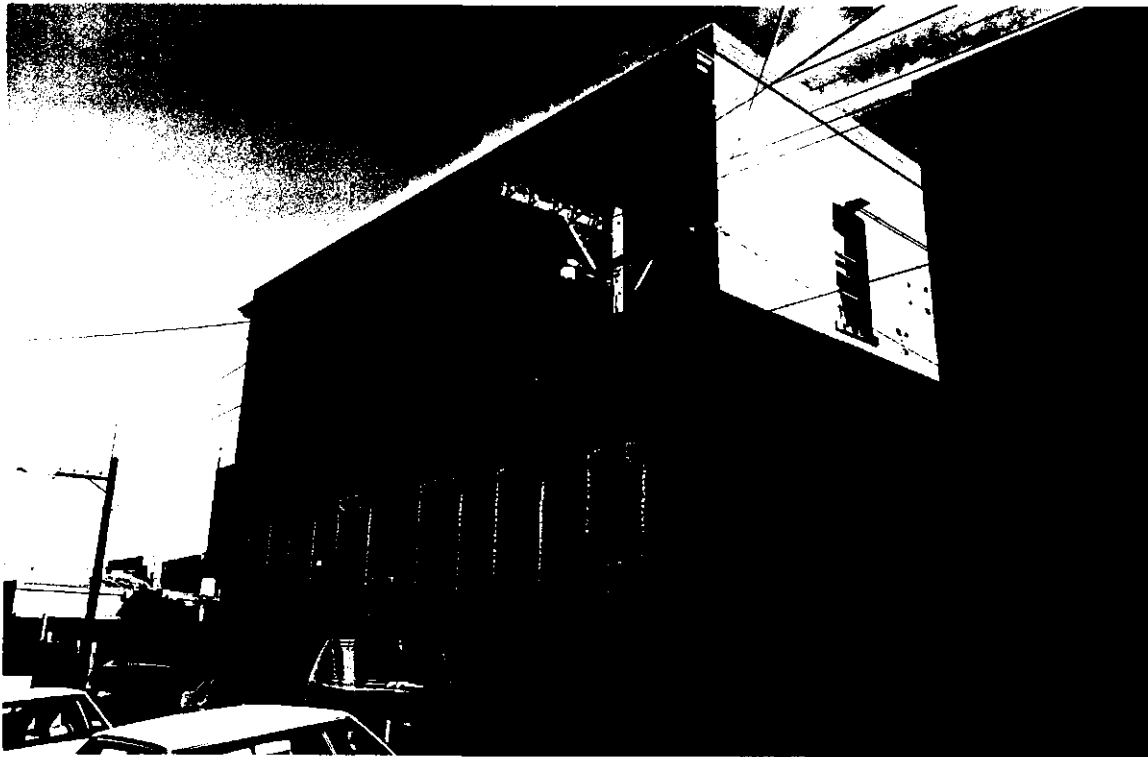
Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Thomas Kelly built two factories on this site in 1886.[1] The factories were a speculative development, and the first tenant was Henry Bloomfield, a manufacturer. Kelly retained ownership at least until 1892, when the tenants were Richard McGan, and Frederick Fowler, boot manufacturers, who traded as McGan & Fowler. Richard McGan was a Collingwood-born boot manufacturer and major employer at his earlier Hoddle Street factory during the 1884 bootmaking trade dispute. As treasurer of the manufacturers' association, McGan successfully held out against the Bootmakers Union and W Trenwith, general agent for the Union, in a dispute over wages which lasted for nearly three months.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The factory at 15-17 Bedford Street, Collingwood, is a two-storey brick industrial building. The walls are of red face brick with an unpainted rendered string course at first floor level and cornice at parapet level. The front elevation is symmetrical, with two doorways, suggesting separate tenancies, flanked by pairs of segmental arched and iron barred windows. The first floor has six similar window openings. The windows return along the north elevation, facing a right-of-way. The words MEIK BROS. PTY LTD JASON STROPS appear in faded lettering on the north and south elevations.

The ground floor facade has been painted.

Comparative Examples

Former William Peatt Boot Factory, 55 Langridge Street, Collingwood
Former United Tannery and Boot Factory, 112A Rokeby Street, Collingwood

Significance

The factory building at 15-17 Bedford Street, Collingwood, is of local historical and architectural significance. Although boot factories proliferated in Collingwood in the 19th century, this building is a rare remaining example of a speculative industrial development, not built for any specific company. The building remains substantially intact. Its association with Richard McGan, a local bootmaker, is also of historical interest.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Book 1885- no entry.

Building:	Purfleet Cottages	Significance:	B
Address:	33-47 Bedford Street, Collingwood	Melway Map Ref:	2C E8
Building Type:	Residences	Construction Date:	1873
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The 1858 Hodgkinson map shows a terraced row on this site. In 1872 Thomas Pearson owned 8 wooden houses on this site, and in the following year he built Purfleet Cottages, which consisted of twelve or thirteen similar units in brick.[1]

Pearson retained possession until 1874, when the ownership passed to John O'Connor.[2] By 1888, while O'Connor was owner, the tenants included a mason, labourers, a moulder, a chimney sweep, carters, a driver, a dealer and a French polisher.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

Purfleet Cottages is a single-storey Victorian brick residential terrace. It formerly comprised twelve or thirteen identical attached houses; now only eight remain. The houses are extremely modest, and are built directly on the property line and have no verandahs. The facade of each house has a front door and single timber-framed double-hung sash window with a bluestone sill. There is a single transverse gabled corrugated iron roof, penetrated by brick chimneys with unpainted rendered moulded caps and terracotta chimney pots.

No. 39 is the only house to retain its original tuckpointed red face brick facade and unpainted bluestone plinth. The front walls of Nos. 35 and 37 have been extended upwards to form a parapet; these two houses also have altered door and window openings.

Part of a nameplate, of which the remaining text reads PURF...COTT...187, remains on the facade of Nos. 37 and 39, formerly the centre pair of the development.

Significance

Purfleet Cottages, 33-47 Bedford Street, Collingwood, is of local architectural significance. Although the appearance of the terrace has been marred by the painting of all but one of the red face brick facades and the unsympathetic alterations to Nos. 35 and 37 , the row remains unusual in its form, simple design, and location in an area almost fully occupied by industrial buildings.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Book 1873: 13 'houses', later entries 13 'brick houses'.
2   Rate Book 1885, 1886, 1888.

Building:	Former Wertheim Piano Factory (GTV 9 Studios)	Significance:	B
Address:	Bendigo Street, Richmond	Melway Map Ref:	2H G9

Building Type:	Television Studios	Construction Date:	1909
Architect:	Nahum Barnet	Builder:	R McDonald

Intactness:	Condition:
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The former Wertheim Piano Factory was constructed in 1909 to the design of architect Nahum Barnet. The builder was R McDonald. The owner was Hugo Wertheim who, after a study of European and American factories, decided to have the factory area on one ground floor with offices on the first floor, a somewhat new concept for large factories in Australia. The site covered four acres and a tramway system was laid through the building and to the timber stores at the rear. The floor area was 50,000 square feet and the factory was capable of producing 2,000 pianos a year.

Almost all parts of a piano were made in the factory, and for this purpose iron and brass foundries, timber seasoning racks, wood working equipment, cabinet-making, French polishing and sounding board facilities were provided. The factory generated its own power and it was heated by hot air pipes. Lavatories, luncheon rooms and smokers' pavilions were built for employees. Fire proof divisions and steel doors were provided for fire isolation and a new type of damp course was laid in the walls.

Some of the staff had been trained in the leading European piano factories, and the pianos were claimed to compare favourably with any in the world.

The factory is presently used as the GTV 9 studios.

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

Description

The former Werthiem Piano Factory comprises two identical double-storey red brick pavilions, each approximately square in plan, connected by a single-storey central section. The building is designed in a free Arts and Crafts style. Facades are divided into three bays, separated by red brick piers which rise through the parapets, which are finished with moulded rendered cappings. The multi-paned steel-framed windows are not original; those on the first floor have segmented arched heads with moulded brick voussoirs. Second floor windows have moulded rendered lintels and sills. Moulded rendered string courses run across the elevations between the brick piers, and the brick spandrel panels above the windows are decorated with black brick diamond patterns. The hipped roofs are clad in Marseilles pattern terracotta tiles, surmounted at the apices by terracotta finials.

Another, much larger, three-storey red brick building exists to the west, which appears to have been constructed c.1930s.

Significance

The former Wertheim Piano Factory in Bendigo Street, Richmond, is of local historical and architectural significance. The factory is a good example of the free Arts and Crafts style applied to an industrial building, designed by prominent Melbourne architect Nahum Barnet. The buildings are important heritage elements in the streetscape.

The factory was once the largest piano factory in Australia, occupying a four acre site, complete with its own power generator and tramline.

Original Source

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

Building:	House	Significance:	B
Address:	19 Bendigo Street, Richmond	Melway Map Ref:	2H B2

Building Type:	Residence	Construction Date:	1889-90
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]　F[ ]　P[ ]

Condition:

G[x]　F[ ]　P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 19 Bendigo Street, Richmond, was built in 1889-90. The first owner was Charles J Jago, who had owned the land since 1886. In 1892, the Rate Books record a 9 room brick house, valued at £60, on the site. Jago occupied the house until 1895.[1]

Charles Jago was a Burnley butcher and property investor. He was mayor of Richmond in 1893-94 and 1901-02. His properties included the Rising Sun Hotel, in Swan Street. His property portfolio was valued at £18,546 at the time of his death in 1923.[2]

Description

The house at 19 Bendigo Street, Richmond, is a two-storey symmetrical Italianate rendered brick terrace style house, of rendered brick construction. The ground floor facade has banded rustication to the walls, stop-chamfered corners and a central recessed entrance flanked by single windows. The recessed entrance has an iron picket gate, and the windows have protective iron grillages. The first floor has a recessed balcony with a corrugated iron roof between two wing walls, which have arched leadlight windows. The balcony has cast iron columns and lacework frieze, and a balustrade, which does not appear to be non-original. The north elevation, to Bellevue Street, has a number of windows with chamfered openings, two of which are blind. The ground floor windows also have protective grillages. The roof is penetrated by two rendered chimneys with moulded caps.

Significance

The house at 19 Bendigo Street, Richmond, is of local architectural significance and local historical interest. Whilst two-storey freestanding terraces are not uncommon in Richmond, the form of this house, with a rusticated ground floor rather than a verandah, and a recessed entrance and balcony, is very unusual. The house is also of local historical interest through its association with prominent local property owner, butcher, publican and former Mayor of Richmond, Charles Jago.

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1   Richmond Rate Books, 1886, 1887, 1888, 1889, 1890-91, 1892. Sands & McDougall Directory, 1889, 1890, 1891, 1892, 1895, 1900, 1910.
2   J McCalman, *Struggletown: Public and Private Life in Richmond 1900-1965*, Melbourne, 1985, p. 16.

Building:	Former Grosvenor Common School	Significance:	A
Address:	2 Bond Street, Abbotsford	Melway Map Ref:	2H D2

Building Type:	School	Construction Date:	1863
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[x]	Victorian Heritage Register	[x]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[x]	Heritage Overlay Controls	[x]

History

The former Grosvenor Common School was a privately owned school built in 1863, with schoolrooms on the ground floor and the school master's residence upstairs. By 1873, following the foundation of the Education Department which commenced operations in that year, it was known as the Grosvenor State School No. 811.

By 1901 Charles F Bates operated his Cocoa Mill at this address and the property was in the ownership of Mr John Puckey.[1]

Andrew Ward. *Collingwood Conservation Study*. 1995.

The School was one of nine common schools in Melbourne, and one of four in Collingwood. Only three remain, the others being at Bell Street, Fitzroy, now converted to apartments, and Faraday Street, Carlton, now used by the Royal Women's Hospital.

Description

The former Grosvenor Common School is a two-storey building of brick and bluestone construction, approximately square in plan, with a hipped slate roof. The ground floor is of random coursed bluestone, with contrasting brown and red brick quoining to the window and door openings, voussoirs and corners. The paired entrance doors, presumably separate entries for boys and girls, are flanked by tripartite double-hung sash windows. A plain rendered string course divides the two-storeys. The first floor is of face Flemish bond red and brown brick, also with quoining. There are five double-hung sash windows with vertical glazing bars, rendered sills and red brick voussoirs. The eaves have timber brackets, and the chimneys are of brick with corbelled brick caps.

The side elevations are plainer and with fewer windows, and a large rendered sign at first floor level on the south elevation bears the name BATES COCOA MILLS in raised lettering.

Comparative Examples

Common School, Bell Street, Fitzroy
Common School, Faraday Street, Carlton

Significance

The former Grosvenor Common School is of state architectural and historical significance. The building displays particularly fine use of red and brown brickwork, evident in the quoining and voussoirs. The simple symmetrical composition imparts a distinctive late Regency/early Victorian character to the façade, rare, probably unique, in Melbourne. Historically, the former Grosvenor Common School was one of nine such schools in Melbourne, and one of four in Collingwood, and of the three remaining schools, the Grosvenor Common is the most intact.

References

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Collingwood Rate Books. The Argus, 21.12.1940. National Trust File. Burchell, L. *Victorian Schools*, 1980.

Building:	House	Significance:	B
Address:	6 Bosisto Street, Richmond	Melway Map Ref:	2G K6

Building Type:	Residence	Construction Date:	1858
Architect:	John Pollock?	Builder:	John Pollock?

Intactness:	Condition:
G[x]　F[ ]　P[ ]	G[x]　F[ ]　P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 6 Bosisto Street, Richmond, was constructed in 1858, probably by the original owner, John Pollock, a stonemason. The building was occupied by the Pollock family until the late 1880s. By 1893, still registered to Pollock, the building was leased to boilermaker, Harry Hammond.

The bluestone cottage was originally constructed with two rooms, but was extended to four rooms by 1863.[1]

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

Description

The house at 6 Bosisto Street, Richmond, is a small, single-storey cottage constructed of coursed quarry-faced bluestone construction with pick-faced bluestone quoining and dressings to window and door openings. The central panelled entrance door is flanked by single-paned double-hung sash windows. The hipped corrugated iron roof is concealed behind a painted moulded cornice and parapet.

Significance

The house at 6 Bosisto Street, Richmond, is of local architectural and historical significance. The house is a rare, early bluestone cottage, substantially intact, and one of the few remaining residences in Richmond dating from the 1850s. It was most probably constructed by John Pollock, a stonemason and original owner.

Original Source

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

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1   National Trust of Australia (Vic) File No. 5104.

Building:	Former Cable Tram Depot	Significance:	B
Address:	649 Bridge Road, Richmond	Melway Map Ref:	2H G7

Building Type:	Cable Tram Depot	Construction Date:	1885
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The tram depot in Bridge Road, Richmond, was the first of 15 tram shed complexes built between 1885 and 1891 to house the Melbourne cable trams. The depots were built by the Melbourne Tramway & Omnibus Co. Ltd. which owned and operated the service. The tracks and eleven cable winding engine houses were built by the Melbourne Tramways Trust and leased to the company until 1916. Thereafter, the system was vested in a Tramways Board. Prior to 1885, the company operated an extensive service of horse-drawn omnibuses and the cable tram network virtually followed of the omnibus routes. The Richmond Depot was closed in 1927.

The former Tram Depot is now part of the Rydges Riverwalk hotel complex.

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

Description

The facade of the original cable tram depot is presently incorporated into the six-storey Rydges Hotel complex, however it still retains its not inconsiderable aesthetic quality. The long facade is of polychromatic brickwork, with walls of brown brick articulated by red brick piers. The plinth and upper walls are also of red brick. Windows are double-hung sashes with segmental-arched heads with brown brick voussoirs and bluestone sills. Towards the east and west ends of the facade are two segmental arched openings, decorated with rendered vermiculated quoining, and crowned by rendered pediments. A moulded cornice runs across the length of the facade.

The hotel, constructed in the late 1980s, rises from behind the original single-storey facade, which is all that remains of the original structure.

Significance

The former Richmond Cable Tram Depot, Bridge Road, Richmond, is of local architectural and historical significance. The facade is substantially intact, although its architectural significance is considerably diminished by the 1980s six-storey hotel built behind. Historically, it was the first of 15 cable tram depots to have been constructed in Melbourne, and is one of the surviving sheds of the original cable tram network, which now demonstrate the route and extent of the cable tram system.

Original Source

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

Building:	Hawthorn Bridge	Significance:	A
Address:	Bridge Road, Yarra River, Richmond	Melway Map Ref:	2H E7
Building Type:	Road Bridge	Construction Date:	1861
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[ ] F[x] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[x]
Register of the National Estate	[x]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The Hawthorn Bridge was opened in November 1861 and it is the oldest existing metal truss bridge in Australia. The next oldest surviving metal truss bridges are at Gundagai, New South Wales (1867; 31.4m maximum span), Redesdale, Victoria (1868; 45.7m) and the Denison Bridge at Bathurst, New South Wales (1870, 34.5m). The maximum span of the Hawthorn Bridge was exceeded by the Longford Rail Bridge, Tasmania, in 1871 (64.0m).[1]

The cable tram service was established along Bridge Road in 1885. When the route was electrified in 1916, the present ornamental tram-wire supports were erected on the bridge by the then Hawthorn Tramways Trust. The supports were erected independently of the bridge, and are not incorporated into its structure.[2]

Description

The Hawthorn Bridge is triple-span box-girder bridge over the Yarra River, connecting Richmond and Hawthorn. The four-lane road deck rests on four deck-type lattice trusses at 4.3m centres. The trusses are simply supported, with spans of 21.3m, 45.7m and 21.3m. There are two main supports, constructed of quarry faced bluestone, each with four piers connected by three arches. The deck is not original, and has simple steel balustrading.

The ornamental tram-wire supports on the bridge are simple iron structures with subtly curved top members and typically Edwardian curvilinear decoration.

Comparative Examples

Railway Bridge, Yarra Boulevard, Yarra River, Richmond
Ornamental Tramwire Supports, Wallen Road (Swan Street) Bridge, Richmond
Ornamental Tramwire Supports, Dandenong Road
Ornamental Tramwire Supports, Victoria Parade, Fitzroy

Significance

The Hawthorn Bridge is of outstanding historical significance. Although altered, the bridge may be the oldest 19th century bridge remaining in the metropolitan area. It is also the oldest bridge of its type, a metal truss bridge, surviving in Australia.

The ornamental tramwire supports are of state architectural and historical significance. They are rare and decorative remnants of the early phase of electric tramway development in Melbourne.

Original Source

Register of the National Estate Database No. 016054
National Trust (Victoria) File No. 6640

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1   Register of the National Estate Database No. 016054.
2   National Trust (Victoria) File No. 6640

Building:	House	Significance:	B
Address:	30 Brighton Street, Richmond	Melway Map Ref:	2H A11

Building Type:	Residence	Construction Date:	1899-1900
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 30 Brighton Street was erected for the Trustees of the Primitive Methodist Church in 1885-1886. By 1886 it was rated as a 10 room house with a value of £40.[1] The first occupant was the Rev. Joseph Ross, followed by the Rev. Henry Wallace in 1888 and the Rev. F Clemens, a clergyman for the Free Methodists, in 1890.[2]

Description

The house at 30 Brighton Street, Richmond, is a two-storey single-fronted Italianate style house of rendered masonry construction. The facade has, at ground level, a front door and two double-hung sash windows, and at first floor, three double-hung sash windows. The ground floor openings all have semi-circular arched heads, with arched moulded architraves with keystones and bracketed sills. The first floor windows have moulded architraves and straight bracketed hood moulds and sills. There are string courses between the ground and first floor levels and beneath the parapet. The roof is concealed behind a balustraded parapet with a central, shallow, triangular pediment containing a label.

The front fence is not original.

Significance

The house at 30 Brighton Street, Richmond, is of local architectural significance. It is a substantially intact example of a freestanding terrace house with relatively restrained Italianate ornamentation. It is an important heritage element on the west side of Brighton Street, which has been eroded by later development.

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1   Richmond Rate Books, 1885, 1886, 1887.
2   Sands & McDougall Directory, 1887, 1888, 1890.

Building:	Houses	Significance:	B
Address:	164-166 Brighton Street, Richmond	Melway Map Ref:	2M A1
Building Type:	Residences	Construction Date:	1899
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G [x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1898 the site was occupied by a 6 room wooden house owned by Julius Matthews, of East Melbourne, and a dairy, run by Alex Wilson, operated from the site. Matthews had owned the site, which was valued at £20, since 1879.

Directories for 1899 indicate two vacant houses on the site, whilst the Rate Books for the same year show two 6-roomed brick houses, owned by Julius Matthews, and valued at £20 each. The first occupiers were William Prior, a collector (No. 164) and Robert Foster (or Forster), a manager (No. 166).[1]

Description

164-166 Brighton Street, Richmond, comprises a symmetrical pair of double-fronted late Victorian semi-detached houses separated by a brick party wall projecting through the roof line. The walls are of red face brick, with painted rendered dressings. Each house has a projecting bay with tripartite windows, and a corrugated iron verandah spanning between the bay and a central brick wing wall. No. 166 retains its original bullnose-profile verandah, whilst the verandah on No. 164 has been reconstructed to a skillion profile. Both verandahs have cast iron lacework friezes. Beneath each verandah is a front door and a double-hung sash window. The bays have gabled roofs with timber fretwork and finials to the gable-ends. Continuing from under the eaves of the main hipped roof and across the front of each bay is a flat, rendered frieze which bears the names MAROURA (No. 164) and KOREIN (No. 166) respectively. There are rendered string courses at window head and sill level.

No. 164 retains its red brick chimneys which have unpainted render string courses and moulded caps. The roofs of both houses have been re-clad in corrugated galvanised steel.

Both houses retain their original iron picket front fences.

Significance

Maroura and Korein, 164-166 Brighton Street, Richmond, are of local architectural significance. The houses are a substantially intact example of a late Victorian semi-detached brick pair which incorporates some Edwardian elements, including the timber gable-end details. Although the design of the pair is not particularly original, its composition is unusual, and the houses make an important contribution to the heritage streetscape of the south end of Brighton Street.

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1   Richmond Rate Books, 1896, 1897, 1898-99. Sands & McDougall Directory, 1895, 1897, 1898, 1899, 1900, 1910, 1920, 1940.

| Building: | Congregational Church and Hall | Significance: | B |
| Address: | 90 Burnley Street, Richmond | Melway Map Ref: | 2H E4 |

| Building Type: | Church and Hall | Construction Date: | Church: 1920; Hall: ? |
| Architect: | Unknown | Builder: | Unknown |

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Congregational Church building was built in 1920.

The Richmond Congregational Church was established in 1853; the tenders were called for builders for the first church building on 11 October of that year. The foundation stone for the present church was laid by T H A Lambert, to commemorate the diamond jubilee of the church, 1860-1920, although the official diamond jubilee was celebrated on 14 September 1913. In 1872 records lists both a church and hall in the complex. The first church building contained a Fincham organ, installed 4 June 1871, which had previously been used in the Melbourne Town Hall.

Following the creation of the Uniting Church in 1977, the Richmond Congregational Church continued as such, not joining the local Presbyterian and Methodist churches; the church now serves a predominantly Samoan congregation.

The history of the hall is unknown, but it appears to date from the 19th century.

Description

The former Congregational Church is a small Gothic Revival style building constructed of red brick with rendered dressings, and a gabled corrugated iron roof. The small skillion-roofed narthex of the church, facing Burnley Street, is flanked by squat turrets, square in plan, with crenellated rendered parapets and staged red brick buttresses. The entrance door is located within a pointed arched opening, with pointed arched windows on each side. A circular louvered vent is located within the gable end. The relatively plain side elevations have pointed arched windows between staged red brick buttresses, and dentillated brick cornice. The low clinker brick front and side fences appear to be a later addition.

At the rear of the site, facing Kent Street, is a large weatherboard hall with a gabled corrugated galvanised steel roof. A small gabled entrance porch projects on the north side, and has the remnants of decorative barge boards on the gable-end. The upper walls of the porch are clad in notched weatherboards; the remainder are plain. Window openings have pointed arches and multi-paned sashes, and bars have been fitted at a later date.

Significance

The former Congregational Church at Burnley Street, Richmond, is of local architectural and historical significance. The building is a modest example of the crenellated Gothic Revival style, and an important heritage element in Burnley Street. The site has been continuously occupied by a church since 1853.

Building:	Enfield	Significance:	B
Address:	144 Burnley Street, Richmond	Melway Map Ref:	2H E6

Building Type:	Residence	Construction Date:	1901
Architect:	Unknown	Builder:	David Mitchell

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Enfield was built in 1901 by David Mitchell, prolific Melbourne builder who was also responsible for the construction of the Royal Exhibition Building. It is claimed that Dame Nellie Melba, Mitchell's daughter, lived in the house for a period before it was sold to Mitchell's accountant. In 1920 the house passed to David Fitton who remained there until 1962.[1]

Description

Enfield is a two-storey single-fronted freestanding Italianate style brick house, with a projecting rear wing to the north. The front verandah and balcony have cast iron lacework friezes, and the balcony has lacework balustrading with a fern motif. The verandah and balcony are flanked by projecting brick walls with blind arches. The ground floor facade has tripartite timber-framed double-hung sash windows, whilst the first floor has two double-hung sash windows and a pair of leadlight French doors. The front door has unusual arched glazed panels, and glazed side- and highlights. The hipped roof is concealed behind a rendered parapet, which has a central triangular pediment flanked by curved, vermiculated panels. There is a single rendered brick chimney with a moulded capital and terracotta chimney pots.

The external walls of the house have been painted white; the ground floor facade appears to have been rendered.

The house retains an original iron picket front fence.

Significance

Enfield, at 144 Burnley Street, Richmond, is of local historical and architectural significance. It was built by David Mitchell and was purportedly for a time the home of his daughter, Dame Nellie Melba, who was born in Burnley Street and whose family has many associations with the north-east of Richmond. Architecturally, the house is a typical example of a large, Italianate house with a terrace form, located on a prominent site in an area which was mainly developed with smaller cottages and terraces.

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1   National Trust File No. 1348. Letter from David B Fitton to the National Trust dated 22 October 1961. Fitton claimed that he recalled his parents discussing Melba's residence in the house when he was a child. His information for the construction date, builder and owners was taken from title deeds in his possession.

Building:	Burnley Uniting (Presbyterian) Church	Significance:	B
Address:	271 Burnley Street, Richmond	Melway Map Ref:	2H E8

Building Type:	Church	Construction Date:	1925
Architect:	Harry Norris	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Burnley Uniting (former Presbyterian) Church was designed in 1925 by Harry Norris. The foundation stone of the church was laid by Alexander Smith Esq on 29 August 1925.[1]

Description

Burnley Uniting Church, at 271 Burnley Street, Richmond, is a simple Gothic Revival style building. It has red face brick walls with rendered dressings, string courses and parapet copings, and a gabled terracotta tiled roof. Windows have simple cusped tracery. The west elevation has a large arched window with a decorative hood mould; beneath which is an arched entrance opening and a heavy corbelled frieze with five quatrefoil-patterned panels. The doorway is flanked by two dwarf brick walls, and reached by two bluestone steps. The entrance is flanked by arched traceried windows with rendered dressings and sills. The side walls have plain red brick buttresses with rendered tops; the front corners have unusual square buttresses, also with rendered decoration. The side walls have traceried arched windows with rendered dressings and a string course at impost level, and rendered sills. There is a skillion-roofed section to the rear of the building, also of red brick.

Comparative Examples

St James Roman Catholic Church, 179 Somerset Street, Richmond

Significance

Burnley Uniting (former Presbyterian) Church, at 271 Burnley Street, Richmond, is of local architectural significance. Designed by well-known Melbourne architect Harry Norris, it is a typical example of a small, early 20th century Gothic Revival church. It exhibits an imaginative use of bold rendered elements, including the front entrance, and has particularly notable traceried, leadlit windows. The building is atypical of the Moderne style work for which Norris is best known.

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1   D V Bick & S Priestley. Victorian Church Survey, Uniting Church, Yarra Valley and Bourke Presyteries (Melbourne). Prepared for the Historic Buildings Council and The Uniting Church in Australia, Synod of Victoria. 1988-89. pp. 572-575.

Building:	St Bartholomew's Anglican Church Complex	Significance:	B
Address:	290-300 Burnley Street, Richmond	Melway Map Ref:	2D E9

Building Type:	Church, Hall	Construction Date:	1925-26
Architect:	Gawler & Drummond	Builder:	Unknown

Intactness:	Condition:
G [x] F[ ] P[ ]	G [x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

Land on the south-east corner of Burnley and Swan Streets, extending back to the railway line, was granted for the first St Bartholomew's church by the government in May 1870. The land was initially leased before local residents came to demand their own church; in 1883 a petition was presented to the Minister and the Warden of St Stephen's, Church Street, Richmond, with 28 signatures. Donations were requested in the local paper for a church to be named St Bartholomew's, possibly after the patron saint of tanners. A plan was prepared in September 1884 by Langford & Hutchinson for a 'lofty wooden building in the Gothic style'[1] which was erected by January 1885 at a cost of £328.[2]

After minor extensions in 1889 the building was later extended to twice its original size to a design by Barnes & Dickman. It was erected by Dean & Son at a cost of £400.[3] The Gothic church then comprised a nave, chancel, sanctuary, vestry, porch and baptistery. In 1903 the church was moved back 120 feet (40 metres) towards the railway line to allow for the construction of a brick church, which was designed by Thomas Watt & Son. The foundation stone was laid on 16 July 1910 and the church was erected by J Currie of Camberwell at a cost of £1,500.[4] Some of the windows in the church were by Brooks Robinson.[5] The organ, manufactured by George Fincham, was installed in 1913, after having been previously located at St Michael's Roman Catholic Church, Wagga Wagga (1887-1893) and the Melbourne Grammar School (1893-1913). In 1914 a vicarage was erected at 62 Bendigo Street.[6]

The present church was erected when a more central location was required. Land was purchased on the corner of Burnley and Boyd Streets in 1925 and eight of the cottages on it were demolished. A ninth was retained for use as a vicarage.[7]

Plans were prepared by Gawler & Drummond in 1925 and 1926 for a Church and Hall respectively. A kindergarten was designed in 1926 by the same firm.[8] The foundation stone for the hall was laid by His Grace the Archbishop of Melbourne, Harrington C Lees, on Saturday 19 December 1925. The hall was used a temporary chapel after the last service was held in the Swan Street church in May 1926 after which the land was sold.[9]

The foundation stone from the previous church was relaid by Lord Somers, Governor of Victoria, on 25 July 1926. Many of the materials from the old church were salvaged, including the Brooks & Robinson windows and the George Fincham organ, and were used in the construction of the existing church, which cost £15,000. The church opened on 27 October 1926.[10]

The Fincham organ was installed in 1927. The bells in the tower, which was dedicated to the memory of soldiers killed in World War One, were given in memory of Mrs A Challingsworth, who died in 1927. A single bell was installed in March 1927, a further seven in March 1929. The bells are the only Australian-made bells presently hung for full circle ringing. The bells were manufactured by John Danks & Son and were manufactured in the years they were installed.[11]

The vicarage was originally a two-roomed timber house built in 1874, and enlarged and brick veneered at the time of the re-siting of the church in 1926. During 1991 and 1992 the vicarage was renovated and enlarged; it was blessed by the honorary assistant priest, father Douglas Bartholomeusz, in the presence of Bishop John Stewart, on 30 January 1993.[12]

Description

The church is a red brick building with a gabled slate roof and a crenellated corner belltower. The church has pointed arch traceried windows with clinker brick dressings and red brick head moulds and brick sills. The entrance porch is located at the base of the tower and a spiral stair leads to the bellchamber. The belltower has high segmental arched openings framed by red brick mouldings, and contains the eight bells, hung in a configuration for full circle ringing. The tower has red brick staged buttresses. A clinker brick soldier course runs around the building at impost

level of the lower arched windows. The intactness of the church interior is good: it has a dark stained timber trussed roof.

The hall is a single-storey red brick building with a (re-tiled) jerkinhead roof and pointed arch window and door openings. The entrance, on the east elevation, has simple brick orders, and is framed by a heavy door-case trimmed with contrasting blue bricks or terracotta tiles. The entrance is flanked by two gable-ends, each decorated with blue brick diaperwork, and penetrated by three arched windows, the details of which match those in the church. Along the south elevation, the windows are set between brick piers, and below a projecting concrete lintel resting on terracotta brackets. To the rear of the hall is the Guild Room, the entrance to which is similar in composition to that of the main hall. Both the Guild Room and the hall retain original signage above their respective entrances.

The vicarage is a single-storey red brick building.

The low brick front fence to the church is not original.

Comparative Examples

Former Congregational Church, Burnley Street (corner Kent Street), Richmond

Significance

The St Bartholomew's Church complex is of local architectural significance and local historical interest. The significance of the complex is derived primarily from the design and brick detailing of the church and hall, the latter which is notable for its diaperwork. Whilst the vicarage has undergone alterations in the 1990s, the church and hall are substantially intact. The site has been continuously occupied by a church since 1885.

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1   J Harrison, St Bartholemew's Anglican Church Burnley. A History of the First 100 Years, 1885-1985, Richmond 1991, p. 1.
2   J Harrison, St Bartholemew's Anglican Church Burnley. A History of the First 100 Years, 1885-1985, Richmond 1991, p. 1.
3   J Harrison, St Bartholemew's Anglican Church Burnley. A History of the First 100 Years, 1885-1985, Richmond 1991, p. 3.
4   J Harrison, St Bartholemew's Anglican Church Burnley. A History of the First 100 Years, 1885-1985, Richmond 1991, p. 5.
5   J Harrison, St Bartholemew's Anglican Church Burnley. A History of the First 100 Years, 1885-1985, Richmond 1991, p. 14.
6   J Harrison, St Bartholemew's Anglican Church Burnley. A History of the First 100 Years, 1885-1985, Richmond 1991, p. 6.
7   J Harrison, St Bartholemew's Anglican Church Burnley. A History of the First 100 Years, 1885-1985, Richmond 1991, p. 7.
8   M Lewis (ed.). Australian Architectural Index. Source: Urban Conservation Projects, Survey of Architectural Drawing.
9   J Harrison, St Bartholemew's Anglican Church Burnley. A History of the First 100 Years, 1885-1985, Richmond 1991, p. 8.
10   J Harrison, St Bartholemew's Anglican Church Burnley. A History of the First 100 Years, 1885-1985, Richmond 1991, p. 9.
11   J Harrison, A Short History of the Bells of St Bartholemew's, Burnley, Richmond 1991, passim.
12   Plaque on vicarage, 1993.

Building:	House	Significance:	B
Address:	336 Burnley Street, Richmond	Melway Map Ref:	2H E9

Building Type:	Residence	Construction Date:	1879
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[ ] F[x] P[ ]	G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 336 Burnley Street, Richmond, was built in 1879. The first owner was Samuel Jenkinson, a druggist. The Rate Books for 1879 list Jenkinson as the owner and occupier of a 4 room wooden house, valued at £16. Jenkinson remained the occupier until at least 1900.[1]

Description

The house at 336 Burnley Street, Richmond, is single-storey double-fronted symmetrical timber Victorian cottage of the type which were typically mass-produced by timber merchants. The walls are clad in weatherboard; the transverse gabled roof in galvanised corrugated steel. It has a central four-panelled timber front door, flanked by single timber-framed double-hung sash windows with single vertical glazing bars. The skillion-roofed verandah is supported on square section timber posts, and has the remains of a simple timber frieze. A single corbelled brick chimney penetrates the ridgeline.

The wrought iron and woven wire gate appears to date from the inter-War period.

Significance

The house at 336 Burnley Street, Richmond, is of local architectural significance. It is a relatively rare and intact survivor of a once-common type of double-fronted timber house dating from the 1870s, which remains on a reasonably large site. The house is typical of a relatively cheap housing type which typically accommodated the working class.

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1   Richmond Rate Books, 1879, 1878. Sands & McDougall Directories, 1875, 1878, 1879, 1880, 1885, 1891, 1892, 1893, 1894, 1895, 1900, 1920, 1940.

Building:	Former Bank of Australasia	**Significance:**	B
Address:	377 Burnley Street, Richmond	**Melway Map Ref:**	2H E10

Building Type:	Bank	**Construction Date:**	1880s
Architect:	Anketell Henderson	**Builder:**	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

This suburban branch was erected for the Bank of Australasia in 1889. Architect for the works was the prominent bank designer, Anketell Henderson, of the firm Reed, Henderson and Smart. Henderson was an important protagonist of the austere classical style of bank architecture of the 1880s.[1]

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

Description

The former Bank of Australasia, at 377 Burnley Street, Richmond, is a freestanding symmetrical two-storey rendered brick building. The ground floor facade has banded rusticated walls, and a central entrance door flanked by tripartite shallow arched windows, which are timber-framed with fixed central lights and double-hung sidelights. The first floor has a loggia-style balcony; the projecting entrance section extends up through the first floor and has an arched opening to the facade. There are three openings in the wall behind. The loggia has a simple patterned balustrade, and a skillion-profile roof; the wing walls have arched openings and their copings terminate in small pediments. There is a prominent parapet with a wide moulded cornice. There is also a string course below the loggia.

Significance

The former Bank of Australasia, at 377 Burnley Street, Richmond, is of local architectural significance. Architecturally, the building is a good example of an austere Classically-styled building which is in contrast to much of the more flamboyant boom style Italianate designs of the period. The building is an important work in the œuvre of prominent bank architect, Anketell Henderson.

Original Source

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

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1   B Trethowan, *A Study of Banks in Victoria 1851-1939.* National Trust of Australia (Victoria) File No. 4995.

Building:	Aratapu	Significance:	B
Address:	1 Chandler Highway, Alphington	Melway Map Ref:	31 B12
Building Type:	Residence	Construction Date:	1907
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Aratapu is located within Crown Portion 117, purchased by A Klemmis in 1840. In 1883, part of the allotment, then the Perry Brothers' Nursery, was subdivided by surveyor, Thomas Muntz, to create the Fulham Grange Two Estate.[1] Oliver H Forster, a jeweller and watch repairer, later purchased Lot 36 of this estate and built Aratapu in 1907.[2]

Oliver and Annie Forster remained there until c.1920, followed by John Bennett and then Hubert Pearce, a contractor, who lived there in the 1950s.[3]

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

Description

Aratapu, 1 Chandler Highway, Alphington, is a single storey, asymmetrical timber villa on a prominent corner site. Its walls are clad in weatherboard, the hipped and gabled roof in corrugated iron. The complex roof plan incorporates a gabled bay to the south elevation and a polygonal corner bay with a corner gable to the south-east. It has terracotta ridge capping and finials and a ventilated gablet at its apex, and is penetrated by an elegant, roughcast chimney with a narrow, protruding cornice, flat, vertical strip mouldings and terracotta chimney pots. The gable-ends have timber trussed finials; the corner gable-end also has an unusual, delicate sunburst-style motif. The main roof encompasses the verandah, which has a shallower-pitched skillion roof with exposed rafter-ends and timber posts, which are paired at the corner entrance. The verandah is reached by three steps flanked by heavy rendered curved walls. The front entrance, at the north end of the return verandah, has a glazed and panelled side panel, and highlights. Windows are a combination of casements with highlights, and double-hung sashes. The entrance hall has a small window with a segmental arched head.

Significance

Aratapu, 1 Chandler Highway, Alphington, is of local architectural significance. It is a typically planned but unusually detailed Edwardian timber villa, with particularly notable gable-end and chimney details.

Original Source

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

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1   Vol.1556, Fol.195
2   Richmond Rate Books 1907, 426. CER, Bourke 1912.
3   Directories 1915, 1930-41, 1951.

Building:	Chandler Highway Bridge	Significance:	A
Address:	Chandler Highway, Alphington	Melway Map Ref:	31 12B

Building Type:	Bridge	Construction Date:	1890
Architect:	Sir John Monash (engineer)	Builder:	Graham and Wadick

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Chandler Highway Bridge was originally part of the controversial Outer Circle Railway line, which linked the Clifton Hill-Heidelberg line with the Springvale line via Fairfield Park and East Camberwell stations. While the line was a long time in the planning it operated only for a relatively short period. Only the APM paper mill siding and the Camberwell to Alamein electrified line survive from the original 10.5 miles of line.[1] Tenders for the construction of the Outer Circle Railway were first called in 1887 and almost a year later a contract was awarded to Graham and Wadick for £125,016, about £14,000 over the estimate. Graham and Wadick's supervising engineer was John Monash, later Sir John Monash. The contract was completed in May 1891, almost two years after the estimated time of completion and £11,000 over budget. Graham and Wadick sub-contracted the bridgework to engineers, Robison Brothers Campbell & Sloss.

The railway bridge over the Yarra River was started in February 1889 but not completed until November 1890, threatening the timing of the whole project.[2] An etching of the period shows the rural banks of the Yarra, with gums and timber fences, littered with building materials and an old timber crane at work in the foreground.[3]

Once complete, the railway was considered the most extravagant ever built by the Government. The first station south of Fairfield Park Station was Fulham Grange which opened in 1891: a double platform station only 25 chains from the last. Severe losses were incurred during the running of the line, [4] and the Fulham Grange station closed in 1893.[5]

Willsmere, East Kew, Deepdene, Shenley, Canterbury Junction, Riversdale, Hartwell, Ashburton, Waverley Road and Oakleigh Stations followed. [6] Other stations were added prior to the total closure of the line in 1927.[7] The line was generally dismantled by 1946, the 1919 siding to the Australian Paper Mills being one of two small sections of line remaining.[8]

The bridge was converted to road traffic in 1930,[9] and was reputedly widened in the 1950s using similar construction.[10]

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

Description

The Chandler Highway Bridge is a four-span iron box girder and brick bridge crossing the Yarra River, connecting Alphington and Kew. The red brick piers taper as they rise, and have moulded bluestone cappings. Pairs of red brick piers mark the approaches, and have heavy moulded bluestone cappings. The girders are diagonally braced, with original wrought iron lattice balustrading. The bridge has a cantilevered walkway along the west side.[11]

Comparative Examples

Hawthorn Bridge, Bridge Road, Yarra River Richmond/Hawthorn.

Significance

The Chandler Highway Bridge is of state historical significance. Constructed in 1891, the bridge is one of the most significant remnants of the Outer Circle Line, the most extravagant railway line developed by the Victorian Government in the 19th century. Construction of the bridge and the railway line is associated with the rapid growth of Melbourne during the Boom period, intended to facilitate suburban expansion. The bridge is also one of the few 19th century bridges remaining in the metropolitan area. The bridge is a local landmark, being substantially intact and a prominent element in the area, notable for its impressive red brick piers.

Original Source

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

1   Beardswell and Herbert, The Outer Circle, A History of the Oakleigh to Fairfield Railway, (Vic. 1979), p1
2   Beardswell and Herbert, The Outer Circle, A History of the Oakleigh to Fairfield Railway, (Vic. 1979), p32f.
3   ibid. p38 cites Australasian Sketcher
4   ibid.
5   ibid.
6   op.cit., p.86f
7   op.cit., p.85f
8   op.cit., p.72
9   Lemon, Ch.10, p.27
10   ibid.
11   op.cit., p.85 old photo

Building:	Park Terrace	Significance:	B
Address:	31-35 Church Street, Abbotsford	Melway Map Ref:	2H B1
Building Type:	Residences	Construction Date:	1870
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Park Terrace, 31-35 Church Street, Abbotsford, appears to have been built in 1870 for James Hunter. The Rate Books for 1869 show Turner as the owner of a wooden house valued at £40, in Church Street. The following year, Turner is also the owner of a wool washing establishment, worth £150, near the Yarra River. The first reference to three adjacent brick houses in Church Street is in 1871, when James Turner is shown as owning (later described as brick), each valued at £40. The occupants were George Moore, Robert Keates and Robert Browne. By 1874, Turner is also the owner of two other properties in Church Street: land valued at £18, and another house valued at £30. The *Directories* list the row as Park Terrace from 1885 and they were the first houses in Church Street, Abbotsford, to be numbered. By 1890, a number change had occurred and the houses were numbered Nos. 23-27. They assumed their present numbers between 1905 and 1910.[1]

Description

The terrace at 31-35 Church Street, Abbotsford, comprises three modest double-fronted single storey Victorian brick houses with a single transverse gabled roof. The walls of the houses are face brick, although all have been painted. Each house has a central door flanked by single timber-framed double-hung sash windows. The houses have relatively steeply-pitched skillion-profile corrugated iron verandahs. No. 31 appears to have original verandah columns, whilst those on No. 35 have been replaced with two stocky columns, possibly of concrete. Originally, the roofs were slate; now only No. 31 retains its slate roof, the others having been re-roofed in galvanised corrugated steel. Each dwelling has two unpainted rendered chimneys with square-profiled moulded caps and terracotta chimney pots.

The front fences have all been replaced.

Significance

The terrace at 31-35 Church Street, Abbotsford, is of local architectural significance. The long, low proportions of the houses are in sharp contrast to the comparative verticality of much of the municipality's terrace house stock. The terrace is on a very prominent site and remain an important streetscape element in a part of Abbotsford which has been greatly eroded by post-War industrial development.

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1   Collingwood Rate Books, 1864, 1865, 1866, 1867, 1869, 1872-73, 1874, 1876, 1877, 1878, 1888, 1890. Sands & McDougall Directory, 1864, 1865, 1866, 1875, 1876, 1877, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930.

Building:	River House	Significance:	B
Address:	67 Church Street, Abbotsford	Melway Map Ref:	2D B12

Building Type:	Residence	Construction Date:	1892
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[ ] P[x]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The River House was erected in c.1892 for law clerk John Buchan. The house is one of a pair of once identical houses, the other at 24 Mayfield Street. The houses were erected the year Sir Francis Murphy, the owner of Mayfield, died. The house, rated the year of construction at NAV £20, also had a coachhouse and stables. In 1905 the house, then rated at £18, was sold to architect, William A Fettes, who retained the property until 1911 when it was purchased by William Carrodus, baker. The following year the property had increased in value to £28, possibly indicating improvements. The NAV increased again in 1929, when it was rated at £38. Carrodus retained the house until c.1930. All three early owners of the property leased it to tenants for a period.[1]

The house has been substantially altered since the early 1980s. The alterations were designed by local architect Gabriel Orosvary.[2]

Description

The house at 24 Mayfield Street, Abbotsford, is a two storey double-fronted timber house on a steep site overlooking the Yarra River. Access to the house from Church Street is via the rear of the upper level. The house has been substantially altered since the early 1980s; the roof profile is one of the few recognisable original elements. The north elevation has two timber-framed balconies and extensive storage space beneath the building. The north wall appears to have been reconstructed in brick, and none of the large, timber-framed window and door openings appears to be original.

Comparative Examples

House, 24 Mayfield Street, Abbotsford

Significance

The River House, 67 Church Street, Abbotsford, is of local historical and architectural significance. It is one of any a few surviving 19th century houses on sites with river frontages remaining in the municipality. It is one of the few substantial houses remaining in this part of Abbotsford, which was extensively redeveloped with industrial buildings in the post-War period. Of all the riverside properties in the municipality, it is rare in having its main facade address the river rather than the street.

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1   National Trust of Australia (Victoria) File No. 4265.
2   Information supplied by the present owner.

Building:	Former Bryant and May	Significance:	A
Address:	560-570 Church Street, Richmond	Melway Map Ref:	2L K1
Building Type:	Factory	Construction Date:	1909-34
Architect:	Unknown	Builder:	Clements Langford

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1909 in response to the Australian Government's protection policy, the London match manufacturers Bryant & May negotiated a merger with R Bell & Co. who were producing matches in Church Street, Richmond. The new company, Bryant & May, Bell & Co. Pty Ltd, engaged Clements Langford to construct the present factory in Church Street in 1909. The factory was extended in 1910, and kitchen, dining rooms and recreation rooms were added in 1917. The factory was further extended in 1921 and included a clock tower. A boiler house and chimney stack were added in 1922; tennis courts and basketball courts in 1923; and a bowling green in 1928. A second storey was added to the office block in 1934. The peak work force was 800 and it was regarded as a 'model' factory.

Description

The Bryant and May complex at 560 Church Street, Richmond, comprises a series of factory buildings constructed of red brick with rendered dressings. The building facing Church street is three storeys high, divided into 5 bays separated by red brick piers which rise through the first and second floors. At ground floor level, the pilasters have rendered foliated capitals supporting a rendered dentillated cornice. The central entrance archway has alternating red brick and rendered voussoirs. The timber-framed windows have rendered sills and heads, and the spandrels between the first and second floor windows are embellished with Art Nouveau style decoration. A modillioned cornice runs across the building above the second floor, above which is a rendered parapet surmounted by a semi-circular arched pediment in the centre. The side elevations are similarly articulated, and extend almost the full depth of the site.

The other buildings on the site constructed in the 1910s, 20s and 30s, are designed in a similar style. Located at the rear (west) of the site is a tall red brick clock tower, also of red brick construction. The upper level containing the clock is rendered, and the clock face bears the name BRYANT AND MAY in place of numbers.

Significance

The Bryant and May complex is of state architectural and historical significance. Until recently, the factory has been continuously occupied by the Bryant and May company since its construction in 1909. The factory is an important element in the Church Street streetscape, notable for its art nouveau decoration and enhanced by its impressive scale. The clock tower is a local landmark in Richmond.

Building:	Church Street Bridge	Significance:	A
Address:	Church Street (Yarra River), Richmond	Melway Map Ref:	2K K2
Building Type:	Road Bridge	Construction Date:	1923
Architect:	H Desbrowe Annear & T R A Ashworth; Engineer: John Albert Lang	Builder:	Sir John Monash; Reinforced Concrete & Monier Pipe Construction Co.
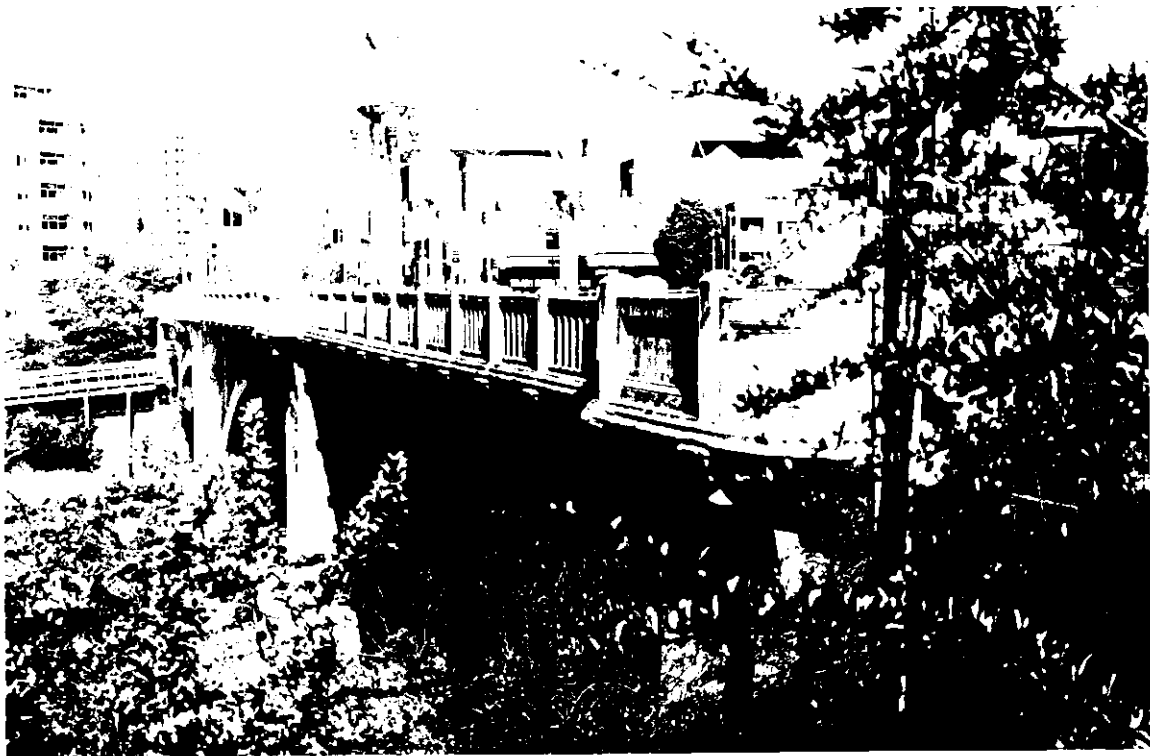
Intactness:	Condition:
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[x]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The Church Street Bridge was designed for the Prahran and Richmond Councils by H Desbrowe Annear and T R A Ashworth FRIVA, the engineer being John Albert Lang MCE. It was constructed in 1923 by Sir John Monash and the Reinforced Concrete & Monier Pipe Construction Co. The bridge, with three spans of reinforced concrete, cost £57,000.[1]

The present bridge replaced an earlier bridge which was erected in 1856-57 linking Church Street with Chapel Street. The bridge had been purchased from the Imperial War Office, and had originally been designed to prevent Russian snipers from killing British troops during the Crimean War. It was a 210 foot (70 metres) span, ten foot (3 metres) high, iron bridge with solid riveted iron walls and stone buttresses.[2]

Description

The Church Street Bridge is a three-span bridge of reinforced concrete construction over the Yarra River, connecting Richmond and South Yarra. Three segmental arches span the river, above which are a series of semi-circular arched openings. The two piers between the arches are embellished with foliated cement rendered decoration. The bridge supports a two lanes of traffic, double tramlines and two pedestrian paths; the latter are cantilevered from the bridge structure, and have classically detailed consoles.

At street level, the balustrading comprises a series of rendered panels pieced with vertical openings; these terminate at the Richmond and South Yarra approaches with curved, panelled low walls. Eight pillars are regularly spaced along the length of the bridge, four on each side, and have classically derived ornament, typical of Annear's work during this period. The engaged swagged Ionic columns rest on moulded pedestals, and support modillioned entablatures. Above these are unusual Mannerist finials, square in plan, tapering as they rise and decorated with wreaths on each side. The finials terminate in curved pediments with volutes, above which are smaller conical finials surmounted by orbs. Each pillar supports four Victorian style cast iron and glass lanterns.

Comparative Examples

MacRobertson Bridge, Grange Road, Yarra River, Richmond
Hoddle Bridge, Yarra River, Richmond

Significance

The Church Street Bridge is of state architectural significance. The bridge was designed by prominent Melbourne architect Harold Desbrowe Annear in conjunction with architect T R A Ashworth and engineer John Albert Lang. The architectural design of the bridge reflects the classical revival phase of Annear's work, particularly evident in the ornate mannerist pillars.

The Church Street Bridge is also of local historical interest. It is the second bridge to cross the Yarra River at this point, replacing an iron bridge constructed in 1856-57.

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1   D Smyth, The Bridges of the Yarra, Toorak (Vic) 1979 [unpaged].
2   M Cannon. Melbourne After the Gold Rush. Main Ridge (Vic), 1993. p. 163.

Building:	House	Significance:	B
Address:	13 Clarke Street, Abbotsford	Melway Map Ref:	2D B9

Building Type:	Residence	Construction Date:	pre-1864
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]	
Register of the National Estate	[ ]	
National Trust	[ ]	

Recommended Heritage Listings:

Victorian Heritage Register	[ ]	
Register of the National Estate	[x]	
Heritage Overlay Controls	[x]	

History

The first Collingwood Rate Book, for 1864, lists John R Osborne, an accountant, as the owner of a brick house valued at £37. Osborne remained the owner and occupier of the house until 1869, when ownership passed to Mary Watson.[1]

Description

The house at 13 Clarke Street, Abbotsford, is a simple, double-fronted brick villa with a hipped slate roof. The detached house is set back from the street, and has walls of Hawthorn Flemish bond brickwork with a bluestone plinth. The brickwork appears to have been recently repointed. The symmetrical street facade has a central four-panelled door flanked by double-hung sash windows. It has a concave-profile corrugated iron verandah supported on timber posts. The brick chimneys have rendered moulded caps.

To the rear on the west side of the house is a timber single-storey building with an attic, clad in weatherboard with a gabled corrugated iron roof, which also appears to date from the 19th century and may pre-date the main house.

The timber picket fence is not original.

Comparative Examples

94 Hodgkinson Street, Clifton Hill
George Street, Fitzroy

Significance

The house at 13 Clarke Street is of local architectural significance. Architecturally, the house is a substantially intact example of a relatively austere Victorian villa, which is a remnant of the middle class villas which were erected close to the Yarra River in the pre-Boom period. Being free-standing on a comparatively large block it is one of a small number of such dwellings within the municipality.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books, 1864, 1869, 1870, 1873, 1875, 1876, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1888. Clarke Street is not listed in the *Sands & McDougall Directory* in the 1860s.

Building:	Yarradale	Significance:	B
Address:	29 Clarke Street, Abbotsford	Melway Map Ref:	2D B9

Building Type:	Residences	Construction Date:	1926
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Yarradale was built for Daniel Keir in 1926. Keir had owned property in Clarke Street since at least 1905, when he was listed as the owner of a wooden house valued at £22 and vacant land valued at £10. By 1924-25, Keir was identified as the owner of a brick house, valued at £40, at No. 29. John Griffin, a driver, was the tenant. The entries in the rate book for 1925-26 are ambiguous. Keir is described as the owner of vacant land, but a correction indicates that four brick flats were under construction, valued at £40, £40, £34 and £42 respectively. It seems unlikely that Keir would demolish a two year old brick house to build four flats, and it may be that the existing house was simply incorporated into the design of the new flats In 1926-27, the four flats were valued at £84, £80, £60 and £84 respectively. The tenants were Leonard Hackett, a traveller, Wallace Keir, also a traveller and Frederick Earle, a navy employee. Flat No. 2 was vacant; it was occupied by Thomas Hunt the following year. At the time of construction of Yarradale, Keir was also the owner of the terrace at 31-37 Clarke Street (see separate data sheet).[1]

Description

Yarradale, at 29 Clarke Street, Abbotsford, is a double-storey brick block of flats with a projecting double-storey bay to the south which forms an entrance porch. The walls are of black tuck-pointed red face brick, with some soldier courses of white tuck-pointed clinker brick introduced for decorative effect. The front porch has an arched entrance, with clinker brick voussoirs and a rendered keystone. The floor is paved with terrazzo, inset with the word YARRADALE. Engaged piers of rendered brick flank the arch, with a third pier extending above the keystone, which support three squat columns at the upper level. The space between the columns is infilled with six-paned casement windows. The remainder of the windows on the street facade of the building are double-hung sashes.

The roof is clad with Marseilles pattern terracotta tiles. The projecting bay has a hipped roof with eaves, while the roof of the wider section at the rear is pitched and concealed behind a parapet with end gables. The differences between the front and rear portions, particularly in terms of the window and roof treatment, may be further evidence that the flats were in fact a remodelling of an existing house.

The front fence is an integral part of the design, and it matches the flats with its use of red and clinker bricks with rendered banding.

Significance

Yarradale, at 29 Clarke Street, Abbotsford, is of local architectural significance. The building is one of only a few blocks of flats in the municipality dating from the inter-War period. Architecturally, the block is an interesting example of a building displaying Arts and Crafts influenced details, in particular the clinker brick arched entrance.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books, 1905-06, 1910-11, 1924-25, 1925-26, 1926-27, 1927-28, 1928-29. *Sands & McDougall Directory*, 1920, 1925, 1926, 1927, 1928, 1930, 1940.

Building:	Terrace	Significance:	B
Address:	31-37 Clarke Street, Abbotsford	Melway Map Ref:	2D B9
Building Type:	Residences	Construction Date:	1910
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x] F[ ] P[ ]

Condition:

G [x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

By 1900 Daniel Keir owned land on the west side of Clarke Street, at the rear of Johnston Street.[1] In 1905 he was listed as the owner of a wooden house valued at £22 and vacant land valued at £10. In 1910, Keir built four brick dwellings on the land, all of which he leased out. Keir retained ownership of the properties at least until 1914.[2]

The iron picket front fences were manufactured by Cochrane & Scott Phoenix Foundry, Elizabeth Street North.

Description

The terrace at 31-37 Clarke Street is a row of four Edwardian single-storey attached brick houses. The walls are of tuck-pointed red brick with roughcast rendered string courses. The hipped roofs are clad with corrugated iron and have terracotta ridge crestings and finials. The houses have casement windows with highlights beneath projecting half-timbered gables. Bullnose profile corrugated iron verandahs are separated by red brick wing walls, and have cast iron posts and lacework friezes. The entrance doors are recessed within semi-circular arched openings. The eaves are bracketed, and vermiculated panels decorate the ends of the wing walls and the frieze beneath the gables. Chimneys are of red brick with roughcast rendered caps and have terracotta pots.

Front fences are original cast iron pickets.

Significance

The terrace at 31-37 Clarke Street is of local architectural significance. It is an unusual example of a richly ornamented Edwardian terrace, retaining intact most of its decorative elements including cast iron verandahs and fences, half-timbered gables and red brick and rough cast rendered chimneys.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Book 1901.
2   Rate Books 1910-11, 1914-15.

Building:	Convent of the Good Shepherd	Significance:	A
Address:	Clarke Street / St Heliers Street, Abbotsford	Melway Map Ref:	2D C9
Building Type:	Convent	Construction Date:	1863-1908
Architect:	J B Denny; Thomas Kelly; Reed Smart & Tappin	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:		**Recommended Heritage Listings:**	
Victorian Heritage Register	[x]	Victorian Heritage Register	[ ]
Register of the National Estate	[x]	Register of the National Estate	[x]
National Trust	[x]	Heritage Overlay Controls	[x]

History

Crown allotments 77 and 64 on the Yarra River at Abbotsford, were first sold in 1839 to Henry William Hutchinson Smythe, brother-in-law of the first Police Magistrate, Captain William Lonsdale. The land was subdivided by its owner from 1840, James Erskine Murray, in 1842.[1] One of these riverside allotments was purchased by Edward Curr, who built a house on the site, and named it St Helier.[2] In the late 1850s, Curr's house was shown on a map of the Collingwood. The St Helier house garden featured a geometric layout, with pathways leading south to what was possibly an orchard on the river frontage.[3] When Curr died in 1850, his trustees had leased the St Helier property in two parts. The house and house garden comprised one part, while the lower garden and riverbank paddock formed the other. In 1865, Curr's widow, Elizabeth, sold the estate to the Right Rev. James A Goold for £4,000.[4]

To the west of St Helier, the politician John Orr purchased another gentlemen's farmlet, which he called the Abbotsford Estate. Orr constructed a large stone house, Abbotsford House, on the land.[5] Around this he developed ornamental grounds, with extensive tree-lined paths, walled garden and a fountain. It is possible that the house was built in 1842, but a much more likely date for its construction appears to be 1854.[6] In 1850, Orr enlarged the estate, through the purchase of land north of St Heliers Street.

From the late 1850s in Victoria, refuges for women and children were set up by non-government, usually church-based organisations. Other early refuges included the Sisters of Mercy House of Mercy (1860), and the Female Refuge (in South Yarra, later in Swanston Street, Carlton, c.1861).[7]

In 1863, four Catholic sisters, the pioneers of the Good Shepherd Order, arrived in Australia. The order was one of the earliest to be established in Victoria, preceded only by the Mercy Convent in Nicholson Street, Fitzroy. Following their arrival in the colony, the sisters were taken to view a number of 'available properties' by the Bishop. Eventually, the Order purchased Abbotsford House, where they opened their women's refuge, which was known as the Magdalen Asylum, and minor renovations were made to the residence as part of its conversion to a reformatory.[8] The Good Shepherd Order purchased the adjoining St Helier's estate for £4,500 in 1865.[9]

Between 1864 and 1868, the Good Shepherd Order expanded its operations at Abbotsford with the establishment of two institutions for criminal and neglected girls. These private institutions comprised an industrial school and reformatory at the Convent of the Good Shepherd, and St Joseph's Industrial School in Geelong.[10] The Industrial School was the first substantial new building to be constructed on the site following the arrival of the Good Shepherd Order. It was designed by architect, J B Denny, and was a 'fine brick building' of two storeys.

The next major building to be constructed on the site was the memorial chapel, designed by architect, Thomas Kelly, and now known as the Church of the Immaculate Conception,

The foundation stone for the chapel, which was located north-east of the Convent building (Abbotsford House), and was constructed of bluestone, with Malmsbury stone dressings, was laid early in 1870.[11] It was later greatly enlarged in 1880, through the extension of the transepts, and the addition of a southern aisle to the nave and a western octagonal spire (1888).[12]

Between 1872 and 1877, additions were made to the convent at Abbotsford House, and to the Industrial School of 1868. They consisted of additions to the rear of Abbotsford House, and substantial ward additions on the south side of the Industrial School Building.

In 1879, a Catholic Common School for female students was erected in St Heliers Street. The school catered for the children of the Industrial School, but also had local day students. The school, which was named St Euphrasia's after the founder of the order, was blessed by the Archbishop on 14 June 1879.[13]

In 1899 a new Convent building was designed by the architectural firm of Reed Smart & Tappin.[14] The foundation stone for the building was laid by the Rev. T J Carr, Archbishop of Melbourne, on 11 November 1900.[15] The new Convent was blessed by the Archbishop on 24

June 1902.[16]   The construction of the new Convent involved the demolition of the original convent building, Abbotsford House.[17]

In 1908, new buildings for the Sacred Heart Class were constructed, under the supervision of Mr Harper, Clerk-of-Works.[18]   These buildings included a 'classroom, refractory, dormitories etc.'[19] St Mary's was constructed soon after, in 1912.[20]

The complex at Abbotsford was all but complete by the outbreak of World War I, and appears to have been little altered until the addition of a number of buildings in the 1970s An additional school building constructed in the c. 1940s was been converted for use as a kindergarten. The last major residential building in the complex ceased operation in 1973-74.[21]

The Abbotsford site was purchased in 1975 by the State Government on behalf of Lincoln Institute, for the establishment of a major educational complex incorporating the Lincoln Institute's programs and the University of Melbourne's School of Early Childhood Studies.[22]

In early 1993, La Trobe University became the owner of a major portion of the land, on four separate titles. The remainder of the site was brought under the administration of the Department of Conservation and Lands (now the Department of Conservation and Natural Resources), managed and occupied by the Collingwood Children's Farm.[23]

The site is currently subject to negotiations regarding a development proposal being prepared by Australand Properties.

Description

The former Convent of the Good Shepherd comprises a complex of buildings picturesquely sited on a large landscaped site bounded by the Yarra River to the north, east and south. Built in stages over a forty year period, the most significant buildings include the main convent building and Annex, the Sacred Heart Building, St Anne's, St Euphrasia's, Providence and Rosina. Typical of 19th century institutional complexes, the buildings are planned around courtyards.

The main convent building is located at the west end of the site adjacent to the chapel. It is a three-storey, U-shaped building comprising three gable wings around a central open quadrangle. The building is of unpainted roughcast rendered brick construction, with brick dressings to the door and window openings. The gabled roofs are clad in slate. A segmental arched verandah runs along the central section of the south elevation with buttressed piers to the ground floor and a skillion roofed verandah to the first floor.   The open cloisters along the east and west sides of the quadrangle have columns with foliated Romanesque capitals on brick and roughcast rendered pedestals, and square impost blocks which support stilted lancet arches. The window openings along the ground floor have stilted lancet arched heads, the first floor are lancet arched and the second floor have flat lancet arches.

The Convent Annex is located immediately to the east of the main convent and comprises two single-storey pavilions, of brick construction with corrugated iron gabled roofs.

The original 1868 section at the north end of the Sacred Heart building comprises an L-shaped double-storey red brick structure with bluestone footings and buttresses, with a hipped slate roof. The southern section is a two and three-storey U-shaped brick building with bluestone footings, stepped buttresses and hipped and gable roofs clad with terracotta tiles. The elevations which face onto the central courtyard have a roughcast rendered finish, with smooth cement rendered lintels and sills to the door and window openings. Paired double-hung sashes replace the original window joinery.

St Anne's is a rectangular planned single-storey structure which encloses the north-west side of the courtyard. It is of brick construction with buttressed external walls and a terracotta tiled hipped roof with overhanging eaves. The walls are roughcast rendered and have ruled rendered trims. The windows are paired double-hung sashes and doors are flush panel timber or half-glazed vertical boarded doors with fanlights.

St Euphrasia's is a double-storey brick structure with bluestone footings and a gabled slate roof. A gabled pediment, located centrally along the main north elevation, is surmounted by a pressed cement cross. The walls are ruled ashlar render with stepped buttresses and with a string course between the floors. The original door and window openings appear originally to have had segmental arched heads, and have been modified to form square-headed rectilinear openings with paired and triple steel-framed double-hung sashes. The chimneys are ruled ashlar render with moulded caps. A steel-framed asbestos cement clad two-storey addition has been constructed along the rear, or south, elevation.

Providence, similar to St Euphrasia's, is a double-storey, rectangular planned, brick structure with bluestone footings and a slate gabled roof with parapeted gable ends. The north, south and west elevations are ashlar rendered with a string course between the floors. The west elevation is red face brick with bluestone lintels and sills.

Planned in a U-shape, Rosina comprises a central double-storey wing with two single-storey pavilions at the rear, enclosing a central courtyard. The brick building is designed in an Edwardian Baroque style. The central wing has a gabled slate roof with projecting pedimented parapeted gable end bays. The external walls and roughcast rendered, with ruled render trim.

Significance

The former Convent of the Good Shepherd is of state historical and architectural significance.

The Convent was one of the first to be established by the order of the Good Shepherd in Victoria, and played a primary role in the establishment of the order throughout Australia and New Zealand. The Convent performed a dominant role in the expansion of charitable facilities during the late 19th and early 20th century building programme of the Catholic Church.

The Convent is an early example of the provision of privately operated reformatories and industrial schools, which was used later in the 19th century as a model for the development of the state's policy of social rehabilitation. The expansion of the complex is associated with a period of rapid growth of Collingwood—and of Melbourne generally—in the late 19th century.

The complex also possesses the oldest known surviving privately built industrial school in Victoria.

The buildings are substantially intact examples of 19th and early 20th century institutional architecture. The convent comprises a visually cohesive complex of buildings, enhanced by their notable landscaped riverside setting. Individually, many of the buildings are outstanding expressions of the 19th century Gothic Revival style. The Convent building is a substantial work of the important architectural firm, Reed, Smart and Tappin.

The complex possesses notable landmark qualities. The steeply pitched roof lines of the buildings dominate the immediate area, particularly as approached from the Johnston Street Bridge, where the buildings rise above the landscaped grounds on the riverside.

The Convent was an important corrective and training centre for delinquent girls in the 19th century. It played an important role within the Collingwood community, fulfilling over a long period a charitable and educational role.

Original Source

Graeme Butler. *Abbotsford Campus Master Plan 1986-1996.* 1986.

Allom Lovell & Associates. *La Trobe University Abbotsford Campus: A Heritage Appraisal.* August 1994.

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1   A Lemon. *The Abbotsford Campus: The Historical Background of its Place Names.*

2   ibid. Andrew Lemon's research indicates that St Helier is the correct form of the name of Curr's house, though a number of versions have been in common use since then.

3   ibid. p. 2-2, 2-3.

4   ibid. p. 2-1.

5   ibid. p. 2-1.

6   ibid. p. 2-2.

7   ibid. p. 1-2.

8   ibid. p. 2-3.

9   Quoted in ibid. p. A-5.

10   ibid. p. 1-4.

11   ibid. p. 2-4.

12   M Lewis (ed.). *Victorian Churches: Their Origins, Their Story & Their Architecture.* p. 66. See also G Butler & Associates. op. cit. p. A-12.

13   Quoted in ibid. p. A-9.

14   Quoted in ibid. p. A-13.

15   Quoted in ibid. p. A-13.

16   Quoted in ibid. p. A-13.

17   National Trust of Australia (Victoria). Research into Good Shepherd Convent, Abbotsford.

18   Quoted in G Butler & Associates. op. cit. p. A-14.

19   Quoted in ibid. p. A-4.

20   Historic Buildings Council. Report to the Minister.

21   Historic Buildings Council. Report to Minister.

22   Education: Latrobe University. May 1990.

23   Abbotsford Campus: La Trobe University. February 1994.

Building:	Balclutha	Significance:	B
Address:	17 Como Street, Alphington	Melway Map Ref:	31 C12

Building Type:	Residence	Construction Date:	1889
Architect:	Twentyman and Askew?	Builder:	Unknown

Intactness:

G [x] F[ ] P[ ]

Condition:

G [x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1885 Thomas Wills' Lucerne Farm, established in the 1840s, was subdivided into the Lucerne Estate by renowned Heidelberg developer, A D Hodgson.[1] Hodgson subdivided the western part of Lucerne Farm in two stages to create Constance, Chamouni and St Bernard Streets, followed by St Gothards and Genera Streets.[2] At the bottom of the first subdivision, at St Bernard Street, Peter H Fanning, a former Heidelberg farmer, purchased two lots in the name of this wife, Mary Alicia Fanning.

Peter Fanning reputedly came from a farm at Moonee Ponds to the Banyule Estate, at Heidelberg, where he leased a farm from James Graham. From the 1850s to 1878, Fanning was locally active; elected to the Heidelberg Road Board in 1868, the Shire Council in 1871, and to the Shire Presidency in 1877. He took an interest in many municipal matters, including the design and supervision of the establishment of Heidelberg Park, stemming from his private interest in botany and floriculture. Fanning left Heidelberg in 1878, purchasing part of the Berlin Estate, north of Bell Street, in the following year. He became a hotel keeper for a time but, at the age of 62, he retired to Alphington where he built Balclutha, possibly to the design of the architects Twentyman & Askew, in 1889.[3] He lived there until his death in 1905; the property was then leased out for the following fifteen years. A subsequent owner was a fruit merchant, Edwin Mason.[4]

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

Description

Balclutha, 17 Como Street, Alphington is a large, single-storey Italianate rendered brick villa. The west elevation has a concave-profile corrugated iron verandah with cast iron posts, grouped at the corners, and an unusual, relatively heavy, cast iron lacework frieze. The verandah wraps around a polygonal bay which has large, floor-length double-hung sash windows. Other windows have semi-circular arched heads; one is Serlian in form. There is a moulded string course at impost level. The four-panelled front door has leadlight side-and highlights. The hipped, slate roof has delicate cast iron lacework ridging and finials, and is penetrated by rendered chimneys with bracketed moulded caps and barrelled tops.

The verandah floor is now of concrete.

The surrounding garden includes mature specimens; apparently, however, most date from this century from Balclutha's second owner who was the fruit merchant, Edwin Mason and his family, who came to Alphington from Auburn, in c.1920.[5] These plants include *Morus alba* (White Mulberry), *Grevillea robusta (Silky* Oak) and *Ficus pumila* (Climbing Fig), which covers many earlier grottoes and forms topiary around the entrance. At the rear there were the stables, coach and harness and a pitched yard.

Of the original perimeter fence, only the capped corner and gate posts remain.

Significance

Balclutha is of local historical and architectural significance. It has associations with Peter Fanning, a former Shire President of Heidelberg whose farming activities were important in the early history of Alphington. Architecturally, the house is a particularly substantial and very intact Italianate villa with considerable ornamental detailing and which is situated on a site which is notable for its size. The garden, which retains early plantings, is of importance.

Original Source

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

1   Lemon, Ch.4, p.6
2   Lodged Plans of Subdivision, 1068, stamped 17/4/86; 1460 Titles Office, Melbourne. Garden. pps.142, 151, 181***
3   MUAI cite MUAC Twentyman & Askew design villa for E Fanning in Prospect Grove, Northcote
4   Garden, pps.91, 108f, 139f, 179. Heidelberg News, 27/5/1905/2; Rate Book 1889, 682; M U Architectural Drawing Collection, SLV; Title information held by Miss Mason.
5   Rate Book 1965, 18065; Victorian Directories: (1930), George Mason (1950), Edwin Mason; Verbal advice from Miss Mason.

Building:	Traquair	Significance:	B
Address:	20 Como Street, Alphington	Melway Map Ref:	31 B12

Building Type:	Residence	Construction Date:	1890
Architect:	Joseph Gibbs?	Builder:	Joseph Gibbs

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1885 Thomas Wills' Lucerne Farm (Crown Portion 121),[1] established in the 1840s, was subdivided into the Lucerne Estate by renowned Heidelberg developer, A D Hodgson.[2] Hodgson subdivided the western part of Lucerne Farm in two stages to create Constance, Chamouni and St Bernard Streets, followed by St Gothards and Genera Streets.[3] Joseph Gibbs, a civil engineer, built Traquair in 1890 on land he purchased in this subdivision, possibly to his own design.[4] Mary Crawford, who owned the adjoining property, acquired Traquair soon after 1900.[5] Crawford leased it to George Emerson, a paper ruler.[6] Other occupants from the 1920s to the 1940s included Adam Burrows, John Matheson and Frederick S Webb.[7]

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

Description

Traquair, 20 Como Street, Alphington, is a single-storey late Victorian timber villa. Its side and rear walls are of weatherboard, whilst the facade is block-fronted, and the hipped roof is clad in slate. The front elevation is symmetrical, and has two protruding gabled bays with unusual curved timber fretwork and finials, above smaller polygonal bays, each with three windows and hipped roofs clad in fish-scale slate. The central section has a recessed corrugated iron verandah and a single window. The entrance is to the south side, via a concave-profile corrugated iron verandah. Windows are timber-framed double-hung sashes with wide architraves. There are four rendered chimneys with moulded caps.

The front fence is not original.

Significance

Traquair, 20 Como Street, Alphington, is of local architectural significance. It is an unusual example of a late Victorian timber villa and is set on a large block. Its facade, which is particularly notable, combines Victorian and Edwardian elements in a most unusual, symmetrical composition.

Original Source

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

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1   Rate Book 1890, 833 Lot 56
2   Lemon, Andrew. *History of Northcote Municipality*, Draft Typescript, Northcote City Council, Ch.4, p.6
3   Lodged Plans of Subdivision, 1068, stamped 17/4/86; 1460 Titles Office, Melbourne. Garden, pps.142, 151, 181
4   Plan, Parish of Jika Jika; Lemon, Ch6. p.14; L P 1068. Note: also Harry B Gibbs, architect; see V&M, Vol.2, p.519
5   Rate Book 1905, 312; Emerson leaves. Rate Books 1890, 454; James B Crawford, Lot 55
6   D (Wise) 1904, Traquair
7   Victorian Directories 1908-17, 1922, 1925-41

Building:	House	Significance:	B
Address:	13 Coppin Street, Richmond	Melway Map Ref:	2H C5

Building Type:	Residence	Construction Date:	1899-1900
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 13 Coppin Street was built in 1899-1900. Rate Books for 1898 list Mary Weston as the owner of land measuring 34' and valued at £5. The following year, she is listed as the owner of a 5 room brick house in progress, valued at £10. William Weston was the occupier. By 1900, the house was valued at £15; William Weston was the occupier and Margaret Weston the owner.[1]

Description

The house at 13 Coppin Street, Richmond, is a single-storey double-fronted Italianate style villa of rendered brick construction. It has a symmetrical facade with a central panelled front door flanked by tripartite timber-framed double-hung sash windows. The house has a curved-profile corrugated galvanised steel verandah with a central gablet trimmed with a cast iron finial. The gable-end has cast iron lacework infill. The verandah is supported on cast iron columns, paired beneath the gablet, and has a decorative cast iron lacework frieze. The verandah roof is hipped at the north end, and terminates at a brick wing wall at the southern end, decorated with a console and mask. The roof is concealed behind a balustraded parapet which has a bracketed cornice and a small, ornately decorated triangular pediment flanked by urns. There is a brick chimney with a wide, moulded cap.

The iron picket front fence is a recent reconstruction.

Significance

The house at 13 Coppin Street, Richmond, is of local architectural significance. It is a relatively intact example of an ornate, symmetrical Italianate house with an ornate cast iron verandah.

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1   Richmond Rate Books, 1898, 1899, 1900. Sands & McDougall Directory, 1895, 1897, 1898, 1898, 1900, 1915, 1920, 1925, 1930, 1940.

Building:	Former Griffiths Boot Factory	Significance:	B
Address:	79 Coppin Street, Richmond	Melway Map Ref:	2H C7

Building Type:	Factory	Construction Date:	1887
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G [x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The factory at 79 Coppin Street, Richmond, was constructed in 1887 for Henry Griffiths, a bootmaker, formerly of Collingwood. In 1888, the Rate Books list Henry Griffiths as the owner and occupier of a brick factory, valued at £74. Its value had risen to £110 by 1889. Griffiths occupied the factory until 1891, when the Rate Books list it as vacant. It remained vacant for several years. In 1900, the occupier was another boot manufacturer, G & R Blackham, and in 1911, Delmo Bros. macaroni manufacturers, were the occupants. By 1920, the building had reverted to use as a boot factory, and was occupied by McPherson Shoe Factory. After 1930, the building was occupied by a number of furniture makers.[1]

Description

The Griffiths Building is a three-storey symmetrical brick building. It has face brown brick walls, with cream brick shallow segmental-arched window lintels and a cream brick string course at first floor level. An unpainted rendered cornice exists at second floor level and across the parapet, which has a central triangular pediment, also rendered, flanked by scrolls and bearing the building's name in faded (painted?) lettering. Each floor has seven symmetrically placed openings; all but the front door are timber-framed double-hung sash windows. The side walls of the front section have triangular pediment parapets, each with a central circular opening.

Significance

The Griffiths Building is of local architectural significance. It is a particularly notable example of a late 19th century brick industrial building. The composition of its symmetrical facade, which includes cream brick arched windows lintels and string courses and an unpainted rendered parapet, is of note, and distinguishes it from many much plainer contemporaneous buildings of its type.

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1   Richmond Rate Books, 1886, 1887, 1888, 1889, 1891, 1892, 1893. Sands & McDougall Directory, 1890, 1892, 1893, 1894, 1895, 1896, 1900, 1911, 1915, 1940, 1920, 1930.

Building:	House	Significance:	B
Address:	234 Coppin Street, Richmond	Melway Map Ref:	2H C6

Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [x]   F [ ]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 234 Coppin Street, Richmond, is first listed in the Directories in 1889. At the time, it was one of only three buildings on the west side of Coppin Street between Swan Street and the railway line. In 1889 it was listed as vacant; the following year, the house was occupied by James Hancock.[1] The Rate Books are somewhat unclear regarding this property, but its style suggests that 1889 was its date of construction.[2]

Description

234 Coppin Street, Richmond, is a double-storey 19th century Italianate style house, of rendered masonry construction. It has a two-storey verandah supported on cast iron columns with an ornate cast iron lacework frieze and balustrading panels at first floor level. The frieze at ground floor level has been removed. Two wing walls with curved parapets enclose the verandah at each end, embellished with cement rendered classical masks, consoles and applied relief decoration. There are two arched openings in the wing walls at first floor level, and one at ground floor level. The window at ground floor is a tripartite arrangement of double-hung sashes, and there are three unequally spaced double-hung sashes at first floor level, all now fitted with iron bars. The facade is surmounted by an ornate parapet featuring classical balustrading above a swagged frieze, crowned by a segmented arched broken pediment with a large swagged urn in the centre.

The original cast iron palisade front fence survives.

Significance

234 Coppin Street, Richmond, is of local architectural significance. The house is representative of the late 19th century double-storey form, and is a good example of the Italianate style. The house is substantially intact, retaining most of the original cement render and cast iron decoration, and is notable for its unusual broken pedimented parapet.

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1   *Sands & McDougall Directory,* 1881, 1885, 1887, 1889, 1890, 1891, 1893, 1895, 1900, 1905, 1910, 1915, 1925, 1940.
2   Richmond Rate Books, 1891, 1892, 1893, 1895.

Building:	Former Cremorne Street State School (No. 2084)	Significance:	B
Address:	85 Cremorne Street, Richmond	Melway Map Ref:	2G H12

Building Type:	School	Construction Date:	1878
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G [x] F[ ] P[ ]	G [x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

From 1873 the Free Church School No. 149 occupied the Wesleyan Church next door to the present Cremorne Street site, purchased in 1877. H T Derrick, Head Teacher of No. 149, pressed for the erection of a new school to house 300 to 325 pupils, and in July 1878 No. 149 was struck off the rolls. The new school of three large rooms and two small, built at a cost of £3,059, was opened on 1 August 1878 as No. 2084. Before the end of August, 590 children had enrolled. From September 1878 all requests for the extension of the building or the supply of a portable classroom were refused on the ground that there was sufficient accommodation at State School No. 1396, Brighton Street, and Yarra Park State School No. 1406. In March 1887, 170 children were crowded into the infant room measuring 36 feet x 25 feet (12 metres x 8 metres) but two years later three rooms had to be rented from the Church of England in Cremorne Street. Then in August 1890, when the school population had reached 662, extensions fronting Dover Street were opened. M H O'Brien was Head Teacher at this time.

From 1900 enrolments so fell away that by 1907 Cremorne Street ceased to be an independent school, Louis McNab being appointed the Head Teacher of both State School No. 1396 and State School 2084. But in 1911 Cremorne Street regained its independent status. In the early 1920s, however, the school again faced closure, and enrolments continued to decline through the following decades until the figure reached 200 in the 1950s and early 1960s. In the following year, largely through the influx of Greek and other migrants to the district, the attendance had risen to 300.[1]

The buildings are presently used by the Barton TAFE.

Description

The former Cremorne Street State School comprises two brick buildings designed in Romanesque and Gothic inspired styles. The 1878 building on Cremorne Street is single-storey, with walls of brown brick with contrasting cream and black brick string courses and dressings. The gabled and hipped roofs are steeply pitched and clad in slate, penetrated by small gabled roof vents. The central section has a metal-clad fléche with a steeple-like roof, cast iron finials and crestings. There is a rendered moulded string course below a red and cream brick frieze, and brick buttresses have gabled caps. Flanking the central pavilion are two gabled wings connected by hipped roof linking sections. The outer wings have paired semi-circular arched windows with moulded cream brick voussoirs. Three smaller arched openings are located within the gable ends, which have rendered copings.

The 1890 two-storey building facing Dover Street is similarly of polychromatic brick, but has a hipped roof is clad in non-original concrete tiles. Ground floor windows are pointed-arched double-hung sashes, with alternating cream brick and rendered voussoirs and bluestone sills. First floor windows are semi-circular arched double hung sashes. Cream, red and brown brick string course run across the elevations at impost and sill levels. Large gables project on the south and east elevations, with decorative carved barge boards and corbelled brackets.

Comparative Examples

Hawthorn West Primary School, Burwood Road, Hawthorn
Glenferrie Primary School, Manningtree Road, Hawthorn

Significance

The former Cremorne Street State School, Richmond, is of local architectural significance. The buildings are good examples of the eclectic Romanesque and Gothic styles applied to a school, notable for their polychromatic brickwork, decorative barge boards and metal clad fléche.

1   Extract from Vision and Realisation. Volume 3, p. 82.

Building:	Former Yarra Hotel	**Significance:**	B
Address:	119 Cremorne Street, Richmond	**Melway Map Ref:**	2G G11
Building Type:	Hotel	**Construction Date:**	1906-07
Architect:	Unknown	**Builder:**	Frederick Nixon

Intactness:		**Condition:**	
G[x] F[ ] P[ ]		G[x] F[ ] P[ ]	

Existing Heritage Listings:		**Recommended Heritage Listings:**	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The Yarra Hotel was built in 1906-07. The site had been occupied by a hotel from 1853.

The building license for the present building was granted to Frederick Nixon of South Yarra, to build a brick hotel, on 25 June 1906. Rate Books for 1906 indicate a 9 room hotel, valued at £80, in progress. The owner was Alfred Levi, and the publican, Chas McAuley.[1]

Description

The former Yarra Hotel, 119 Cremorne Street, Richmond, is a two-storey building of red brick construction with a transverse jerkin-head slate roof, designed in a simple Edwardian Arts and Crafts style. The ground floor facade has a series of door and window openings, some of which appear to have been altered. Architecturally, the most interesting facade element is the door and window combination at the south end, which comprises a pair of half-glazed doors flanked by windows, all with highlights. The timber-framed, multi-paned windows have heavy moulded sills, possibly of sandstone. All of the joinery is unpainted. The adjoining recessed panel appears to be a bricked-up doorway. Above these openings is a continuous timber beam with angled ends bolted to the wall at lintel position. The first floor has three window openings, each with non original single-pane sashes. The slate roof has plain terracotta ridge cappings, and is penetrated by red brick chimneys with simple red brick cappings and terracotta chimney pots. The skillion-roofed dormer window is not original.

The rear laneway, Victoria Avenue, gives access to a number of outbuildings. A photograph from 1984 shows a single-storey brown brick building with cream window dressings and hipped corrugated iron roof, possibly the coachman's quarters, and a timber building with a gabled corrugated iron roof, possibly the stables. Stables, a coach house, and coachmen's quarters were extant in 1990.[2]

Significance

The former Yarra Hotel, 119 Cremorne Street, Richmond, is of local historical and architectural significance. Historically, the site of the building has been continuously occupied by a hotel since 1853. Architecturally, the building is an unusually composed Arts and Crafts style hotel, with a particularly interesting and remarkably intact door and window combination on the front elevation. The building is a very important heritage element in a section of Cremorne Street which comprises primarily post-War industrial buildings.

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1   National Trust File 5579.
2   National Trust File 5579.

Building:	Cromwell Heights	Significance:	B
Address:	66 Cromwell Street, Collingwood	Melway Map Ref:	2C G11
Building Type:	Residence	Construction Date:	1879
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The building now known as Cromwell Heights was originally the Bristol And Bath Hotel. A stone hotel had existed on the site since at least 1870. Rate Books for 1872 show a stone hotel owned by George Barry and valued at £34. By 1878, ownership had passed to John Kelly; in that year, the hotel was valued at £50. By 1879, the ownership had passed to George Jamieson, and the hotel's value had risen to £80, suggesting that the present brick building was constructed in that year. The licensee at that time Daniel Charleston. In 1903, the hotel was acquired by the Shamrock Brewing Co., and in 1908, by the Carlton & United Brewing Co. In 1908, its value was £60. By 1909-10, the building, then known as Cromwell Heights, was being used as residence; it was listed to agent J Buchan & Co. and was occupied by Harry Smith, a painter.[1]

Description

Cromwell Heights, 66 Cromwell Street, Collingwood, is a two-storey symmetrical Italianate brick building. The facade comprises a central door flanked by single windows at ground floor level, and three single windows with segmental arched heads at first floor level. The facade and south elevation are rendered; the north elevation has had its face brickwork painted. There is restrained quoining to the ground floor, and moulded cornices at first floor and parapet levels. The first floor windows have simple moulded architraves; the only other decoration are four ventilation panels at first floor window impost level.

A steel-framed canopy has been added to the front entrance and the high iron picket fence is not original. The house sits on a large site which is surrounded by industrial buildings

Significance

Cromwell Heights, 66 Cromwell Street, Collingwood, is of local architectural significance. It is a very rare surviving example of a large, freestanding, and rather imposing Italianate former hotel building in Collingwood, which was primarily developed with far more modest housing, much of which has been demolished since the post-War period to make way for industrial development which now characterises this part of Collingwood.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Collingwood Rate Books, 1872, 1878, 1879, 1882, 1883, 1884, 1985, 1901, 1902, 1903, 1904, 1905, 1906, 1908, 1909, 1910, 1970. Sands & McDougall Directory, 1870, 1875, 1880, 1887, 1890, 1895, 1900, 1905, 1906, 1907, 1908, 1908, 1910, 1920, 1930, 1945, 1950, 1955, 1966.

Building:	Queens Terrace	Significance:	B
Address:	9-15 Crown Street, Richmond	Melway Map Ref:	2H F5
Building Type:	Residence	Construction Date:	1887?
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The central pediment of Queens Terrace, 9-17 Crown Street, Richmond, bears the date 1890. From 1887, buildings at this location are listed in the *Directories*; from at least 1895, these houses are numbered Nos. 9-17. Rate Books of 1886 show land measuring 160' owned by William Moore and valued at £48. The following year, five houses valued at an average of £21 are shown on the site. In 1888, all are shown as owned by agents McKenzie & Ballard. The Rate Books are somewhat unclear, however, as from 1887 until at least 1910, the houses are listed as being constructed of wood, but the names of their occupants correspond with the Directories' listing, suggesting that the dwellings referred to are, indeed, Queens Terrace.[1]

Description

Queens Terrace is a two-storey Italianate brick terrace. The ground floor facades appear to have originally been face brick, although all are now painted, and the first floor facades are rendered and decorated with paired Ionic pilasters. Side walls are of face red brick. Windows are double-hung sashes; those on the first floor are embellished with simple pilasters and segmental arched pediments. Each house has a convex-profile verandah between two brick wing walls with rendered copings. The single-storey verandahs have decorative cast iron lacework friezes. The only other decoration are single rosettes above the windows and beneath curved hood moulds, and decorative rectangular vents flanking each window. There is a plain parapet with simple cornice, crowned by a shallow central triangular pediment bearing the words QUEENS TERRACE 1890.

Nos. 9 and 11 retain original iron picket fences.

Significance

Queens Terrace is of local architectural significance. The row is one of the few two-storey residential terraces in the north-east of Richmond. Architecturally, it is a restrained composition which incorporates classical elements at first floor level, pilasters and window dressings, which are relatively rare on otherwise modest dwellings. The row is a prominent heritage element in a streetscape in a residential pocket of Richmond which has otherwise been substantially eroded by 20th century industrial buildings.

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1   Richmond Rate Books, 1886, 1887, 1888, 1890. *Sands & McDougall Directory*, 1885, 1886, 1887, 1888, 1889, 1890, 1895, 1899, 1900, 1910, 1920.

Building:	Houses	Significance:	B
Address:	16-18 Cubitt Street, Richmond	Melway Map Ref:	2G H10

Building Type:	Residences	Construction Date:	c.1860s - 70s?
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Unknown.[1]

Description

The building at 16-18 Cubitt Street, Richmond, comprises a pair of single-storey attached brick Victorian houses. The facade is of tuck-pointed red brick, whilst the south elevation is finished in ruled render. The north elevation is painted brick. Each house has a four-panelled front door (not original) and a pair of multi-paned French doors. There is a single concave-profile hipped roof corrugated iron verandah, supported on square section timber posts, running across both houses; there is no party wall. The roof comprises two transverse gables, clad in corrugated iron. The form of the roof is reflected in the gabled side parapets, which have brick copings. The central chimney is of red brick, with a corbelled brick capping.

Comparative Examples

92-94 Perry Street, Collingwood

Significance

The pair of houses at 16-18 Cubitt Street, Richmond, is of local architectural significance. It is a relatively unusual and substantially intact example of a very modest mid-Victorian residential pair, the general form of which, transverse gabled roof sections with gabled side parapets, is rare in Richmond, and unusual in the municipality.

Original Source

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

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1   The Rate Books and Directories are inconclusive as to the history of this building. Richmond Rate Books, 1857, 1858, 1965, 1866, 1867, 1873, 1883, 1900, 1923. *Sands & McDougall Directory*, 1870, 1875, 1870, 1875, 1876, 1880, 1890, 1900, 1900, 1910, 1927.

Building:	Former Builders Steel Form Supply Co.	Significance:	B
Address:	9-11 David Street, Richmond	Melway Map Ref:	2H G4

Building Type:	Factory	Construction Date:	1938
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]	
Register of the National Estate	[ ]	
National Trust	[ ]	

Recommended Heritage Listings:

Victorian Heritage Register	[ ]	
Register of the National Estate	[x]	
Heritage Overlay Controls	[x]	

History

The former Builders Steel Form Supply Co. building, at 9-11 David Street, Richmond, was built in 1938. The Rate Books indicate that the Builders Steel Form Supply Co. owned two vacant sites, each valued at £14, in David Street, from 1938. By 1940, the company is listed at the owner and occupier of a factory values at £145.[1] David Street is first listed in the directories in 1938.

Description

The former Builders Steel Form Supply Co. is a small single storey industrial building with a distinctive entrance façade constructed of off-form concrete. The façade has a simple stepped parapet with an integral decorative concrete relief panel in the centre, depicting a scene at a building site including four men at work preparing formwork and pouring concrete. To the right of the panel is the name of the company, BUILDERS STEEL FORM SUPPLY CO LTD, and to the left, the words ARC WELDERS and CONCRETE FORMWORK, incised into the concrete. The building has three large vehicle openings, now fitted with roller doors, three recessed doorways, and a number of multi-paned steel-framed hopper windows. Behind the façade is a relatively conventional factory building with a saw-tooth roof.

Significance

The former Builders Form Supply Co. building is of local architectural significance. The building's concrete facade is distinguished by its unusual and distinctive abstracted Deco Style low-relief sculptural panel depicting the process of concrete pouring, which is unique in the municipality.

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1   Richmond Rate Books, 1935, 1937, 1938, 1939, 1940. *Sands & McDougall Directory*, 1936-37, 1937-38, 1938-39, 1939-40.

| Building: | Yarra Primary School (No. 5721) | Significance: | A |
| Address: | Davison Street, Richmond | Melway Map Ref: | 2H E4 |

| Building Type: | School | Construction Date: | 1888 |
| Architect: | Department of Public Works Brightwen Binyon | Builder: | Unknown |

| Intactness: | | Condition: | |
| G [x]   F[ ]   P[ ] | | G [x]   F[ ]   P[ ] | |

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[x]	Victorian Heritage Register	[x]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The site was purchased in 1887 and the building erected in 1888. Additions were made at the rear in 1911 and 1912. Further additions were completed in 1981.

Designed by the Department of Public Works, the layout and detailing is almost identical to the Toorak Central School. The design does not appear to have been repeated again. The design has been attributed to Brightwen Binyon, the architect of the Sandford St Boys School, Great Britain, the drawings of which were published in the *Building News* on 9 December 1881.

Description

The former Richmond North Primary School (No. 2798), now the Yarra Primary School (No. 5271) is a two-storey bichromatic brick building which is a striking example of the English Queen Anne style with unusual terracotta faience, pebbled render finish within gables and decorative use of brickwork.

Stylistically, the building is derived from the Queen Anne style London Board schools of the 1870s and 80s.[1] Characteristic of the style the school is asymmetrically planned, with steeply pitched gabled roofs. Gable ends have moulded bricks pediments decorated with classically derived scrolled and pedimented moulded brick panels. Walls are of dark brown brick, with red brick quoining, string courses and voussoirs to door and window openings. Windows are multi-paned double-hung sashes, with bottom-hinged highlights, arranged in groups of three. First floor windows on the Buckingham Street elevation moulded brick oriels beneath the bluestone and moulded brick sills. Terracotta panels beneath the first floor windows on the Davison Street elevation bear the words STATE SCHOOL NO. 2798 and ERECTED AD 1888 in raised terracotta lettering. The main cornice is coved and roughcast rendered, and the roof is clad in Marseilles patterned tiles, not original. The entrance is located within a semi-circular arched opening asymmetrically placed below the north gable on the Davison Street elevation.

A red brick and concrete stair has been added to the west elevation, of recent construction.

Comparative Examples

Toorak Central School, Toorak.

Significance

The former Richmond North Primary School is of state architectural significance. The school is a particularly fine example of the Queen Anne style, derived from English examples. Of note is the use of bichromatic brickwork and moulded brick and terracotta decoration. The building is a notable heritage element in the area, prominently sited at the intersection of Davison and Buckingham Streets.

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1   Mark Girouard. *Sweetness and Light.* Oxford, 1977. pp 64-70.

Building:	Derby House	**Significance:**	B
Address:	1 Derby Street, Collingwood	**Melway Map Ref:**	2C D12
Building Type:	Residence	**Construction Date:**	1876
Architect:	Unknown	**Builder:**	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Hodgkinson Map[1] shows that by 1858, there was development on this site, which appears to be unrelated to the present structure. In 1874, Henry Adamson, plasterer, owned land here and occupied a brick house listed in the Rate Books as 'off' Derby Street. No. 1, and the adjoining terrace at Nos. 3-7, were under construction in 1876. Adamson retained ownership of the four dwellings until 1885 or 1886. By 1887, John Tout acquired them ,and they remained in his ownership, fully tenanted, until 1892.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

Derby House, 1 Derby Street, Collingwood, is a two storey double-fronted asymmetrical rendered brick house, attached to the terrace at Nos. 3-7. The ground floor has a three-bay arcaded loggia, with moulded heads and keystones, at the eastern end, and a single window on the street alignment to its right. The first floor comprises four single windows with rendered moulded dressings and bracketed sills. There is a dentillated moulded string course at first floor level, and the first floor has quoining. The parapet has a moulded cornice. The windows are timber-framed double-hung sashes.

Comparative Examples

Terrace, 3-7 Derby Street, Collingwood

Significance

The house at 1 Derby Street is of local architectural significance. It is an unusual example of a double-fronted, arcaded terrace-style house, which forms a visual unit with the similarly-styled terrace at Nos. 3-7. As a group these buildings are an important heritage element in an area of Collingwood which has been substantially eroded by later development.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Hodgkinson, C. Plan Shewing [sic] the Streets and Buildings in Existence in East Collingwood on January 1st 1858. Held at the State Library of Victoria (Map Room).

Building:	House	Significance:	B
Address:	2 Derby Street, Collingwood	Melway Map Ref:	2C D12

Building Type:	Residence	Construction Date:	1875
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]　F[x]　P[ ]

Condition:

G[ ]　F[x]　P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Hodgkinson 1858 map shows this as a vacant site.[1] In 1875, Peter Cooper, gentleman, built a wooden house on the site,[2] and lived there at least until 1880.[3] Later, he leased the property out.[4]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house at 2 Derby Street, Collingwood, is a small double-fronted symmetrical timber cottage on a sloping site. The facade, built on the street alignment, is block-fronted, and has a central door with a glazed upper panel, which appears to date from the Edwardian period, flanked by single timber-framed double-hung windows. There is no verandah. The transverse gabled roof is clad in corrugated iron. The house is one room deep and has an integral skillion-roofed lean-to at the rear. There is a single brick corbelled chimney which has been painted.

Significance

The house at 2 Derby Street is of local architectural significance. It is a relatively intact example of the type of very modest Victorian workers' cottages which once covered most of the Collingwood Slope east of Smith Street. Its form, which is clearly visible from the side lane to the east, is also of note. The house is also of interest as a contrast to the much more substantial houses at 1-7 Derby Street.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Hodgkinson, C. Plan Shewing [sic] the Streets and Buildings in Existence in East Collingwood on January 1st 1858. Held at the State Library of Victoria (Map Room).
2   Rate Book.
3   Rate Book.
4   Rate Books, 1887, 1892.

Building:	Terrace	Significance:	B
Address:	3-7 Derby Street, Collingwood	Melway Map Ref:	2C D12

Building Type:	Residences	Construction Date:	1876
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G [x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Hodgkinson Map shows that by 1858, there was development on this site, which appears to be unrelated to the present structure.[1] In 1874, Henry Adamson, plasterer, owned land here and occupied a brick house listed in the Rate Books as 'off' Derby Street. Nos. 3-7, and the adjoining Derby House at No. 1, were under construction in 1876. Adamson retained ownership of the four dwellings until 1885 or 1886. By 1887, John Tout acquired them, and they remained in his ownership, fully tenanted, until 1892.

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The terrace at 3-7 Derby Street, Collingwood, is a row of three attached double storey rendered brick houses, attached to Derby House at No. 1. The ground floors each have three-bay arcaded loggias, with moulded heads and keystones. The first floors each comprise three single windows with rendered moulded architraves and bracketed sills. There is a dentillated moulded string course at first floor level, and the first floor has quoined panels dividing each dwelling's facade. The parapet has a moulded cornice. The windows are timber-framed double-hung sashes.

The original front fences have been retained.

Comparative Examples

Derby House, 1 Derby Street, Collingwood
Falconer Terrace, 36-50 Napier Street, Fitzroy
Blanche Terrace, 169-179 Victoria Parade, Fitzroy

Significance

The houses at 3-7 Derby Street is of local architectural significance. It is an unusual and elegant example of an arcaded terrace, which forms a visual unit with the similarly-styled Derby House at No. 1. As a group, these buildings are an important heritage element in an area of Collingwood which has been substantially eroded by later development.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Hodgkinson, C. Plan Shewing [sic] the Streets and Buildings in Existence in East Collingwood on January 1st 1858. Held at the State Library of Victoria (Map Room).

Building:	House	Significance:	B
Address:	8 Derby Street, Collingwood	Melway Map Ref:	2C D11

Building Type:	Residence	Construction Date:	1871
Architect:	Unknown	Builder:	Unknown
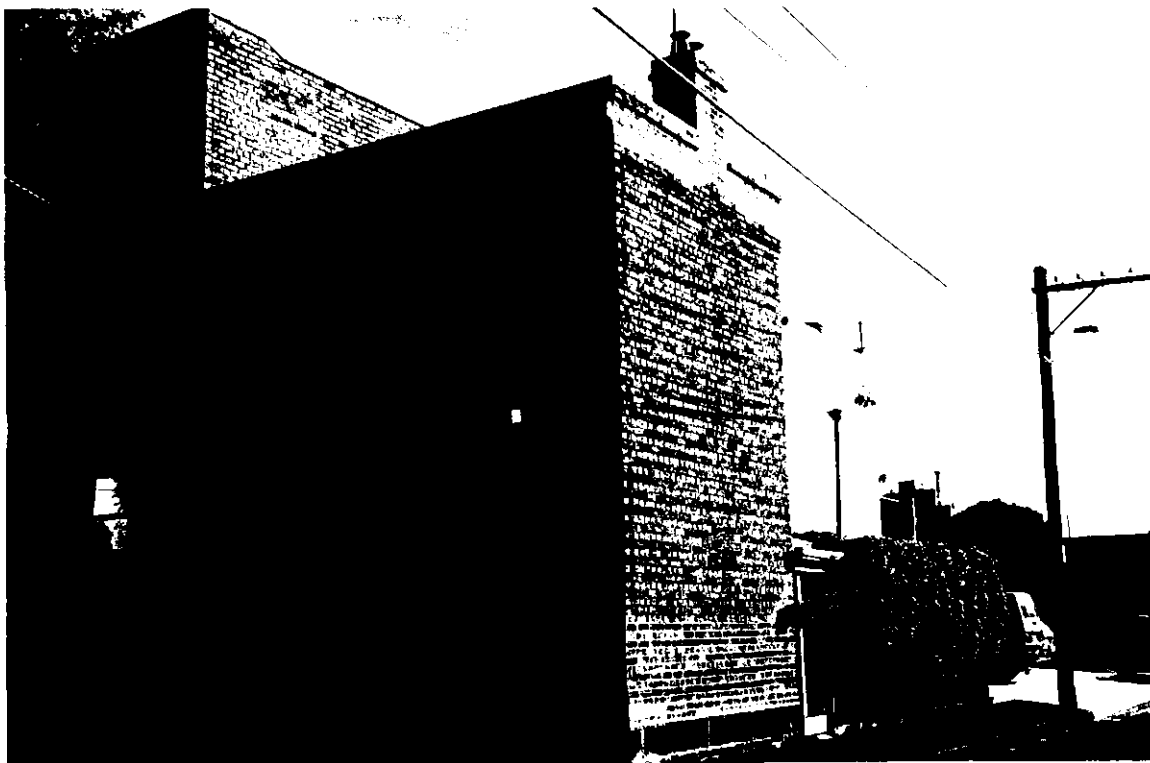
Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [x]   F [ ]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register   [ ]
Register of the National Estate   [ ]
National Trust   [ ]

Recommended Heritage Listings:

Victorian Heritage Register   [ ]
Register of the National Estate   [x]
Heritage Overlay Controls   [x]

History

John Johnston owned vacant land on this site by 1870, and the following year built this brick house.[1] At least until 1892, he remained owner with tenants occupying the house.[2]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house at 8 Derby Street, Collingwood, is a small two -storey brick terrace-style house built to the street alignments on the corner of Little Oxford Street. The body of the house is one room deep at both levels, and has a transverse skillion-roofed lean to at the rear. The walls are of brown brick with a bluestone plinth, and the front facade is rendered with ashlar markings. The asymmetrical facade has an entrance door and single window, which has louvered shutters. Windows are timber-framed double-hung sashes. There are no windows on the east elevation, or first floor of the north elevation. The hipped corrugated iron roof is concealed behind a simple rendered corniced parapet. There is a brown brick corbelled chimney on the east elevation, and another at the rear of the lean-to. The house has no verandah.

Significance

The house at 8 Derby Street, Collingwood, is of local architectural significance. It is a remarkably unadorned and, for a two-storey dwelling, unusually proportioned, Victorian house. Its form is clearly visible from Little Oxford Street, to its immediate east. The house contrasts with the far more substantial houses at 1-7 Derby Street, opposite.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1870, 1871.
2   Rate Books 1876, 87, 92.

Building:	House	Significance:	B
Address:	10-16 Derby Street, Collingwood	Melway Map Ref:	2C D11
Building Type:	Residence	Construction Date:	1868-69
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Hodgkinson Map of 1858 shows this site as vacant land.[1] In 1868, the eastern half was owned by William Dale, and the western by John Stott. Rate Books for 1868 indicate that Stott was the owner of two 4 room brick houses under construction. By 1869, Dale had built two 4 room houses on his half of the land. Stott retained ownership of Nos. 10-12 until they were acquired by George Rushall in 1877. The ownership of Nos. 14-16 passed to Richard Aysh in 1874. Aysh, a mason, lived in No. 14 until 1892; the other three houses were occupied by tenants.[2]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The terrace at 10-16 Derby Street, Collingwood, comprises four two storey attached bichromatic brick dwellings. The walls are of face brown brick, with cream brick dressings. At ground floor level, each house has a front door and single window, whilst at first floor level there are two windows. There is no verandah or balcony. Cream brick quoining at the building's corners, and between each dwelling combines with similar quoined window dressings to accentuate the unusual proportions, particularly of the ground floor facades, which are dominated by the large, off-centre openings. The roof is concealed behind an unpainted rendered parapet which has a simple cornice and is decorated with urns, only one of which remains. The roof is penetrated by bichromatic brick chimneys with unpainted rendered caps. Windows are timber-framed double-hung sashes, and have bluestone sills.

Significance

The terrace at 10-16 Derby Street, Collingwood, is of local architectural significance. It is an unusually composed, intact example of an otherwise very austere bichromatic residential terrace, notable for its simple but uncommon and distinctive brickwork patterning.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Hodgkinson, C. Plan Shewing [sic] the Streets and Buildings in Existence in East Collingwood on January 1st 1858. Held at the State Library of Victoria (Map Room).
2   Collingwood Rate Books, 1869, 1874, 1877, 1880, 1884, 1892.

Building:	Former Repco Office Building	Significance:	B
Address:	26 Doonside Street, Richmond	Melway Map Ref:	2H F4

Building Type:	Offices, Laboratories	Construction Date:	c.1939
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The building was built for the Russell Manufacturing Co., which later became Repco, c.1939.

The Russell Manufacturing Co., established by Geoff Russell, was incorporated on 21 February 1930. Russell moved his previous business to 85-89 Burnley Street, Richmond, in 1930, from two other sites in North Melbourne. The company purchased a former plaster making factory at 85-89 Burnley Street, on the corner of Doonside Street, and gradually expanded its works along Doonside Street.[1] As new car sales slumped during the 1930s Depression, Repco flourished selling car spare parts.[2]

The first floor of the present building was occupied by laboratories, whilst the ground floor was office space.

The Brabham Formula One engine was developed in the adjoining Repco factory.

Description

The former Repco office building, at 26 Doonside Street, Richmond, is a two storey Moderne style bichromatic brick building. It is approximately square in plan, with a curved corner at the north-west. The building is oriented north-west, and the composition of the main panels of brickwork is approximately symmetrical about a diagonal axis which runs through the corner entrance, which has a cantilevered concrete canopy.

The north and west elevations are of face manganese brick, whilst large panels of cream brick give the appearance of wrapping around this, leaving a vertical strip of dark brown brick above the entrance. This corner element is decorated with a narrower vertical strip of horizontally-striped tapestry brickwork, and surmounted by three white painted vertical concrete fins.

The north elevation features two bands windows, each comprising three panels of multi-paned steel-framed windows with manganese brick spandrels and sills. These windows turn the corner to the east elevation; to their right are two vertically-placed circular windows, probably to a staircase.

The west wall of the building was once attached to a single-storey building which has since been demolished, with the exception of part of the front wall and cream brick parapet which adjoins No. 26.

Comparative Examples

Former United Kingdom Hotel, 199 Queens Parade, Clifton Hill
Former Tru-Mould Tyres Garage, 205 Queens Parade, Clifton Hill

Significance

The former Repco office building at 26 Doonside Street, Richmond, is of local architectural significance. It is a particularly sophisticated example of a small building in the Moderne style, which exhibits an interesting composition of a limited palette of materials. It is thus distinctive for a building of its size and type. The demolition of other adjacent buildings has increased the aesthetic contribution of this building to an otherwise architecturally undistinguished industrial streetscape.

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1   Brian Doolan, Repco. Personal Comments.
2   J McCalman. *Struggletown*, op cit, p. 186.

Building:	Hurst Terrace	Significance:	B
Address:	30-38 Dover Street, Richmond	Melway Map Ref:	2G H10

Building Type:	Residences	Construction Date:	1871
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Hurst Terrace, 30-38 Dover Street, Richmond, was built in 1871. The terrace is first listed in the Rate Books in 1871, as five 5 room brick houses, each valued at £26. The first owner was Alfred Hill. The first occupants were George Scott, a clerk, Margaret Goddard, gentlewoman, Sidney Moore, a clerk William Tockwill, an engineer, and George Heally, a clerk.

Description

Hurst Terrace, 30-38 Dover Street, Collingwood, is a row of five two-storey attached Victorian rendered brick houses. In plan, the facades of Nos. 32 and 36 are slightly recessed, and the whole terrace is encompassed beneath a continuous hipped corrugated iron roof, with no parapet. The facades are relatively plain, with ornamentation limited to rendered quoining, moulded and bracketed window sills and moulded architraves to the semi-circular arched first floor double-hung sash windows. The quoining has been removed from No. 32, and the architraves have been removed from Nos. 34, 36 and 38. A concave-profiled corrugated iron verandah runs across the facade at ground floor level, supported on timber posts with carved timber brackets, divided by timber wing walls between each dwelling. Rendered chimney stacks, which have barrel tops and moulded caps and which vary in width, remain above the party walls, with the exception of Nos. 32 and 34. No. 38 retains its original unpainted render finish.

The terrace is set back relatively far from the street; no original front fences remain.

Significance

Hurst Terrace, 30-38 Dover Street, Richmond, is of local architectural significance. It is an interesting and relatively intact example of a Victorian terrace which incorporates some unusual architectural elements, including recessed and quoined facades, single hipped roof and continuous verandah. The significance of the row is reduced somewhat by the high front fences which diminish the contribution of the building to the streetscape.

Building:	Former Council Stables	Significance:	B
Address:	19 Duke Street, Richmond	Melway Map Ref:	2H C8

Building Type:	Stables	Construction Date:	1894
Architect:	Unknown	Builder:	Thomas Stafford?

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The stables at 19 Duke Street were built for Stafford Brothers, contractors, in 1894. Rate Books for 1893 show the stables in progress, valued at £40. In 1814-15, the value of the building was £45. The building remained in the ownership of Thomas Stafford until 1915, when ownership passed to the Richmond corporation. The building remained in use as stables until at least 1940. Thomas Stafford's own house was at 94 Lord Street, one of a pair of Victorian cottages backing onto the stables complex.[1]

Description

The Former Richmond Council Stables building is a bichromatic brick building with a simple gabled form. The west façade is symmetrical, with a double-height opening containing the front entrance, and an upper opening beneath a cantilevered block and tackle hoisting beam, which protrudes from the base of a circular louvered vent in the gable end. There are four windows, two on either side of the entrance at both ground and mezzanine levels. The gable-end parapet, segmented-arched window heads and vent dressings are in cream brick, contrasting with the red brick walls. There are also three cream brick string courses across the west elevation, and two along the side elevations. The timber-framed windows are relatively small, and have bluestone sills. The coach entrance to the building is on the south elevation.

Comparative Examples

Former Livery Stables, 173-177 Lennox Street, Richmond
Former Stables, 2 Greenwood Street, Abbotsford

Significance

The former Richmond Council Stables is of local architectural and historical significance. Historically, it is a rare surviving large stables building, which is a landmark in this predominantly residential street. The building is a substantially externally intact example of late 19th century stables building.

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1   Richmond Rate Books, 1892, 1893, 1894, 1911-12, 1913-14, 1915-16, 1919-20. *Sands & McDougall Directory*, 1890, 1891, 1892, 1894, 1893, 1894, 1895, 1896, 1897, 1896, 1897, 1900, 1910, 1930.

Building:	Terrace	Significance:	B
Address:	58-60 Edinburgh Street, Richmond	Melway Map Ref:	2H D9
Building Type:	Residences	Construction Date:	1887?
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [ ]   F [x]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Unknown.[1]

Description

.The terrace at 58-60 Edinburgh Street comprises a pair of two-storey attached polychromatic brick houses. Italianate in style, they have brown brick walls with cream and red window dressings and quoining. There is a concave-profiled corrugated-iron clad single-storey verandah between brick wing walls with rendered copings and vermiculated consoles. The verandahs have cast iron lacework friezes. The rendered parapet has a cornice and central segmental pediment flanked by scrolls and decorated with a shell motif. Windows are timber-framed double-hung sashes.

Comparative Examples

261 Highett Street, Richmond
4-6 Hunter Street, Richmond

Significance

The terrace at 58-60 Edinburgh Street, Richmond, is of local architectural significance. Whilst not the most ornate or unusual example of polychromatic brickwork as applied to a residential terrace, the building is nonetheless a good example of the style, and overall a relatively intact example of a building type more common in the more affluent parts of Richmond.

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1   The Rate Books and Directories are inconclusive as to the history of this building. Richmond Rate Books, 1886, 1887, 1888. *Sands and McDougall Directory*, 1885, 1887, 1888, 1889, 1890, 1895, 1900, 1910, 1920.

Building:	Perseverance	Significance:	B
Address:	1 Egan Street, Richmond	Melway Map Ref:	2G G3

Building Type:	Residence	Construction Date:	1892-93
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Perseverance, 1 Egan Street, Richmond, was built in 1892-93 for Mrs Hannah Callaghan, widow. Jeremiah Callaghan had owned a 4 room brick house on the site since at least 1862. This house had been occupied by the Callaghans from 1871 until the death of Jeremiah Callaghan in c.1889. Hannah Callaghan continued to occupy the house until 1892. Rate Books for the 1893 show a house in progress, valued at £6, on the site. The following year, Mrs Callaghan is listed as the owner of an 8 room brick house valued at £38. The first occupier of the house was Joseph Hammond, a salvationist, who lived from 1894-1895. The house remained in the Callaghan family until ownership passed to Mr Lindsay in 1913-14.[1]

Description

Perseverance, 1 Egan Street, Richmond, is a two-storey double-fronted freestanding symmetrical Italianate bichromatic brick terrace house. The walls are of face brown brick with red brick dressings. The house as an ornate two-storey verandah, supported on cast iron columns with ornate lacework friezes, enclosed at each end by projecting wing walls. The frieze has been removed from the first floor balcony. At ground floor, the central panelled entrance door has narrow sidelights and a highlight, and is flanked by tripartite double-hung sash windows. The first floor has three, regularly spaced double-hung sash windows. The roof is concealed behind a high rendered parapet, which has a central pediment containing the name and date of the house in raised rendered lettering, a bracketed cornice and decorative swags and urns. The parapet retains its original unpainted render finish.

The timber picket front fence is not original.

Significance

Perseverance, 1 Egan Street, Richmond, is of local architectural significance. It is a notable example of a large, two-storey, double-fronted, bichromatic, symmetrical, freestanding Italianate style terrace house, distinguished by its prominent, unpainted rendered parapet and extensive cast iron decoration.

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1   Richmond Rate Books 1862, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1875, 1876, 1877, 1878, 1880, 1889, 1890, 1890-91, 1891, 1892, 1893, 1894, 1895, 1896, 1905-06, 1909-10, 1911-12, 1912-13, 1913-14. *Sands McDougall Directory*, 1869, 1870, 1871, 1872, 1869, 1875, 1877, 1878, 1879, 1880, 1883, 1885, 1887, 1888, 1889, 1890, 1891, 1892, 1895, 1900, 1910.

Building:	Former Fairfield Boathouse	Significance:	B
Address:	Fairfield Park Drive, Fairfield	Melway Map Ref:	30 J12

Building Type:	Boathouse	Construction Date:	Unknown
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x] F[ ] P[ ]

Condition:

G [x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The origins of the Fairfield Boathouse is unknown, but it appears to have been constructed in the 1890s or 1900s.

Description

The Fairfield Boathouse is a two-storey timber building constructed on the north side of the Yarra River, against the slope of the river bank. The building is clad in weatherboard, and has a gabled roof clad in corrugated galvanised steel. A wide timber post verandah encircles the building at first floor level, decorated with cast iron brackets, and has vertical timber balustrading. The corrugated galvanised steel verandah roof has ogee gutters, embellished with metal acroteria at the corners.

The gable ends on the side (east and west) elevations have decorative carved timber barge boards, turned timber finials and circular vents. The projecting entrance porch is located on the west side, and has two smaller gables with similar bargeboards and vents to those of the main roof. The lower level beneath the verandah facing the river is weatherboarded.

Comparative Examples

Studley Park Boathouse, Yarrabend Park, Kew

Significance

The former Fairfield Boathouse is of local architectural significance. The boathouse is one of two located within Yarra Bend Park, the other being the Studley Park Boathouse. The boathouse was constructed to serve the recreation needs of the public, and is part of a long standing tradition of such activities in the Park The boathouse is a picturesque element in the riverside landscape.

Building:	Collingwood United Masonic Temple	Significance:	B
Address:	Gipps Street, cnr Henry Street, Abbotsford	Melway Map Ref:	2C H11

Building Type:	Hall	Construction Date:	1928-29
Architect:	Bro. Harry J Little	Builder:	Morison Bros Pty Ltd

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Collingwood United Masonic Temple was built in 1928-29. The architect was a Freemason, Bro. Harry Little, and the builders were Morison Bros. Pty Ltd.[1]

Description

The Collingwood United Masonic Temple is a two storey brick building on a prominent site on the corner of Henry Street. The walls are of red face brick with rusticated brick pilasters, and the deep plinth is of bluestone. From above the heads of the first floor windows the walls are rendered. The symmetrical projecting front has an ornamental balconette carried on paired consoles over the main door which is protected by an iron screen. The hipped terracotta tiled roof has projecting eaves, imparting an Arts and Crafts feel, and is penetrated by the pilasters flanking the front entrance, which carry through to a parapet with a rusticated lintel arch and are terminated by rendered balls. The windows are multi-paned steel-framed with hopper openings; there is a rendered string course at ground floor window head level. Paired clinker-brick framed red brick panels decorate the wall surfaces between floor on the front section. A rendered panel above the recessed entrance bears the words COLLINGWOOD UNITED MASONIC TEMPLE.

Significance

The Collingwood United Masonic Temple, at the corner of Gipps and Henry Streets, Abbotsford, is of local architectural significance. Architecturally, the building is a bold and somewhat eclectic composition of Classical Revival Arts and Crafts elements, typical of many inter-War public buildings, which makes an important contribution to the municipal streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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[1]   *Sands & McDougall Directory*, 1925, 1926, 1927, 1928, 1929, 1930. Plaque on building.

Building:	Glasshouse Hotel	Significance:	B
Address:	51-55 Gipps Street, Collingwood	Melway Map Ref:	2C F10
Building Type:	Hotel	Construction Date:	1918
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Glasshouse Hotel was built in 1917-18 for Carlton & United Breweries. An earlier hotel of the same had occupied the site since at least 1865. In 1910, CUB acquired this building from Oliver R Johns. The occupant at the time was listed as Kate O'Donoghue. In 1917-18, the building was valued at £120. The following year, its value was listed as £240, suggesting that it was rebuilt that year. Kate O'Donoghue remained licensee until at least 1919.[1]

Description

The Glasshouse Hotel, 51-55 Gipps Street, Collingwood, is a large, double storey late Edwardian Hotel on a prominent site on the corner of Rokeby Street. The ground floor walls, originally face brick, have been painted, whilst the first floor is roughcast, also painted. The north and west elevations have three and two quoined, arched openings respectively, flanking windows, some of which have been altered. Two of these openings lead to a recessed corner porch. There is a brown glazed tiled dado with decorative top and bottom courses. The first floor elevations have bays of tripartite timber windows beneath quite steeply pitched shingled, bracketed gable-ends. There is a number of less prominent, single windows; all are timber-framed double-hung sashes. The roof, which is otherwise hipped, is clad in terracotta tiles.

Significance

The Glasshouse Hotel, 51-55 Gipps Street, Collingwood, is of local architectural significance. It is an unusual, large, late Edwardian hotel, notable for its bungalow characteristics, including the arched entrances and prominent shingled gables. It provides an interesting contrast to the largely industrial streetscapes which surround the hotel.

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1   Collingwood Rate Books, 1990-01, 1909-10, 1910-11, 1911-12, 1914-15, 1916-17, 1918-19, 1919-20. *Sands & McDougall Directory*, 1862, 1863, 1865, 1875, 1888, 1925.

Building:	Gas Inspector's Residence	Significance:	A
Address:	1 Gleadell Street, Richmond	Melway Map Ref:	2H B6

Building Type:	Residence	Construction Date:	1883
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [x]   F [ ]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The City of Melbourne Gas & Coke Company was established in 1850, although delays in finding a suitable site for a gasworks meant that another six years passed before the first supplies actually became available to residents. By 1860, the gas supply had reached Richmond. The City of Melbourne Gas & Coke Company operated a monopoly in these early years, and several local companies established themselves in an attempt to lower costs. In 1878, the new Metropolitan Gas Company was formed when the City of Melbourne Gas & Coke Company merged with local companies based in Fitzroy and South Melbourne.

The building at 1 Gleadell Street was built for the Metropolitan Gas Company in 1883 as a residence for the gas inspector.

Description

The former Gas Inspector's residence at 1 Gleadell Street, Richmond, is a single-storey detached building, constructed of polychromatic brick on a bluestone base. It has a transverse gabled roof which is clad in slate and penetrated by a pair of capped chimneys. The building is constructed on the property boundary to Gleadell Street, although the front door is set back within a narrow semi-circular arched porch. The entrance is flanked by semi-circular arched double-hung sash windows which ares recessed within larger semi-circular arches with moulded brick archivolts. There is a row of brick brackets along the eaves line. The two parapeted gable ends on the north and south elevations each have an oculus vent near the apex.

Significance

The former Gas Inspector's residence is of state historical and architectural significance.

The residence is a rare example of on-site industrial accommodation. Architecturally, the formal design incorporates simple classical details and a restrained use of polychrome brickwork, an unusual combination in a small industrial building. The residence also derives significance from its association with the Metropolitan Gas Co; it is the sole remnant of Richmond Gasworks.

Original Source

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

Building:	Richmond Baths	Significance:	B
Address:	3 Gleadell Street, Richmond	Melway Map Ref:	2H B5

Building Type:	Swimming Pool	Construction Date:	1936
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The first Richmond pool, an outdoor pool, was built in 1897, as a measure to lower the number of drownings which occurred in the Yarra. The pool was segregated: boys could swim every day except Friday, which was reserved for the women. The baths were built as a part of the Jubilee, celebrating Queen Victoria's 60 year reign and were among the largest in the state, measuring 150 feet (45 metres) by 80 feet (24 metres). The baths cost £2,000 to build.[1]

During the Depression many people bathed at the pool, two to three hundred children every week, and the water was 'infested with algae and ... changed only once a week'.[2] The council decided in 1933 to upgrade the facilities and change the water every day. However, in house fighting diverted the Council and the upgrade was not a reality until the present pool was built in the shell of the old in 1936, when it was converted to an indoor pool.

Description

The Richmond Baths building is a large, shed-like structure, with an unusually-profiled corrugated iron roof, the steel framing of which is visible internally. The Classical Revival style entrance façade, to Gleadell Street, comprises two similar single-storey red brick pavilion-like sections, linked by a central entrance. The original building (1936) comprises the eastern pavilion and the entrance, the former of which has face red brick walls and three tall windows with rendered dressings. A rendered parapet with a Greek wave motif and the words RICHMOND CITY BATHS. The entrance door is set within a rendered door-case beneath a similar, heavy parapet. To the north, the 1980s addition is designed in a similar style. It is also of face red brick, but with four windows, and window dressings and parapet and frieze of cream brick.

Significance

The Richmond Baths is of local historical, social and architectural significance. The site has been occupied by a swimming pool since 1897, and, with the adjoining Richmond City Reserve—has always been a social and recreational focus for the suburb. Architecturally, the building is notable for its unusual corrugated iron-clad roof. The facade is a restrained inter-War Classical Revival composition, which has been sympathetically re-interpreted in the additions at the north end.

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1   City of Richmond and the Carringbush Regional Library, *Copping it Sweet: Shared Memories of Richmond*, Richmond 1988, p. 231.
2   J McCalman, *Struggletown: Portrait of an Australian Working-Class Community, 1900-1965*, Ringwood (Vic) 1984, p. 168,

Building:	MacRobertson Bridge	Significance:	B
Address:	Grange Road, Yarra River, Richmond	Melway Map Ref:	2H G12
Building Type:	Road Bridge	Construction Date:	1934
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

MacRobertson Bridge was constructed in 1934. It was presented by prominent confectionery manufacturer and philanthropist Sir MacPherson Robertson to celebrate the centenary of the Victoria. Robertson was born in Ballarat, the son of two Scots, David and Margaret Robertson. He joined the Victorian Confectionery Company in 1857 and later went to the firm Black and Spence. From here he launched, in 1880, MacRobertson's Confectionery Company, which became the largest firm of its type in the southern hemisphere. Subsidiary companies soon evolved, including the Fitzroy Box Works and, to distribute medicated sweets, the Delta Manufacturing Co. Robertson became involved in other companies including the Dandy Starch, Oil products, the Federal Milk Co. and the Federal Timber Co.

Robertson achieved additional fame as a benefactor. He helped fund Sir Douglas Mawson's Antarctic expeditions and, in 1934, bestowed gifts such as the MacRobertson Girls' High School in Albert Road, South Melbourne, and the MacRobertson Bridge. He aided the 'Big Boulevard' Scheme, gave money for the State Herbarium in the Botanical Gardens and provided for an illuminated fountain as a National Soldiers' Memorial. Robertson became a Fellow of the Royal Geographic Society in 1931 and in June 1932, became a Knight Bachelor. He was cited in the Australian Biographical Dictionary as 'probably the most remarkable man in the history of industrial enterprise in the Commonwealth.'[1]

The bridge was extended in 1969 by the Melbourne and Metropolitan Board of Works as part the works associated with the construction of the South-Eastern Freeway.[2] The northern section of the bridge underwent further expansion in 1997, to accommodate works for the Citylink project.[3]

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

Description

The MacRobertson Bridge is a double-span bridge over the Yarra River constructed of riveted steel segmental arches, connecting Richmond and South Yarra. The two piers upon which the diagonal steel members are supported are of concrete construction, each having two semi-circular arched openings. The South-Eastern Freeway runs below the northern-most span of the bridge.

At street level, pairs of rendered pillars and low rendered walls mark the Richmond and South Yarra approaches. Four more pillars are located along the length of the bridge, two on each side. The pillars are square in plan, tapering as they rise, with stepped Art Deco plinths. Each pillar supports a pair of decorative cast iron and glass lanterns. The vertical metal balustrading between the pillars is relieved with simple geometric decoration. The four lane deck is asphalted.

Comparative Examples

Church Street Bridge, Yarra River, Richmond.

Significance

The MacRoberston Bridge is of local historical significance. The bridge, constructed in 1934 to commemorate Victoria's centenary, is associated with prominent confectioner and benefactor Sir MacPherson Robertson.

Original Source

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

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1   'Who's Who in Australia (Sydney 1935) p 925 C A Grant, '500 Victorians' (Melbourne 1934, p13) 'Australian Biographical Dictionary', p.301. Cited in Graeme Butler, *Northcote Urban Conservation Study*, 1982. Vol 1, pp. 182-184.
2   Plaque on bridge.
3   Information from the City of Yarra.

Building:	Former Clifton Hill Saw Mill & Box Factory Chimney Stack	Significance:	B
Address:	19-27 Grant Street, Clifton Hill	Melway Map Ref:	2C K2

Building Type:	Sawmill; Factory	Construction Date:	1891 onwards
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [x]   F [ ]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Brewer Bros. were established in 1880 as contractors and builders. Following the death of one brother in 1889, the remaining partner, W J Brewer, dropped the contracting side of the business and concentrated on manufacturing and importing. By 1902 the business was producing portable iron houses, packing cases, doors, sashes, window frames, mouldings and using imported Oregon, deal, walnut and cedar as well as a variety of New Zealand and Tasmanian timbers. The firm also conducted a large trade in boiler's ironmongery and hardware.[1]

In 1901 William Brewer owned a saw mill and timber yard which occupied much of the area between Spensley and Ramsden Streets, on the west side. Brewer also owned a brick house at No. 25 Grant Street, which was on the northern border of the mill, and, like the mill, backed onto John Street. By 1907 Brewer had purchased the adjacent 27 Grant Street, a wooden house that was possibly demolished in 1908.[2] In 1909 Brewer purchased 29-35 Grant Street from Joseph Bulling. Brewer already owned 1-4 John Street, which comprised four brick houses backing on the timber yard. By 1910 Brewer owned the block from Grant Street through to John Street and between 3 Grant Street and the right-of-way south of Spensley Street.

Premises existed also in Elizabeth Street, Melbourne, and W J Brewer's organisation was described as 'extensive' in the 1904 *Cyclopaedia of Victoria*.[3] The factory underwent further expansion in the 1920s and 30s. By 1992, the factory was occupied by the J J Mills Printing Co. The site is presently being redeveloped, and most of the original buildings have been demolished.

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study*. 1992.

Description

All that remains of the former Saw Mill and Box Factory is a red brick chimney stack, a large gabled structure with a steel-trussed roof clad in corrugated iron, partly demolished, and a two-storey brick building facing Grant Street, also largely demolished. The red brick chimney, square in plan, tapers as it rises and has a corbelled cap, embellished with scalloped wrought iron decoration.

Comparative Examples

Porta's Moulding Mill, Heidelberg Road, Fairfield (early 20th century)

Significance

The former Clifton Hill Saw Mill and Box Factory chimney stack is of local historical and architectural significance. The Factory, of which the chimney stack is the only remaining intact element, was a substantial industry in the area in the early 20th century. The chimney is the only known remnant of a 19th century sawmill complex in the inner metropolitan area.

Architecturally, the distinctive brick chimney is a local landmark and a rare survivor of a once common feature on the sky line.

Original Sources

Andrew Ward. *Collingwood Conservation Study*. 1995.
Gary Vines & Matthew Churchward. *Northern Suburbs Factory Study*. 1992

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[1]   Extract from Vines and Churchward, *Northern Suburbs Factory Study*, 1992.
[2]   Rate Books 1901, 1908, 1909.
[3]   James Smith, *Cyclopaedia of Victoria*, 1902-05. Vol 1, p. 546.

Building:	Terrace	Significance:	B
Address:	47-55 Grant Street, Clifton Hill	Melway Map Ref:	2C K1

Building Type:	Residences; Shops	Construction Date:	1886-87
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

By 1885, David Spence owned the first vacant land from Heidelberg Road fronting Grant Street, west side. In 1886, Spence built 4 brick houses.[1] In 1887, a brick house was completed adjacent to No. 53. Spence retained ownership of the properties at least until 1900.[2]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The terrace at 47-55 Grant Street, comprises 5 single-storey brick houses. Each house has a skillion-roofed corrugated iron verandah, supported on timber posts, separated by brick wing walls. Then ends of the wing walls are decorated with corbelled vermiculated panels, and the ends of the party walls between the roofs have classical masks. Windows are tripartite double-hung sashes. The house at No. 55 has an unusual projecting section built to the street alignment, with an angled corner and a single semi-circular arched double-hung sash window. Roofs are hipped, with bracketed eaves. The chimneys are rendered, with moulded caps.

Most of the original cast iron work has been removed; original cast iron friezes survive at No. 48 and 49. Only Nos. 49 and 51 retain the original slate roofs; the remainder have been reclad in corrugated galvanised steel. All of the brickwork has been painted, and none of the original front fences survive. Some of the original windows have been replaced, and some of the chimneys have been removed.

Significance

The terrace at Nos. 47-55 Grant Street, Clifton Hill, is of local architectural significance. The terrace is partly a typical 19th century boom period development, but with an unusual angled corner section built along the property line, and is a distinctive contributing heritage element in the streetscape although altered in detail.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1885, 1886.
2   Rate Books 1887, 1901.

Building:	Former Stables	Significance:	B
Address:	2 Greenwood Street, Abbotsford	Melway Map Ref:	2C H12
Building Type:	Stables	Construction Date:	pre-1916
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Rate Books and Directories first list occupancy of this site in 1912, when it was occupied by Thomas Younger, a horse dealer. Although the stables appears to date from the 19th century, it is first listed in the Rate Books of 1917-18. Thomas Younger is listed as a contractor; the building is valued at £26. Younger was still the owner in 1929-30; he retained ownership until 1935, when it passed to Alfred Mason. The building was listed as stabling until at least the 1950s.[1]

Description

The stables building at 2 Greenwood Street, Abbotsford, is a two storey red brick building with a bluestone plinth. The building has a transverse gabled corrugated iron roof, parapeted at either end, with a central gablet with an opening to a former loft. The pulley beam over the loft opening remains, as do a number of timber doors.

Comparative Examples

Former Council Stables, 19 Duke Street, Richmond
Former Livery Stables, 173-177 Lennox Street, Richmond

Significance

The former stables building at 2 Greenwood Street, Abbotsford, is of local historical significance and architectural interest. The building is a rare surviving example of a relatively large stables building in Abbotsford, and one of only a few remaining such buildings in the municipality.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books, 1889, 1893, 1900-01, 1902-03, 1905-06k, 1907-08, 1916-17, 1917-18, 1918-19, 1919-20, 1920-21, 1929-30, 1939-40, 1957-58. *Sands & McDougall Directory*, 1880, 1892, 1893, 1894, 1895, 1901, 1902, 1903, 1904, 1905, 1906, 1910, 1915, 1917, 1919, 1920.

Building:	Former Phoenix Biscuit Co. Complex	Significance:	B
Address:	Grosvenor Street, Abbotsford	Melway Map Ref:	2D D12

Building Type:	Factory	Construction Date:	1889; 1889-90; c.1925
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Phoenix Biscuit Co. was established in the first decade of the 20th century in the former Victorian Ice Co. factory on the north-west corner of Grosvenor Street and Southampton Crescent. In 1888, its predecessor, the Melbourne Ice Co., owned land with a 110 feet frontage on the corner of Grosvenor Street and Southampton Crescent. In 1889, the Victorian Ice Co. is listed as the owner of the site; construction of its new factory was commenced in 1890. By 1890, Michael Condon, a manufacturer, was owner of an ice works; this continued to operate until into the 20th century. The Asbestos Co. buildings are thought to have been used as stores by the Phoenix Biscuit Co. from as early as 1910.

The former Australian Asbestos Co. building, in Grosvenor Street, opposite the end of Southampton Crescent, was built c.1889. In 1887, Michael Dwyer, Hugh Kelly and William Smith owned land here. The Australian Asbestos Co. erected a brick factory on 50 feet of the most northern area of the land in 1888; B Schultz was the manager of the factory. Directors in 1889 were Isaac Barnett and Henry Walker. Walker also owned land south of the factory and a candle works further east. He was also the proprietor of a large boiling-down and candle works on the north bank of the Yarra in West Melbourne, which had its origins in the 1850s and was still in use in the 1880s. It is probable that Walker was expanding his business ventures in the 1880s following the compulsory purchase of his West Melbourne works for Harbour Trust works. However by 1900, the asbestos factory appears to have succumbed to the Depression and was in the hands of the St James Building Society.

By 1930, the Phoenix Biscuit Co. had established a new building on the south-west corner of Grosvenor Street and Southampton Crescent. This building appears to have been used as the company's offices.

The site is now occupied by Weston's Biscuits.

Description

The former Victoria Ice Co. factory is a two-storey rendered brick industrial building with a number of small rectangular window openings with bluestone sills. Many of the window openings have been bricked up. There is a sawtooth-roofed addition at the rear of the site. A timber-framed metal-clad walkway connects the first floors of this building and the former Australian Asbestos Co. building opposite. The former Australian Asbestos Co. building is a two-storey red brick factory with a gabled facade to Grosvenor Street. At ground floor level, this elevation has a central segmental arched vehicular entrance and a large square window opening with non-original steel-framed windows. The first floor has two window openings and the elevated walkway is attached to it.

The Phoenix Biscuit Co.'s own building on the south-west corner of Grosvenor Street and Southampton Crescent is a single-storey brick building which faces Grosvenor Street but has its entrance off Southampton Crescent. The east elevation, to Grosvenor Street, has two wide brick piers with recessed arched panels and moulded cornices which flank a very large arched parapet with brick copings and rendered tympanum bearing the letters PB CO in low relief. One of the piers has a slit window opening; between the piers are four unevenly sized window openings. The north elevation has similar fenestration and a plain flat parapet. The building appears to have been extended to the south along Grosvenor Street. The face brickwork has been painted.

Significance

The Phoenix Biscuit Co. complex is of local historical significance and architectural interest. Historically, the site has been occupied by the same biscuit factory since the first decade of the 20th century, and two of the buildings also have associations with early refrigeration and asbestos industries. Architecturally, the two 19th century buildings are typical examples of unadorned late

Victorian industrial buildings, whilst the Phoenix Biscuit Co. building is typical of inter-War commercial architecture.

Original Source

Gary Vines & Matthew Churchward. *Northern Suburbs Factory Study.* 1992.

Building:	House	**Significance:**	B
Address:	13 Grosvenor Street, Abbotsford	**Melway Map Ref:**	2H D2
Building Type:	Residence	**Construction Date:**	1867
Architect:	Unknown	**Builder:**	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 13 Grosvenor Street, Abbotsford, was built in 1867. Rate Books for that year show vacant land valued at £2 where the following year, a 2 room brick house, owned and occupied by Edward Muller, is listed. Its value is £15. Muller, shown variously as a brickmaker and an engineer, owned and occupied the house until at least 1920.[1]

Description

The house at 13 Grosvenor Street, Abbotsford, is a symmetrical, single-storey, double-fronted brick cottage. Its walls, originally of tuckpointed face brick, have been painted. The facade comprises a central front door flanked by single windows with (painted) bluestone sills. The transverse gabled roof is clad in corrugated iron, and penetrated by two simple brick chimneys on the north and south walls. The simple concave-profile verandah is similarly clad, and is supported on non-original square-section timber posts, with simple timber balustrading (also non-original). The main body of the house is one room deep, with a skillion-roofed rear section. To the rear of this again is a timber addition and at least one outbuilding.

Significance

The house at 13 Grosvenor Street is of local historical and architectural significance. Believed to be the second oldest extant building in Grosvenor Street, it is a rare surviving example of a modest brick worker's cottage of a type once common in this part of Abbotsford. Architecturally, the building is a typical and a substantially intact example of a small cottage, which was occupied by the original owner for more than 50 years.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Collingwood Rate Books, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1874, 1876, 1877, 1901-02, 1904-05, 1900-01, 1909-10, 1919-20, 1929-30. *Sands & McDougall Directory*, 1885, 1890, 1895, 1900, 1910, 1920.

Building:	House	Significance:	B
Address:	19 Grosvenor Street, Abbotsford	Melway Map Ref:	2H D1
Building Type:	Residence	Construction Date:	pre-1864
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 19 Grosvenor Street was built for Samuel Cane prior to 1864. The Rate Books for 1864 show Samuel Cane as the owner and occupier of a wooden house valued at £17. Earlier Rate Books do not exist, and Grosvenor Street is not listed in the Directories in the 1860s.[1]

Description

The house at 19 Grosvenor Street, Abbotsford, is a symmetrical, single-storey, double-fronted timber cottage. Its walls are clad in weatherboard. The facade comprises a central front door flanked by single timber-framed double-hung sash windows. The transverse gabled roof is clad in slate; one low, red brick chimney penetrates the ridgeline. The simple curved-profile verandah is clad in corrugated iron, and is supported on simple square-section timber posts, with simple timber balustrading. The main body of the house appears to be two rooms deep, with a skillion-roofed rear section.

Significance

The house at 19 Grosvenor Street is of local historical and architectural significance. Believed to be the oldest extant building in Grosvenor Street, it is a rare surviving example of a modest timber worker's cottage of a type once common in this part of Abbotsford. Architecturally, the building is a typical and substantially intact example of a small cottage whose significance is increased by the retention of its original slate roof.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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[1]   Collingwood Rate Books, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1874, 1876, 1877, 1901-02, 1904-05, 1900-01, 1909-10, 1919-20, 1929-30. *Sands & McDougall Directory*, 1885, 1890, 1895, 1900, 1910, 1920.

Building:	Former Children's Church	Significance:	B
Address:	31 Harmsworth Street, Collingwood	Melway Map Ref:	2D H8
Building Type:	Church	Construction Date:	1876
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The foundation stone for this building was laid on 24 March 1876. Religious instruction was provided to children of all denominations and there was no regular pastor. By 1880 it was known as the Hornbrooke Sunday School.

The building is now occupied by the Dight Street Community Centre.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former Collingwood Children's Church is a small Gothic Revival church. The walls are of tuck-pointed brick, which has been painted, with a bluestone plinth. The gabled roof, clad in slate, is penetrated by three small ventilation gablets along each slope. Gable and buttress copings and window sills are rendered. Window and door openings are narrow pointed arches. The east elevation has a central pointed arch entrance flanked by staged buttressed spires topped with fleur-de-lys.

There is a single storey addition to the north-west corner of the building.

Significance

The former Collingwood Children's Church is of local historical and architectural significance. Historically, it recalls the shared responsibilities of the various churches in caring for Collingwood's children during the mid-Victorian period. Its current use as a community centre for a public housing estate continues this social function. Architecturally, it is a typical example of a small Gothic Revival church, which is a minor local landmark amidst the large public housing development.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	Australian Paper Mills Boiler House	Significance:	B
Address:	626 Heidelberg Road, Alphington	Melway Map Ref:	31 B12
Building Type:	Paper Mill	Construction Date:	1954
Architect:	Mussen, Mackay & Potter	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Australian Paper Mills Co. (APM) was established in 1895, originally located on the site of what is now Southbank.[1] The company expanded, with its main mills in Melbourne and Geelong. 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.[2] The site, previously a part of the Woodlands Estate, cost £14,800. Construction on the building began in 1919, taking two years and using 1,200,000 bricks.[3] The building was 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 150 feet (460 metres) a minute. The completed factory manufactured container board, ticket board, manila, chip board and varieties of woodpulp board.[4]

The Boiler House—built to contain boilers and turbines—was constructed in 1954. The building was designed by Mussen, Mackay & Potter: Mackay was the architect, whilst Mussen and Potter were the engineers. Norman Mussen was the son of Gerald Mussen, a financial journalist and a consultant to Amalgamated Zinc (De Bavays) Ltd (AZ Ltd), who was involved in APM's moves to establish eucalyptus plantations for pulp in Tasmania in the 1930s.[5]

The curtain walling cladding the five-storey building is one of the earliest examples of the technique known in Victoria. The earliest buildings incorporating curtain walling were the Cheseborough building in Clayton (Hugh Peck & Associates; 1953), which had a curtain walled staircase[6]; the Shell Refinery, Corio (Buchan Laird & Buchan; 1953), which had a two-storey curtain wall[7]; Wilson Hall at the University of Melbourne (Bates Smart & McCutcheon; 1953)[8]; the administration block for Kirstall-Repco at Clayton (Hassell & McConnell; 1954)[9]; and the Doring Implements factory (Frank Heath; 1954).

Description

The APM Boiler House is a large curtain-walled building approximately square in plan, rising to a height of five storeys. The panes of glass are vertical in proportion, and have metal frames. At the upper level of the west facade are a pair of loading doors beneath a cantilevered block and tackle hoisting beam. Rising above the building is a large circular flue, attached to the building at the south end is a cream brick services core.

Significance

The Australian Paper Mills Boiler House is of state technological and architectural significance. The building employs one of earliest known examples of curtain walling in Melbourne, and is distinguished by the extent of the curtain walling, which is equivalent in height to a four or five storey building.[10]

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1   E Sinclair, *The Spreading Tree: A History of APM and AMCOR*, 1844-1989, North Sydney 1990, p. 26.
2   E Sinclair, *The Spreading Tree: A History of APM and AMCOR*, 1844-1989, North Sydney 1990, pp. 52-53.
3   E Sinclair, *The Spreading Tree: A History of APM and AMCOR*, 1844-1989, North Sydney 1990, p. 60.
4   E Sinclair, *The Spreading Tree: A History of APM and AMCOR*, 1844-1989, North Sydney 1990, pp. 60-61.
5   E Sinclair, *The Spreading Tree: A History of APM and AMCOR*, 1844-1989, North Sydney 1990, pp. 84-86, 90.
6   Cross-Section, 9 (1 July 1953), p. 4.
7   D C Ward et al, *Guide to Victorian Architecture* (Melbourne 1956), p. 28.
8   Cross-Section, 51 (1 January 1957); p. 1; 33 (1 July 1955); p. 2; 53 (1 March 1957), p. 4.
9   Cross-Section, 17 (March 1954), p. 1.
10   Cross-Section, 24 (1 October 1954), p. 1; Ward, Guide to Victorian Architecture, p. 29.

Building:	Shops	Significance:	B
Address:	756-758 Heidelberg Road, Alphington	Melway Map Ref:	31 C11
Building Type:	Shop and Residence	Construction Date:	c.1860s
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[ ] P[x]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Alphington village was created from Charles William Roemer's original Crown Portion 120. James Manning purchased the lot from the Sydney-based Roemer in 1841, completing the transaction in 1852.[1]

Two years later, James' brother William Montague Manning, who was Solicitor General of New South Wales, began selling village allotments along Heidelberg Road and large pastoral lots near the Yarra and the Darebin Creek. Two blocks were sold to John Mason, in 1855, for £135, and sometime in the later 1850s or early 1860s, 756-758 Heidelberg Road was constructed.[2]

In 1863, Thomas King(s) owned it as a butcher's shop and dwelling, with a slaughter house and yards to the east. Richard King owned the baker's shop to the west (still there?***) which was leased to Guest and Ball, among others.[3] John Sharp Adams owned a store further to the east, and Thomas H Bear leased a wine shop.[4]

The building appears to have undergone improvements in 1865 and in 1868. King owned and occupied it until its purchase by John Woolcock in c.1879. King still operated the slaughter yard next door.[5] Sam Whittaker owned it in the 1880s, returning it to Woolcock, or his executors, who leased it to butchers such as John Cougle, F R Vizard and Arthur E Wortley. William Eldridge tenanted the building in 1935.[6] The building's parapet still bears a faint butcher's sign.

The building is now occupied by a Chinese restaurant.

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

Description

The retail building at 756-758 Heidelberg Road, Alphington, is a two-storey coursed bluestone shop with residence above. The first floor facade is symmetrical, and has three semi-circular arched windows with brick dressings and keystones. There is a prominent rendered parapet and cornice. The building is one room deep, with a single-storey lean-to at the immediate rear.

A cantilevered awning and signs have been added and the shop-front has been altered substantially. The green glazed tiles appear to date from the Edwardian period.

Significance

The pair of shops at 756-758 Heidelberg Road, Alphington, is of local historical significance. It is one of the oldest surviving commercial buildings of the Alphington village, established in the 1850 and '60s. Architecturally, the building's significance has been reduced by substantial alterations to the shopfronts. Apart from the painting of the face bluestone walls, however, the form of the first floor remains relatively intact.

Original Source

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

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1   Lemon, Andrew. History of Northcote Municipality, Draft Typescript, Northcote City Council, Ch.4, p 13; Search Note 1568 (CRO)
2   Memorial 43.436, 1/12/1855, Lot 76 and Lot 33 (CRO)
3   Heidelberg Rate Book 1863, 30f NAV £30.
4   Heidelberg Rate Book 1863, 30f NAV, 36f.
5   Heidelberg Rate Books 1866, 31, GAV £38, 1868, 29, GAV £44, 1879, 323
6   Heidelberg Rate Books 1885, 807, 1886, 941, 1911, 1054, 1913, 1145, 1920, 1569, 1935, 565

Building:	Tower Hotel	Significance:	B
Address:	838-52 Heidelberg Road, Alphington	Melway Map Ref:	31 A11
Building Type:	Hotel	Construction Date:	1891
Architect:	T Anthoness?	Builder:	Unknown

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Hotels were established along Heidelberg Road in Alphington from the early 1850s, contemporary with Manning's first suburban subdivision of Charles Roemer's rural paddocks. These included the Darebin Bridge hotel, across Darebin Creek, which had been owned by William Dunn since the 1850s. Further west, Joseph G Foulkes owned the Alphington Hotel in the 1860s, which still survives, and Thomas H Bear leased a wine shop called the Vine Hotel to publicans Emmanuel King and Roger Croker.

Further east and, not far from the Darebin Bridge hotel, Thomas Wills of Lucerne Farm leased a modest hotel to John Leas in the late 1860s. It was possibly these premises that William Luscombe leased as the Half-way House Hotel in the 1880s, which was owned and occupied by Bridget Fawcett until 1891. In that year William George Frew purchased the hotel and rebuilt it as the Tower Hotel, possibly to the design of architect, T Anthoness. Two years later Frew sold the building to Ellen Murphy who later sold it to Eliza Peters.

The hotel occupies a corner site at the intersection of Heidelberg and Old Heidelberg Roads. The original ford crossing prior to 1856 again became a crossing place after 1903, and the re-routed road transverses the north side of the hotel.

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

Description

The Tower Hotel is a two-storey building of rendered masonry construction, with a three-storey tower at the corner, designed in an ornate Italianate style. Ground and first floor facades are articulated by paired rusticated vermiculated pilasters supporting modillioned cornices. Windows are semi-circular arched double-hung sashes embellished with Corinthian pilasters, moulded archivolts and keystones. An oriel window is located on the tower at first floor level.

Alterations include the infilling of a number of window and door openings, painting of the render, and the addition of numerous signs.

Significance

The Tower Hotel at 838-52 Heidelberg Road, Alphington, is of local architectural and historical interest. The hotel is a good example of the Italianate style, notable for its ornate rendered facade, three-storey tower and asymmetrical composition. The hotel is a significant local landmark, on axis with Heidelberg Road.

The site has been continuously occupied by a hotel since the 1860s.

Original Source

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

Building:	House	**Significance:**	B
Address:	261 Highett Street, Richmond	**Melway Map Ref:**	2H B5

Building Type:	Residence	**Construction Date:**	1893
Architect:	Unknown	**Builder:**	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 261 Highett Street was built in 1893. The first owner was Thomas Colbert, a grocer, who already owned a 4 room wooden house at No. 267. The first occupier of No. 261 was Susan Gore, a widow. The Rate Books for 1893 indicate an unfinished 4 room brick house, valued at £6, at No. 261. The house remained in the ownership of the Colbert family until at least 1941.[1]

Description

The house at 261 Highett Street is a two-storey detached polychromatic brick terrace. Italianate in style, it has brown brick walls with cream and red window dressings, string courses and diaperwork. There is a convex-profiled corrugated-iron clad verandah between two wing walls with rendered copings and vermiculated consoles. The verandah has a cast iron lacework frieze. There is no balcony. Windows are timber-framed double-hung sashes, with bluestone sills. The parapet has polychromatic brick panelling with an unpainted rendered copings, cornice, and a central segmental pediment flanked by scrolls and decorated with swags. There is an urn at each corner of the parapet. The house has are two polychromatic chimneys with rendered moulded caps.

The brickwork colours and patterning, and the parapet match those on the adjacent single-storey house at 263 Highett Street (see separate datasheet). Both houses have timber and woven wire front fences.

Comparative Examples

263 Highett Street, Richmond

Significance

The house at 261 Highett Street, Richmond, is of local architectural significance. It is a particularly elaborate example of polychromatic brickwork, and unusual in its incorporation of three cream and red brick string courses into the upper level, including within the parapet. The house is particularly intact, retaining its original unpainted rendered dressings. The house forms an interesting and significant pair with No. 263, a double-fronted single-storey composition of the same elements, with many very similar or identical details.

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1   Sands & McDougall Directory, 1892, 1893, 1894, 1895, 1900, 1910. Richmond Rate Books, 1892, 1893, 1894, 1895, 1941-42.

Building:	House	Significance:	B
Address:	263 Highett Street, Richmond	Melway Map Ref:	2H B5

Building Type:	Residence	Construction Date:	1893
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 263 Highett Street was built in 1893. The first owner was Thomas Colbert, a grocer, who already owned a 4 room wooden house at No. 267. The first occupiers of No. 263 were Walter and Mary Letchford. Daniel Egan, a labourer who had occupied No. 267 since 1893, was the occupant of No. 263 from 1894 until at least 1910. [1]

Description

The house at 263 Highett Street is a single-storey double-fronted symmetrical polychromatic brick terrace. Italianate in style, it has brown brick walls with cream and red window dressings, string courses and diaperwork. There is a convex-profiled corrugated-iron clad verandah between two wing walls with rendered copings and vermiculated consoles. There is no balcony. The verandah has a cast iron lacework frieze and is supported on cast iron columns. The parapet has polychromatic brick panelling with an unpainted rendered copings, cornice, and a central segmental pediment flanked by scrolls and decorated with swags. The urns at each corner of the parapet are missing. Windows are timber-framed double-hung sashes. There are two polychromatic chimneys with rendered moulded caps.

The brickwork colours and patterning, and the parapet match those on the adjacent double storey house at 261 Highett Street (see separate datasheet). Both houses have timber and woven wire front fences.

Comparative Examples

261 Highett Street, Richmond

Significance

The house at 263 Highett Street, Richmond, is of local architectural significance. It is a particularly elaborate example of polychromatic brickwork. The house is particularly intact, retaining its original unpainted rendered parapet dressings. The house forms an interesting and significant pair with No. 261, a single-fronted two-storey composition of the same elements, with many very similar or identical details.

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1   Sands & McDougall Directory, 1892, 1893, 1894, 1895, 1900, 1910. Richmond Rate Books, 1892, 1893, 1894, 1895.

Building:	House	Significance:	B
Address:	345 Highett Street, Richmond	Melway Map Ref:	2H D5

Building Type:	Residence	Construction Date:	1909
Architect:	Unknown	Builder:	Henry E Rose?
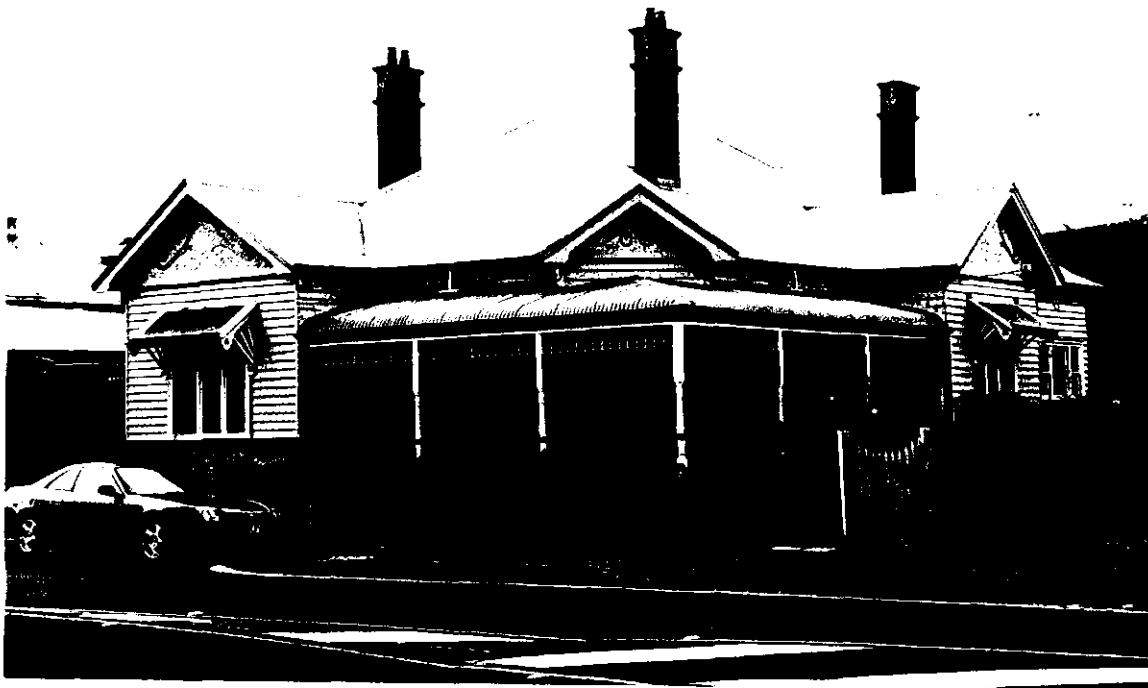
Intactness:	Condition:
G [x] F[ ] P[ ]	G [x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 345 Highett Street, Richmond, was built in 1909. The first owner and occupier was Henry E Rose, a builder. In 1909, the Rate Books show Rose as the owner of land measuring 66' at No. 345, valued at £8. The following year, Rose had acquired the adjacent 3 room wooden house at No. 347, valued at £10. Henry Rose remained the occupier of No. 345, valued at £40, until at least 1915, after which the occupier was Alfred Rose. The house was owned by the Rose family until at least 1941.[1]

Description

The house at 345 Highett Street, Richmond, is a single-storey Edwardian timber villa on a prominent corner site. Its walls are clad in timber shingle-patterned and plain weatherboards with a wide mock-ashlar plinth. There are protruding gabled bays with decorative roughcast gable-ends on the west and south elevations, and a return verandah between them. The verandah has a curved profile corrugated iron roof, turned timber posts and an unusual, delicate frieze. Windows on the street elevations are tripartite casements with segmental arched glazing, and highlights. The windows on the bays have skillion profile hoods with timber brackets. The main roof is hipped and has a gablet above the south-west corner, clad in corrugated iron. The roof has paired eaves brackets and is penetrated by tall, red brick chimneys with roughcast caps and terracotta chimney pots.

There is no boundary fence; the immature hedge and timber picket gate are relatively recent.

Significance

The house at 345 Highett Street, Richmond, is of local architectural significance. It is a relatively intact freestanding Edwardian timber villa, unusually large for this area of Richmond. This displays typical Edwardian detailing, including the roughcast gable-ends and timber verandah frieze and window hoods.

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1   Richmond Rate Books, 1908-09, 1909-10, 1910-11. *Sands & McDougall Directory,* 1900, 1903, 1904, 1905, 1907, 1908, 1909, 19010, 1915, 1920.

Building:	House	Significance:	B
Address:	117 Hoddle Street, Richmond	Melway Map Ref:	2G G3

Building Type:	Residence	Construction Date:	1894
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]　F[x]　P[ ]

Condition:

G[ ]　F[ ]　P[x]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 117 Hoddle Street, on the south-east corner of Egan Street, was built in 1894. Its first owner was a manufacturer, John J Steele, who has owned the land since 1893, when he acquired it from James Tobin. Rate Books show that in 1895, Steele was the owner and occupier of an 8 room brick house valued at £40. Between 1895 and 1902, the house was occupied by a number of tenants, including the Rev R H Lambley, a unitarian minister (1899-1902). Steele remained the owner of the house until 1902, when it was acquired by Otto Waschatz, who had owned an occupied a brick sculpture studio at 119 Hoddle Street since the early 1890s. The house remained in the ownership of the Waschatz family until at least 1945.[1]

Description

The house at 117 Hoddle Street, Richmond is a two-storey Italianate style residence, of rendered masonry construction. The west elevation facing Hoddle Street is asymmetrical and has a two-storey polygonal bay with three segmental arched head windows at each level. To its south, at ground level, there is a door with side- and highlights, and at first floor level, a window. The roof, which is penetrated by two rendered chimneys with moulded caps, is concealed behind a balustraded parapet; much of the balustrading is missing. Below the parapet is a heavy moulded cornice. The front verandah and balcony have been removed.

The side elevation facing Egan Street also has a two-storey polygonal bay with segmental arched head windows at each level.

The original bluestone and iron picket front fence remains. To the rear of the property is a two-storey red brick outbuilding. Windows are double-hung sashes with bluestone sills, with the exception of a window on the west elevation comprising three casements with highlights, probably added c 1900.

Significance

The house at 117 Hoddle Street, Richmond, is of local architectural significance. Although its significance has been diminished by the removal of the balcony and verandah, the body of the house remains typical in form of a 19th century Italianate house with ornate parapet, window mouldings and chimneys. Intact elements include the front iron picket fence and rear outbuilding.

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1   Richmond Rate Books, 1890-91, 1893, 1894, 1895, 1900, 1911-12, 1945. *Sands & McDougall Directory*, 1895, 1897, 1898, 1899, 1900, 1910, 1915, 1920.

Building:	Former Robert Reid Clothing Factory	Significance:	B
Address:	2 Hoddle Street & 3-7 Ferguson Street, Abbotsford	Melway Map Ref:	2G H1
Building Type:	Factory	Construction Date:	c. 1890
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The former Robert Reid factory was built c.1890. In 1891-92, Robert Reid & Co. Ltd is listed as having a factory at 4 Hoddle Street. In 1910, Robert Reid & Co. is still listed but at No. 2 and then in the years 1920 to 1930 Frieze Bros Pty Ltd, clothing factory is recorded at 2-8 Hoddle Street. Frieze Bros. was a major Melbourne clothing manufacturer, concentrating on Menswear.

Description

The former Robert Reid Clothing Factory is a two-story brick building, designed in a simple Italianate style. The symmetrical Hoddle Street facade is rendered and has eleven bays of semi-circular arched window openings at first floor level with bluestone sills and moulded architraves. The ground floor is similar, except two of the openings are rectangular door openings, not original. There are rendered cornices at both ground and first floors. The facade is surmounted by a plain parapet with a scrolled rectangular pediment, containing evidence of signage, now removed.

The associated building at 2 Ferguson Street is a two-storey brick building with a central ground floor entrance with segmental arched windows arranged asymmetrically on either side. Modern vehicle entrances have been constructed and the brickwork has been painted. A right-of-way provides access down the side to a loading bay.

Significance

The former Robert Reid clothing factory in Abbotsford is of local architectural and historical significance. The two buildings which comprise this complex—at 2 Hoddle Street and on the west side of Ferguson Street—are substantial and intact 19th century factory buildings which are demonstrative of the development of the local clothing manufacturing, and which remain important heritage elements in their streetscapes.

Original Sources

Andrew Ward. *Collingwood Conservation Study.* 1995.
Gary Vines & Matthew Churchward. *Northern Suburbs Factory Study.* 1992

Building:	Yorkshire Stingo Hotel	Significance:	B
Address:	48 Hoddle Street, Abbotsford	Melway Map Ref:	2C H12

Building Type:	Hotel	Construction Date:	1915
Architect:	Sydney Smith and Ogg	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

In 1858 Thomas Greenwood was the licensee for a hotel on this site. By 1886 it was owned by William Kelly and by 1892 the Yorkshire Brewing Company. The Carlton Brewing Company, which had acquired the Yorkshire Brewery in 1909, purchased this hotel in 1912. In 1915 it was demolished and replaced with the present building to the design of architects Sydney Smith & Ogg, who also designed the Sir Robert Peel Hotel in Collingwood in 1912.

In 1967, extensive alterations were undertaken to the bar area, much of the external rendered ornamentation was removed and the facade was painted.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The Yorkshire Stingo Hotel, 48 Hoddle Street, Abbotsford, is a double-storey rendered brick Edwardian building on a prominent site on the corner of Langridge Street. The building's main architectural element is an octagonal oriel corner tower which projects above the splayed corner entry. The tower has rusticated piers which rise from first floor level through two storeys, and terminate at semi-circular arched openings; at mid-height there are spandrels panels with rendered Art Nouveau motifs in low relief. The tower has a corniced parapet with triangular pediments over alternate openings, and is roofed by a pressed metal cupola. The west elevation, to Hoddle Street, has a main entrance flanked by rusticated piers. A semi-circular balconette at first floor level sits below a rusticated arched opening and a triangular pediment. The ground floor elevations comprise a number of rectangular door and window openings with bracketed eyebrow hoods. The first floor windows have six-pane upper sashes and moulded architraves. The roof is concealed behind a simple panelled parapet, which is punctuated by splayed vertical slits, and which has a moulded cornice above a frieze bearing the words YORKSHIRE STINGO HOTEL on both elevations..

A number of the ground floor openings have been bricked up or otherwise altered.

Significance

The Yorkshire Stingo Hotel is of local historical and architectural significance. The site has been occupied by a hotel since the late 1850s, and its rebuilding by CUB in the 1910s follows a pattern of several other hotels within the municipality. Architecturally, the building is a considered early 20th century design with notable Edwardian details—in particular, the corner tower—the significance of which is enhanced by its associations with prominent architects Sydney Smith & Ogg.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	Former Whybrow's Shoe Factory	Significance:	B
Address:	198-210 Hoddle Street, Abbotsford	Melway Map Ref:	2C H8

Building Type:	Factory	Construction Date:	1914
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G [x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1901 Whybrow & Co. owned a brick shop at No 202 and four brick houses at Nos 204-210 and a factory, now demolished, on the site of the present factory.[1] As early as 1894 Whybrows were leaders in their field, being amongst the first companies to introduce lasting machines. The present building was constructed in 1919.[2] Whybrows owned the entire Hoddle Street frontage from Studley to Stafford Streets. The brick warehouse at Nos. 218-220 was leased by Donald Dixon, a leather manufacturer and Nos 222-228 was used as offices and stores. By 1951, Whybrows no longer occupied the site.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former Whybrow's Shoe Factory is large three-storey red brick industrial building.

The west elevation, to Hoddle Street, is divided into six bays by shallow brick pilasters which flank paired timber-framed double-hung sash windows with rendered sills and lintels. The two end bays of the project forward slightly, and terminate in raised parapets with segmental curved pediments. The northern parapet has a large rendered panel bearing the street number 200 in relief; its southern counterpart has two blind window openings. These two raised sections flank a recessed, rendered panel which may have once borne the company's name.

The side elevations are similarly treated, but have larger nine-paned windows.

Significance

The former Whybrow's Shoe Factory is of local architectural and historical significance. The building is enhanced by its large scale and repetitive fenestration, and is an important heritage element in the streetscape. Historically, the building is the last major remnant of one of Melbourne's largest and most progressive boot manufacturing companies.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.
Gary Vines & Matthew Churchward. *Northern Suburbs Factory Study.* 1992

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1   Rate Books
2   Sands and MacDougall Directories

Building:	Former Trescowthick's Boot Factory	**Significance:**	B
Address:	324-326 Hoddle Street, Abbotsford	**Melway Map Ref:**	2C J6
Building Type:	Factory	**Construction Date:**	c.1910
Architect:	Unknown	**Builder:**	Unknown

Intactness:	**Condition:**
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Trescowthick's first factory, a three-storey brick building, was in Roseneath Street, Clifton Hill. In c.1903 his business was noted as '... one of the most nourishing businesses in connection with the boot manufacturing industry in the State ...'. It was equipped with all of the latest mechanical aids to manufacture the numerous boot and shoe lines stocked by the firm.[1] Trescowthick had started his business there in 1892 in smaller premises having been trained in the leather trade previously. He claimed to have always been too busy to involve himself in public affairs except for a time on the Wages Board of the boot trade.[2]

By 1910, Charles Trescowthick had established a new boot factory at 324 Hoddle Street with a private residence on the south side and vacant land adjacent to the north. By 1920 Trescowthick had erected an additional building on the north of the factory and by 1930 had demolished the small residence on the south to erect another small addition to the works. Charles Trescowthick originally established himself as a boot and shoe manufacturer in a small building in Rosneath Street Clifton Hill in 1892, and by 1902 had moved to a three storey building nearby in groom Street where he employed 250 workers. This later became the Commonwealth Government Harness Factory during the First World War. Trescowthick was also owner of a tannery in Grosvenor Street, Abbotsford in the 1930s.

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study.* 1992.

Description

The former Trescowthick's Boot Factory at 324-326 Hoddle Street, Abbotsford is a two-storey brick factory which extends back to Ferguson Street. The symmetrical Hoddle Street facade has round arched windows with bluestone sills and a rendered parapet with frieze and cornice. The Ferguson Street portion has a gable end with segmentally arched windows with bluestone sills. Modern vehicle entrances have been constructed and the brickwork has been painted. A right-of-way provides access down the side to a loading bay.

Significance

The former Trescowthick's Boot Factory at 324-326 Hoddle Street, Abbotsford is of local historical and architectural significance. Historically, the building's associations with prominent bootmaker and local landowner Charles Trescowthick is significant. Architecturally, the factory is a large and substantially intact Edwardian industrial building, which is an important heritage elements in the streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.
Gary Vines & Matthew Churchward. *Northern Suburbs Factory Study.* 1992

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1   Cyclopaedia of Victoria Vol 1, p.558
2   Cyclopaedia of Victoria Vol 1, p.558

Building:	Former William Murray & Co. Woolworks	Significance:	B
Address:	457 Hoddle Street, Clifton Hill	Melway Map Ref:	2C J5

Building Type:	Factory	Construction Date:	1918
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]　F[x]　P[ ]

Condition:

G[x]　F[ ]　P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1896, Hamilton Fitts, wool merchant, owned an operated a woolworks on this site. By 1898, William Murray & Co. were occupying the site. The Rate Books record an addition valued at £200 in 1917; there was also a major increase in value of the works in 1918. In 1921, the value decreased from £350 to £250. William Murray & Co. continued to occupy the building until at least the 1950s.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former William Murray & Co. Woolworks is a large double storey red brick building On a prominent site at the corner of Hoddle Street and Alexandra parade. The main (east) elevation, to Hoddle Street, comprises to longitudinally gabled pavilions with a transverse gabled connecting section between. The north pavilion is divided into three bays, defined by shallow brick piers. The central bay has double entrance doors beneath an unpainted rendered panel bearing the words WOOL WORKS; above this is a window. The gable-end has a segmental arched apex; the rendered central panel bears the words WILLIAM MURRAY & CO. The four piers terminate in rendered caps. The south pavilion is similarly treated, with the same signage, but no door. The entire facade is punctuated by banks of steel-framed hopper sash windows with prominent rendered concrete lintels. The roofs are clad in corrugated iron. To the west of the site is a squat, round, red brick chimney, the top of which has been altered.

Significance

The former William Murray & Co. Woolworks, on the corner of Hoddle Street and Alexandra Parade, is of local architectural significance. The complex is a large and substantially intact early 20th century industrial building whose location was related to the Reilly Street drain. The building remains an important heritage element in both the and Hoddle Street Alexandra Parade streetscapes.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books, 1897, 1898, 1917, 1918, 1921, 1922. Sands & McDougall Directory, 1951.

Building:	Roeberry House	Significance:	B
Address:	3 Hull Street, Richmond	Melway Map Ref:	2G K5

Building Type:	Residence	Construction Date:	1861
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[ ] F[x] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register   [ ]
Register of the National Estate   [ ]
National Trust   [ ]

Recommended Heritage Listings:

Victorian Heritage Register   [ ]
Register of the National Estate   [x]
Heritage Overlay Controls   [x]

History

Roeberry House was built in 1861 for Alexander Grant as a residence of eight rooms. The composition of the building suggests that it may have been built in two stages, with the single-storey wing an early addition.

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

Description

Roeberry House, 3 Hull Street, Richmond, is a two-storey rendered stone Italianate building. The main body of the building is a single-fronted terrace-style building. The ground floor has a door and single window; the first floor has two windows. Windows are timber-framed double-hung sashes, and have simple rendered mouldings and sills. The roof is concealed behind a parapet with a moulded cornice and central segmental pediment bearing the words ROEBERRY HOUSE.

To the west is a single-storey wing with a polygonal bay to the south elevation, and a similar parapet. It has a hipped slate roof. On the west elevation, to Thomas Street, is a blank wall with a highly unusual decorated chimney breast which rises through the parapet and cornice and is flanked by scrolls.

The parapet of the single storey wing has been increased in height since c.1970, and a skillion-roofed hipped verandah has been added.

Significance

Roeberry House, 3 Hull Street, Richmond, is of local architectural significance. It is a rare, early example of a rendered stone Italianate house, distinguished by its highly unusual chimney. The significance of the house has been diminished by the non-original verandah and alterations to the single-storey wing, but it remains an unusual Italianate composition.

Original Source

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

Building:	Terrace	Significance:	B
Address:	4-6 Hunter Street, Richmond	Melway Map Ref:	2H D7

Building Type:	Residences	Construction Date:	1888-89
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The terrace at 4-6 Hunter Street was built in 1888-89 on land owned by Thomas Hughes, which was valued at £6 in 1887. Hughes, a bootmaker owned and occupied a 4 room wooden house to the north, at No. 2, valued at £16. By 1889, Mr Dunning is shown as owning two 7 room brick houses, each valued at £44. The first occupier was William Bartlett, an engineer, at No. 6. In 1889, No. 4 was vacant. In 1890, the occupiers were Mrs E Thurley and William Bartlett. Thomas Hughes' adjacent house appears to have been demolished between 1895 and 1900.

Description

The houses at 4-6 Hunter Street, Richmond, are two double-storey bichromatic brick terraces. Italianate in style, they have red brick walls with cream brick window dressings and string courses. Each house has a concave-profiled corrugated-iron clad verandah between brick wing walls with rendered copings and vermiculated consoles. There is no balcony. The verandahs have particularly fine cast iron lacework friezes. The simple rendered parapet—of which the half at No. 4 remains unpainted—has a cornice, but no pediment. Windows are timber-framed double-hung sashes with alternating red and cream brick voussoirs.

The high brick fence is of recent construction.

Comparative Examples

58-60 Edinburgh Street, Richmond

Significance

The terrace at 4-6 Hunter Street, Richmond, is of local architectural significance. It is a relatively intact example of bichromatic brickwork applied to a building otherwise unadorned at first floor level. The two-storey pair is distinctive in a residential area otherwise developed with much more modest single-storey cottages. The significance of the pair is reduced by its high brick front fence.

Building:	Former Smalley & Harkness Boot Factory	Significance:	B
Address:	16 Islington Street, Collingwood	Melway Map Ref:	2G G1

Building Type:	Factory	Construction Date:	1898 onwards
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

William Smalley, boot manufacturer, commenced business as Smalley Pitman and Yates at 76 Wellington Street in 1878.[1] By 1879 he was trading as Smalley & Yates in Smith Street, and from 1880 to 1882 as Smalley & Mair, Smith Street.[2] By 1884 the long standing Smalley & Harkness partnership had been formed, trading at 7-9 Wellington Street. In 1898 they moved to new premises at 11 Hoddle Street.[3]

The new brick premises faced Hoddle Street and extended partway to Islington Street.[4] By 1903 this building had been extended to the Islington Street frontage. Since that time it has been enlarged along Islington Street and part demolished since the widening of Hoddle Street in the mid-1970s.

As early as 1891, the firm was ordering the first welt machines and outsole stitchers from the Goodyear Shoe Machinery Co. of Boston, enabling it to undertake in 90 seconds the same work which had previously taken two and half hours.[5] By 1899, *The Australian Leather Journal* was claiming that 'no firm in Victoria is better known for the excellence of its work',[6] and listed the innovative machinery in the machine, stuffing and finishing rooms.

In 1928, the firm's name changed to Harkness Shoes Pty Ltd,[7] and it remained at 11-19 Hoddle Street until 1967.[8] In 1969 the premises were taken over by York Press Ltd, printers.

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The former Smalley & Harkness Boot Factory, 16 Islington Street, Collingwood, is a large, two-storey brick factory building. Its walls are of face red brick with a bluestone plinth, punctuated by rows of rectangular windows with shallow segmental-arched brick heads. Windows are timber-framed double-hung sashes with bluestone sills. The west elevation, on Islington Street, comprises five gabled bays; a faded painted sign bearing the words SMALLEY & HARKNESS is visible on the upper wall of the northernmost bay, The corrugated iron roofs are penetrated by tall, red brick corbelled chimneys.

Comparative Examples

Former Boot Factory, 15-17 Bedford Street, Collingwood
Former Trescowthick's Boot Factory, 324-326 Hoddle Street, Abbotsford
Former William Peatt Boot Factory, 55 Langridge Street, Collingwood
Former United Tannery & Boot Factory, 112A Rokeby Street, Collingwood

Significance

The former Smalley & Harkness Boot Factory, 16 Islington Street, Collingwood is of local historical and architectural significance. The building formerly housed one of Collingwood's largest and most innovative boot manufacturing businesses, which was established in the suburb in 1878. Architecturally, the building is a substantially intact example of turn-of-the-century factory construction, and as such makes a positive contribution to the wholly industrial streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Sands & McDougall Directory, 1878.
2   Sands & McDougall Directory.
3   Sands & McDougall Directory.
4   The Australian Leather Journal and Boot and Shoe Recorder, 15 September 1899

5   Canon, p.196.
6   The Australian Leather Journal, 15 September 1899.
7   Sands & McDougall Directory, 1927.
8   Sands & McDougall Directory 1968, 'not available'.

Building:	Former James Hood & Co. Malthouse	Significance:	B
Address:	61 Islington Street, Collingwood	Melway Map Ref:	2C G12

Building Type:	Factory	Construction Date:	1878, 1928
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Thomas (?) Chadwick owned vacant land on the site of the original malt store at this location in 1877[1] and by 1878, a malt store had been erected there, remaining in Herman Chadwick's name, as owner, with Job Stanton and Chadwick as maltsters. In that year, Thomas Hood formed a partnership with Stanton, replacing Chadwick[2] and by 1887 the building was owned by Messrs J Stanton and Co.[3] By 1898, the E S & A Bank (Fitzroy) was in possession with Thomas and Charles Hood maltsters in occupation.[4]

Thomas Hood was a councillor of the City and rate collector, resigning from the latter position in 1887. He opposed the opening of Wellington Street, when first discussed in Council because he owned property in that thoroughfare. He was elected to the committee of the first Collingwood Building Society and was in favour of free trade as opposed to the protection of local industry.

By 1909, C and A Hood had taken over from their father and were supplying malt locally to companies including the Victoria Brewery. They had an important interstate trade and were building two new kilns and undertaking improvements to the malthouse. New plant had been recently provided for malt extract by Messrs Reid and Morgan, Brass founder, South Melbourne.[5]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former James Hood & Co Malthouse comprises a complex of buildings facing Islington Street. The southern-most two-storey gabled building is of red brick construction, with a large opening at ground floor and three steel-framed casements at first floor level. A rendered panel in the gable end bears the words GRAIN STORE JAMES HOOD & CO PTY LTD. Further north is a similar red brick building, three storeys in height and also with steel-framed casement windows. The rendered panel in the gable end bears the words 1928 JAMES HOOD & CO PTY LTD. The lintels at first floor level continue to form a string course around the building. Further north again is a three storey brick building with segmented-arched windows, bounded by access lanes to the north and south. This building appears to be original 1878 malthouse. Alterations include the rendering of the Islington facade. Concrete silos adjoin this building to the north.

Significance

The James Hood and Co. Pty complex is of considerable local historical significance. The complex retains, albeit in altered form, the 19th century brick malthouse, illustrating an early phase of industrial development in Collingwood. It is one of Collingwood's earliest and most successful enterprises. The subsequent expansion of the complex reflects the development of the brewing industry in Victoria and in particular in Collingwood, an area noted for its breweries and related industries in the 19th century. The later buildings are prominent elements in the Islington Street streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1 Rate Book.
2 Rate Book.
3 Rate Book.
4 Rate book.
5 *Australian Brewers Journal,* Vol XXV, 21/1/07 and XXVII, 20/1/09.
   The Observer, 4/10/1880 (Thomas Hood), Rate Books.

Building:	Clifton Hill Railway Station and Platform and Canopy	Significance:	A
Address:	John Street, Clifton Hill	Melway Map Ref:	2C J2

Building Type:	Railway Station	Construction Date:	1888
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G [x] F [ ] P [ ]	G [x] F [ ] P [ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[x]	Victorian Heritage Register	[x]
Register of the National Estate	[x]	Register of the National Estate	[x]
National Trust	[x]	Heritage Overlay Controls	[x]

History

The Clifton Hill Railway Station was built in 1888. The branch railways to Fitzroy and Clifton Hill were both opened on 8 May 1888, the contract for this building being signed in that year. The station building is one of a small group of Gothic Revival style stations constructed during the chairmanship of the first Commissioner of Railways, Richard Speight. Similar buildings were erected on the Essendon and Coburg lines, at Maldon and at North Carlton.

The platform canopy was built after 1901. It was the last of three similar freestanding canopies known to have been built, the others existing formerly at Rushworth and Warburton. It is associated with the opening of the Clifton Hill to Princes Bridge line in 1901. It was formerly used in conjunction with the portable buildings on this platform which were burnt down in 1981.

A footbridge formerly situated at the north end of the platforms has been replaced by a subway.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The Clifton Hill Railway Station is a single-storey building of red brick construction with a bluestone plinth and a hipped slated roof. The building is designed in a free Gothic Revival style. The central gabled entrance porch facing Hoddle Street projects forward slightly, and has a large pointed archway providing access to the platforms beyond. A quatrefoil opening is located within the gable end, which is surmounted by an iron finial. On each side of the entrance are four double-hung sash windows with pointed arches, grouped in pairs. All of the windows have rendered dressings, and are united across the façade by a string course at impost level. The cornice is bracketed. Two brick chimneys penetrate the steeply pitched roof, and have rendered moulded cappings. A cast iron palisade fence runs across the Hoddle Street elevation.

The Clifton Hill Station verandah canopy is a six-posted standard design freestanding timber platform canopy with rafters braced by curved iron brackets extending from each post to gutter lines. The canopy ends have timber valances and king post finials.

Comparative Examples

Brunswick Railway Station, Brunswick
Jewell Railway Station, Brunswick
Coburg Railway Station, Coburg

Significance

The Clifton Hill Railway Station is of state architectural and historical significance. The station building is a one of the most intact examples of a small group of similar Gothic Revival style stations constructed in Melbourne in the late 1880s. The station's verandah canopy is the last of three similar freestanding canopies known to have been built. It is an important early decorative timber railway structure and was associated with the opening of the Princes Bridge extension in 1901.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	Railway Terrace	Significance:	B
Address:	19-31 John Street, Clifton Hill	Melway Map Ref:	2C K1

Building Type:	Residences	Construction Date:	1888
Architect:	Unknown	Builder:	Unknown

Intactness:
G[ ] F[x] P[ ]

Condition:
G[ ] F[x] P[ ]

Existing Heritage Listings:

Recommended Heritage Listings:

Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

In 1887, the east side of John Street between Spensley Street and Heidelberg Road was vacant land. In 1888 7 brick terrace houses were built in John Street on the north-east corner of Spensley Street. William Inglis, an agent, was listed as owner, and all houses had tenants.

In 1891 William and John Vale were owners;the Sands and McDougall Directory for that year listing the properties as "Railway Terrace 1 to 7". By 1900 the properties were in the hands of the executors of the late Frank Spry. Six of the houses had tenants at this time.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The terrace at 19-31 John Street is a row of 7 two-storey houses, of rendered brick construction. The houses have two-storey verandahs and balconies, with cast iron balustrading. The verandahs are separated by rendered wing walls with semi-circular arched recesses at each level. Windows at ground floor level are tripartite double-hung sashes, with rendered sills, and multi-paned French doors provide access to the balconies at first floor level. A moulded rendered cornice runs across the elevation beneath a plain rendered parapet. The side walls are of face brick.

None of the front fences have survived, having been replaced by low rendered brick walls.

Significance

Railway Terrace at 19-31 John Street, Clifton Hill, is of local architectural significance and local historical interest. Architecturally, it is an impressively long terrace of two-storey houses, and is a typical example of 19th century boom period speculative development. Historically, it is associated with the adjacent railway line, which was opened in the same year as the construction of the terrace.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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[1]   Rate books 1887, 1889, 1891, 1901, Sands and McDougall Directories.

Building:	House	Significance:	B
Address:	265 Johnston Street, Abbotsford	Melway Map Ref:	2C H8
Building Type:	Residence	Construction Date:	1910
Architect:	Unknown	Builder:	Unknown

Intactness:
G[x]   F[ ]   P[ ]

Condition:
G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Robert Dwyer owned property on the south side of Johnston Street, on the west corner with Park Street. Bertram Crellin, a surgeon, acquired the property with demolished buildings by 1909, and in 1910, he built a brick house on the site for use as a residence.

The building is now occupied by a Greek restaurant.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house at 265 Johnston Street, Abbotsford, on the south-west corner of Park Street, is a two-storey brick Edwardian villa.

The walls are of face red brick with rendered string courses at the window head and sill levels. The roof is clad with slate, which is somewhat atypical for a house of this style and date, although it does have the more usual terracotta ridge tiles and finials. The roof is hipped over the main part of the house, and gabled over the projecting western bay and the corner verandah. The gable ends are roughcast, and have timber bargeboards, fretwork. and bracketing. The verandah is also timber-framed, running from the western bay and wrapping around the polygonal corner. The balcony has simple timber balustrading, and the verandah and balcony have simple timber friezes and chamfered timber posts. The verandah has a concrete floor on a bluestone plinth.

The windows are timber-framed double-hung sashes. There is some original leadlighting to the sidelights of the front entry.

Significance

The former residence at 265 Johnston Street, Abbotsford, is of local architectural significance. Although its significance has been diminished by alterations, it remains a relatively externally intact example of an unusually large Edwardian residence—unusual for Abbotsford—on a prominent corner site.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	Yarra Hotel	Significance:	B
Address:	295 Johnston Street, Abbotsford	Melway Map Ref:	2C K8

Building Type:	Hotel	Construction Date:	1880s?
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The first hotel at 295 Johnston Street, Abbotsford, was built prior to 1864. It was of brick construction, owned and operated by Joseph Schultz (later spelt Sholz). In 1869-79 the building was described as having six rooms and in 1877 and in 1881 it was listed as The Yarra Hotel.[1] Scholz continued as owner in 1892. By 1900 the Bank of New South Wales owned the property, and Frederick Stevenson was the licensed victualler.[2]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The Yarra Hotel is a large two-storey rendered brick Italianate mannerist style building, with an ornate five-bay façade to Johnston Street. A moulded rendered string course divides the two storeys, and the central and outer bays project slightly. The ground floor is articulated by a series of plain and rusticated pilasters, resting on a pedestal course. Two sets of Serlian motif windows flank the central arched entrance door, which is emphasised by rusticated voussoirs. First floor windows are double-hung sashes, with consoled pedimented surrounds. Two rusticated pilasters support a large segmental arched pediment over the centre bay, open at the top and crowned with an unusual mannerist scrolled finial. The first floor cornice is modillioned at the centre and outer bays.

The renderwork has been painted, and various signs have been affixed to the façade.

Significance

The Yarra Hotel is of local architectural significance. The hotel is a good example of the Victorian mannerist style, retaining intact its ornate rendered decoration. The building is enhanced by its scale and distinctive pediment. The hotel is an important heritage element in the streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1864, 1869, 1870, 1877, 1881.
2   Rate Books 1893, 1901.

Building:	House	Significance:	B
Address:	395 Johnston Street, Abbotsford	Melway Map Ref:	2D A8
Building Type:	Residence	Construction Date:	1900
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x] F [ ] P [ ]

Condition:

G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 395 Johnston Street, Abbotsford, was built for John E Woolcock in 1900. Since at least 1898, Woolcock had been the owner of a wooden shop and house, valued at £20 in 1900, near the corner of Johnston and Paterson Streets.

The rate Books for 1901 list Woolcock as the owner of two brick houses, later Nos. 395 and 397, each valued at £30. The name of the first occupier of No. 395 was Thorpe. In 1910, when John Woolcock himself was living at No. 397, James Woolcock was the occupier of No. 395.[1]

Description

The house at 395 Johnston Street, Abbotsford, is a double-fronted single-storey bichromatic brick villa, and is similar in design to the adjacent No. 397. The walls are of red face brick with contrasting darker brick string courses at window head and sill level, flat arches above the window openings, and banding on the chimneys. The roof is concealed behind an ornate rendered balustraded parapet, embellished with swags and vermiculated panels. The parapet was originally surmounted by two scrolled pediments with acroteria and urns - these have been removed since 1995. Still intact is the ornate frieze below the parapet, with its repeating pattern of swags and rosettes. At each end of the frieze is a scroll, supporting a vermiculated corbel.

The verandah is enclosed between a brick wing wall and the projecting front room. It has a corrugated iron roof and is supported on iron columns with a frieze of cast iron lacework. The floor of the verandah is paved with tessellated tiles. The two front windows are tripartite timber-framed double-hung sashes.

No. 395 retains the unpainted render finish to its parapet. The original iron picket fence, with its bluestone plinth, is also intact.

Comparative Examples

397 Johnston Street, Abbotsford.

Significance

The house at 395 Johnston Street, Abbotsford is of local architectural significance. It is a good, if extremely late, example of the exuberant 19th century Italianate boom style, notable for its bichromatic brickwork and cast iron decoration. The house forms a pair with the adjacent No. 397, and together they comprise an important heritage element on a main thoroughfare in Abbotsford which has been significantly eroded by post-War industrial and commercial development.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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[1] Collingwood Rate Books, 1898, 1899, 1900, 1901. *Sands & McDougall Directory*, 1899, 1900, 1901, 1902, 1903, 1910, 1915, 1921, 1930.

Building:	Houses	Significance:	B
Address:	397 Johnston Street, Abbotsford	Melway Map Ref:	2D A8
Building Type:	Residence	Construction Date:	1900
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G [x] F[ ] P[ ]	G[ ] F [x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 397 Johnston Street, Abbotsford, was built for John E Woolcock in 1900. Since at least 1898, Woolcock had been the owner of a wooden shop and house, valued at £20 in 1900, near the corner of Johnston and Paterson Streets.

The rate Books for 1901 list Woolcock as the owner of two brick houses, later Nos. 395 and 397, each valued at £30. The first occupier of No. 397 was William R Butcher, a clerk. In 1910, John Woolcock himself occupied the house, whilst James Woolcock lived at No. 395.[1]

Description

The house at 397 Johnston Street, Abbotsford is a detached single-storey, double-fronted villa with, bichromatic brickwork and tripartite double-hung sash windows with flat arches above. Walls are of tuckpointed red brick, with brown brick string courses and window dressings. Unlike No. 395, however, it has a hipped roof, clad with slate, with projecting eaves supported on pairs of carved timber brackets. The lacework on the verandah is also more ornate than on the neighbouring villa, and it curves from the springing point in a convex, rather than a concave, fashion. The Italianate influence is less apparent than at No. 395, being restricted to the mouldings on the chimney, and a simple scroll and vermiculated panel at the top of the east wall.

The house retains its original front fence of iron pickets set into a bluestone plinth.

Comparative Examples

395 Johnston Street, Abbotsford

Significance

The house at 397 Johnston Street, Abbotsford is of local architectural significance. It is a good, if extremely late, example of the exuberant 19th century Italianate boom style, notable for its bichromatic brickwork and cast iron decoration. The house forms a pair with the adjacent No. 395, and together they comprise an important heritage element on a main thoroughfare in Abbotsford which has been significantly eroded by post-War industrial and commercial development.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books, 1898, 1899, 1900, 1901. *Sands & McDougall Directory*, 1899, 1900, 1901, 1902, 1903, 1910, 1915, 1921, 1930.

Building:	Former Cable Tram Depot	Significance:	B
Address:	438 Johnston Street, Abbotsford	Melway Map Ref:	2D C8
Building Type:	Tram Depot	Construction Date:	1887
Architect:	Unknown	Builder:	Unknown

Intactness:
G[ ]   F[x]   P[ ]

Condition:
G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The former Cable Tram Depot at 438 Johnston Street, Abbotsford was built in 1887 for the Melbourne Tramway & Omnibus Co., which operated the cable tram route along Johnston Street to the river. The previous year, the site comprises four 45 feet blocks of vacant land owned by George Sprigg, Jenkin Collier, Frederick Clapp and Horace Wilcox. By 1900, the company was known as the Melbourne Tramway Co, and the Rate Books list a car house and offices on the site. The Johnston Street service was opened on 21 December 1887, and was replaced by a bus service, which still operates today, in 1939.

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The former Cable Tram Depot at 438 Johnston Street, Abbotsford (on the corner of Trenerry Crescent) is a large single-storey timber-framed building, clad with vertical sheets of corrugated iron. The hipped roof is also clad in corrugated iron. There are several continuous bays of iron-framed windows which are divided into multiple panes with glazing bars and incorporate hopper sashes.

The western and southern facades have been partly remodelled. An extension to the north is probably part of the former depot.

Significance

The former Cable Tram Depot at 438 Johnston Street, Abbotsford is of local historical significance and architectural interest. Historically, it is the only remaining structure associated with the former Johnston Street cable tram service. Architecturally, it is a relatively plain 19th century building, less substantial in construction and less ornate in decoration than many of Melbourne's other cable tram structures.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

Building:	Yarra Falls Spinning Mills	**Significance:**	B
Address:	452 Johnston Street, Abbotsford	**Melway Map Ref:**	2D B8

Building Type:	Factory	**Construction Date:**	1918
Architect:	Unknown	**Builder:**	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Yarra Falls Spinning Co. Pty Ltd. was established in 1917, both to assist in providing war supplies and as a response to the wartime shortages of textile yarns. The first chairman of the company was Phillip Henry Pearce whose aim was to establish a local, large scale textile industry, able to compete with imports. The firm went on to become one of the most prominent textile manufacturers in Australia, and through its supply of specialist yarns to other firms, helped promote the textile industry in Australia in the 1920s. The company was closely tied to the British firms of Sir Titas Salt, Bart., Sons & Co. Ltd of Saltaire, Yorkshire—one of England's pioneer and premier textile firms, and Sir Henry Whitehead of Bradford—who ran one of England's largest spinning works. In the 1920s the Melbourne directors included William Lawrence Baillieu, Ernest March Pearce, Frederick Farquhar Robinson, who was also managing director, and Arthur Horden. By 1923 the mill was producing 25,000 lbs. of spun yarn and employed about 600 workers, many of whom lived near the mills in low-rent housing owned by the company. Yarra Falls also had a controlling interest in Australian Knitting Mills of Richmond which they eventually sold to Holeproof in 1957, to concentrate on their spinning and weaving activities.

The factory at 452 Johnston Street was built on vacant land in Johnston Street, between the cable tram depot and the Yarra River. In 1913-14, the site was occupied by a brick house; rate books for 1917-18 show Yarra Falls as the owner of two large vacant sites adjacent to the river, valued at £102. By 1919-20, Yarra Falls was shown as the owner of brick mills valued at £3020. By 1930-31, the value of the complex had risen to £4650.[1] In subsequent years Yarra Falls extended the factory through the purchase of additional sites along Trenerry Crescent.

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study.* 1992.

Description

The Yarra Falls Spinning Mills comprises a series of factory buildings behind a single-storey administration building facing Johnston Street. This building has a wide frontage and is set back from the street, divided into nine bays separated by brick piers which rise through the parapet at the end bays. The central five bays have a high parapet with a dog tooth brick course and a rendered panel bearing the words YARRA FALLS LIMITED in raised letters. The parapet is flanked by brick piers surmounted by large orbs. Windows are large multi-paned steel framed with concrete lintels: most of the windows have been recently replaced. A central projecting entrance porch is decorated with Ionic columns supporting a dentilated entablature and segmented-arched pediment containing the company monogram on a shield. This administration building or office was a later addition to the works, which was initially approached via a bridge connecting the upper floor directly to Johnston Street, the mill being somewhat lower than the street. Behind the office block, the factory proper has brick walls divided by piers. Mill No. 1, a two-storey building with steel-framed windows, was originally used for combing and spinning. At the rear of the site, adjacent to a right of way, the fall in the land accommodates a three-storey section, part of which is of reinforced concrete construction.

Significance

The Yarra Falls Spinning Mills is of local historical and architectural significance. Historically, it is a very important early 20th century textile mill which played a key role in the expansion of the textile industry in Australia following World War One. Architecturally, the Johnston Street building is a typical late Edwardian composition of Classical revival details, which is an interesting heritage element in the streetscape.

Original Source

Gary Vines and Matthew Churchward, *Northern Suburbs Factory Study,* 1992

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1   Collingwood Rate Books, 1913-14, 1915-16, 1916-17, 1917-18, 1919-20, 1924-25, 1930-31.

Building:	Former Dairy and Residence	Significance:	B
Address:	51 Keele Street	Melway Map Ref:	2C E6

Building Type:	Residence	Construction Date:	pre 1900
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1891 William Kenneley occupied a diary on this site. By 1904 Albert Williams was in residence here, and by 1912 the occupant was Jno Cordwell.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

51 Keele Street is a two-storey building of brick construction with a ruled rendered finish. The ground floor entrance is located within a semi-circular arched porch, and windows are double-hung sashes with simple rendered dressings. Above the first floor cornice is a pediment, flanked by scrolls.

Significance

51 Keele Street is of local architectural significance. The building is a surviving example of a 19th century small industrial building, combining a diary and residence. The building is of a typical terrace form, with modest ornamentation.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   *Sands & McDougall Directories*

Building:	Bluestone Cottage	Significance:	B
Address:	72 Kent Street, Richmond	Melway Map Ref:	2H C4

Building Type:	Residence	Construction Date:	1865
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [x]   F [ ]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The bluestone house at 72 Kent Street, Richmond, was built in 1865. Kent Street is first listed in the Rate Books in 1865, and that year, John Naylor is listed as the owner of an unfinished stone and brick house valued at £10. Naylor retained ownership of the house until 1869, when it passed to Edmund O'Malley.[1]

Description

The house at 72 Kent Street, Richmond, is a single storey bluestone house. The facade is symmetrical, and has a central door flanked by single timber windows. The gabled roof is clad in slate. It has a corrugated iron-clad verandah with turned timber posts and a decorative cast iron lacework frieze. The windows are timber-framed double-hung sashes.

The iron picket and bluestone fence appears to date from the 19th century, but it appears to have been originally erected on another site.

Significance

The house at 72 Kent Street, Richmond, is of local architectural significance. It is a relatively intact example of a mid-Victorian bluestone cottage.

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1 Richmond Rate Books, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1873, 1876, 1880, 1885, 1890, 1900, 1930-31, 1940-41.

Building:	House	Significance:	B
Address:	86 Kent Street, Richmond	Melway Map Ref:	2H C4

Building Type:	Residence	Construction Date:	1894?
Architect:	Unknown	Builder:	John Thomas?

Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [x]   F [ ]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

John Thomas, a building contractor, owned a stone and wooden house on this site from at least 1871, and before that, a 2 room wooden house. He is listed as the owner of a 7 room brick and wooden house, valued at £30, in 1879. The Rate Books continue to describe the house as such until 1895. That year, the house is described as a 7 room brick house, valued at £24; the owner is still John Thomas. By 1895, the occupier is Hugh McKinnon, and no owner is listed. From 1896 until at least 1904-05, the house was occupied by Michael Kennedy, and owned by Hooke(r) & Hill (or E V Hill), agents, of Hawthorn.[1]

It is unclear from the Rate Books whether the 7 room brick house described in 1894 is a different structure from the 7 room brick and wooden house rated from 1879 until 1893, however the design of the house would support the claim that the house was rebuilt in brick in 1894.

Description

The house at 86 Kent Street, Richmond, is a single-storey symmetrical late Victorian rendered brick villa. The front elevation has a central door with side- and highlights flanked by single timber-framed double-hung sash windows. The house is relatively wide in plan, and has a transverse Dutch-gabled roof, clad in corrugated iron. The verandah has a hipped, skillion corrugated iron roof with bracketed eaves, turned timber posts, and a decorative cast iron frieze. There are two tall, unpainted rendered chimneys, each with moulded tops and incised decoration on their shafts.

The timber picket fence is not original.

Significance

The house at 86 Kent Street, Richmond, is of local architectural significance. It is a relatively intact example of a unusually composed late Victorian villa, which exhibits several unusual characteristics, including the wide plan with symmetrical facade, Dutch gable roof and highly detailed chimneys.

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1   Richmond Rate Books, 1869, 1870, 1871, 1873, 1875, 1879, 1883, 1885, 1886, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1900, 1904-05, 1909-10. *Sands & McDougall Directory*, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930.

Building:	House	**Significance:**	B
Address:	175 Kent Street, Richmond	**Melway Map Ref:**	2H E4

Building Type:	Residence	**Construction Date:**	1889?
Architect:	Unknown	**Builder:**	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

From 1885, Andrea Svensson, a carpenter and cabinetmaker, owned and occupied a 5 room house and workshop on this site. In 1888, it was valued at £50. In 1889, the Rate Books describe a 9 room wooden house and workshop, valued at £64, suggesting that the present building may date from that year. In subsequent years, the house is described in the Rate Books as a 10 room house variously of 'brick', 'wood', or 'brick and wood'.[1]

Description

The house at 175 Kent Street, Richmond, is a two-storey, double-fronted, freestanding, symmetrical Italianate terrace-style house. The side and rear walls are brick, whilst the façade is block fronted. The central entrance door has side- and highlights and is flanked by tripartite timber-framed double-hung sash windows. A central door upstairs leads to the balcony and is flanked by floor length double-hung sash windows. The front verandah and balcony have cast iron lacework friezes, and the balcony has lacework balustrading. The original cast iron verandah columns remain at ground floor level, but at the first floor level they have been replaced with two turned timber posts. The verandah and balcony are flanked by projecting brick wing walls with blind arches at the west end, and an arched flashed and etched glass window on the first floor at the east end. The hipped corrugated iron roof is a penetrated by two rendered brick chimney with moulded caps.

The house retains an original iron picket front fence.

The external brick walls of the house have been painted white. The origin of two double height brick nib walls abutting the east wall is unknown.

Comparative Examples

419-421 Punt Road, Richmond

Significance

The house at 175 Kent Street, Richmond, is of local architectural significance. Whilst the freestanding two-storey terrace form is not unusual in Richmond, an example with brick side and rear walls and a block-fronted facade—with its associated timber architraves—is very rare. The significance of the house has been diminished by the construction of two-storey units to the rear of the site.

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1   Richmond Rate Books, 1884, 1885, 1888, 1890. 1891, 1893, 1895, 1889, 1890, 1904-05, 1909-10. *Sands & McDougall Directory*, 1884, 1910, 1930.

CITY OF YARRA
HERITAGE REVIEW

BUILDING CITATIONS

VOLUME 2

PART II

4.0   DATASHEETS L-Z

Building:	Former Arthur Williams Shoe Factory	Significance:	B
Address:	202 Langridge Street, Abbotsford	Melway Map Ref:	2D H12

Building Type:	Factory	Construction Date:	1909
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G [x] F[ ] P[ ]	G [x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

Arthur Williams established his boot manufacturing business in Kerr Street, Fitzroy, in 1890. In 1894, he moved to large premises in St Georges Road. In 1904, Williams moved to Gipps Street Abbotsford. At that time, the factory was producing approximately 2,000 pairs of shoes each week. Williams specialised in the manufacture of premium grade women's boots and shoes, including coloured lines such as tan, green, red and white.

Description

The former Williams Shoe Factory, 202 Langridge Street, Abbotsford, is a large four storey brick industrial building between Henry and Russell Streets. The south elevation, to Langridge Street, is symmetrical, and has a taller, projecting central section of five bays, with a relatively small central entrance door flanked by small, recessed rendered name panels. The three street elevations of the building are punctuated by evenly spaced window openings. Windows are four paned timber-framed double-hung sashes.

To the rear of the east end of the building is an addition, facing Russell Street. Also of four storeys, it has a trabeated facade with face brick piers, recessed, rendered spandrel panels and a rendered cornice.

Significance

The former Williams Shoe Factory is of local architectural and historical significance. Historically, the factory dates from a period of expansion of one of the major shoemaking enterprises in the municipality. Architecturally, the building is a substantially intact example of a large Edwardian factory buildings, which remains a prominent heritage element in Langridge Street and in Russell Street, and is a local landmark.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

Building:	Former Shop	Significance:	B
Address:	211 Langridge Street, Abbotsford	Melway Map Ref:	2C J12
Building Type:	Shop and Residence	Construction Date:	1876
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1875, Elizabeth Newell, a draper, owned land on the south-west corner of Park and Langridge Streets, on which she built a brick shop in 1876.

By 1879, John McAlpine, a baker, had purchased the property, for use as a bakery. By 1884, McAlpine was leasing the shop to Edward Kimpton, a grocer. Kimpton had purchased the property by 1891 and continued as owner and occupant in 1900, at which time he was described as a cordial maker.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The building at 211 Langridge Street, Abbotsford, is a two-storey Italianate brick corner shop and residence. The ground floor has an entrance door on the splayed corner, flanked by large shop window openings. The east elevation, to Park Street, has a smaller bricked-up window opening, whilst to Langridge Street, there is an entrance door, presumably to the residence above, and a window. The first floor elevations are divided into four bays by unusual pilasters, which are paired at the corner. The pilasters rise from the first floor moulded string course through a cornice and panelled parapet, which is decorated with moulded rendered panels. None of the urns which once surmounted the parapet remains. The roof is penetrated by two chimneys: one, to the west, has a typical moulded caps, whilst the eastern chimney has an unusual curved moulded cap with additional rosette decoration. To the west of the north elevation is a single-storey wing.

The shopfronts have been completely altered, and a cantilevered verandah has been added.

Significance

The former shop at 211 Langridge Street is of local historical interest and local architectural significance. It is an unusually detailed Victorian shop which remains substantially intact at first floor level. The building is associated with John McAlpine, who operated the nearby McAlpine's Model Bakery complex (now demolished) for much of the early 20th century.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books 1875, 1876, 1879, 1888, 1891, 1901.

Building:	Former Shop	Significance:	B
Address:	213 Langridge Street, Abbotsford	Melway Map Ref:	2C H12
Building Type:	Shop and Residence	Construction Date:	1882-83
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

By 1882 John McAlpine [spelling varies], a labourer, owned the shop in the south west corner of Langridge and Park Streets (No. 211; see separate datasheet) and was in the process of building a brick shop on the south east corner of Langridge and Park Streets. In 1883 the shop was completed. In 1884, when the property was listed as 'shop, etc.', McAlpine purchased the wooden house and land adjacent to it. By 1887 the shop on the south-west corner had been sold to Edward Kimpton and the shop on the south-east corner was listed as brick shop and bakery, owned and occupied by John McAlpine. The situation remained the same in 1900.[1]

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The former shop at 213 Langridge Street, Abbotsford, is a two-storey Italianate brick building. The walls are of ruled rendered brick, which has been painted. The north elevation, to Langridge Street, has, at its eastern end, a three-bay arcaded loggia, one bay of which has been filled in. Central to each of the archies is a keystone bearing the Aesculapian staff, incised into the render, suggesting it may have been a doctor's premises. The two remaining bays have original iron picket fencing and gate. To their west is a single window opening, which has louvred shutters. The corner splay has no opening at ground floor, and a blind opening at first floor level. The east elevation has two windows at either level. At first floor level, there are three unevenly spaced windows above the loggia. The windows are timber-framed double-hung sashes, and those at first floor level have scallop-edged timber valances which appear to have once concealed external blinds. The windows have shallow, moulded rendered architraves and bracketed sills. The roof is concealed behind a simple parapet which has a bracketed cornice. A single brick chimney with a damaged corbelled top is visible.

Significance

The former bakery at 213 Langridge Street is of local historical and architectural significance. Architecturally, it is a typically detailed Victorian shop which remains substantially intact. Historically, the building derives its significance from its association with John McAlpine, who operated the nearby McAlpine's Model Bakery complex, now demolished, for much of the early 20th century. The present building is now the only building associated with this complex to remain on this site.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Collingwood Rate Books 1882-1884, 1887, 1901.

Building:	House	Significance:	B
Address:	233 Langridge Street, Abbotsford	Melway Map Ref:	2C J12
Building Type:	Residence	Construction Date:	pre-1870
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The house at 233 Langridge Street, Abbotsford, was built for Abraham Howgate before 1870. The Rate Books for 1871 list Howgate, a publican, as the owner and occupier of a brick house, valued at £32. Langridge Street is not listed in the directories prior to that year. In subsequent years, the house was occupied variously by Howgate, Joseph Howgate, a barman, and Louis Wusterman, a gentleman. By 1879, Howgate was also the owner of vacant land adjoining this house.[1]

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The house at 233 Langridge Street is a single-storey, double-fronted detached brick villa, and has a hipped roof with bracketed eaves. The house is set back from the street, and has a symmetrical front elevation with a central four-panelled door flanked by single-pane, double-hung sash windows. The door has glazed narrow sidelights and a highlight. All openings have moulded rendered architraves, and windows have bluestone sills with moulded brackets. There are shallow rendered pilasters at either end of the facade.

Alterations include the painting of the tuckpointed brickwork, the replacement of the original roofing with glazed terracotta tiles, removal of the front verandah and replacement of the original front fence with a low brick fence.

Significance

The house at 233 Langridge Street, Abbotsford, is of local architectural significance. The house is an unusual example of a 19th century single-storey double fronted Italianate style villa in the area, and makes a positive contribution to the streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Collingwood Rate Books, 1871, 1872-73, 1874, 1875, 1876, 1876-77, 1878, 1879, 1880, 1881, 1882-83, 1884, 1884-85, 1886. *Sands & McDougall Directory*, 1875.

Building:	Former William Peatt Boot Factory	Significance:	B
Address:	55 Langridge Street, Collingwood	Map Ref:	2H C9

Building Type:	Factory	Construction Date:	1906
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The factory at 55 Langridge Street, Collingwood, appears to be part of a complex built for William Peatt, a bootmaker, in 1906. Rate Books for 1905-07 record Peatt as the owner of a brick factory valued at £140, and an adjacent brick house (£30), at Nos. 64 and 68 Wellington Street, at the south-east corner of Langridge Street. The pediment of the present building in Langridge Street bears the date 1906. The previous year, this site is shown as being occupied by three houses, at Nos. 64, 66 and 68. Peatt is also shown as the owner of a 5 room brick house at No. 13 (later No. 51) Langridge Street, adjacent to the extant factory building. Rate Books of 1909-10 show this house, adjacent to land measuring 33' by 39', owned by Hannah Bentick.

From 1936-37, the Rate Books also show a brick factory, valued at £128; its address is 55-59 Langridge Street. By 1939-10, this building was valued at £160. This building may correspond with the eastern wing of the present building. This factory is not recorded in the Directories in Langridge Street, suggesting that Peatt's primary street address was originally Wellington Street.[1]

Description

The former William Peatt Boot Factory, at 55 Langridge Street, Collingwood, is a two storey red brick factory, built in two stages. The western section has a simple facade comprising four evenly spaced openings at each level. Window openings have shallow segmental-arched brick heads and rendered sills. The windows, which are multi-paned steel-framed with hopper openings, are not original; they may date from the time of construction of the eastern addition. There is an unpainted rendered string course at first floor level, and a prominent unpainted rendered parapet with a shallow cornice and a stepped, segmental pediment flanked by scrolls. The parapet bears the date, 1906, and the words W. M. PEATT BOOT MANUFACTURER AND IMPORTER.

The eastern section is a larger, but similarly composed, with four banks of twelve-pane steel-framed windows at each level, as well as windows at street level, which presumably light a basement. At the western end, the single door opening has rendered quoining, and a bracketed, cantilevered rendered canopy. There is a timber panelled front door. There are wide, rendered lintels across the north elevation, and a rendered parapet with a cornice which matches that of the original building.

Comparative Examples

Former Boot Factory, 15-17 Bedford Street, Collingwood

Former United Tannery and Boot Factory, 112 Rokeby Street, Collingwood

Significance

The former William Peatt Boot Factory, 55 Langridge Street, Collingwood, is of local architectural significance. It is a substantially intact example of an early 20th century industrial building, and one of a large number of boot factories which typified manufacturing in Collingwood in the Victorian and Edwardian periods. The building is a simple classically derived design, retaining intact its original signage on the parapet.

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[1] Collingwood Rate Books, 1905-06, 1906-07, 1910, 1912-13, 1916-17, 1929-30, 1934-35, 1936-37, 1938-39, 1939-40. *Sands and McDougall Directory*, 1905, 1910, 1930, 1936.

Building:	Terrace	Significance:	B
Address:	143-145 Langridge Street, Collingwood	Melway Map Ref:	2C G12
Building Type:	Residences	Construction Date:	1884
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The houses at 143-145 Langridge Street, Collingwood, were built in 1884. In 1884, the Rate Books show Hugh Kelly as the owner of vacant land with a frontage of 34 feet, valued at £6. The following year, Kelly is listed as the owner of two brick houses, each valued at £32. The first tenants were Edward Adcock, an insurance agent, and George Burton, a horse trainer.[1]

Description

The terrace at 143-145 Langridge Street, Collingwood, comprises two two-storey attached brick houses. Italianate in style, they have rendered brick walls. At ground floor level, each dwelling has a door and single window, and at first floor level, two windows. There is a curved-profiled corrugated-iron clad verandah between brick wing walls with rendered copings, masks and consoles. There is no balcony. The verandahs have cast iron lacework friezes and cast iron columns. The roof is concealed behind a rendered parapet with a cornice, but no pediment, and is penetrated by two rendered chimneys with moulded caps. Windows are timber-framed double-hung sashes.

External roller shutters have been added to the windows of No. 145.

Both houses retain original iron picket front fences

Significance

The terrace at 143-145 Langridge Street, Collingwood is a typical example of a relatively plain, rendered brick terrace from the late Victorian period, and a remnant of the late 19th century residential development of Langridge Street, and, along with the adjoining terraces at Nos. 147-153, it is an important heritage element in a streetscape highly eroded by later industrial development.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Collingwood Rate Books 1882, 1883-85, 1885. *Sands & McDougall Directory*, 1885, 1888, 1890, 1895, 1900, 1920, 1910.

Building:	Terrace	Significance:	B
Address:	147-149 Langridge Street, Collingwood	Melway Map Ref:	2C G12
Building Type:	Residences	Construction Date:	1884
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The houses at 147-149 Langridge Street, Collingwood, were built in 1884. In 1884, the Rate Books show Archibald Anderson as the owner of vacant land with a frontage of 34 feet, valued at £6. The following year, Anderson is listed as the owner of two brick houses, each valued at £32. The first tenants were Thomas Halliwell, a bellows maker, and Henry Hewett, a compositor.[1]

Description

The terrace at 147-149 Langridge Street, Collingwood, comprises two single-storey attached bichromatic brick houses, similar in design to the adjoining pair at Nos. 151-153. Walls are of brown face brick, with cream brick dressings and decoration to the central wing wall. Each facade has a door and single timber-framed double-hung sash window. There is a skillion-roofed corrugated iron verandah with timber post and decorative cast iron lacework frieze. The single transverse gabled roof has bracketed eaves, is clad in corrugated iron and is penetrated by bichromatic brick chimneys with rendered moulded caps.

The chimney of No. 149 has been painted.

The iron picket fence of No. 147 appears to be original.

Comparative Examples

Terrace, 151-153 Langridge Street, Collingwood

Significance

The terrace at 147-149 Langridge Street, Collingwood is of local architectural significance. The pair is a typical example of modest bichromatic brick dwellings from the late Victorian period, and a remnant of the late 19th century residential development of Langridge Street, and, along with the adjoining terrace a Nos. 151-153, it is an important heritage element in a streetscape highly eroded by later industrial development.

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1   Collingwood Rate Books 1882, 1883-85, 1885. *Sands & McDougall Directory*, 1885, 1888, 1890, 1895, 1900, 1920, 1910.

Building:	Terrace	Significance:	B
Address:	151-153 Langridge Street, Collingwood	Melway Map Ref:	2C G12
Building Type:	Residences	Construction Date:	1884
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The houses at 151-153 Langridge Street, Collingwood, were built in 1884.

They are first listed in the Rate Books in 1885 as two brick houses owned by George Beattie, each valued at £22. The houses were built on two vacant sites, each valued at £3 in 1883-84: one was owned by George Beattie, the other by Thomas Suckling. The first tenants were Charles Fletcher, a driver, a Richard Wallis, a boot clicker.[1]

Description

The terrace at 151-153 Langridge Street, Collingwood, comprises two single storey attached bichromatic brick houses, similar in design to the adjoining pair at Nos. 147-149. Walls are of brown face brick, with cream brick dressings and decoration to the central wing wall. Each facade has a door and single timber-framed double-hung sash window. There is a concave-roofed corrugated iron verandah. The single transverse gabled roof has bracketed eaves, is clad in corrugated iron and is penetrated by brick chimneys with rendered moulded caps.

The facade of No. 151 has been painted, as have the chimneys of both houses. Neither house retains a verandah frieze or original front fence.

Comparative Examples

Terrace, 147-149 Langridge Street, Collingwood

Significance

The terrace at 151-153 Langridge Street, Collingwood is of local architectural significance. The pair is a typical example of modest bichromatic brick dwellings from the late Victorian period, and a remnant of the late 19th century residential development of Langridge Street, and, along with the adjoining terrace a Nos. 147-149, it is an important heritage element in a streetscape highly eroded by later industrial development.

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1   Collingwood Rate Books 1882, 1883-85, 1885. *Sands & McDougall Directory*, 1885, 1888, 1890, 1895, 1900, 1920, 1910.

Building:	Terrace	Significance:	B
Address:	160-176 Langridge Street, Collingwood	Melway Map Ref:	2C G12
Building Type:	Residences	Construction Date:	1887
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1887, Benjamin Slater was the owner of nine brick houses under construction on this site.[1] Later, Walter Attenborough took possession and in 1892, they were owned by Edward Wight who retained ownership at least until 1898. Tenants in 1892 included two women (domestic duties), two laborers, a salesman and a musician.[2]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The terrace at 160-176 Langridge Street, Collingwood, is a row of nine two-storey attached Victorian polychromatic brick houses. Walls are of brown face brick, tuck-pointed at ground level, with cream brick dressings to openings and wing walls and red and cream brick diaperwork below the windows. The ground floor of each dwelling has a front door and single window, whilst the first floor has a single window. Windows are timber-framed double-hung sashes. There are concave-profile corrugated iron verandahs between brick wing walls with rendered copings; they have simple cast iron lacework friezes. The roofs are concealed behind a (generally unpainted) rendered parapet with a simple moulded cornice and central triangular pediment flanked by scrolls.

The intactness of the houses varies, especially at ground floor level. The ground floor facades of Nos. 170, 174, 176 and 178 have been painted, as has the parapet of No. 160. The first floor of No. 160 has an altered window opening and non-original window, and its brickwork appears to have bagged or painted.

No. 166 retains its original iron picket fence.

Comparative Examples

58-60 Edinburgh Street, Richmond

Significance

The terrace at 160-176 Langridge Street, Collingwood, is of local architectural significance. Architecturally, the terrace is a simple but typical example of polychromatic brickwork applied to an otherwise quite modest building. A remnant of the late 19th century residential development of Langridge Street, it is an important heritage element in a streetscape highly eroded by later industrial development.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books 1887 'houses unfinished'.
2   Collingwood Rate Books.

Building:	Former Fire Station	Significance:	B
Address:	131 Lord Street, Richmond	Melway Map Ref:	2H C9

Building Type:	Fire Station	Construction Date:	1893
Architect:	J A B Koch	Builder:	Cr Gahan

Intactness:

G[x] F[ ] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Fire Brigade Station on the corner of Lord and Newry Streets, Richmond, was built in 1893. It was designed by J A B Koch of Church Street, Richmond. The cost of the land and building was approximately £1,100, exclusive of fittings and furniture which were to be 'on a very elaborate scale'.[1] The building was officially opened by the mayor on 6 May 1893. When it was opened it was reported that:

> The building has a very imposing appearance, and is replete with the latest fire-fighting appliances. Electricity plays a leading part in the new service. By simply connecting the current by the merest pressure of a button, or pulling a cord, open fly the main doors, the hor[s]e rushes out of the stable, and backing itself into the horse-cart, is harnessed ad in full going order within 20 seconds ... With such a marvellously perfect system, ought we not to henceforth feel secure against the devastating elements of fire ...[2]

The building was considered important at the time because it incorporated a fire services system similar to those which were used in America.[3]

John Augustus Bernard Koch emigrated to Australia in 1855, and had established an architectural practice in Richmond by 1870. He designed over sixty buildings, the majority in Richmond and neighbouring Hawthorn. After fifteen years as architect for the City of Melbourne, Koch was appointed city architect by the City of Richmond in 1887. He was a Justice of the Peace from 1866, a Richmond councillor from 1877 to 1885, and mayor in 1883. In 1903-04 he was president of the Royal Victorian Institute of Architects. Koch's buildings range across a number of architectural styles, including Italianate and Gothic Revival. The former Fire Station contrasts with one of his most ornate buildings, Ontario (now Labassa), in Caulfield.[4]

Description

The former Fire Station at 131 Lord Street, Richmond, is a two-storey late Victorian red brick domestic-scaled building. A shallow projecting bay to the south of the west elevation has a large arched vehicle opening with panelled timber doors. The main facade of the building has no front door; the ground floor has two shallow-arched window openings, the first floor has four semi-circular arched windows. There are brick string courses at ground floor sill level and first floor impost level, whilst the first floor windows have protruding keystones. The windows are timber-framed double-hung sashes with single vertical glazing bars. Sills are bluestone. There is also a moulded rendered frieze across the west and south elevation at first floor level, and rendered mouldings to the gable-end of the bay. The roof is hipped and gabled, and clad in (non-original) tiles. The red brick chimney has a rendered moulded cap. The south wall, to Newry Street, is blank save for a single arched first floor window. The ground floor on the south elevation extends beyond the rear of the main building and terminates at what appear to be a gable-roofed outbuilding. To the north-east corner there is a skillion-roofed single storey addition.

Significance

The former Fire Station at 131 Lord Street, Richmond, is of local historical and architectural significance. The building was technically advanced for its time incorporating the latest American fire service system. Architecturally, the building is a particularly simple and bold late Victorian composition. The building is an unusual and prominent heritage element on a corner in an otherwise predominantly residential area. The building was designed by prominent Melbourne architect and former Richmond councillor and mayor, J A B Koch.

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[1] J U White, 'Richmond Fire Brigades-from 1855'. Richmond Filing Cabinet (2) 249, held at the Richmond Library.

[2] J U White, 'Richmond Fire Brigades-from 1855'. Richmond Filing Cabinet (2) 249, held at the Richmond Library.

3   J U White, 'Richmond Fire Brigades-from 1855'. Richmond Filing Cabinet (2) 249, held at the Richmond Library.

4   B Nairn & G Serle (eds.), *Australian Dictionary of Biography*, Volume 9, 1983, pp 632-633.

3   J U White, 'Richmond Fire Brigades-from 1855'. Richmond Filing Cabinet (2) 249, held at the

Building:	House	Significance:	B
Address:	53 Lucerne Crescent, Alphington	Melway Map Ref:	31 D12
Building Type:	Residence	Construction Date:	1899
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G [x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Development of the Lucerne Estate was commenced in 1885 by A D Hodgson as a subdivision of Thomas Wills' Crown Portion 121, of 1840. The estate was sold in two parts, north and south, and it was the latter which included Lucerne Crescent.[1]

George W Witcher, a law clerk living at 80 Greeves Street Fitzroy, purchased lots 61-3 of the Lucerne South No. 2 Estate and, in 1899, constructed the house at 53 Lucerne Crescent.[2]

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

Description

53 Lucerne Crescent is a detached single-storey double-fronted bichromatic villa. The hipped roof is slated, and has bracketed eaves. Walls are of red brick, with contrasting cream and dark brown brick quoining. The panelled central entrance door is flanked by tripartite double-hung sash windows with bluestone sills. There is a return verandah with a convex profiled corrugated iron roof and cast iron lacework, supported on cast iron posts. Chimneys are red brick, with cement rendered moulded caps.

At the rear is the stable and other original outbuildings. The garden possesses a number of mature exotic species including an impressive *Eucalyptus citriodora* which dominates the corner site. The front fence is not original.

Comparative Examples

Rosemount, 3 Roemer Crescent, Alphington.

Significance

The house at 53 Lucerne Crescent is of local architectural and historical significance. The house is one of the few remaining dating from the original 19th century Lucerne South No 2 Estate subdivision. Architecturally, the bichromatic brickwork is unusual in the area. The house is a typical example of the style, and substantially intact.

Original Source

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

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1   LP 1068. LP 1460. Lemon Ch 6, p. 14.
2   HRB 1899, 585

Building:	House	Significance:	B
Address:	54 Lucerne Crescent, Alphington	Melway Map Ref:	31 D12
Building Type:	Residence	Construction Date:	1919
Architect:	Harold Desbrowe Annear	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

A D Hodgson's Lucerne Estate was created from Thomas Will's original Lucerne Farm property, purchased in 1840. Land sales commenced in 1885 but many lots remained vacant until the 1920s.[1]

Painter William McInnes purchased one of the lots facing the Yarra River and constructed 54 Lucerne Crescent in 1919. The house was designed by Harold Desbrowe Annear.

William Beckwith McInnes was born in St Kilda in 1889.[2] He attended the National Gallery Art School and achieved fame as a landscape and portrait painter, winning the Archibald Prize many times and being commissioned with H S Power to paint the opening of the Federal Parliament by HRH, Duke of York, in 1927. His works are exhibited in the Sydney, Melbourne and National Galleries, as well as being represented in the Melbourne University Collection. He married Violet Musgrave also a renowned artist and a co-founding member of the Australian Academy of Fine Art. His contemporary, artist William Frater, lived next door at 56 Lucerne Crescent.

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

Description

The house at 54 Lucerne Crescent is a two storey timber house with a spreading, shallow-pitched asymmetrical longitudinal gabled terracotta tiled roof. The elevations are characterised by their lack of complexity or ornamentation. The weatherboard-clad walls are punctuated by a number of relatively small window openings. Windows are paired square sashes with narrow, bracketed timber hoods and simple bullnose architraves. A simple timber hood shelters the entrance door, which is in a single-storey lean-to section at the side of the house. The roof is penetrated by two unpainted rendered chimneys: one slender and tapered, the other shorter and stockier

The building exhibits aspects of Annear's characteristic design elements—including asymmetrical planning, tapered chimneys and broad, gabled terracotta tiled roofs and timber window hoods, but the exuberance and complexity of his other designs is absent in this most restrained and unusually plain example.

Significance

The house at 54 Lucerne Crescent, Alphington, is of local historical and architectural significance. It has historical associations with the prominent artist William McInnes, for whom the house was built. It is one of a number of houses designed by Harold Desbrowe Annear in the Alphington / Heidelberg area, and is notable for its unusually restrained—and remarkably plain—composition of elements common to his other designs.

Original Source

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

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1   Lodged Plans of Subdivisions, 1068, 1460, Titles Office, Melbourne; Lemon, Andrew. History of Northcote Municipality, Draft Typescript, Northcote City Council, Chapter 6, p 14.

2   Who's Who in Australia, 1935, p 308.

Building:	House	Significance:	B
Address:	65 Lucerne Crescent, Alphington	Melway Map Ref:	31 D12
Building Type:	Residence	Construction Date:	1901
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]	
Register of the National Estate	[ ]	
National Trust	[ ]	

Recommended Heritage Listings:

Victorian Heritage Register	[ ]	
Register of the National Estate	[x]	
Heritage Overlay Controls	[x]	

History

A D Hodgson's Lucerne Estate was created from Will's Lucerne Farm, purchased at Government auction in 1840. Hodgson sold allotments from the estate from 1885[1], but it was not until much later that Thomas H Chenoweth, a grocer, purchased lots 28-29 of the Lucerne South No. 2 Estate.[2] He built the house at 65 Lucerne Crescent in 1901.[3]

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

Description

The house at 65 Lucerne Crescent is a detached single-storey Edwardian villa, constructed of red brick. Characteristic of the Queen Anne style, the house is asymmetrically planned with a hipped and gabled roof and tall red brick chimneys. The roof is slated with terracotta ridge crestings and finials. The house has a return verandah supported on turned timber posts with a timber fretted frieze. A gablet marks the corner of the verandah, above a polygonal bay window. The windows beneath the main gable facing the street are double-hung sashes, with bluestone sills. A brown brick string course runs across the building at sill level, and the upper walls beneath the eaves are roughcast rendered.

Significance

The house at 65 Lucerne Crescent is of local architectural significance. The house is a representative example of the Federation style, retaining intact its slate roof with terracotta ridge crestings and timber verandah.

Original Source

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

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1   LP 1068. LP 1460. Lemon Ch. 6, p 14.
2   HRB 1900, 116.
3   HRB 1901.

Building:	Innisfail	Significance:	B
Address:	75 Lucerne Crescent, Alphington	Melway Map Ref:	31 D12
Building Type:	Residence	Construction Date:	1913
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Innisfail, at 75 Lucerne Crescent, Alphington, was constructed in 1913, on A D Hodgson's Lucerne Estate. Hodgson sold allotments from his subdivision of Wills' former Lucerne Farm in 1885. Florence O'Sullivan purchased lot 9 of one of these estates and, after a number of years, built Innisfail, remaining there until her death.

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

Description

The house 75 Lucerne Crescent is a detached Federation style single-storey timber villa occupying a corner site, asymmetrically planned with a hipped and gabled roof clad in terracotta Marseilles patterned tiles. The walls are clad in weatherboard, with a timber moulding at dado level. Gables face the two street elevations, and have timber fretted brackets and terracotta finials. Windows are double-hung sashes; those facing St Bernards Road have a ripple iron awning supported on timber brackets. The corner entrance porch is hipped, with a large timber fretted archway and turned timber posts. The porch adjoins a timber verandah on the south elevation, which has carved timber brackets. The chimney is of red brick, with a roughcast rendered cap.

The timber galvanised pipe and woven wire fence possibly dates from the inter-War period.

Significance

Innisfail, at 75 Lucerne Crescent, Alphington, is of local architectural significance. The house is a good example of the Federation style, notable for its arched entrance porch, and displays typical Edwardian details including bracketed window hoods, half-timbered gables and red brick chimneys.

Original Source

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

Building:	House	Significance:	B
Address:	93 Lucerne Crescent, Alphington	Melway Map Ref:	31 D12
Building Type:	Residence	Construction Date:	1925
Architect:	Arthur May	Builder:	Arthur May

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The development of A D Hodgson's Lucerne Estate subdivision was commenced in 1885 from the original Will's Lucerne Farm purchased in 1840.[1] Land sales commenced in 1885 but many lots remained vacant until the 1920s.[2] Alice Brown owned lots in the Lucerne South No. 1 Estate, around 1900,[3] selling them in 1910 to the engineer, John Grindrod who already lived in the street.[4] Grindrod sold lot 24 to an architect, Arthur May in 1924, and in the following year May had designed and built 93 Lucerne Crescent.[5] May lived there for a time until he leased it to Samuel O'Dea. Charles Layfield, a bootmaker, followed in 1934.[6]

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

Description

The house at 93 Lucerne Crescent, Alphington. is a single storey timber bungalow style house. Its walls are clad in weatherboard. The terracotta tiled roof has crossed gables, with timber shingled gable-ends and bracketed eaves. The three-bay verandah, beneath the main longitudinal gable, has double basket-arched timber fretwork verandah bays and matching moongate arched entrance, reached by a short flight of timber steps (perhaps non-original). To the left of the entrance is a protruding polygonal bay with timber-framed double-hung windows with diamond-paned leadlit upper sashes. There is a simple corbelled red brick chimney with an unpainted rendered cap.

The chimney breast has been painted, and the sub-floor area has been clad with timber lattice.

The house is reminiscent of Harold Desbrowe Annear's three houses in The Eyrie, Eaglemont.

Significance

The house at 93 Lucerne Crescent, Alphington, is of local architectural significance. It is an interesting and well-detailed composition of elements common to a number of houses built in the late Edwardian and inter-War periods in the lower Yarra Valley.

Original Source

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

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1   Lodged Plans of Subdivisions, 1068, 1640. Lemon, Andrew. History of Northcote Municipality, Draft Typescript, Northcote City Council, Chapter 6, p 14.
2   Lodged Plans of Subdivisions, 1068, 1460, Titles Office, Melbourne; Lemon, Andrew. op cit, p 14.
3   Rate Books, 1905, 135.
4   Rate Books, 1910, 273.
5   Rate Books, 1924, 162; 1925, 170. Commonwealth Electoral Rolls, Batman, 1931.
6   Rate Books, 1933, 184; 1934.

Building:	Doll's House	**Significance:**	A
Address:	11 McCutcheon Way, Collingwood	**Melway Map Ref:**	2C G10
Building Type:	Residence	**Construction Date:**	probably 1880s
Architect:	Unknown	**Builder:**	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Doll's House was originally located at 103 Wellington Street, Collingwood, thought to have been built in the 1880s after an 1870s subdivision.[1] In 1990 the house was dismantled and reconstructed at its present location.

Description

The Doll's House is a very small timber-framed cottage, with walls and gabled roof clad in corrugated iron. There is a small skillion-roofed verandah on the front elevation, between corrugated iron wing walls. Adjacent to the four-panelled front door is a double-hung sash window. The gable end has a decorative carved timber bargeboard and turned timber finial.

The timber picket fence is a recent reconstruction.

Significance

The Doll's House is of state architectural significance. The reconstructed Doll's House is the smallest extant house known in Victoria, and an extraordinary example of an inner-city worker's cottage. The house has a strong association with the history of the working class in Melbourne, illustrating the living conditions experienced by slum dwellers in an urban industrial environment. It also derives significance through its association with the slum clearance movement of the 20th century: the house was referred to in the report of the Housing Investigation and Slum Abolition Board, 1937, whose findings had important implications for housing reforms in Victoria and led to the establishment of the Housing Commission of Victoria.[2]

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1   Heritage Victoria File No. 954.
2   Heritage Victoria File No. 954.

Building:	Warehouse	Significance:	B
Address:	41 Madden Grove, Richmond	Melway Map Ref:	2H E11

Building Type:	Warehouse	Construction Date:	c.1860s?
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Unknown.[1]

An 1877 map of Richmond shows two long, narrow buildings parallel to Burnley Street, belonging to W E Chambers[2], and it is possible that one of these is the present building, but this is not confirmed by the Rate Books or Directories.

The area bounded by Burnley Street, Madden Grove, Rooney Street and Barkly Avenue was the site of quarries until the 1940s, and of abattoirs until at least the 1970s; the present building may have been associated with either of these enterprises.
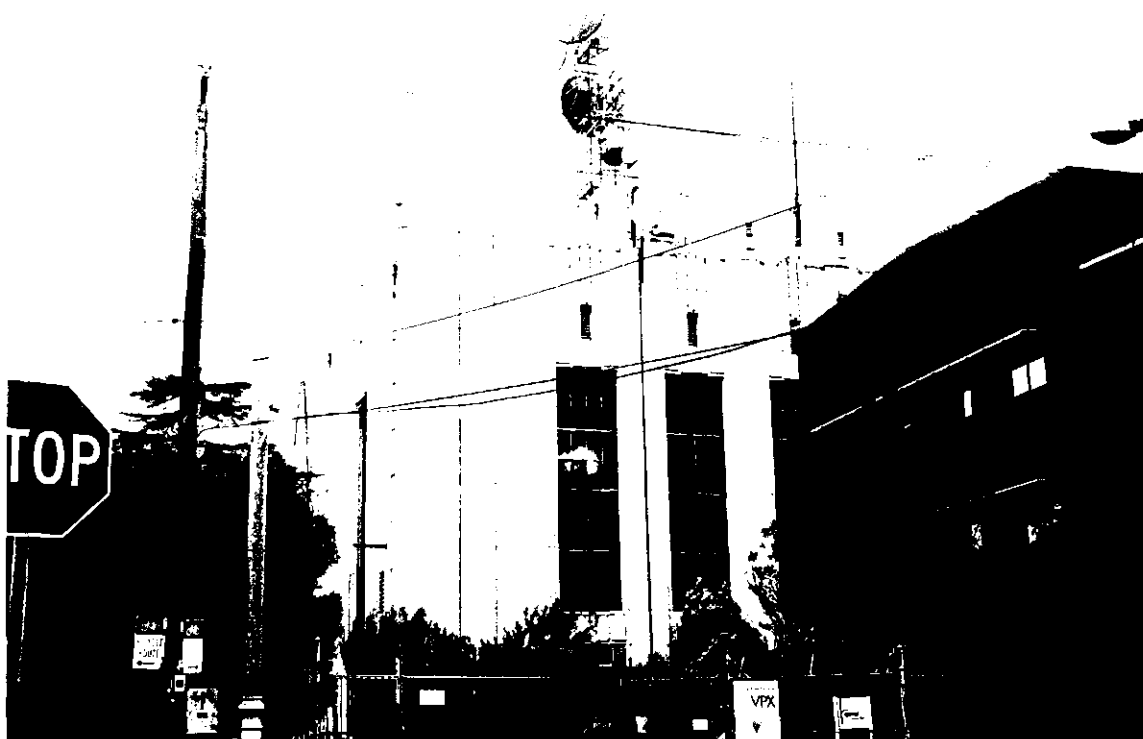
Description

The warehouse at 41 Madden Grove, Richmond, is a single-storey gabled building of random-coursed, quarry faced bluestone construction. The gable faces Madden Grove, and has a circular vent in the gable end. A large segmental arched opening in the centre of the elevation is flanked by multi-paned double-hung sashes. The opening has been fitted with a roller door. Quoining and window sills are of red brick, and window dressings and the gable coping are of cream brick. A high rendered plinth appears to be a later addition.

Significance

The warehouse at 41 Madden Grove, Richmond, is of local architectural significance. The building is a rare, early surviving example of a 19th century bluestone warehouse, and has a considered, elegantly composed facade which combines well bluestone and cream and red brick. Relatively intact, the building illustrates industrial activity in the early development of Richmond.

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1   The Rate Books and *Sands & McDougall Directories* are inconclusive as to the history of this building. Early directories have no listings for the west side of Burnley Street south of Swan Street, and Madden Grove is not listed at all.

2   'Survey of Quarry Allotments in the Borough of Richmond, Parish of Jika Jika', 19 May 1877. Map.

Building:	Richmond Terminal Station	Significance:	B
Address:	347 Mary Street, Richmond	Melway Map Ref:	2M B1

Building Type:	Electricity Terminal Station	Construction Date:	c.1930
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G [x] F[ ] P[ ]	G[ ] F[x] P[ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The former Richmond Terminal Station was established in 1928, the third such terminal station in Victoria, after Yarraville (1926) and Thomastown. The Richmond Terminal Station was the destination of electric power generated in the Latrobe Valley. The main building was built by 1930.[1]

Two synchronous condensers, large rotating machines used to regulate (usually raise) the 132 kV voltage power from the Latrobe Valley, were housed on the ground floor. The first floor was used as the control room, whilst the chief electrical engineer occupied a flat on the top floor.

Since the late 1970s, the building has been used as a cable storage area; the control room and all offices are now housed in other buildings built on the site in the 1960s and 1970s.

Following the privatisation of the former State Electricity Commission in the mid-1990s, the Terminal Station was acquired by the American company General Public Utilities, which purchased the SEC's transmission lines and terminal stations. It now operates as the Victorian Power Exchange.[2]

Description

The former Richmond Terminal Station, at 347 Mary Street, Richmond, is a three-storey rendered building with Art Deco detailing. The building has cream-painted rendered walls with vertical streamlined grooved patterning, and vertical mouldings incorporating ventilation panels near the parapets. There are several tall, vertical window openings with multi-paned steel-framed obscured glazing. The top floor of the building, which was built as accommodation for an engineer, is smaller in plan, and set back from the main north and east walls.

Other, post-War, buildings on the site reduce the visual impact of the building, which once would have been a greater landmark in this largely residential part of south Richmond.

Significance

The former Richmond Terminal Station is of local historical and architectural significance. It is a notable Art Deco-styled building, unusually architecturally refined for a building of its type. Its significance has been diminished by the later construction of other large buildings adjacent to it, but its is nonetheless a prominent element in an otherwise predominantly single-storey residential pocket in south Richmond.

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1   *Sands & McDougall Directory*, 1920, 1925, 1927, 1928, 1929, 1930, 1940.
2   John Batten, Victorian Power Exchange. Pers. Comm.

Building:	House	Significance:	B
Address:	24 Mayfield Street, Abbotsford	Melway Map Ref:	2D B12
Building Type:	Residence	Construction Date:	1891-92
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1890 John Buchan, the property developer, owned land adjacent to the Yarra River in Mayfield. Street. In 1891 he commenced building two wooden houses, one of the east side of Mayfield Street, the other on the west side of Church Street, both properties adjacent to the River and backing onto each other. The properties were completed in 1892. In 1900 Buchan continued as owner. Charles Cornish, an engineer, leased the Mayfield Street house and William Heathfield, a law clerk, leased the Church Street house.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house at 24 Mayfield Street, Abbotsford, is a two storey double-fronted timber house on a steep site overlooking the Yarra River. Access to the house from Mayfield Street is via the rear of the upper level, which has a symmetrical facade, with a central door flanked by single timber-framed double-hung windows. The north elevation, facing the river (and only visible from Yarra Bend Park, Kew, or from the river itself), has been altered somewhat. The ground floor has brick piers with rendered bases and ornamental moulds, and is infilled with weatherboard. The skillion-profile verandah has timber posts; the balcony has timber balustrading.

The hipped corrugated iron roof is penetrated by a face brick corbelled chimney.

Comparative Examples

River House, 63 Church Street, Abbotsford

Significance

The house at 24 Mayfield Street, Abbotsford, is of local architectural significance. It is one of any a few surviving 19th century houses on sites with river frontages remaining in the municipality. It is one of the few substantial houses remaining in this part of Abbotsford, which was extensively redeveloped with industrial buildings in the post-War period. Of all the riverside properties in the municipality, it is rare in having its main facade address the river rather than the street.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books, 1891, 1892, 1893, 1901.

Building:	Houses	Significance:	B
Address:	1-11, 2-12 Mitchell Street, Richmond	Melway Map Ref:	2H E9
Building Type:	Residences	Construction Date:	Nos. 1-11: 1911; Nos. 2-12: 1913
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]   F[x]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Mitchell Street is first listed in the Directories and Rate Books c.1912. The houses at Nos. 1-11, on the north side of the street, were first listed in the Rate Books of 1911-1912. Gibdon Davis is shown as the owner of six 4-room wooden houses, each valued at £22. Davis also owned 120 feet of land in the street, valued at £10. The following year, the houses are valued at £24. By 1913-14, the street had been completely developed by Davis; Nos. 2-12, on the south side, had also been built. Each was a 4 room wooden house valued at £26.[1]

Description

The houses at 2-12 and 1-11 Mitchell Street, Richmond, comprise two rows of three pairs of semi-detached weatherboard cottages, on opposite sides of the street. The houses have hipped corrugated iron roofs, each with a projecting gabled section facing the street. Between these are small recessed entrance porches, with skillion corrugated iron roofs, decorated with cast iron lacework. The gable ends are half-timbered with roughcast rendered infills. Windows on the houses on the north side of the street are double-hung with nine-paned upper sashes. Windows on the houses on the south side of the street are also double-hung, but have vertical glazing bars and four small coloured glass panes in the upper sashes. Chimneys are red brick, with corbelled cappings.

The houses are largely intact, some having alterations to windows and gable ends. The front fences are mostly timber picket, and appear to be of recent construction.

Comparative Examples

1-15 and 2-16 Moore Street, Richmond
Warwick Terrace and Leicester Terrace, 79-93 and 80-94 Wellington Street, Richmond

Significance

The houses at 1-11 and 2-12 Mitchell Street, Richmond, are of local architectural significance. Although the houses are typical of speculative developments of modest timber cottages in Richmond by the one developer, this example remains substantially intact and is notable for its extent, comprising twelve houses in two rows on opposite sides of the street.

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1   Richmond Rate Books, 1910-11, 1911-12, 1912-13, 1913-14. *Sands & McDougall Directory*, 1912, 1913, 1914.

Building:	Kilmarnock	Significance:	B
Address:	19 Murphy Street, Richmond	Melway Map Ref:	2H D5

Building Type:	Residence	Construction Date:	1908
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Kilmarnock was built in 1908. Rate Books for 1907-08 show Rose Clark as the owner of land measuring 33 feet and valued at £4. The following year, Clark is shown as the owner of a 6 room wooden house valued at £28. The occupier is Robert Clark, a blind maker.[1]

Description

Kilmarnock, 19 Murphy Street, Richmond, is a single-storey single-fronted Edwardian timber cottage with a longitudinal gabled roof. The side walls are clad in weatherboard, whilst the façade is block-fronted. The façade has an entrance door with side- and highlights, and a rectangular projecting bay with tripartite casement windows. The bullnose verandah, clad in corrugated iron, is supported on turned timber posts, and sits beneath a decorative timber frieze. The gable end has a roughcast finish, with a relief Art Nouveau design of foliage surrounding a central oval tablet bearing the name KILMARNOCK. The gabled roof, of corrugated iron, has slightly projecting eaves, lined with tongue and groove boards. There is a red brick chimney with a roughcast cap and terracotta chimney pot.

Significance

Kilmarnock, 19 Murphy Street, Richmond, is of local architectural significance. Whilst the planning and composition of this single-fronted timber house is not unusual, the incorporation of a such decorative timberwork and rendered motifs is unusual for such a modest building and is unusual in Richmond.

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1   Richmond Rate Books 1907-08, 1908-09, 1909-10. *Sands & McDougall Directory*, 1905, 1907, 1908, 1909, 1910, 1915, 1920.

Building:	Houses	**Significance:**	B
Address:	12 Napoleon Street, Collingwood	**Melway Map Ref:**	2C E9
Building Type:	Residence	**Construction Date:**	pre-1858?
Architect:	Unknown	**Builder:**	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The 1858 Hodgkinson map shows this building in Napoleon Street, and it is possible that it might date from before 1851. By 1871 John Croft owned a stone house here as an investment, and by 1873 it had passed to Daniel MacCarthy who retained ownership in 1893.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

12 Napoleon Street, Collingwood, is a pair of semi-detached, single-storey bluestone cottages, with a hipped corrugated iron roof. The roof extends to form a verandah on the street elevation, supported on timber posts and with a timber front fence. Doors are four panelled, and windows are double-hung sashes with vertical glazing bars. The front elevation is rendered.

Significance

The attached pair of houses at 12 Napoleon Street, Collingwood, is of local architectural and historical significance. Relatively intact, they are rare, early examples of bluestone workers' cottages, illustrating the living conditions in an urban industrial environment.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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[1]   Ratebooks 1893, 1886, 1884, 1882, 1877, 1873.

Building:	Residences	Significance:	A
Address:	39-41 Nicholson Street, Abbotsford	Melway Map Ref:	2G K1

Building Type:	Residences	Construction Date:	1868-69
Architect:	Unknown	Builder:	No. 39: D Parry; No. 41: A Lainson

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The houses at 39-41 Nicholson Street, Abbotsford, were built in 1868-69 by owner builders D Parry and Alfred Lainson. Subsequent owners of No. 39 include Carl Hildebrandt (tobacconist, 1875), Adolfus Trott (traveller, 1878), Harry Knott (contractor, 1883), Daniel Roberts (dealer, gent, 1890), Brown family (1902), W D Beazley (1911), Chas Carnegie (1916), E & A Howell (1928). Subsequent owners of No. 41 include John Hollingdack (civil servant (1882), John Grant (1892), Alice Oakman (1904), Norman Britten (grocer, 1906), Suburban Homes Pty Ltd (1922) and Presbyterian Dowres Emergency Hospital (1925).[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The houses at 39-41 Nicholson Street, Abbotsford, are two identical one-and-a-half-storey detached single-fronted residences, constructed of coursed bluestone with gabled slate roofs. The street elevations have been rendered. The gable ends facing the street have decorative carved bargeboards and finials. Windows are single-paned double-hung sashes with bluestone sills, and chimneys are rendered with corbelled caps. The side elevations have unusual multi-paned bay windows rising to two storeys, lighting the stair wells, with barrel-vaulted corrugated iron roofs.

Alterations to the houses include the replacement of the first floor sash window with a casement window at No. 41, and removal of the gable finial, recladding of the barrel-vaulted stairwell bay window and painting of the bluestone side elevations at No. 39. Neither of the houses has a front fence.
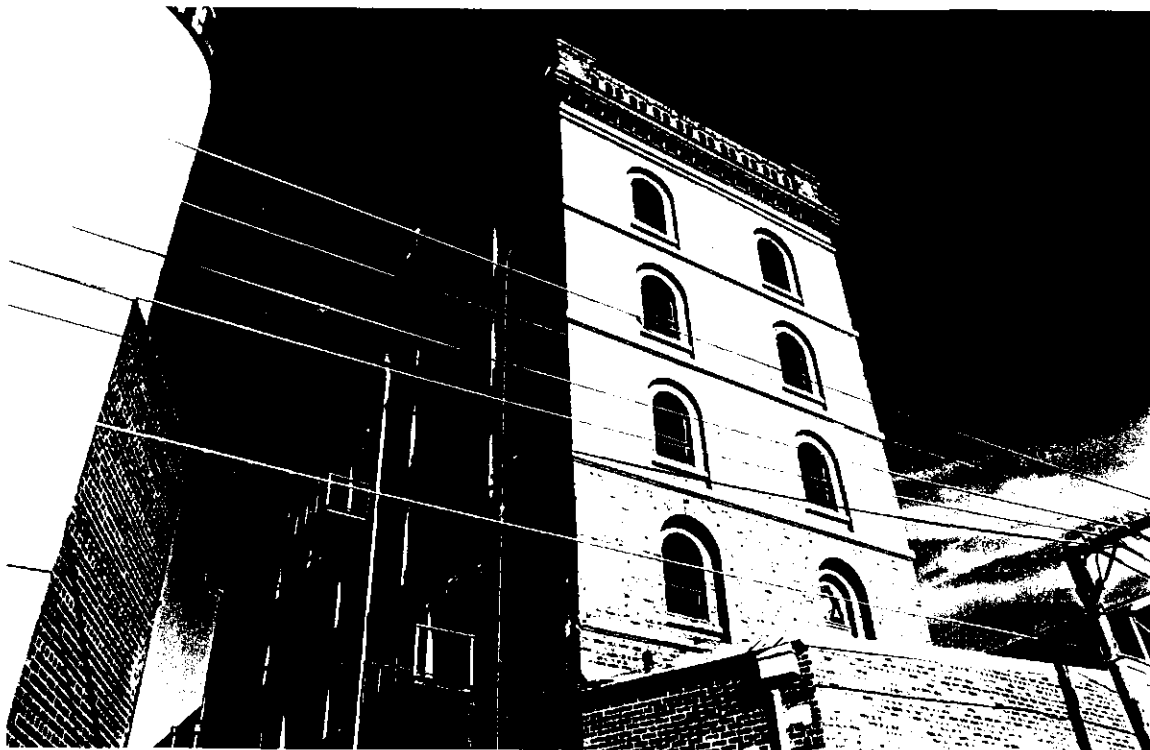
Significance

The houses at 39-41 Nicholson Street, Abbotsford, are of considerable local architectural significance. They are rare, early examples of modest, Gothic style bluestone houses, with distinctive carved bargeboards and unusual multi-paned bay windows to the stairwells.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books.

Building:	Victoria Old Distillery	Significance:	B
Address:	Northumberland Street, Collingwood	Melway Map Ref:	2C E12
Building Type:	Distillery	Construction Date:	1862, 1880
Architect:	1880 additions: George Wharton	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1862 Thomas Aitken opened his distillery on this site, and by 1864 it was employing 5 to 6 staff.[1] By 1878, the works continued under the proprietorship of Aitken and were known as the Victoria Parade Distillery. The Victoria Brewery to the south in East Melbourne was also in his ownership until 1884. In 1885, when Alfred Nation and Son acquired the Brewery, the distillery also passed into their ownership, retaining its name. By 1891 William Blanchard was the manager. Its fortunes continued to be tied to the Victoria Brewery; ownership of both complexes passed to the Melbourne Brewing and Distillery Co between 1894 and 1901. Samuel Burston and Co Ltd, Malters, were in owners in 1910.

Andrew Ward. *Collingwood Conservation Study.* 1995.

The building is currently being converted to apartments.

Description

The former Victoria Old Distillery is a five-storey tower constructed of red brick, with cream brick string courses at each level. Windows are semi-circular arched, within recessed arched openings. Most of the original windows have been replaced. The building is surmounted by a cream brick bracketed cornice, above which is a pierced brick balustraded parapet. The red brick corner piers are decorated with cream brick diaper patterns.

A four and five storey building is attached to the tower to the south. Also constructed of red brick, the building has segmental-arched window openings. Ground, first and second floor levels have segmental arched loading bay door openings.

Comparative Examples

Yorkshire Brewery, 88 Wellington Street, Collingwood

Significance

The former Victoria Old Distillery is of considerable local historical and architectural significance. It is a surviving example of a large 19th century distilling complex, illustrating an early phase of industrial activity in Collingwood. The building reflects the development of the brewing industry in Victoria and in particular in Collingwood, an area noted for its breweries in the 19th century. The distillery is associated with Thomas Aitken, its founder and influential protectionist in the colony. The complex was also connected with the nearby Victoria Brewery, East Melbourne.

Architecturally, the building is relatively intact, and is a notable element in the vicinity.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   B Barrett. *The Inner Suburbs,* p. 95.

Building:	Former Richmond Power Station	**Significance:**	A
Address:	Oddy's Lane, Richmond	**Melway Map Ref:**	2L J2

Building Type:	Power Station	**Construction Date:**	1890
Architect:	Charles D'Ebro	**Builder:**	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1886, the development of alternating current made it possible to transmit electrical energy over considerable distances, and that it was no longer necessary to have the dynamo located within a few hundred metres of the consumer. Following these changes in technology, the Australian Electrical Co Ltd, which had operated for some years in Russell Place, decided to move to Oddy's Lane, Richmond.

Renamed the New Australian Electric Lighting Co., the company erected a new power station which began operating in 1890. It supplied the southern part of Richmond, Prahran and South Melbourne. Its competitor was A U Alcock's Electric Light and Motive Power Company, which had moved from Melbourne to Neptune Street, Richmond, in 1891.

In 1899 these two companies were taken over and were combined to form the Electric Light and Traction Co. of Australia in 1901. The new company increased the height of the engine house at Oddy's Lane and in 1908 it was renamed the Melbourne Electric Supply Co. In 1913 the engine room was extended to the east and a new chimney stack was built. A second chimney stack was erected in 1919, and a second floor was added to the office block in 1922.

The SEC took over the power station in 1930, and new oil-fired plant was installed in 1951. Power generation ceased in 1976 and the chimney stacks, once prominent local landmarks, were demolished, and virtually all of the generating machinery has been removed.

The noted Melbourne architect Charles D'Ebro had a long association with the complex extending over almost thirty years and is credited with the Romanesque design details seen in parts of the complex.[1]

In 1996-97, the former Richmond Power Station was converted to the new headquarters of Country Road Australia.

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

Description

The former Richmond Power Station is a complex of buildings including the former Engine House (1891), Boiler House (c. 1891-1913), and Offices and Workshops Building (1891-1922).

The Offices are located at the north-west corner of the site. It is a two-storey bichromatic brick building, with a hipped roof concealed behind a parapet. Walls are of red brick, with a series of cream brick string courses running across the north and west elevations. The two storeys are divided by a rendered string course. Windows are semi-circular arched double-hung sashes, with bluestone sills and alternating red and cream brick voussoirs. There is a simple moulded cornice at first floor level.

The adjacent former Engine House has a four-storey tower and a three-storey gabled section facing Oddy's Lane. The building is of red brick, with similar cream brick string courses. A moulded entablature divides the ground and first floors. Windows are semi-circular arched, and have rendered hood moulds at first floor level. The gable end has a heavy rendered moulding, and the tower is surmounted by a bracketed hipped corrugated iron roof.

The Boiler room is located at the south-west corner of the site, facing Oddy's Lane. The single-storey building is of red brick construction, with cream brick string courses and a moulded cornice. A broad gable surmounts the cornice, adjacent to which is a two-storey parapeted section without windows. Openings at ground floor level are blind semi-circular arches.

Significance

The former Richmond Power Station is historically, architecturally, technologically and socially significant.

The introduction of electricity profoundly changed the living conditions and social habits of urban residents and workers in late 19th end early 20th century Melbourne. The former Melbourne Electric Supply Company Limited's Oddy Lane Power Station is of social significance for its association with the early phases of power generation and distribution within the eastern Melbourne metropolis.

The Richmond Power Station is an important surviving remnant example of a 19th century coal-fired electricity generating station. It was sited close to both the railway for easy coal delivery and the Yarra River which provided a cheap source of water essential for the running of a large and efficient steam generating plant.

It is a representative example of a large late Victorian industrial complex incorporating Italianate and Romanesque features designed on a grand scale comparable with other surviving privately developed industrial complexes such as the Newport Railway Workshops.

The changes in technology, and increased output of the power station can be recognised in the various phases of the building, whether in the case of the raised engine house height for accommodating new vertical steam engines at the turn of the century, or the enlargement of the engine house and boiler house following World War 1 as part of a major phase of expansion. Unfortunately, virtually all of the internal generating equipment has been removed together with the large chimney stacks.

The former Richmond Power Station is a significant example of the work of the noted architect, Charles A D'Ebro. It is his most important industrial building and recalls his expertise and training as an engineer.[2]

Original Source

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

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1   Extract from Allom Lovell & Associates. *Former Richmond Power Station Conservation Management Plan.* December 1995.
2   Extract from Allom Lovell & Associates. *Former Richmond Power Station Conservation Management Plan.* December 1995.

Building:	House	Significance:	B
Address:	18 Old Heidelberg Road, Alphington	Melway Map Ref:	31 11D
Building Type:	Residence	Construction Date:	1911
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Charles Trescowthick, the boot manufacturer, was the first owner of this house in 1911. His factory was in Hoddle Street Abbotsford and he had previously lived in Upper Heidelberg Road, Ivanhoe.[1] His biography, published in c.1903, noted his business as '... one of the most nourishing businesses in connection with the boot manufacturing industry in the State ...'. His three-storey brick factory was then described as in Roseneath Street, Clifton Hill, and equipped with all of the latest mechanical aids to manufacture the numerous boot and shoe lines stocked by the firm.[2] Trescowthick had started his business there in 1892 in smaller premises having been trained in the leather trade previously. He also spent some time on the Wages Board of the boot trade.[3]

The building later formed part of the preparatory school of the Christian Brothers' Parade College, and now forms part of Alphington Grammar School. The building is presently used as the school's administration building.

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

Description

The house at 18 Old Heidelberg Road, Alphington, is a single-storey Edwardian villa, constructed of red brick with rendered dressings, and with a hipped and gabled slate roof. Typical of the Queen Anne style, the house is a picturesque composition of projecting half-timbered gables, tall red brick chimneys with roughcast rendered caps and terracotta chimney pots and bow windows with leadlit highlights. A verandah returns around the north and east elevations, and is supported on cast iron columns and decorated with a cast iron fretwork frieze. A distinctive ogee-roofed turret penetrates the north-east corner of the roof, above a polygonal bay window of leadlit casements. The roof has terracotta ridge cresting and terracotta finials, and gable ends are supported on decorative timber brackets.

Significance

The house at 18 Old Heidelberg Road, Alphington, is of local historical and architectural significance. The house has historical associations with Charles Trescowthick, a prominent late 19th and early 20th century Melbourne bootmaker. Architecturally, the house is a highly distinctive example of the Edwardian Queen Anne style, substantially intact, and particularly notable for its tower and cast iron verandah details.

Original Source

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

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1   Directories, 1910
2   Cyclopaedia of Victoria Vol 1, p.558
3   ibid.

Building:	Footbridge	Significance:	B
Address:	Old Heidelberg Road (Darebin Creek), Alphington	Melway Map Ref:	31 E11
Building Type:	Footbridge	Construction Date:	1914
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [ ]   F [x]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The location of the Darebin Creek Footbridge, near the eastern end of Old Heidelberg Road, had been a crossing point of the creek for many years before the bridge was built in 1914, connecting Charles Trescowthick's property Flowerdale, the property later occupied by Parade College, and currently by Alphington Grammar School, with the east side of the creek. Prior to the construction of the bridge, the creek was crossed on unstable timber planks which were often washed away in floods. Trescowthick, who had long allowed locals wishing to cross the creek access across his property, co-operated with the Heidelberg Council to erect the bridge in 1914. The bridge was constructed with steel girders taken from an earlier, demolished bridge in the Eltham area. The span of the bridge is 90 feet, and the deck is 4'2" wide. The side girders are 3' high.[1]

Description

The footbridge is a double-span riveted iron girder bridge crossing the Darebin Creek, connecting the City of Yarra with the City of Banyule. There are three cross-braced iron supports; one in the centre of the creek, and one on each of the banks. The girders comprise cross-braced riveted iron members, and have shallow segmental arched upper chords. Metal tube balustrading has been added to girders, and the deck has been concreted.

Significance

The footbridge is of local historical and architectural significance. Historically, the bridge marks pedestrian movements through Alphington when it was a largely rural area. Architecturally, the bridge is a simple iron structure over the Darebin Creek, and is a picturesque element along the Creek.

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1   National Trust File No. 3929.

Building:	St Joseph's Church	Significance:	B
Address:	46 Otter Street, Collingwood	Melway Map Ref:	31 E11

Building Type:	Church	Construction Date:	1861-91
Architect:	J B Denny; H E Tolhurst	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The foundation stone of St Joseph's Church, 46 Otter Street, Collingwood, was laid on 16 December 1860. Construction occurred in a number of stages between 1861 and 1891. The building was used as St Joseph's School until 1886, when the school building to the east of the site was constructed. At that time, the east aisle, designed by H E Tolhurst, was added. Tolhurst was an architect and surveyor for the City of Collingwood. A new chancel and sacristies, and a rose window over the high altar, were added by Brooks, Robinson & Co. The window was donated by Tolhurst. A window by Hughes Rogers & Co. was installed in the Lady Chapel soon afterwards.

The building contains stained glass windows by Ferguson & Urie, Rogers & Hughes, and William Montgomery. The organ in the rear gallery was possibly built by William Anderson of Melbourne.[1]

Renovations were made to the confessionals and porch in 1967.

Description

St Joseph's Church, 46 Otter Street, Collingwood, is a large Gothic Revival style church. Walls are of tuckpointed brickwork; the south elevation is rendered, and all the walls have been painted. The church comprises a gabled nave flanked by gabled aisles, clad in slate and with gabled parapet ends to the south elevation. The central gable end has a large traceried pointed arched window with stained glass above a series of four narrow lancet windows, flanked by staged buttresses. Each of the gable ends to the aisles have pointed arched windows. The side elevations also have pointed arched windows with simple tracery, located between buttresses. The tower to the north, square in plan, has a castellated parapet and has louvered pointed arched openings on each elevation.

The appearance of the building has been marred by the painting of the face brick surfaces.

Significance

St Joseph's Church, Collingwood, is of local historical and architectural significance. It was the first Catholic Mission Church in Collingwood. Architecturally, the building is a large and substantially externally intact Gothic Revival ecclesiastical building, notable for its unusual castellated tower and high quality stained glass windows.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   M Lewis. *Victorian Churches: Their Origins, Their Story and Their Architecture*, Melbourne, 1991, p. 67.

Building:	St Joseph's Presbytery	Significance:	B
Address:	46 Otter Street, Collingwood	Melway Map Ref:	31 E11

Building Type:	Residence	Construction Date:	1903
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

St Joseph's Presbytery was opened on 24 May 1903.

Although the construction of the main part of St Joseph's Church had been largely complete by 1862, until 1887, the Collingwood district was attended by priests from St Patrick's. In that year, Fr. Aylward was appointed the first resident priest. Aylward moved into a presbytery at 22 Abbotsford Street, Abbotsford, in 1888. The district was declared a separate mission in 1892.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

St Joseph's Presbytery, 46 Otter Street, Collingwood, is a large, two storey Edwardian brick house. Ground floor walls are of face red brick, whilst some of the first floor walls are roughcast with brick quoining and window dressings. There is a projecting bay at the north end of the west elevation, abutting a return verandah and balcony which wrap around the west and south elevations. The verandah has vertical timber balustrading and fretwork to arched frieze panels between turned timber posts. The ground floor of the north-west bay has a porch semi-circular arched openings with alternating red brick and render voussoirs and prominent keystones, and highly ornate capitals to the brick piers. The front door highlight has similar arch detailing. There is also a decorative moulded panel to the spandrel. On the south elevation, a similar arched section with a gabled top penetrates the verandah and marks the entrance. Windows are generally timber-framed double-hung sashes with semi-circular arched heads. There are moulded rendered string courses at sill level and at first floor level. The hipped slate roof has terracotta ridge capping (but no capping to hips), finials and ventilating gablets at each end of the main ridge, and exposed rafter ends. The roof is penetrated by tall, red brick chimneys with roughcast and smooth render banding, and terracotta chimney pots.

The high red brick fence with rendered coping appears to date from the same period.

Significance

St Joseph's Presbytery, 46 Otter Street, Collingwood, is of local architectural and significance. It is an excellent example of a large Edwardian house displaying a wide range of typically Edwardian architectural details. These include the imaginative use of face red brick, roughcast and smooth render surfaces on walls, chimneys and openings, and the extensive use of timber on a particularly notable verandah and balcony. The house is an significant architectural element on a prominent corner site, and an important part of the St Joseph's complex.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	St Joseph's Church Hall	Significance:	B
Address:	46 Otter Street, Collingwood	Melway Map Ref:	2C F8
Building Type:	Hall	Construction Date:	1886
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Three Catholic schools—Reilly Street (established 1 July 1855), Budd Street (1 July 1857) and Wellington Street (1858)—were operating in Collingwood at the time of their merger to form a school in Stanley Street in 1858. In 1860, the girls moved to a school in Otter Street. and the boys to Moor Street, with Collingwood Quarries School (established 1855). In 1862, the Otter Street school moved to the Wellington Street corner, and to the St Joseph's Church building in 1863.

In 1886, the present building was opened, operating as a school until 1912, when it was superseded by a building at west of the St Joseph's site.

Description

St Joseph's Church Hall, faces the Wellington Street boundary of the St Joseph's complex, at the corner of Wellington and Otter Streets, and is a brick Gothic Revival building. The east elevation has a lower entrance section with a central door flanked by paired pointed arched window. Its parapet, which reflects the roofline behind, has a triangular pediment at either end; each is surmounted by a fine iron finial. Above the entrance are the words THE WELLINGTON, in raised rendered lettering. The side walls, and those of the main building, are in face red brick, with rendered window dressings, parapet copings and buttress gablets. The building has a gabled slate tiled roof with ventilating gablets along each slope. The east gable-end has tripartite pointed arch windows; both gable-ends are topped with stone crosses. The side walls have plain red brick buttresses with rendered gableted tops. The side walls have paired arched windows with red brick dressings.

Significance

St Joseph's Church Hall, 46 Otter Street, Collingwood, is of local architectural significance. Whilst not a particularly distinguished example of a red brick Gothic Revival ecclesiastical building, it is nonetheless an integral part of the St Joseph's Church complex, which as a whole has social and historical importance in the history of Collingwood. The building is also an important heritage element in the Wellington Street streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	St Joseph's School	Significance:	B
Address:	46 Otter Street, Collingwood	Melway Map Ref:	2C F8

Building Type:	School	Construction Date:	1912
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

Three Catholic schools—Reilly Street (established 1 July 1855), Budd Street (1 July 1857) and Wellington Street (1858)—were operating in Collingwood at the time of their merger to form a school in Stanley Street in 1858. In 1860, the girls moved to a school in Otter Street, and the boys to Moor Street, with Collingwood Quarries School (established 1855). In 1862, the Otter Street school moved to the Wellington Street corner, and to the St Joseph's Church building in 1863.

In 1886, a new school building (now the Church Hall) was built on the Wellington Street frontage of the complex. In 1912, the present school building was constructed at the west of the site.

Description

St Joseph's Roman Catholic School, 46 Otter Street, Collingwood, is a late Edwardian single-storey building constructed of red brick. It is a relatively plain building, with rendered dressings to windows and rendered string courses. The south elevation, to Otter Street, has a parapeted section, rendered above the level of the window highlights, which bears the words ST JOSEPHS SCHOOL in raised rendered lettering. The hipped roof is terracotta tiled and decorated with terracotta finials and crosses.

Significance

St Joseph's Roman Catholic School, 46 Otter Street, is of local architectural, historical and social significance. It is an integral part of the St Joseph's Church complex, and is an important heritage element in the Otter and Perry Street streetscapes. St Joseph's have occupied the site since 1862, and the subsequent expansion of the complex reflects the growth of the suburb and of the role of Catholic Church. The school and complex continues to provide a community focus for the Catholic community.

Building:	House	Significance:	B
Address:	37 Oxford Street, Collingwood	Melway Map Ref:	2C D11

Building Type:	Residence	Construction Date:	1869
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The 1858 Hodgkinson map shows this site as vacant. By 1868, B Mahon was the owner of vacant land here and in the following year, Edward Crisp, brewer from the Burton Brewery, Cambridge Street, had built a four roomed brick house on the site. By 1871, Edward Crisp and Son were the owners, and Samuel Crisp, law clerk, was in residence. Later, the building was tenanted[1] and by 1877, ownership had passed to William Robson, a draper's assistant, who lived there. By 1884, ownership had passed to James Adamson, and by 1887/1891 to John Adamson.[2]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house at 37 Oxford Street, Collingwood, is a two storey single-fronted terrace-style house. It has walls of brown bricks with cream quoining and dressings to openings. The ground floor has a front door and single window; there are two single windows at first floor level. The concave-profile corrugated iron single storey verandah has non-original timber posts and the frieze appears to be missing. The roof is concealed behind a cream brick parapet with a brick cornice.

The house has a small front garden with a non-original cyclone wire fence.

Significance

The house at 37 Oxford Street, Collingwood, is of local historical and architectural significance. Historically, it has associations with Edward Crisp, a local brewer. Architecturally, it is an early example of bichromatic brickwork, and an example of its use to create a simple, mid-Victorian Regency-style facade.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1874, 1875.
2   Rate Book.

Building:	Houses	Significance:	B
Address:	39-41 Oxford Street, Collingwood	Melway Map Ref:	2C D11
Building Type:	Residences	Construction Date:	pre-1858
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[ ] P[x]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The 1858 Hodgkinson map may show the northern portion of this cottage in situ.

By 1864 William Finlay owned a wooden house on this site with two brick houses immediately to the north.[1] Joseph Hendy, wikmaker, was his tenant.[2] By 1874 ownership had passed to Phoebe Wood and by 1875 to Emma May as owner/occupier, and Mrs King, the building apparently being extended at this time.[3] Immediately to the north, Dr John Singleton operated a Home for Fallen Women, now demolished.[4] May and King retained ownership in 1880, and by 1884, John May, the teacher, owned one unit and Emma May, the other.[5] By 1887, it had reverted to one occupancy owned by John King, and it remained as such at least until 1891.[6]

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The pair of houses at 39-41 Oxford Street, Collingwood, comprises two attached single storey timber cottages. No. 39, to the south, is extremely narrow, and has a single door and window, and no verandah. It is encompassed by the verandah roof of No. 41, which is a symmetrical, double-fronted cottage with a central door flanked by single windows. Windows are timber-framed double-hung sashes. No. 41 has a skillion-roofed verandah, the pair has a single, transverse gabled corrugated iron roof.

The four-panelled front door to No. 41 is believed to be original.

The original verandah post and frieze from No. 41 are missing.

The timber picket front fence does not appear to be original.

Significance

The pair of houses at 39-41 Oxford Street, Collingwood, are of local historical and architectural significance. The site appears to have been occupied by the house at No. 41 since the 1850s; it is one of a relatively small number of houses to survive from the first period of development of the Collingwood slope. The architectural significance of No. 41 is diminished by the alterations to the verandah.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Rate Book.
2   Rate Books 1866, 1869, 1871.
3   Rate Book.
4   Rate Books 1875, 1877.
5   Rate Book.
6   Rate Book.

Building:	Terrace	Significance:	B
Address:	50-52 Oxford Street, Collingwood	Melway Map Ref:	2C D11
Building Type:	Residence	Construction Date:	pre-1864 and 1877
Architect:	Unknown	Builder:	William Randle?

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The 1858 Hodgkinson map shows this site as vacant.

By 1864, William Randle, carter, owned a brick house on this site and he lived in a wooden house immediately to the south. The situation remained unchanged until 1877[1] when he built a second brick house, remaining as resident in the wooden house.[2] By 1891, he owned three brick houses and a wooden house on the site.

Identification of the two houses, now Nos. 50 and 52, is difficult, but it is possible that they are the pre-1864 and 1877 buildings noted.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The terrace at 50-52 Oxford Street, Collingwood, comprises two double-storey brick houses. The walls of No. 52 are of face red brick, whilst No. 50 is (now) rendered. Each has a door and single window at ground floor level, and a skillion-profile corrugated iron verandah. There is a brick wing wall at the south end of the pair; the verandah of No. 52 is flanked by timber-framed wing walls. At first floor level, No. 50 has a single window, No. 50 a pair of windows. Windows are multi-paned timber-framed double-hung sashes with flat heads. The verandah to No. 52 has a very simple cast iron lacework frieze; No. 50 has no frieze. The transverse gabled roof is penetrated by a central party wall and terminates at gabled parapets at either end. The roof of No. 52 retains its original slates; No. 50 is clad in corrugated iron.

The timber picket front fences are not original.

Significance

The terrace at 50-52 Oxford Street, Collingwood, is of local historical and architectural significance. The pair—in particular No. 52—is appear to be a rare surviving brick terrace from the first phase of residential development of the Collingwood slope. Architecturally, the pair is a typical example of mid-Victorian attached houses, although the architectural significance of the pair has been diminished by the alterations to No. 50, including rendering and alterations to the verandah. No. 52, however, remains relatively intact.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1866. 1874. 1875. 1876.
2   Rate Book 1877.

Building:	Terrace	Significance:	B
Address:	51-55 Oxford Street, Collingwood	Melway Map Ref:	2C D11
Building Type:	Residence	Construction Date:	1858-64?
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The 1858 Hodgkinson map shows this site as vacant.

In 1864, Henry Miller owned three 3 room brick terrace houses here which were rented out. The properties had a long series of owners and tenants, with the longest ownership being that of William Smith who purchased the houses in 1880 and remained owner until at least 1895.

The relationship between the buildings described above and the present building is unclear, since the present building appears to accommodate two buildings only.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The brick building at 51-55 Oxford Street, Collingwood, is a single storey symmetrical bichromatic brick building with a gabled street facade. The east elevation, to Oxford Street, has two window openings; the entrances are via the side elevations. The walls are of red brick with a bluestone plinth, while the windows have cream brick quoining. There is also cream brick quoining at the building's corners, string courses and window head and sill level, and a small diaperwork panel in the gable-end. The gabled parapet has cream and red brick coping, and is decorated with unpainted rendered scrolls; urns (now missing) once decorated the corners. The roof is clad in corrugated iron and penetrated by a simple red brick chimney with a corbelled top.

Comparative Examples

Terraces, 57-63 Oxford Street, Collingwood

Significance

The building at 51-55 Oxford Street is of local architectural significance. The building is unusually composed for a residential terrace, and displays a typical but effective use of bichromatic brickwork. The building forms a visual unit with the adjacent terraces at 57-63 Oxford Street; as a group they make an important contribution to an interesting streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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[1]   Colingwood Rate Books, 1864, 1880, 1896.

Building:	Terrace	Significance:	B
Address:	57-63 Oxford Street, Collingwood	Melway Map Ref:	2C D11
Building Type:	Residence	Construction Date:	1873-78
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[ ]   F[x]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The 1858 Hodgkinson map shows a small building on this site. As early as 1866, Richard Kefford, a contractor, owned three wooden houses here, living in the middle one. In 1869, they were described as 5, 4 and 2 room houses. By 1873, he had built another house, and in 1874, another. By 1875, Kefford owned four cottages, of which the northern two were of timber, and the southern two of brick, suggesting a construction date of 1873-74 for the latter pair. In 1878, he built a second brick pair, whilst himself occupying the last remaining of his wooden houses. This situation continued until at least 1891.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

59-63 Oxford Street comprises two pairs of single storey, symmetrical, attached bichromatic brick houses built to the street alignment. The facade of each building has a pair of four-panelled timber doors with highlights, flanked by single timber-framed double hung sash windows with bluestone sills. The walls are of face red brick with a bluestone plinth, and with cream brick quoining to the building's corners, and to the door and window openings. The hipped corrugated iron roofs are partially concealed behind a modest brick parapet with a cream brick cornice and frieze.

Comparative Examples

Terrace, 10-16 Derby Street, Collingwood
51-55 Oxford Street, Collingwood

Significance

The terraces at 57-63 Oxford Street, Collingwood, are of local architectural significance. Despite their bichromatic brickwork, which is simple, yet considered, they are remarkably austere and unusually composed residential buildings. They form a visual unit with the adjacent building at Nos. 51-55, and make an important and interesting contribution to the streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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[1]   Collingwood Rate Books 1866, 1869, 1871, 1873, 1874, 1875, 1878, 1891.

Building:	Terrace	Significance:	B
Address:	58-62 Oxford Street, Collingwood	Melway Map Ref:	2C D11
Building Type:	Residence	Construction Date:	1858-64
Architect:	Unknown	Builder:	William Turnbull?

Intactness:
G[ ] F[x] P[ ]

Condition:
G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The 1858 Hodgkinson map shows this site as vacant. In 1864, however, William Turnbull, builder, lived in a stone house at No. 62, Archibald Deans the carpenter, owned and occupied No. 58 and Mrs Robson owned and occupied No. 58.[1] Her husband, John, was also a carpenter.[2] The ownership was substantially the same in 1877, with No. 58 being owned and occupied by Thomas Robson, clerk.[3] In 1880, Janet Robson was the owner/occupant[4] and by 1891, No. 62 had passed to Jesse Turnball.[5]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The houses at Nos. 58-62 are three one- and two-storey bluestone cottages with hipped corrugated iron roofs. Nos 58 and 60 are attached, whilst No. 62 is detached, separated from the others by a right-of-way. Each cottage has a verandah with a corrugated iron roof supported on timber posts. Windows are multi-paned, double-hung sashes. Door and window openings have pick-faced bluestone quoining, which have been painted on Nos. 60 and 62. To the rear of each of the houses are two-storey brick sections, also with hipped corrugated iron roofs.

Fences are timber picket with metal gates, dating from the inter-War period.

Significance

The houses at 58-62 Oxford Street, Collingwood, are of local historical and architectural significance. The houses are rare surviving bluestone cottages dating from an early phase of residential development of the Collingwood slope. Modest in scale, they demonstrate the living conditions experienced in the urban industrial environment of Collingwood in the 19th century. Architecturally, they are relatively intact examples of mid-Victorian houses. The form of the cottages—single-storey at the front and two-storey at the rear—is unusual.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate books, 1864.
2   Rate books, 1866.
3   Rate books, 1877.
4   Rate books, 1880.
5   Rate books, 1891.

Building:	Andembach [part]	Significance:	B
Address:	31 Park Crescent, Alphington	Melway Map Ref:	30 K12

Building Type:	Residence	Construction Date:	1894 onwards
Architect:	Unknown	Builder:	William J Brewer?

Intactness:

G[ ] F[ ] P[x]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

C H James and Percy Dobson's St James Park Extension Estate was created from Vidal's Crown Portion 114.[1] Investor, Henry Littlewood of St Kilda, purchased a number of lots from the estate in 1884.[2] Subsequently, William J Brewer purchased part of lot 51 and all of lots 52 and 3 and constructed Andembach over a period which began in 1894.[3] Brewer was a timber merchant importer, sawmiller, builder, joiner, ironmonger, case maker, painter and paperhanger at Grant Street Clifton Hill and Elizabeth Street in Melbourne.

He was born in Heidelberg in 1860, the son of John Brewer who was a old 'colonist' of the area. Educated in Heidelberg and Melbourne, William commenced a contracting business in 1881 with his brother, known as Brewer Brothers. The brother, J H Brewer died in 1889, and thus the contracting side of the business lapsed. William specialised in importation of oregon, deal, walnut and cedar, whilst for the local market, he had developed portable iron buildings of all sizes for farming in remote areas. As well he was investing in real estate, having released 107 allotments in the suburbanisation of Ivanhoe (Rangeworthy Estate).[4]

For his own home he chose the already suburbanised banks of the Yarra at Fairfield and from there represented the Heidelberg Council, from 1896-1904.[5] Brewer lived there until the 1920s, James Sanderson was there in the 1930s and Thomas and A McFarlane in the 1840s.

Description

Andembach, commenced in 1894 and extended in 1901 and 1906,[6] originally comprised a number of towered pavilion buildings surrounded by gardens which were terraced down to the boat reserve at the Yarra. An Orientally inspired summer house with a cupola was the centrepiece to the riverside garden.[7] Subsequent flat development to the east resulted in the demolition of Andembach and Lamoka. All that remains is the Edwardian ballroom, originally to the west of Andembach, which was linked to its corner tower and attached on the west to a large fernery, and the castellated garage on the west boundary. The stables, formerly on the north-east corner, have been demolished. The c.1906 ballroom is a weatherboard building with a hipped roof with a central lantern with clerestory glazing. The roofs are clad with Marseilles pattern terracotta tiles with terracotta ridge capping, cresting and finials. A cream brick chimney has been added on the east side, and an attic room built into the roof space. The garage is a small, single-storey building and has been altered in appearance. The street elevation has a moulded cornice terminated at each end by corbelled blocks with decorative consoles. The side elevation has a large central opening and two double-hung sash windows. The parapet is castellated, and the walls have been roughcast rendered.

Significance

The garage and c.1906 ballroom at 31 Park Crescent, Alphington, are of local historical significance. Although altered, the buildings are the only remnants of Andembach, which was the most palatial of the riverside mansions constructed in Fairfield, Northcote and Alphington.

Original Source

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

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1   Transfer of Land Certificate 139275. LP533/A1-2.0
2   Ibid.
3   Rate Book 1894, 121f.
4   C of V, Vol 1., p545f.
5   Municipal Directories: 1890-1910.

6   Heidelberg Rate Books 1894. 121f; 1902, 132f; 1906,108f.
7   Australasian, 16/12/1905/1471. MMBW Detail Plan Nol 1314 (1935).

Building:	House	Significance:	B
Address:	1 Park Street, Abbotsford	Melway Map Ref:	2G J1

Building Type:	Residence	Construction Date:	1884
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

By 1883 the Bank of Australasia owned vacant land with a 33 foot (9.9 metre) frontage to the west side of Park Street between Victoria and Greenwood Streets. By 1884, James Phillips had erected a brick house on the land. Phillips retained ownership until at least 1891, when Frederick Jones, a gentleman, was tenant. By 1900, Mary Solomon had purchased the property, leasing it to Patrick Callinan, a clerk.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house, at 1 Park Street, Abbotsford, is a double-storey single-fronted freestanding Italianate style brick house. The walls are of brown face brick with a bluestone plinth. The ground floor facade has a four-panelled front door with side- and highlights, and a tripartite window, whilst the first floor has two windows. Windows are timber-framed double-hung sashes. The front verandah and balcony have cast iron lacework friezes, and the balcony has lacework balustrading. The verandah and balcony are flanked by projecting brick walls decorated with rendered consoles. The hipped corrugated iron roof has paired eaves brackets and a central brick chimney with a rendered moulded cap. The verandah retains its original iron picket fence.

Significance

The house at 1 Park Street, Abbotsford, is of local architectural significance. It is a substantially intact example of a typically ornamented double-storey Italianate terrace-style house, which makes a positive heritage contribution to a varied streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books, 1883, 1884, 1891, 1900

Building:	Glandmire House	Significance:	B
Address:	11 Park Street, Abbotsford	Melway Map Ref:	2G J1

Building Type:	Residence	Construction Date:	1875
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

By 1874, William Woodlands, a labourer, owned vacant land in Park Street, on the west side between Victoria and Greenwood Streets. In 1875, he built a brick house there for his residence. From 1881, Woodlands leased the property to a series of tenants.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

Glandmire House, 11 Park Street, Abbotsford, is a double-storey single-fronted freestanding Italianate style brick terrace house. The walls are of brick; the facade is rendered. The ground floor facade has prominent banded rustication. The ground floor facade a front door with highlight, and a single window, whilst the first floor has two windows. Windows are timber-framed double-hung sashes, and have moulded architraves. The front verandah and balcony have cast iron lacework friezes, and the balcony has lacework balustrading. The verandah and balcony are flanked by projecting brick walls with blind arches. The roof is concealed behind a rendered parapet, which has a central segmental pediment flanked by urns. The pediment bears the words GLANDMIRE HOUSE 1875 in low relief. The parapet itself has urns at either end, and there are decorative acorn finials on the wing walls.

Significance

Glandmire House, 11 Park Street, Abbotsford, is of local architectural significance. It is a substantially intact example of a typically ornamented double-storey Italianate terrace-style house, which makes a positive heritage contribution to a varied streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books, 1874, 1875, 1881, 1883, 1891, 1901.

Building:	House	Significance:	B
Address:	22 Park Street, Abbotsford	Melway Map Ref:	2G J1

Building Type:	Residence	Construction Date:	1870
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[ ] P[x]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

22 Park Street was originally the Harp of Erin Hotel, built in 1870 for Darby Reddan (spellings vary). In 1870, the Rate Books show Reddan as the owner of a 4-roomed wooden house valued at £20. The following year, there was a brick and stone hotel, valued at £32, on the site. The owner and occupier was Reddan, listed as a wool worker. The building is listed variously as a house and hotel until 1877, from when it is listed as the Harp of Erin Hotel. Reddan remained occupier until approximately 1886. By 1887, Anton Fritoch was the occupier. Between 1900 and 1910, the building was turned into two separate houses.[1] The house is currently a single dwelling.

Description

22 Park Street is a double-storey residence of rendered masonry construction built directly on the street alignment in a largely residential area. Designed in a simple Italianate style, there is a rendered moulded string course at each level, surmounted at first floor by a plain parapet with a scrolled segmented-arched pediment. Nearly all of the original windows have been enlarged and fitted with steel- or aluminium framed windows. Original bracketed window sills survive at first floor level. One of the two door openings at ground floor level has been infilled; only the original bluestone steps survive. Chimneys are rendered, with moulded caps.

Significance

The former hotel at 22 Park Street, Abbotsford, is of local architectural significance and local historical interest. The building is a typical example of the 19th century Italianate style, and is a prominent element in the largely residential streetscape. The building is of historical interest for its various changes of use from a hotel to residences, and its location away from a commercial area.

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1   Collingwood Rate Books, 1870, 1871, 1872-73, 1877, 1881, 1887. *Sands & McDougall Directories*, 1880, 1881, 1882, 1884, 1885, 1890, 1900, 1910, 1920, 1930.

Building:	House	Significance:	B
Address:	23 Paterson Street, Abbotsford	Melway Map Ref:	2D B9

Building Type:	Residence	Construction Date:	1893
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]　F[ ]　P[ ]

Condition:

G[x]　F[ ]　P[ ]

Existing Heritage Listings:

Victorian Heritage Register [ ]
Register of the National Estate [ ]
National Trust [ ]

Recommended Heritage Listings:

Victorian Heritage Register [ ]
Register of the National Estate [x]
Heritage Overlay Controls [x]

History

By 1892 Randal Lambert, a librarian, owned land on the west side of Paterson Street between Valiant and Abbotsford Streets. In 1893 Lambert built a brick house there for his residence.[1] Lambert continued as owner/occupant at least until 1900.[2]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house at 23 Paterson Street, Abbotsford, is an asymmetrical, single-storey bichromatic Italianate style villa, with a hipped slate roof. Its walls are of dark brown bricks with red brick quoining and window dressings. The projecting bay on the front elevation has a pair of segmental-arched double-hung sash windows, within a chamfered brick recess. The curved corrugated iron verandah has cast iron columns and lacework frieze. Beneath the verandah are two double-hung sash windows flanked by semi-circular arched niches. The hipped slate roof has bracketed eaves and is penetrated by two red and brown brick chimneys with rendered moulded caps.

The timber and woven wire fence appears to date from the inter-War period.

Significance

The house at 23 Paterson Street, Abbotsford, is of local architectural significance. It is an intact example of a 19th century Italianate style villa, particularly ornate for Abbotsford. Of note is the fine and exuberant use of bichromatic composition, and the unusually detailed recessed windows.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1893, 1894.
2   Rate Book 1901.

Building:	Terrace	Significance:	B
Address:	92-94 Perry Street, Collingwood	Melway Map Ref:	2C G8
Building Type:	Residence	Construction Date:	c.1872
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The houses at 92-94 Perry Street, Collingwood, were built c.1872. Rate Books for that year show Abraham Barlow (?) as the owner of two untenanted brick houses, each valued at £16. The following year, Barlow, listed as an agent, is the owner of No. 94, whilst the owner of No. 92 had passed to Mrs Margaret Strogen [spellings vary]. The tenants are Mr Johnston, a carpenter, and Edward Butler, a blacksmith. By 1875, Mrs Strogen owned both houses. Butler remained in occupation until 1876, Johnston until 1895.[1]

Description

The terrace at 92-94 Perry Street, Collingwood, comprises two semi-detached single storey brick dwellings. The walls are of rendered brick, and the facade of each house has a front door and single window. The single transverse gabled corrugated iron roof has parapets along the facade and at each gable-end. The only ornamentation is a simple rendered cornice on the front parapet. The roof is penetrated by two stocky rendered brick chimneys with no caps or pots.

The condition of the render and paint on the west gable-end is poor; some surfaces appear to be painted, unrendered brick.

Significance

The terrace at 92-94 Perry Street, Collingwood, is of local architectural significance. The form of the rendered brick pair—with a transverse gabled parapeted roof and no verandah—is highly unusual in Collingwood. The significance and contribution to the streetscape of the pair is diminished by the high front fence and canvas front door canopies.

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1   Collingwood Rate Books, 1871, 1872-73, 1876, 1875. *Sands & McDougall Directory*, 1872, 1973, 1874, 1875, 1877, 1880, 1885, 1890, 1895, 1900, 1910.

Building:	Houses	Significance:	B
Address:	419-421 Punt Road, Richmond	Melway Map Ref:	2G F11

Building Type:	Residences	Construction Date:	1872
Architect:	Unknown	Builder:	Unknown
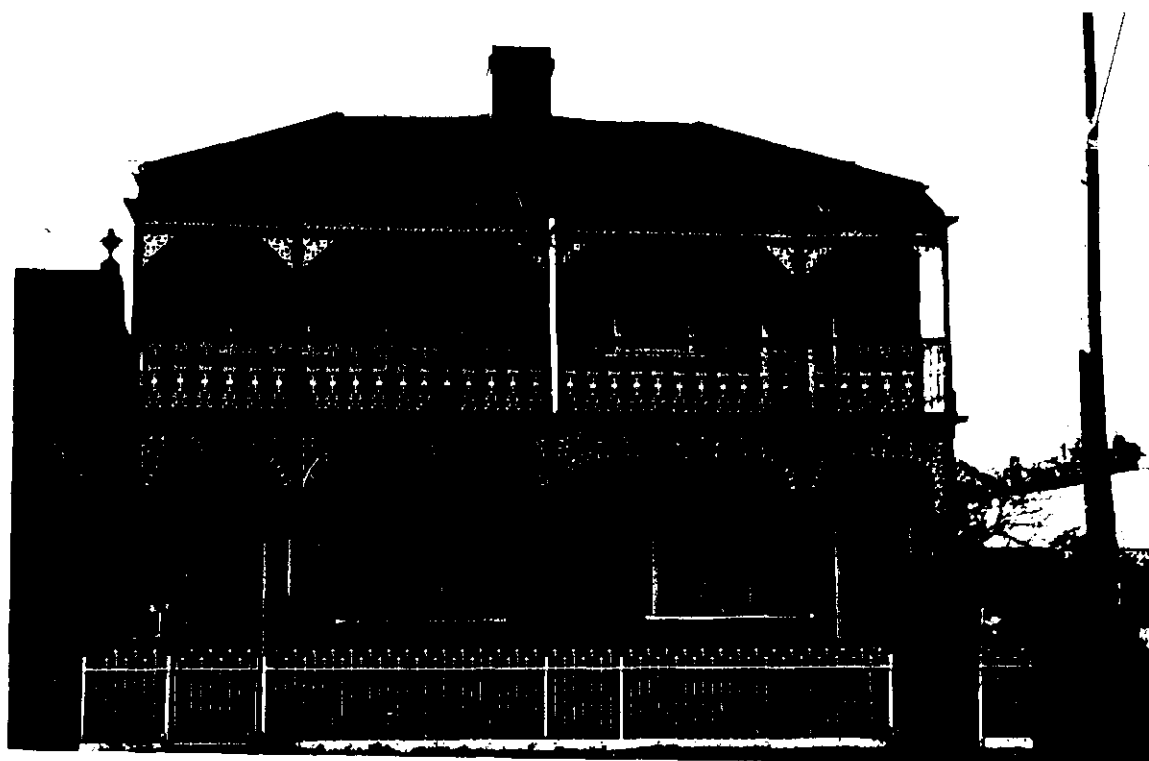
Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Rate Books first list two 4 room wooden houses on this site in 1872. They were owned by Henry Willerson, an valued at £27 each. Willerson was the occupier of one, and Robert Williams, a teacher, the other. Willerson, who is listed variously as a storeman, a painter and a gentleman, owned the houses until at least 1885, when they were valued at £22 each.[1]

Description

419-421 Punt Road, Richmond, comprises a pair of double-storey semi-detached 19th century houses. The side walls are of brick, whilst the facade is clad in weatherboard. Each dwelling has, at ground floor level, a front door and set of three timber-framed casement windows with highlights, added during the Edwardian period. The front door to No. 419 has side- and highlights, which appear to be original. At first floor level there are four double-hung multi-paned sash windows, two with lower panelled doors to provide access to the balcony. There is a timber-framed verandah and balcony, each with different decorative cast iron lacework friezes; the balcony has a cast iron lacework balustrade.

The balcony roof is encompassed by the main transverse jerkin-head roof, which is penetrated by a single brick chimney with brick corbelling.

The front fence is not original.

Comparative Examples

175 Kent Street, Richmond

Significance

The pair of houses at 419-421 Punt Road, Richmond, is of local architectural significance. The pair is an unusual example of an Italianate brick terrace pair with a weatherboard facade. The house is substantially intact following the alterations made in the Edwardian period, and is a prominent feature in the streetscape.

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1   Richmond Rate Books, 1871, 1872, 1873, 1875(B), 1877, 1879, 1881, 1883, 1884, 1885. *Sands & McDougall Directory*, 1886, 1890, 1891, 1892, 1893, 1890, 1895, 1900, 1910, 1915, 1918, 1920, 1940.

Building:	Hoddle Bridge	Significance:	B
Address:	Punt Road (Yarra River), Richmond	Melway Map Ref:	2G F12
Building Type:	Road Bridge	Construction Date:	1938
Architect:	Country Roads Board, Melbourne City Council	Builder:	Country Roads Board, Melbourne City Council

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Hoddle Bridge, named after Robert Hoddle, replaced an earlier footbridge, which in turn had replaced a punt service. The bridge was constructed by the Country Roads Board in conjunction with the Melbourne City Council, at a cost of £78,000. It was opened on 22 December 1938 by the Hon. Albert Dunstan, Premier of Victoria.

The bridge was one of the first to be painted to improve its appearance, with a special brand of paint known as Emulux. The bridge was a continuous re-inforced concrete T-beam five-span bridge.[1] The bridge was not completely well-received with reports that:

> 'By 1939, too, the new Hoddle Bridge fed an intolerable level of traffic into Victoria Street: "Accidents are numerous and many of them causing the death of pedestrians are due to the large number of parked cars ..."'[2]

Description

The Hoddle Bridge connects Punt Road, the boundary of the Cities of Yarra and Melbourne, with the Cities of Stonnington and Melbourne, to the south. It is a four-lane road bridge with narrow footpaths on either side. It is of continuous reinforced concrete T-beam construction with five segmental arched spans, supported on transverse piers, and linked by concrete cross-beams.

The piers terminate in a series of tapered concrete pillars with Art Deco-styled streamlined decoration. Each pillar supports a Victorian-style lamps. The infill railings are geometric-patterned painted metal.

The bridge crosses the river at an angle (south-east to north-west); the southern corners terminate in bold curved walls. The architectural impact of the bridge is diminished at the north end by the South-Eastern Freeway flyover, which sits above the bridge.

Comparative Examples

MacRobertson Bridge, Yarra River, Richmond.

Significance

The Hoddle Bridge is of local historical and architectural significance. Historically, it represents the third phase of connection—superseding the punt and original footbridge—between Punt Road, Richmond, with South Yarra. Architecturally, the bridge is an interesting composition which contrasts the horizontality of the shallow arched deck with the streamlined concrete pillars with simple, but bold, Art Deco-style decoration. The Bridge is an important and highly prominent architectural element which forms the south-west gateway to the municipality.

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1   D Smyth, *The Bridges of the Yarra*, Toorak (Vic) 1979 [unpaged].
2   J McCalman, *Struggletown: Portrait of an Australian Working-Class Community, 1900-1965*, Ringwood (Vic) 1984, p. 177,

Building:	House	Significance:	B
Address:	1 Raphael Street, Abbotsford	Melway Map Ref:	2C J11

Building Type:	Residence	Construction Date:	1874
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1874 Shadrock Lambert, a bricklayer, built and occupied a brick house in Langridge Street on the south-west corner of Raphael Street. By 1887 the property had passed to Martha Lambert.[1] In 1892 James Steff, a builder, was tenant and by 1898 was owner/occupant of the property. By 1900 the owner/occupant of the property was Charlotte Steff.[2]

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The house at 1 Raphael Street, Abbotsford, is a two storey single-fronted Italianate freestanding terrace-style brick house on a prominent site at the corner of Langridge Street. The walls are rendered, the two street elevations having ruled ashlar. On the east elevation, the ground floor has a door and a single window; the first floor two windows. The west elevation, on the street alignment of Langridge Street, has two windows at each level. All windows are single with moulded architraves and ornate bracketed sills, and there is a simple moulded string course at first floor level. The hipped roof has no eaves, is clad in non-original terracotta tiles, and is penetrated by a rendered chimney with moulded cap.

The timber picket fence may be original.

Significance

The house at 1 Raphael Street, Abbotsford, is of local architectural significance. It is an particularly elegant Italianate house, notable for the surface treatment, composition and detailing of its street elevations, and for the way the house addresses both Raphael and Langridge Streets. The significance of the house has been diminished by the replacement of the original roofing material—probably slate—with terracotta tiles.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1 Rate Books 1874, 1887.
2 Rate Books 1893, 1899, 1901.

Building:	Alameda	Significance:	B
Address:	5-7 Rex Avenue, Alphington	Melway Map Ref:	31 B12

Building Type:	Residence	Construction Date:	1907
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [ ]   F [x]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Fulham Grange Two Estate was created from A Klemis' Crown Portion 117, in 1883.[1]
William George Harless, a plasterer, purchased the land (part lot 59) and built 5-7 Rex Avenue in
1907.[2] He leased the house almost immediately to Percy and Ada Penn. Percy, a printer, and
Ada stayed in the house until 1913[3], when Harless returned from America and took it for his own
use until past 1930.[4] Harold D Harless, an engineer and William's son, later occupied the house.[5]

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

Description

53 Rex Avenue, Alphington, is a detached timber Federation attic style house. Characteristic of
the style, the house is asymmetrically composed with a Marseilles patterned hipped and gabled
roof. An octagonal candle snuffer turret marks the corner, rising above a polygonal bay window.
The return verandah is supported on timber posts, with a timber arcaded frieze and carved
brackets. Gable ends are half timbered and have fretted brackets. There is an unusual eye-shaped
window on the street elevation. The roughcast rendered chimneys are diagonally oriented, and
have terracotta chimney pots.

Alterations include the replacement of the casement windows beneath the main gable, replacement
of the front door, and concreting of the verandah floor. The timber and woven wire fence and
lych gate probably date from the inter-War period. Alongside the fence is a clipped hedge, and
behind the house is a mature Norfolk Island pine.

Comparative Examples

Aratapu, 1 Rex Avenue, Alphington.

Significance

5-7 Rex Avenue, Alphington, is of local architectural significance and local historical interest.
The house is a good example of the picturesque Federation style, notable for its unusual eye-
shaped window, decorative timber verandah and octagonal corner turret and bay window. The
house is enhanced by its mature garden. The continuous ownership of the house by the Harless
family is of interest.

Original Source

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

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1   Subdivision Plan V1556, F 195.
2   Rate Books 1907, 525.
3   CER Bourke, 1912.
4   D1930.
5   Pers comm, Harold Harless.

Building:	Former J Kennon & Sons Wool Stores	Significance:	B
Address:	River Street (cnr Murphy Street), Richmond	Melway Map Ref:	2H G6
Building Type:	Warehouse	Construction Date:	1922
Architect:	Albion H Walkley and William Pitt & Sons	Builder:	Unknown

Intactness:			Condition:		
G[x]	F[ ]	P[ ]	G[x]	F[ ]	P[ ]

Existing Heritage Listings: | | **Recommended Heritage Listings:** |

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The J Kennon & Sons Wool Store was designed by Albion H Walkley and William Pitt & Sons in 1922. Walkley had designed the firms' offices in June 1915, which he altered in 1922 and 1926.[1]

J Kennon & Sons was established as a tannery in Bridge Road, Richmond in 1863 when it employed four to five people and turned out 10-20 hides a week. By 1888, the firm employed 26 people and produced only kangaroo hides, tanning approximately 1,200 per week. The firm also manufactured thongs and laces and was, at that time, one of the largest lace factories in the colonies.[2]

Description

The former J Kennon & Sons Wool Stores, on the Corner of River and Murphy Streets, Richmond, is a three-storey red brick building with a dominant unpainted rendered parapet. The walls of the building are red face brick, with the overall composition being a series of bays defined by brick piers, with alternate ones being embellished with a shallow brick pilaster. Between these piers are large multi-paned steel-framed windows, separated by rendered spandrel panels. There is a small entrance with a bracketed canopy at the second-northernmost bay in River Street. The third floor on the north elevation has blind openings in place of glazing. The parapet is of unpainted render, and, on the east façade, is divided horizontally by a wide cornice. A central raised section bears the words J KENNON & SONS PTY LTD; beneath the cornice is written WOOL STORES.

Significance

The former J Kennon & Sons Wool Stores, on the corner of River and Murphy Streets, Richmond, is of local historical and architectural significance. J Kennon & Sons were a prominent early established firm in Richmond. The building is a typical example of a large early inter-War commercial building, an elegant composition of classically-derived architectural elements. The significance of the building is increased by its extensive areas of face red brick and unpainted render; its bulk gives it landmark qualities.

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1   M Lewis. *Australian Architectural Index*. Source: Melbourne University Architectural Collection.
2   A Sutherland, *Victoria and Its Metropolis: Past and Present. The Colony and Its People in 1888*, Melbourne 1888, p. 608.

Building:	Rosemount	Significance:	B
Address:	3 Roemer Crescent, Alphington	Melway Map Ref:	31 C12

Building Type:	Residence	Construction Date:	1889
Architect:	Unknown	Builder:	Unknown
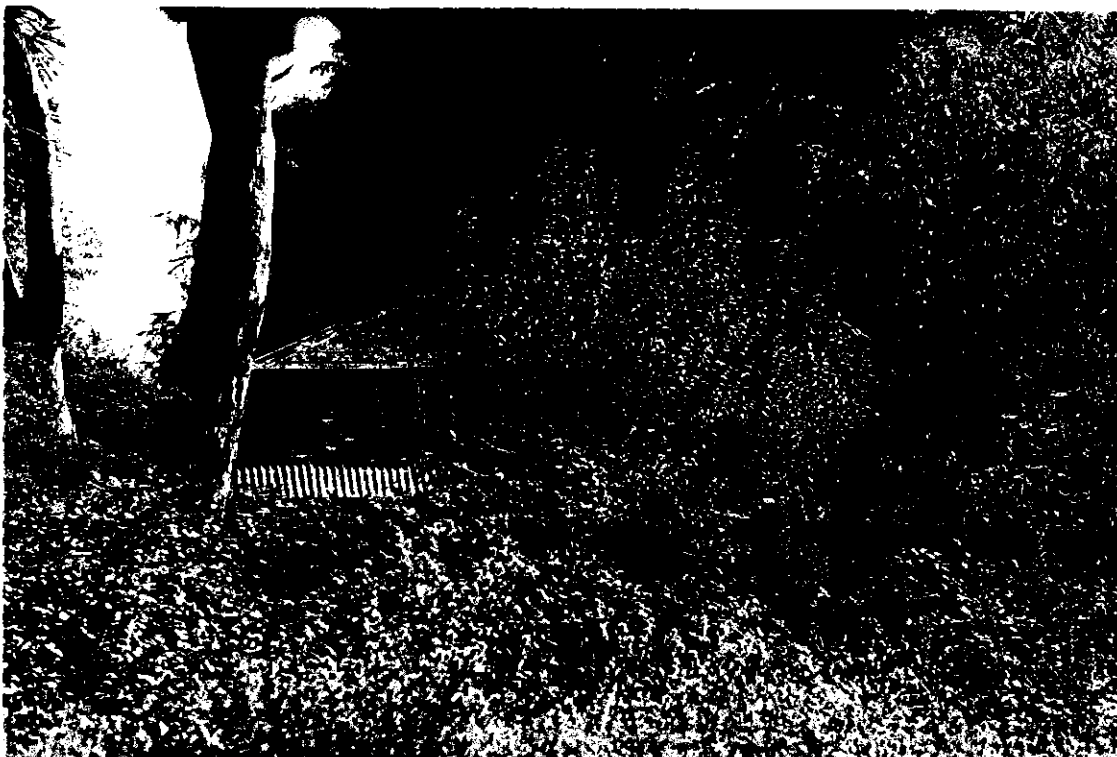
Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Charles W Roemer of Sydney purchased Crown Portion 120 in 1840. In the following year he sold the major part of this land to James Manning, also of Sydney. By 1852 both James and William M Manning owned all of the land to the south of Heidelberg Road and began to sell allotments from a subdivision centred on Yarra Street (Yarrales); Bank Street and Roemer Crescent were the two other streets of their estate. In December 1855, William Manning sold lot 33 of the estate to John Mason, and John Enticott, an ironmonger, purchased seven acres of land facing Roemer Crescent, where he cultivated a garden in the late 1880s. By 1889 he had built a house and stable on this land.

John Enticott had established his business in the colony during 1853, pioneering in the distribution of corrugated iron and other products. He was born in 1834 at Chard, Somerset, where he was a plumber and glazier's apprentice. After a stay in London, he left for Victoria in 1856. By 1901 he had retired to Rosemont Cottage at Alphington, after residing for a long time in Bay View Terrace, Collins Place. Melbourne. Following his retirement his sons, William and Charles, managed the business, dealing with imported goods and sanitary ware manufacture. The works were then at Little Collins Street but, by 1900, were in Little Lonsdale Street.

Later residents at Rosemont Cottage were Miss H Enticott, Richard T Carter, Elizabeth A Carter, Miss W Carter, Walter Turner, Francis S Young and Elizabeth Young, who sold the house in 1968.

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

Description

Rosemount Cottage is a detached polychromatic brick house with a return verandah on three sides and a hipped slate roof with bracketed eaves. The house faces away from the street, oriented towards the Yarra River. Walls are of brown brick, with contrasting cream brick quoining. The verandah has a ogee-profiled roof, cast iron friezes, brackets and columns. The doors on the north and south elevations have arched fanlights, the north door also has sidelights with pictorial transfers depicting the arts, science, commerce and other activities.

There is a matching brick addition, probably c 1900, at the north-west.

Internally, there is a central passageway with engaged columns and an archway. Marble mantelpieces survive in each of the four main rooms.

Alterations include the replacement of a number of the verandah posts and the replacement of the original verandah floor.

Comparative Examples

53 Lucerne Crescent, Alphington.

Significance

Rosemount Cottage, at 3 Roemer Crescent, Alphington, is of local architectural and historical significance. The house is impressively sited with panoramic views of the Yarra River. The house, substantially intact, is one of a small number of polychromatic brick houses dating from the 19th century surviving in Alphington. The house is a typical example of the style, and has an intact interior.

Original Source

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

| Building: | Former United Tannery and Boot Factory | Significance: | B |
| Address: | 112 Rokeby Street, Collingwood | Melway Map Ref: | 2C F11 |

| Building Type: | Factory | Construction Date: | c.1876 |
| Architect: | Unknown | Builder: | Unknown |

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In the early 1850s, William Overton established Victoria's first glassworks on Collingwood Flat in the vicinity of what is now Glasshouse Road. The glassworks was unsuccessful and by 1855 the building had been taken over by Rae Dickson & Co. for use as a stearine candle factory. By the late 1950s the candle works had also closed down.

After lying vacant for a number of years, the site was taken up by a prominent Melbourne leather merchant, Hugh Thompson in 1864, for use a tannery and boot factory. Beginning with a staff of 20 the firm grew rapidly to over 200 employees by the late 1860s, after the introduction of protective import tariffs on boots and shoes. The works was one of Collingwood's first steam powered factories with a six horsepower diagonal steam engine driving a variety of machines including leather rolls, a pricking machine, eccentric sole-cutting press and a number of sewing machines. By 1868 the tannery section employed 20 staff with 36 tan pits and a large curing room. The firm had introduced new technology including machine rolls to flatten the sole leather (previously beaten out by hand) and a pricking machine to pre punch holes in the soles for sewing. In 1868, however, most of the bootmaking work was still done by hand with the factory floor having eight large work benches for 20 sewers each, two additional benches with lasts for the 36 hand rivetters, and 12 finisher's stools. In 1930, the company was still in business, specialising in men's and women's welts and heavy machine sewn men's boots.

The business took the name of Hugh Thompson & Sons Victoria Tannery c.1890, and H Thompson & Son Pty Ltd by 1920. Initially, Thompson carried out the work of tanner, currier and bootmaker. His was the only establishment described in the directories and census returns as a boot factory in the 1870s. Thompson expanding to an additional tannery in Alexandra Parade, Clifton Hill, in the early twentieth century and appears to have restricted his business to tanning in these years, although the factory resumed boot manufacturing in the 1920s.

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study*. 1992.

Description

The former United Tannery and Boot Factory, 112 Rokeby Street, Collingwood, is a double-storey brick industrial building. Its walls are of red face brick, with evenly spaced single window openings at both levels. On the east elevation, the ground floor has a two-leaf timber door flanked by one window to the south and two to the north, whilst the first floor has four windows. Window openings have segmental brick arched lintels, whilst the door has a flat concrete lintel below a brick relieving arch. Windows are generally multi-paned timber-framed double-hung sashes. The longitudinal gabled roof is concealed behind an unadorned brick parapet.

Significance

The former United Tannery and Boot Factory, 112 Rokeby Street, Collingwood is of local historical and architectural significance. Historically, it was occupied by a prominent tannery and boot factory from the 1860s until the mid-20th century. Architecturally, it is a substantially intact example of a very austere mid-Victorian industrial building, and, as such, makes a contributes to the mixed industrial streetscape.

Original Source

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study*. 1992.

| Building: | Former Davis' Pickle and Sauce Factory | Significance: | B |
| Address: | 89 Rupert Street, Collingwood | Melway Map Ref: | 2C F11 |

| Building Type: | Factory | Construction Date: | 1925 |
| Architect: | Unknown | Builder: | Unknown |

| Intactness: | | Condition: | |
| G[x] F[ ] P[ ] | | G[x] F[ ] P[ ] | |

Existing Heritage Listings: | | **Recommended Heritage Listings:** | |
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The Davis' Pickle and Sauce Factory was built in 1925 for Solomon and Maurice Davis. In 1925, Rupert Street was predominantly residential. In 1922, the wooden houses at Nos. 81-93 were acquired by S and M Davis; at this time, their values ranged from £28 to £34. In 1925, the houses at Nos. 85, 87-89, 91 and 93 were demolished: the Davis' are listed as owners of vacant land. The Rate Books of 1925-26 show S & M Davis as the owners of a brick factory valued at £190. They retained ownership of the adjacent 4 room wooden houses at Nos. 81 and 83.[1]

Description

The former Davis' Pickle and Sauce Factory, 89 Rupert Street, Collingwood, is a single storey brick industrial building. The symmetrical facade is of face red brick, and has a series of multi-paned steel-framed hopper windows and single door openings between shallow brick piers and beneath a moulded string course. Four piers extend through to the parapet, which has a wide central gabled pediment with rendered moulded copings, flanked by panelled sections with a circular motifs; all have flat, rendered decoration.

Significance

The former Davis' Pickle and Sauce Factory, 89 Rupert Street, Collingwood, is of local architectural significance. It is a good and substantially intact example of a decorated industrial building in a late Edwardian style, which makes a positive contribution to a mixed industrial streetscape.

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1   Collingwood Rate Books, 1919-20, 1921-22, 1922-23, 2924-25, 1925-26. *Sands & McDougall Directory*, 1920, 1925, 1926, 1927, 1930, 1940.

| Building: | Former Methodist Mission Church | Significance: | B |
| Address: | 25-27 Sackville Street, Collingwood | Melway Map Ref: | 2C E7 |

| Building Type: | Church | Construction Date: | 1886 |
| Architect: | Terry & Oakden | Builder: | Sanden, Turner, Meckiff |

Intactness:	Condition:
G[ ] F[x] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Hodgkinson Map of 1858 shows the timber church which was constructed on this site in that year. The present brick church was built in 1886; it is described in the 1887 Rate Books as the Wesleyan Church and School. In 1902, the various branches of Methodism united, and in 1903, the Collingwood Methodist Mission was established with its headquarters in the Gipps Street Church. It was one of six Methodist Missions created in inner Melbourne; the Sackville Street church was one of three churches operated by the Collingwood Mission. The other two churches, in Elizabeth Street, North Richmond, and in Gipps Street, have been demolished. The Mission operated until approximately 1930.

The building is now used as offices, and has been extended to the east.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former Methodist Mission Church, 25-27 Sackville Street, Collingwood, is a simple brick church building with Gothic Revival details. Its walls are of face red brick, with cream brick quoining and dressings to openings. The building is rectangular in plan, and has a longitudinally gabled roof, clad in corrugated iron. The north elevation, to Sackville Street has a slightly projecting central section with a central semi-circular arched window. To the west of the window is another, smaller projecting gabled section with a pointed arched opening, presumably the original entrance. The side elevations have relatively simple lancet arched openings. The windows have chamfered bluestone sills.

Significance

The former Methodist Mission Church, 25-27 Sackville Street, Collingwood, is of local historical and architectural significance. It is the only surviving building associated with the former Collingwood Methodist Mission, a key area of Protestant activity in inner Melbourne in the 19th and early 20th centuries. Architecturally, the building is a simple 19th century ecclesiastical building, designed by prominent architects Terry & Oakden, which contrasts with much of the later building stock in the street.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	St James Roman Catholic Church	Significance:	B
Address:	rear 179 Somerset Street, Richmond	Melway Map Ref:	2H E4
Building Type:	Church	Construction Date:	1900
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

St James parish was established in the 1850s, and was based in a small timber church in Bridge Road, near the corner of Coppin (then Elizabeth) Street. The arrival of the Jesuits to Richmond in the 1860s saw the establishment of St Ignatius Church on Richmond Hill, and the subsequent demolition of St James Church, and incorporation of St James into the parish of St Ignatius. In 1900, St James parish was re-established—as an outpost of St Ignatius—to serve the Catholic residents of the north of Richmond and the western part of Kew. In 1923, the parish became a separate entity, but re-incorporation into St Ignatius parish is once again planned.[1]

The foundation stone of the present Church building was blessed by His Grace, Archbishop Carr, on 6 August 1900. The Church itself was blessed and opened by Archbishop Carr on 16 December 1900. St James Primary School was opened in August 1923.[2]

Description

St James Roman Catholic Church, at the rear of 179 Somerset Street, Richmond, is a simple Gothic Revival building. It has face red brick walls with rendered parapet copings, buttress gablets. The building has a gabled terracotta tiled roof. The pointed arch windows have diamond-patterned leadlighting. The north elevation has a large circular window, circular tracery and a moulded architrave. Beneath this, there is a projecting gabled section with arched entrance doors. Both gable-ends are topped with rendered crosses and trimmed with blue, green and brown patterned glazed tiles; a glazed tiled string course also decorates the main gable-end at the level of the circular window. A transverse gabled section projects east from the south end of the building. The building's side walls have plain red brick buttresses with rendered gableted tops. The side walls have leadlit arched windows with cream brick dressings and brown and cream brick string courses at impost and sill levels.

A low, parapeted red brick room projects from between two bays on the east elevation; it has tall, narrow windows and rendered parapet coping and appears to be a later addition.

Comparative Examples

Burnley Uniting (former Presbyterian) Church, 271 Burnley Street, Richmond

Significance

St James Roman Catholic Church, at the rear of 179 Somerset Street, Richmond, is of local architectural significance. Whilst it is in many respects typical of small Gothic Revival churches, it is notable for its simple use of polychrome brickwork, and, in particular, for its incorporation of richly coloured glazed tiles into gable-ends and string courses.

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1   Peter Cooney. Pers. comm.
2   St James Parish. Church pamphlet. Richmond Filing Cabinet (2) 528, held at the Richmond Library.

Building:	Former Kodak Factory	Significance:	B
Address:	4 Southampton Crescent, Abbotsford	Melway Map Ref:	2H D1
Building Type:	Factory	Construction Date:	1928
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The manufacture of photographic supplies began in Abbotsford in 1884, when chemist Thomas Baker set up a small cottage industry at his home. Two years later, a new three-storey building was built on his property, and Baker formed a partnership with J. J. Rouse to market his products. In 1908, the firm of Baker and Rouse amalgamated with the Eastman Kodak Company of Rochester, New York, to form Australian Kodak Limited, which was renamed Kodak (Australasia) Limited three years later.[1]

Baker and Rouse had established their factory premises on the north side of Southampton Crescent, but they also owned property on the south side, between Bond and Duke Streets. According to the rate book for 1927-28, this land, which included a workshop, measured 200' x 70' and was valued at £90. The following year, a brick factory was built on the site, valued at £1550 in the rate book for 1928-29.

Description

The factory at 4 Southampton Crescent, Abbotsford, is a large brick building of predominantly five storeys, with an additional storey to the Duke Street facade. The principal elevation to Southampton Crescent is concave to follow the curve of the street, and it is divided into nine bays by pilaster strips. The main entrance is in the central bay, marked by a narrow canopy with three storeys of continuous glazing above The bays on either side of the main entrance have windows, grouped in threes, with splayed sills. A prominent cornice at the top of the fourth level creates the effect of an attic storey. The treatment of the Duke Street elevation is similar, but it is only five bays wide, and has its cornice at the true parapet level.

Significance

The former Kodak factory is of local architectural significance. It is a noteworthy for its contribution to the industrial streetscape in Southampton Crescent and also as an example of high density industrial development characteristic of Collingwood during the inter-War period.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study*. 1992.

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1   Information from Melanie Smith, Kodak (Australasia) Pty. Ltd.

Building:	Former Kodak Building	Significance:	B
Address:	5 Southampton Crescent, Abbotsford	Melway Map Ref:	2D D12

Building Type:	Factory	Construction Date:	1936
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:		**Recommended Heritage Listings:**	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The manufacture of photographic supplies began in Abbotsford in 1884, when chemist Thomas Baker set up a small cottage industry at his home. Two years later, a new three-storey building was built on his property, and Baker formed a partnership with J. J. Rouse to market his products. In 1908, the firm of Baker and Rouse amalgamated with the Eastman Kodak Company of Rochester, New York, to form Australian Kodak Limited, which was renamed Kodak (Australasia) Limited three years later.[1]

In 1905, Baker and Rouse had built a new brick factory on vacant land on the north side of Southampton Crescent. It was apparently extended twice over the next two decades, with rate books showing substantial increases in net annual value in 1909 and again in 1926.[2] Another factory was built on the south side of Southampton Crescent two years later (see separate datasheet for 4 Southhampton Crescent). The factory on the north side of the street was completely rebuilt in its present form in 1936, when its net annual value jumped from £2845 to £5400.[3] It is known that Kodak opened a new laboratory in Melbourne in 1936 to process Kodachrome panchromatic film—the first such laboratory outside of the USA—and it is possible that it was housed in this new building in Southampton Crescent.[4]

The Kodak site at Abbotsford continued to expand until 1957, when a new factory was established in Coburg. The buildings in Abbotsford were vacated, and the factory on the north side of Southampton Crescent became occupied by Crawford Productions until c.1981. Since then, it has been occupied by CUB, who have taken much of the former Kodak property in Abbotsford.

Description

The former Kodak building is a large, Moderne style, five-storey industrial building of face brown brick, on the north side of Southampton Crescent, on axis with South Audley Street. Each floor has horizontal bands of multi-paned steel-framed windows, with horizontal glazing bars and slightly projecting concrete hoods. The roof is concealed behind a plain parapet. Cream brick string courses run across the facades at ground floor level; there is no other ornamentation on this utilitarian building.

Significance

The former Kodak building on the north side of Southampton Crescent, Abbotsford, is of local architectural significance. The factory is a good example of the inter-War Moderne style applied to an industrial building—enhanced by its impressive scale, in contrast to the surrounding area—and its repetitive fenestration.

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1   Information from Melanie Smith, Kodak (Australasia) Pty. Ltd.
2   Collingwood Rate Books, 1905-07, 1909-10, 1925-27.
3   Collingwood Rate Books, 1935-36, 1936-37.
4   Information from Melanie Smith, Kodak (Australasia) Pty. Ltd.

Building:	House	Significance:	B
Address:	2 Stanley Street, Collingwood	Melway Map Ref:	2C D9

Building Type:	Residence	Construction Date:	pre-1876
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G [x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Prior to 1876, rate book entries for 2 Stanley Street are unclear. In 1876, Eve Eastward owned a brick house in Stanley Street, on the north side between Smith Street and the right of way adjacent to the Earl of Zetland Hotel. The property was leased to John Sparen. By 1887, John Sparen, then listed as a journalist, had purchased the property and remained as occupant. In 1900, Mrs Sparen was listed as the owner and William Sparen, a journalist, was the occupant.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house at 2 Stanley Street, Collingwood, is a wide, two storey single-fronted freestanding Italianate bichromatic brick terrace-style house on a sloping site. The walls are of face brown brick, with cream brick dressings to door and window openings, and decoration to wing walls. The ground floor facade has a door and two single windows; these openings have voissoired semi-circular arched cream brick with a corbelled cream brick string course at impost level. The first floor has three rectangular window openings. Windows are timber-framed double-hung sashes. The front verandah and balcony have cast iron lacework friezes, and the balcony has lacework balustrading.

The house retains an original bluestone iron picket front fence, which is stepped own the site to the east.

Significance

The house at 2 Stanley Street, Collingwood, is of local architectural significance. It is a good example of relatively ornate and bold bichrome brickwork applied to a substantial terrace-style house. Of particular note are the voissoired brick openings and string course.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books, 1864, 1869, 1872, 1875, 1884, 1887, 1901.

Building:	George Fincham & Sons Organ Factory	Significance:	B
Address:	2 Stawell Street, Richmond	Melway Map Ref:	2H F7

Building Type:	Factory	Construction Date:	c.1896
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

George Fincham, the son of organ builder, Jonathon George Fincham, was born in England in 1828. He was apprenticed to Henry Beddington and worked as the foreman for James Bishop & Son before emigrating to Victoria in 1852. He started as a organ-tuner and repairer in Queen Street before leaving for the Ballarat goldfields. After returning in 1854, he built his first home and bluestone organ factory in Bridge Road in 1855. He started manufacturing organs by 1862 and by 1881 he had opened a branch in Adelaide, with agents in Perth (1897), Brisbane (1902) and a branch in Sydney (1904).

In 1878 the family moved to Hawthorn but retained the factory in Bridge Road. Fincham purchased land in Stawell Street in 1884 and 'by then he had a 218 foot (73 metre) frontage onto Bridge Road with a depth of 188 feet (63 metres), extending from Type Street to Stawell Street, where new and larger sections of the factory were erected'.[1]

The present building was probably erected in c.1896 when a brick factory was first listed on this site, rated at NAV £50; the previous year having been noted as vacant land.[2]

Fincham is believed to have manufactured over 200 organs including those at the Exhibition Building; Freemason's Hall; St Kilda Town Hall and a number of prominent churches including Baptist Church, Collins Street; Independent Church, Collins Street; Scots Church, Collins Street; Wesley Church; St Francis' Church, Elizabeth Street; St Peter's Church, Albert Street, East Melbourne; and St Patrick's Cathedral, Albert Street, East Melbourne.

Fincham died in 1910 and the firm was continued as Fincham & Son by his descendants.[3] The firm now predominantly repairs, rather than manufactures, organs.

Description

The George Fincham & Sons Organ Factory is a double-storey brown face brick building with a gabled roof and symmetrical facade. The facade has a central shallow segmented-arched vehicle entrance flanked by single timber-framed double-hung sash windows. There are three similar windows at first floor level. The south elevation has six larger shallow arched head windows. All windows have brick sills; the east gable end has brick coping. The building is extremely plain; there is a large painted sign bearing the words GEORGE FINCHAM & SONS PTY LTD ORGAN BUILDERS / EST 1862 / 428 3851. There is a small office entrance, apparently a later addition, to the far right of the central entrance.

Significance

The George Fincham & Sons Organ Factory is of state historical significance. The company was a major Australian organ manufacturer in the 19th century, having manufactured organs for many of Melbourne's most historically and architecturally significant buildings, predominantly churches. The building at 2 Stawell Street is the sole remaining building of the company's larger Richmond complex, developed in stages from 1855. The continuity of a very particular use of the site contributes to the significance of the building. Architecturally, the building is of interest.

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1   National Trust of Australia (Victoria) File No. 5376. Quoted from E Matthews, *Colonial Organs and Organ Builders*, p. 5.
2   National Trust of Australia (Victoria) File No. 5376.
3   National Trust of Australia (Victoria) File No. 5376.

Building:	Former Central Club Hotel	Significance:	B
Address:	291 Swan Street, Richmond	Melway Map Ref:	2H C10

Building Type:	Hotel	Construction Date:	1887
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G [x] F[ ] P[ ]	G [x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The hotel on the north-west corner of Swan and Coppin Streets was originally known as the Family Hotel. In 1887, Laurence Cremean ran a timber yard and an ironmongery to the east of the site of the hotel. Rate Books for 1887 show Laurence Cremean as the owner of vacant land measuring 99' and valued at £38. By the following year, Cremean is shown as the owner and occupier of a 44 room brick hotel, valued at £250. The owner of the building in 1889 was A Poland (also spelt Polland and Pollard), and in 1890, Thomas Gaynor. By 1900, the building was known as the Cremean Family Hotel, with the occupier Mrs M Cotter. By 1940, the building was known as the Central Club Hotel; this remained is name until the mid-1990s.[1]

The Cremeans were a prominent Catholic family in Richmond. Several members were heavily involved in politics, first with the ALP, then with the DLP after the 1955 party split. H M (Bert) Cremean was Mayor of Richmond in 1928-29.[2]

Description

The former Central Club Hotel is a rendered masonry three-storey building situated on the corner of Swan and Coppin Streets, designed in an ornate Italianate Boom style. The corner is angled, with the entrance to the hotel at ground floor. The facades are articulated by rendered pilasters and moulded string courses at each level. Pilasters at second floor level are fluted and have Corinthian capitals. The Swan Street facade is divided into three bays: the central bay on the upper two levels have recessed loggias with rectangular and semi-circular arched openings and coupled cast iron columns. The two outer bays have double-hung sash windows arranged in groups of two and three, variously enriched with moulded archivolts, pilasters, acroteri, foliated banding and corbelled pediments. The upper entablature is the most ornate, featuring rosettes above each pilaster and a modillioned cornice. This ornate decorative treatment continues around the corner into Coppin Street where the facade is divided into two unequal bays. The northern section adjoining this is plainer, having no entablature or pilasters. Windows have moulded architraves; those on the upper two levels are crowned with acroteria.

The renderwork has been painted.

Significance

The former Central Club Hotel is of local architectural significance. The hotel is a good example of the late 19th century Italianate Boom style, notable for its lively asymmetrical facade composition and florid Victorian Mannerist cement rendered decoration. The three-storey building is a significant local landmark in Swan Street. Its association with the locally prominent Cremean family and their involvement in Catholic politics is of local historical interest.

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1   Richmond Rate Books, 1887, 1888, 1889, 1890. *Sands & McDougall Directory*, 1887, 1888, 1889, 1890, 1900, 1940.
2   J McCalman, *Struggletown: Portrait of an Australian Working-Class Community 1900-1965*, Ringwood (Vic) 1964, p. 189.

Building:	Former Burnley Theatre	Significance:	B
Address:	365 Swan Street, Richmond	Melway Map Ref:	2H D10

Building Type:	Theatre	Construction Date:	1928
Architect:	Bohringer Taylor & Johnson	Builder:	F L Walton Pty Ltd

Intactness:	Condition:
G[ ] F[x] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Burnley Theatre opened on 21 May 1928. It was built by F L Walton Pty Ltd to the design of Bohringer Taylor & Johnson.

The Burnley Theatre was, to the locals: 'the answer to all our prayers—we thought it was the most wonderful structure'.[1] The theatre was particularly popular with courting couples:

> We used to sit up the front, but occasionally, if we had a girl, we'd go up into the Dress Circle and people would say, "They must have plenty of money to be able to go upstairs". Up in the Dress Circle with their box of Old Gold chocolates—half a crown they were then. That was what you did if you wanted to impress a girl.[2]

The building remained in use as a theatre until 9 July 1958. The building is currently used by Swan Auctions.[3]

Description

Situated at the corner of Swan and Edinburgh Streets, the former Burnley Theatre is a large gabled building of brick construction. The double-storey rendered Swan Street facade is in a simplified classical revival style. There are three large openings at ground floor level, all infilled with recent aluminium-frame windows, and the wider central opening is flanked by engaged Tuscan columns. The first floor is also divided into three bays, separated by coupled engaged Tuscan columns. The wider central bay comprises three pairs of double-hung sash windows, each pair with a cement rendered Adam style decorative arch above. The end bays each have a pair of double-hung sash windows, also with decorative arches. The columns support a simple entablature and plain parapet, surmounted by a central pediment bearing the name of the theatre in raised letters. A cantilevered awning projects from the building above the ground floor.

The west elevation, to Edinburgh Street, is of plain brickwork with regularly spaced brick piers. The brickwork has been painted, and a colourful painted mural has been recently added at ground floor level.

Significance

The former Burnley Theatre is of local social and architectural significance. Until its closure in 1958, the theatre was popular with the residents of Richmond as a social gathering place. The Swan Street facade, although not of individual architectural importance, contributes to the streetscape and is a notable local landmark.

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1   J McCalman, *Struggletown: Portrait of an Australian Working-Class Community 1900-1965*, Ringwood (Vic) 1964, p. 147.
2   J McCalman, *Struggletown: Portrait of an Australian Working-Class Community 1900-1965*, Ringwood (Vic) 1964, p. 147.
3   D Catrice, *Cinemas in Melbourne 1896-1942*, Thesis submitted as partial fulfilment of the Degree of Master of Arts in Public History, Department of History, Monash University, August 1991, p. 194.

Building:	Wallen Road Bridge and Tramwire Supports	Significance:	A
Address:	Swan Street, Yarra River, Richmond	Melway Map Ref:	45 A11

Building Type:	Road Bridge	Construction Date:	1884, 1916
Architect:	Unknown	Builder:	Tramwire Supports: H Wallace & Sons

Intactness:	Condition:
G[ ] F[x] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[x]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[x]	Heritage Overlay Controls	[x]

History

The Wallen Road Bridge was built in 1881. It was strengthened and widened in 1916, and again by the Railways Construction Board in 1938.[1] The ornamental tram-wire supports were erected by the Hawthorn Tramways Trust in 1916 at the time of the construction of their two lines connecting Hawthorn and Camberwell with the Bridge Road line to the city. The tramwire supports were supplied by H Wallace and Son, 'Engineers, Blacksmiths and Government Contractors' of Whiteman Street, South Melbourne; the cost was £365. They were erected in January 1916.[2]

Description

The Wallen Road Bridge is a road bridge which connects Swan Street, Richmond, with Wallen Road (which becomes Riversdale Road), Hawthorn.

The structure comprises four steel girder spans supported on cross-braced circular hollow section columns. The deck carries four lanes of traffic, including two tram tracks, and has a footpath on either side.

The 1916 ornamental tram wire supports are simple steel structures with supports on either side of the roadway. The curved brackets are embellished with steel scrollwork.

Comparative Examples

Victoria Bridge, Richmond
Ornamental Tramwire Supports, Hawthorn Bridge
Ornamental Tramwire Supports, Victoria Bridge
Ornamental Tramwire Supports, Dandenong Road, Prahran
Ornamental Tramwire Supports, Victoria Parade, Fitzroy / Collingwood

Significance

The Wallen Road Bridge is of local historical significance. Constructed in 1881, the bridge is one of the few 19th century bridges remaining in the metropolitan area. Construction of the bridge was associated with the rapid growth of the suburb during the boom period, facilitating further development across the Yarra to the east.

The ornamental tram wire supports, added in 1916, are of State historical significance. The supports are rare survivors of the early development of the electrical tram network, constructed prior to the amalgamation of the privately operated companies into the Melbourne and Metropolitan Tramways Board.

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1   Dacre Smyth. *Bridges over the Yarra*. Toorak, Vic, 1979. [unpaged].
2   National Trust (Victoria) File No. 6639.

Building:	Edgebaston	Significance:	B
Address:	1 Tower Avenue, Alphington	Melway Map Ref:	31 A12

Building Type:	Residence	Construction Date:	1883-86
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[ ] P[x]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

J W Gosling's Crown Portion 116, purchased in 1840, was purchased by the brothers, George and William Perry, in the 1860s where they established the Fulham Grange farm. The farm later passed to Emma and Elizabeth Perry until the early 1880s when the land was subdivided.[1]

On seven acres of this land Thomas Stokes, then of the die-sinking and electroplating firm of Stokes & Martin, constructed Edgebaston during the period 1883-86.[2] Stokes had come to the Colony, seeking gold in the 1850s. He was successful and was able to establish a firm in Melbourne. During the 1860s when legal tender was in short supply, Stokes struck most of the copper tokens which were issued by Melbourne tradesmen and businessmen as a substitute. F G Martin joined his firm, then situated in Collins Street, and a new factory was opened in Collingwood East. After a disastrous fire there in 1893, Martin left the firm and Stokes continued in partnership with his sons at Post Office Place.[3] Stokes Australasia is still operating today.

After Stokes' death in 1910, Edgebaston was occupied by John Towers and later, Thomas A Rodda (possibly of Preston Grammar fame).[4] By the late 1920s, Tower Avenue was created and Edgebaston's grounds subdivided.[5]

At roughly the same time, extensive renovations were carried out to the house: arches were added and rough cast render applied. The original verandah and balcony were probably Italianate in style, and as such would probably have had a separate corrugated iron roof.

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

Description

Edgebaston, 1 Tower Avenue, Alphington, is a two storey asymmetrical brick house with a distinctive arched loggia and shallow protruding bays to two elevations. The roughcast rendered walls and arched openings lend a slightly Mediterranean feel. The two-bay arched loggia, dating from the 1920s, has little ornamentation. The hipped roof, which encompasses the balcony, has overhanging eaves and is penetrated by two simple, roughcast chimneys with a single shadow line as decoration.

The garden retains traditional mid-20th century plantings, including a number of conifers.

Significance

Edgebaston, 1 Tower Avenue, Alphington, is of local architectural significance. It terminates the vista south along Tower Avenue, and as such is a minor local landmark. The plain, rendered elevations of the house distinguish it from much of the surrounding architecture; it is an unusual example of a late 19th century house significantly altered to suit 1920s tastes.

Original Source

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

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1   Plan, Parish of Jika Jika. Heidelberg Rate Books 1879, 91f; 1883, 199: Fulham Grange Subdivisions, north and south.
2   Heidelberg Rate Books 1883, 237 NAV £60; 1885, 691, NAV £70; 1886, 817, NAV £100.
3   Heidelberg News, 18 June 1910. Directory 1881.
4   Heidelberg News, loc. cit. Lemon, Chapter 6, p 25. Directories 1914, 1919.
5   Directory 1929: address no longer Heidelberg Road.

Building:	Dights Mill Complex	Significance:	A
Address:	Trenerry Crescent, (Yarra River), Abbotsford	Melway Map Ref:	2D B6
Building Type:	Mill	Construction Date:	1838 onwards
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[ ] P[x]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[x]	Victorian Heritage Register	[x]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[x]	Heritage Overlay Controls	[x]

History

John Dight, of Campbell Town, New South Wales, together with his wife Isabella, acquired portion 88 Parish of Jika Jika, County of Bourke, on 7 November 1838.[1] The purchase price was £481.[2] Over the next few years, with the help of other members of his family, Dight constructed a brick mill on the site and began the production of flour. In November 1843, ownership of the land passed from John and Isabella Dight, to John Dight and his brother Charles Hilton Dight. The enterprise endured fluctuating fortune through the 1840s and up until the early 1860s, and in 1864, the flour milling use was abandoned. The mill was leased to Thomas Kenny under a 14 year agreement. Kenny is thought to have used it as a paper mill for some time during this period, but by the late 1860s the mill appeared to have been abandoned and to be in a derelict state.[3]

In the mid 1870s, the site was used by the Patent Safety Blasting Powder Co., the proprietors of which appear to have constructed a separate factory building for their own purposes.

The Dight family sold the mill site to Edwin Trennery in 1878, who subdivided the land further from the river the following year.[4] The original mill on the river bank remained unoccupied until 1888, when flour millers Gillespie, Aitken and Scott, operating under the name of 'Yarra Falls Roller Flour Mills' constructed a new mill and associated buildings on the site.[5] This enterprise was sold in 1891 to the Melbourne Flour Milling Company, run by the Hon. James Bell, with company manager T Cadwallader.[6]

The Melbourne Flour Milling Co. survived at Dights Falls until 1909, when it sold 'its mill and plant on the banks of the Yarra at Abbotsford to Messrs John Darling and Son, the well-known millers and wheat merchants of South Australia'[7] for the sum of £10, 000. John Darling and Son extended the lease with the Board of Works, but for a period of only three months. Within this time, however, the mill suffered a disastrous fire and was destroyed.[8] Most of what remained of the mill buildings was dismantled and removed from the site in the twenty years following the fire.[9]

The Melbourne and Metropolitan Board of Works controlled and owned the site for most of the twentieth century. The site is presently part of a recreational park, maintained by the City of Yarra.

Description

The remaining structures of the former Dight's Falls include the head race, the base of the turbine house, the tail race and a basalt retaining wall.

The inlet to the head race is marked by two large basalt and concrete piers between which a timber sluice gate was originally located. The piers are constructed in a combination of large squared blocks of basalt with a rock faced finish to the upper courses and a picked finish to the upper courses. The core of the piers is a combination of scoria rubble and boulders, and later concrete. This structure dates from at least 1862 and probably earlier.

The base of the turbine house is constructed of machine made bricks and is believed to date from the 1887 works designed by architects, Twentyman & Askew. Within the walls the shafts of two turbines are still visible above later fill. Massive riveted wrought iron or steel beams extend in a grid across the top of the walls and a lower single timber beam passes through the structure.

A substantial basalt lined tail race is indicated on the Board of Works Plan of c. 1895 has recently been exposed. Excavation in this area revealed the existence of a basalt floor to the race, approximately 3.2m below the existing ground level. The age of the race is uncertain, although it was clearly constructed after 1869 and is most likely to have been built during the refurbishment of the mill in the late 1880s.

The remains of a basalt retaining wall is visible on the north side of the island of land formed between the race and the river. The wall is in part visible in the 1869 photograph of the site and again in the Nettleton photograph of c. 1880s. It is constructed of squared rock faced basalt blocks and originally ran from the end of the tail race to the gates of the head race. Sections of the wall were either rebuilt or exposed during recent works. The turbines were also exposed and conserved.

Significance

The site of John Dight's Mill on the Yarra is of state historical significance. It is one of the earliest industrial archaeological sites in the State. Although altered, the immediate site still reflects the character of the place as it was when a mill was first constructed. Within the site the remnant mill race, turbine house, sluice gate piers and retaining wall are the last visible remains of milling operations on the site and are the only such remains on the Yarra River. While remnants of other water driven flour mills exist elsewhere in the state these are the only substantial remains in the Melbourne metropolitan area.

In addition to the significance of the physical fabric and environment of the site, it is of major significance to the flour milling history of the state. It is the earliest surviving mill site in the state which has not been substantially built over or altered and has been associated with several prominent milling firms and families.

The site is of added technological significance as one of very few sites to have utilised water turbines to drive the second mill.[10]

Original Source

Allom Lovell & Associates. *Dight's Mill Conservation Analysis*. April 1993.

1 H Eckersley. Dight's Mill (the Ceres) and its Site. Report for the Historic Buildings Preservation Council Classifications Sub-Committee, [Melbourne], 14 January 1980, p. 1.
2 ibid, p. 1, Titles Office Application No. 4425.
3 ibid. p. 6, See also 1969 photograph.
4 La Trobe Library Vale Map Collection, vol. 3, p. 51. H Eckersley. op. cit, p. 8.
5 Jones, Lewis and Peggy. *The Flour Mills of Victoria 1840-1990*. The Flour Millers Council of Victoria, Melbourne, 1990, p. 78.
6 ibid. p. 80.
7 *Age*. 27 January 1909, quoted in L and P Jones. op. cit. p. 81.
8 ibid. p. 82.
9 ibid. p. 82.
10 Allom Lovell & Associates. *Dight's Mill Conservation Analysis*, p. 44. April 1993.

Building:	House	Significance:	B
Address:	29 Valiant Street, Abbotsford	Melway Map Ref:	2D B9

Building Type:	Residence	Construction Date:	1870
Architect:	Unknown	Builder:	Thomas Wilson

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:		**Recommended Heritage Listings:**	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

By 1869, Thomas Wilson owned enclosed land on the south side of Valiant Street between Clarke and Hunter Streets on which he built a wooden house in 1870, leasing it to Charles Smith, a clerk.[1] Wilson retained ownership at least until 1900, at which time Richard Wilson, a carpenter, was tenant.[2]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

29 Valiant Street, Abbotsford, is a small single-storey asymmetrical timber villa with a projecting bay and verandah. The roof is pitched, and has bargeboards at the gable ends, with carved timber finials at their apices. The underside of the bay window eaves is dentillated. Remnants of similar dentils are evident on the verandah fascia. The verandah beam and posts are stop-chamfered. The bay window is flanked by two timber pilasters, one of which is missing its capital.

Windows are timber-framed double-hung sashes, and the frames of the bay window sashes are unusually curved at the upper corners. The window facing the verandah has glazing bars which divide each of the sashes into six lights. The front door also opens onto the verandah, but it is set into the side of the projecting bay rather than facing the street.

Significance

The house at 29 Valiant Street, Abbotsford, is of local architectural significance. It is an unusual mid-Victorian small timber house which incorporates a number of interesting distinctive details, in particular the verandah and window joinery, which more typically would be found on a larger composition.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1 Rate Books 1869, 1870.
2 Rate Book 1901.

Building:	House	Significance:	B
Address:	6 Victoria Crescent, Abbotsford	Melway Map Ref:	2D A12

Building Type:	Residence	Construction Date:	1913
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

By 1911 John Levy owned a wooden house in Victoria Crescent (west side) between Mollison and Albert Streets, which he leased to Dudley Smelling and which had a NAV of £14. In 1912 the house was vacant. In 1913 a wooden house was listed (NAV £26) with Margaret Levy owner and John Levy occupant.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The house at 6 Victoria Crescent is a single-storey, asymmetrical Edwardian timber cottage, with a hipped and gabled corrugated iron roof. The street facade is clad with timber blocks in imitation of ashlar. The projecting front section has a half-timbered and pressed metal gable end surmounted by a metal finial. Beneath the gable, the windows have a ripple iron awning. The verandah is supported on turned posts with carved brackets and fretted frieze. The verandah has a recent concrete floor. There are two roughcast rendered chimneys with terracotta pots.

Significance

The house at 6 Victoria Crescent, Abbotsford is of local architectural significance. The house is a typical example of a timber Edwardian villa, and is now a prominently sited heritage element in an area eroded by later development.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1911-12, 1912-13, 1913-14.

Building:	Former Hatcher's Laundry	Significance:	B
Address:	18 Victoria Crescent, Abbotsford	Melway Map Ref:	2D A12
Building Type:	Laundry	Construction Date:	1908
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[ ] P[x]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

In 1907 Henry Hatcher owned 83 feet (30 metres) of enclosed land on the west side of Victoria Crescent. In 1908, Hatcher built a brick laundry on the site, which he owned and operated.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

18 Victoria Crescent is a substantial single-storey brick industrial building. The street facade, which has been painted, has five large window openings in the form of round arches. The main entrance, asymmetrically located between the second and third arch, has a surround of rendered classical ornament. A pair of narrow string courses creates a plain frieze above the arches. The parapet rises above, topped with a cornice, and with a scrolled bracket at each end. At each extremity of the facade is a vermiculated pilaster strip.

Significance

The former Hatcher's Laundry, 18 Victoria Crescent, Abbotsford, is of local historical and architectural significance. It has been occupied by a laundry since 1908, and, although altered, makes a contribution to the mixed but predominantly industrial streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1908, 1909.

Building:	Former Tweedside Mills	Significance:	B
Address:	57-63 Victoria Crescent, Abbotsford	Melway Map Ref:	2D A12

Building Type:	Factory	Construction Date:	c.1930
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[ ] F[x] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1900 J Smith had a woolworks on or near this site. In 1905 the site was occupied by William Murray & Co, who also had a wool-scouring works at the corner of Alexandra Parade and Hoddle Street. In 1910, No. 1 Victoria Crescent was listed as Frank Vial & Sons, machine belt manufacturers. By 1920, No. 1 was vacant, but the Como Wool Works occupied a large site immediately to the north. In 1930 the Tweedside Manufacturing Company Pty Ltd had extensive factories at No 1 Victoria Crescent between Albert Street and Zetland Street, evidently having taken over and redeveloped the Como Wool Works site. The company's offices were located at 405 Lonsdale Street at this time.

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study.* 1992.

Description

Tweedside, at 57-63 Victoria Crescent, Abbotsford, is a double-storey red brick industrial building prominently located on a curved site in a busy side street. It has banks of multi-paned steel-framed windows between red brick piers, separated vertically by a wide rendered spandrels at first floor level. Above the first floor windows is a wide rendered parapet. There is also a narrower rendered string course at ground floor sill level. The word TWEEDSIDE, appears in wrought iron lettering above a finely-detailed rendered panel, two bays wide, at the south end of the west elevation. Beyond the façade is a factory building with transverse saw-tooth truss roofs.

Significance

Tweedside, at 57-63 Victoria Crescent, Abbotsford, is of local architectural significance. Its restrained red brick and render facade is notable for the way in which addresses the curve of Victoria Crescent, and for the elegant, Art Deco-styled panel which bears the name of the company. It is one of the more considered examples of inter-War industrial building design in the municipality.

Original Source

Gary Vines and Matthew Churchward, *Northern Suburbs Factory Study,* 1992

Building:	Prince Patrick Hotel and Shops	Significance:	B
Address:	135-141 Victoria Parade, Collingwood	Melway Map Ref:	2G F1
Building Type:	Hotel and Shops	Construction Date:	1887
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[ ] F[x] P[ ]	G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Prince Patrick Hotel was built on the site of an earlier hotel—known variously as the Galatea[1] Armstrongs[2], the New Sydney[3], and the Prince Patrick[4]—in 1887 by Samuel Lyons. The first licensee of the new Prince Patrick was Jane Macauley. Ownership and occupancy remained the same at least until 1895.[5]

By 1900 ownership had passed to Samuel Lyons' wife, while the licensee was John Hughes.[6]

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The Prince Patrick Hotel and Shops, 135-141 Victoria Parade, Collingwood, is a double-storey Italianate hotel with two attached shops, on a prominent site on the corner of Rokeby Street. The rendered facades are articulated with superimposed classical orders. The west and south elevations comprise a series of pilastered bays with segmental arched window and door openings. Pairs of pilasters—with Tuscan and Corinthian capitals—terminate in triangular pediments at parapet level, which are in turn surmounted by rectangular, panelled pediments, flanking balustraded sections. The parapets are further decorated with urns. The pilasters defining the corner splay terminate in a segmental pediment. A smaller pedimented aedicule at first floor level contains incised decoration and the words THE PRINCE PATRICK HOTEL 1887.

Significance

The Prince Patrick Hotel and Shops, 135-141 Victoria Parade, Collingwood, is of local architectural significance. The building is a good and substantially intact example of a highly ornamented Italianate commercial building, and it is a key element in the Victoria Parade streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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1   Rate Book 1872.
2   Rate Book 1874.
3   Rate Book 1878.
4   Rate Book 1884.
5   Rate Books 1887, 1889, 1896.
6   Rate Book 1901.

| Building: | Former Ebenezer Particular Baptist Church | Significance: | B |
| Address: | 159 Victoria Parade, Collingwood | Melway Map Ref: | 2G F1 |

| Building Type: | Church | Construction Date: | 1870 |
| Architect: | Unknown | Builder: | Unknown |

| Intactness: | Condition: |
| G[x] F[ ] P[ ] | G[x] F[ ] P[ ] |

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The Collingwood Particular Baptists first met at a church in Wellington Street, moving to the Victoria Parade chapel at its opening in 1870.[1] It continued in use in 1910 as the Ebenezer Particular Baptist church with Peter Johnston as pastor.[2] By 1912 it was known as the Baptist Church.[3]

The Particular, or Strict Baptist, held a different view from the General Baptists on the Atonement, believing that it applied only to a select few. The name Ebenezer is derived from the Hebrew word meaning 'stone of help' and was the name of the monument which Samuel raised to God after the victory of the Israelites over the Philistines. It was a popular name amongst the Particular Baptists who first settled in Melbourne from England in 1850.[4]

The church is now used as offices.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The. Former Ebenezer Particular Baptist Church, 159 Victoria Parade, Collingwood, is a simple, symmetrical polychromatic brick building with a gabled slate roof. The walls are of brown face brick, with cream brick dressings to window openings and eaves, and red and cream diaperwork to string courses and stepped buttresses. The south elevation has a projecting, lower, enclosed entrance porch with a central arched doorway flanked by semi-circular arched windows with a string course at impost level. It has a cream brick parapet with brick cornice and central triangular pediment. Above this section, the main gable-end of the building has tripartite semi-circular arched windows above a cream and red brick string course. The eaves are bracketed. The corners of the building have stepped buttresses with cream and red brick diaperwork. The side elevations have brick buttresses separating large arched windows.

The interior has been substantially altered to accommodate offices.

Significance

The former Ebenezer Particular Baptist Church, 159 Victoria Parade, Collingwood, is of local architectural significance. The building is a very good example of polychromatic brickwork applied to a church building, and a rare, possibly unique, example of the style in a church built by the Particular Baptists. The building is an important heritage element in the Victoria Parade streetscape. Its association with a minority 19th century Christian Church sect is of local historical interest.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Prentice, Rev. R.
2   Sands & McDougall Directory, 1910.
3   Sands & McDougall Directory, 1912.
4   Chandler, J. *Forty Years in the Wilderness.*

Building:	Former State Savings Bank	Significance:	B
Address:	231 Victoria Street, Abbotsford	Melway Map Ref:	2G H1

Building Type:	Bank	Construction Date:	1885
Architect:	George Wharton	Builder:	Unknown
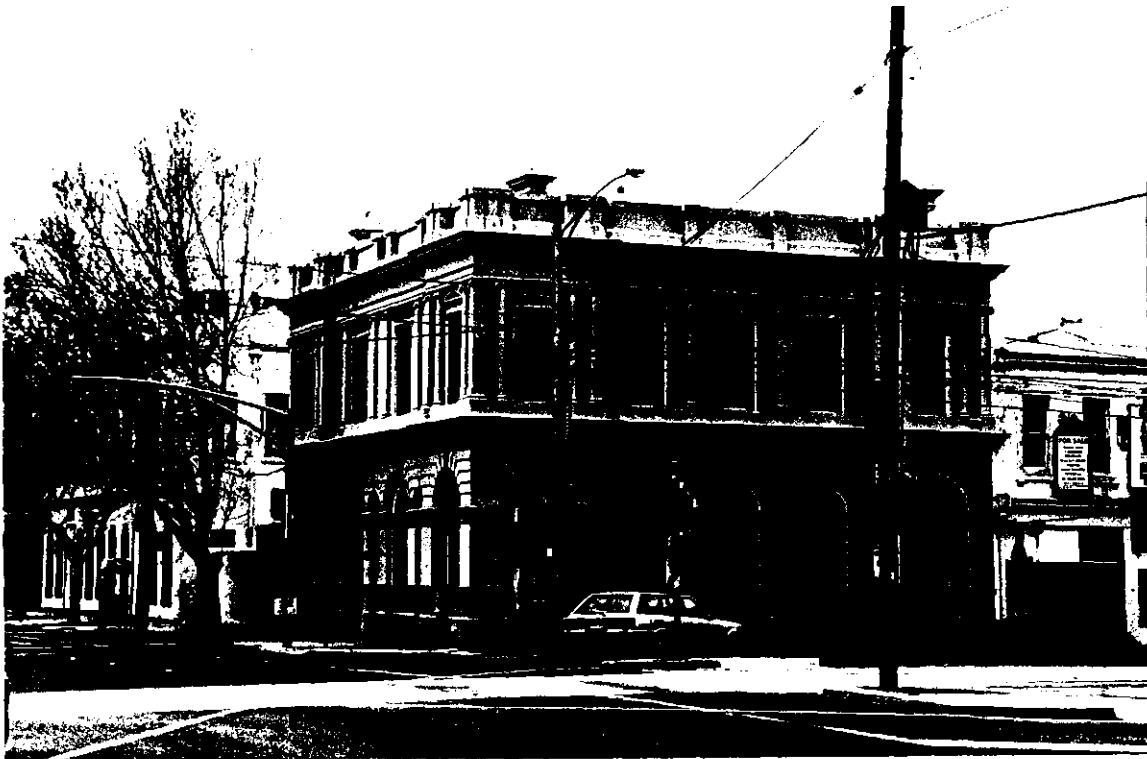
Intactness:	Condition:
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1883 James Moore of the Melbourne Savings Bank purchased 60 ft of vacant land on the north-east corner of Victoria and Hoddle Streets from Saul and Louis Solomon. In 1884 there was land and foundations with James Moore listed as owner. The Melbourne Savings Bank was completed by the following year, and the branch opened on 16 February.

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The former State Savings Bank occupies a corner site at the intersection of Hoddle and Victoria Streets, Abbotsford. The double-storey building is of rendered masonry construction, designed in an Italianate style. The corners of the building project slightly, and the two storeys are divided by a rendered moulded cornice. Windows at ground floor are semi-circular arched double-hung sashes with rendered archivolts and vermiculated keystones. The walls are rusticated above impost level, which is defined by a moulded string course. The first floor is articulated with engaged Ionic columns and pilasters, between which are rectangular double-hung sash windows with moulded architraves. The first floor cornice is dentillated, and is surmounted by a plain parapet.

Comparative Examples

Former National Bank, 261 Victoria Street, Abbotsford

Former National Bank, 171 Smith Street, Fitzroy

Former Union Bank of Australia, 165-167 Smith Street, Fitzroy

Significance

The former State Savings Bank at 231 Victoria Street, Abbotsford is of local architectural significance and historical interest. The building is a good example of the Italianate palazzo style, typical of bank premises in the late 19th century. The building is a notable element in the streetscape, occupying a prominent corner site at the intersection of Hoddle and Victoria Streets. The building's association with architect George Wharton, who designed other buildings for the Melbourne Savings Bank, is of interest.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

| Building: | Former National Bank of Australasia | Significance: | B |
| Address: | 261 Victoria Street, Abbotsford | Melway Map Ref: | 2G H1 |

| Building Type: | Bank | Construction Date: | 1887 |
| Architect: | Albert Purchas | Builder: | W H Smith |

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1866 Alexander Skeene, a manager, was listed as owner of vacant land measuring 166 feet by 100 feet on the north-west corner of Victoria and James Streets. In 1887 a National Bank was built on the site, with Alexander Campbell listed as manager. Tenders were called for the work on 4 September 1886.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former National Bank of Australasia is a double-storey building of rendered masonry construction, designed in an Italianate style. The ground floor of the Victoria and Hoddle Street facades are rusticated in the manner of a Renaissance palazzo, embellished with vermiculated quoining. The central projecting entrance porch is supported on Tuscan Doric columns, and is flanked by semi-circular arched window openings with vermiculated keystones. Above the porch is a balustraded balconette. A moulded cornice divides the two storeys. At first floor level, the rendered walls are quoined, and the rectangular double-hung sash windows have bracketed pediments. There is a tripartite window above the entrance porch, articulated with Ionic pilasters. The first floor cornice is modillioned and dentilated, surmounted by a balustraded parapet, with a central stilted semi-circular arched pediment containing the words EST 1858 in raised lettering. The name of the bank is inscribed within the frieze below the first floor cornice.

Comparative Examples

Former State Savings Bank, 231 Victoria Street, Abbotsford

Former National Bank, 171 Smith Street, Fitzroy

Former Union Bank of Australia, 165-167 Smith Street, Fitzroy

Significance

The former National Bank of Australasia at 261 Victoria Street, Abbotsford, is of local architectural significance and local historical interest. The building is a good example of the restrained use of the Italianate palazzo style, typical of bank premises in the late 19th century. The building's association with Albert Purchas, architect of the Melbourne General Cemetery (from 1852), and of the Richmond South branch of the bank, is of interest.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1886, 1887. Trethowan, B. *A Study of Banks in Victoria 1851-1938* 1976. National Bank Files.

Building:	Lambeth Buildings	Significance:	B
Address:	275-277 Victoria Street, Abbotsford	Melway Map Ref:	2G H1
Building Type:	Shops and residences	Construction Date:	1886
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Lambeth Buildings, at 275-277 Victoria Street, Abbotsford, were built for James Phillips, an ironmonger, in 1886. The Rate Books for that year show Phillips as the owner of land and foundations valued at £40. The following year, Phillips is listed as the owner of two brick shops, each valued at £90. The first occupiers were John McCullaugh, a draper, and George Barks, a picture framer.[1]

Description

The Lambeth Buildings at 275-277 Victoria Street is a pair of double-storey shops and residences constructed of rendered masonry, situated at the corner of Park Street. The Italianate style building has moulded cornices and consoled blocks embellished with classical masks at ground at first floor levels. The building is surmounted by a plain rendered parapet and has rectangular pediments on the Victoria Street elevation, and obelisk-like finials on both street elevations. The pediments bear the words 1886 LAMBETH BUILDINGS in raised lettering. The shop windows to No. 277 appear to be original. The windows facing Park Street at ground floor level and all windows at first floor level are segmented-arched, double-hung sashes, with moulded architraves and bracketed sills. The Park Street facade is divided into three bays, separated by shallow pilaster strips. A smaller double-storey section adjoins the building to the north, with similar rendered details.

The original verandah has been removed, and a cantilevered awning has been added to No. 275. Various signs have been affixed to both buildings, and a modern shopfront inserted at ground floor level.

Significance

The Lambeth Buildings at 275-277 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example of a 19th century double-storey shop and residence, which makes an important contribution to the streetscape.

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1   Collingwood Rate Books 1886, 1887. *Sands & McDougall Directory*, 1890, 1900, 1920.

Building:	Former Chemist's Shop	Significance:	B
Address:	295 Victoria Street, Abbotsford	Melway Map Ref:	2G J1

Building Type:	Shop and Residence	Construction Date:	1865
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[x] F[ ] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The shop and residence at 295 Victoria Street, Abbotsford, was built for William Shelly in 1865. The Rate Books of 1864 show Shelly as the owner of vacant land values at £6. The following year, Shelly is the owner of a brick shop valued at £58. The occupier was Thomas Hackett, a chemist. Hackett continued to occupy the building until approximately 1872, when Frederick Blackburn, also a chemist, was listed as occupant. From 1874 until 1877, a third chemist, Joseph Gabriel, was the occupier. In 1889, the occupier was Thomas Bolger, a tailor. By this time, Shelly was owner of several adjacent properties in Victoria Street.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

295 Victoria Street is a double-storey shop and residence, constructed of rendered masonry, situated at the corner of Charles Street. There are three entrance doors at ground floor level, one on each of the street elevations and one on the splayed corner. Two large window openings at ground floor level have non-original metal-framed windows. A moulded string course divides the two storeys. Windows at first floor are single-pane, double-hung sashes with rendered sills, and above the front door on the corner is a rendered shield. A plain parapet surmounts a moulded cornice at first floor level, behind which is a hipped roof. The chimney to the rear is of painted brickwork.

Significance

The shop and residence at 295 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example, other than the shopfront, of a double-storey 19th century shop and residence, and contributes to the character of the streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books, 1864, 1865, 1869, 1870, 1871, 1873, 1874, 1876, 1877, 1889. *Sands & McDougall Directory*, 1890, 1900, 1930.

Building:	Shops	Significance:	B
Address:	297-301 Victoria Street, Abbotsford	Melway Map Ref:	2G J1

Building Type:	Shops	Construction Date:	1880-90
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G [x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1879 John Larkin owned a wooden shop on the north-east corner of Charles and Victoria Street. John Sherrard, a printer, was in residence. In 1880 Larkin built three brick and wooden shops on the site. No. 301 was leased to Henry Ryder, a hatter, No. 299 was leased to John Marr, a bootmaker, and No. 297 was leased to John Best, a butcher. In 1881, the shops were described as brick, all with NAVs of £24.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The double-storey shops at 297-301 Victoria Street, Abbotsford, are of red brick construction designed in an ornate Italianate style. The facade is composed of superimposed orders, with Tuscan pilasters on the ground floor, and Ionic pilasters on the first floor. The shop at the corner (No. 297) has semi-circular arched windows, with rendered archivolts and low relief sculptured figures in the spandrels facing Charles Street. The corner entrance opening has a segmental arched head and splayed reveals. A balconette projects at first floor level above the corner entrance. First floor windows are tripartite double-hung sashes with flattened arched heads. The Ionic pilasters support a consoled cornice, above which is a plain parapet.

The section facing Charles Street is relatively plainer, without pilasters. The two storeys are divided by a plain rendered string course.

Alterations include the painting of the red brick and rendered details, except at No. 301, the replacement of the original shop fronts at Nos. 299 and 301, and the infilling of the corner first floor window at No. 299.

Significance

The shops at 299-301 Victoria Street, Abbotsford, are of local architectural significance. They are particularly ornate examples of the Italianate style with unusual first floor fenestration, diminished somewhat by the painting of most of the brickwork, and a rare intact shopfront at no. 299. The shops are important heritage elements in the streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	Shops	Significance:	B
Address:	371-377 Victoria Street, Abbotsford	Melway Map Ref:	2G K1

Building Type:	Shops	Construction Date:	1890
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[ ] F[x] P[ ]	G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

By 1882, John Howard owned a wooden house and a brick shop on the north east corner of Victoria and Little Lithgow Streets which he sold to Thomas Stanford in 1888. Neither property was occupied at the time. By 1890 these properties had been demolished and Stanford had built four brick shops on the land. Stanford retained ownership at least until 1900, leasing the properties as follows: No. 371: Moran and Cato, grocers; No. 373: Hyam Levy, tobaconnist; No. 375: Henry Parker, caterer; No. 377: George Ward, teacher.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The terrace at 371-377 Victoria Street, Abbotsford, is a row of four double-storey polychromatic brick shops. The first floor facade is of brown brick with tuck pointed joints, and has red brick pilasters defining the party walls, and contrasting cream brick segmental window arches with red brick keystones. Each first floor facade has two timber-framed double-hung sash windows. The window sills, hood moulds, cornices and plainly detailed parapet are all of unpainted render.

The ground floor shopfronts have all been altered. The shops probably originally had verandahs, since demolished.

Significance

The shops at 371-377 Victoria Street, Abbotsford, are of local architectural significance. Although the shopfronts have been altered, the first floor facades—an unusual composition of polychromatic brick and unpainted render elements—remain substantially intact, and are an important heritage element in the streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1882, 1889, 1890, 1901.

Building:	Former East Collingwood Hotel	Significance:	B
Address:	385 Victoria Street, Abbotsford	Melway Map Ref:	2H A1

Building Type:	Hotel	Construction Date:	1873
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

By 1872, John Falvey owned enclosed land on the north-west corner of Victoria and Lithgow Streets, on which he built a house in 1873 which he leased to John Davis, a publican. In 1874 the property was listed as the East Collingwood Hotel. Falvey retained ownership until 1877 when Maria Falvey purchased the property. Falvey did not operate the hotel herself, but leased it to a series of tenants. She remained as owner at least until 1891. By 1900, J Pearce had purchased the property, with Mary Donoho the licensed victualler.[1]

In 1912, the name was changed to the Crown and the building was delicensed in 1923.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former East Collingwood Hotel, 385 Victoria Street, Abbotsford, is a double-storey Italianate rendered brick hotel on a prominent corner site. The ground floor has a corner entrance, and the walls have banded rustication, with alternate courses vermiculated. The ground floor door and window openings are arched, with protruding keystones and wide sills. The larger windows have paired arched timber frames within the arched openings.

The first floor has a decorative recessed panel above the corner entrance. The south elevation has two sets of tripartite windows with bracketed moulded hoods, whilst the east elevation has three double-hung sash windows with similar bracketed hoods. There is a bracketed string course at sill level. The roof is concealed behind a simple parapet with a moulded cornice, and is penetrated by a rendered chimney with moulded top. Its appearance is somewhat reduced by a number of shop signs on the facades.

Significance

The former East Collingwood Hotel, 385 Victoria Street, Abbotsford, is of local architectural significance. Architecturally, the building has unusually detailed facades, and remains remarkably intact. The building is a good example of the Italianate style applied to a commercial building, and it is an important heritage element in the Victoria Street streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1872, 1873, 1874, 1877, 1891, 1901.

Building:	Shops	Significance:	B
Address:	459-465 Victoria Street, Abbotsford	Melway Map Ref:	2H B2
Building Type:	Shops and residences	Construction Date:	1890
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1889, Arthur Snowden owned vacant land (listed as lots 6 (26') and 7 (55') on the north-west corner of Victoria and Fairchild Streets. In 1890, Snowden built four brick shops, facing Victoria facing Victoria Street. Snowden continued as owner until at least 1900.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

459-465 Victoria Street is a row of four double-storey shops and residences constructed of red brick with rendered dressings, situated at the corner of Fairchild Street. The building has large shop front openings between brick piers at ground floor level; the entrance to No. 465 is located on the angled corner. A rendered string course divide the two storeys. At first floor level, red brick pilasters separates the four buildings, each having casement or double-hung sash windows contained within a semi-elliptical archway embellished with rendered archivolts. There is a rendered string at sill level, and a brown brick string course at impost level. A red brick parapet surmounts the first floor cornice, and has small pediments above each of the piers. A scrolled segmental-arched Dutch gable marks the angled corner, and contains a swag.

The adjacent section to the north, facing Fairchild Street, is also of red brick but has no decoration. Alterations include the replacement of all of the original shop fronts, and the painting of the brickwork at nos. 459, and 465 and part of 463 at first floor level, and all of the brickwork at ground floor level. Signs have been affixed to Nos. 459 and 465. Architecturally, the appearance of the buildings has been diminished by the painting of the red brickwork and the removal of the original shop fronts.

Significance

The shops at 459-465 Victoria Street, Abbotsford, are of local architectural significance. Relatively intact, they are unusual examples of richly decorated Edwardian double-storey shops.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Collingwood Rate Books.

Building:	Shop	Significance:	B
Address:	511 Victoria Street, Abbotsford	Melway Map Ref:	2G K11

Building Type:	Shop	Construction Date:	1860
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The shop at 511 Victoria Street, Abbotsford was built in 1860. Dick Mitchell operated a grocer's shop from this building from 1920 until 1969. Mitchell began working in the shop at a schoolboy in 1908, and bought the business and shop in 1920. In 1969, when the building was sold, the interior of the shop retained its original floor-to-ceiling shelving reached by ladder, wooden counters and antique scales. No alterations were made to the shop during Mitchell's ownership. At this time, the business was claimed to be Victoria's oldest one-person grocery business.[1]

Description

The corner shop at 511 Victoria Street, Abbotsford, is a simple double-storey building on a corner site. The walls are of Flemish bond face red brown brick with a bluestone plinth. The south elevation, to Victoria Street, has a door and large six-pane window to the ground floor, and two single windows to the first floor. The west elevation has, at ground floor level, another six-pane window, a single window. There are two single windows at first floor level. The single windows all have brick voussoirs, bluestone sills and louvered timber shutters.

The roof is concealed behind a simple rendered, corniced parapet.

Significance

The corner shop at 511 Victoria Street, Abbotsford, is of local architectural significance. The building is an unusually austere mid-Victorian retail building which contrasts with the more richly decorated facades of more contemporary shop architecture. The shopfront is a very rare surviving example of a Victorian shopfront.

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1   National Trust File No. 5073.

Building:	Former Brickmakers Arms Hotel (Terminus Hotel)	Significance:	B
Address:	603 Victoria Street, Abbotsford	Melway Map Ref:	2H K1

Building Type:	Hotel	Construction Date:	1866; altered 1930s
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

This building is not shown on Clement Hodgkinson's Plan of Simpsons Road[1] of January 1853. In 1858 the Clement Hodgkinson map of Collingwood and East Melbourne showed the Brickmakers Arms hotel situated one block to the east of the present building.

By 1864, this brick hotel was owned by Joseph Shedy, and operated by Iens Schmidth, the licensee who became owner in 1865.[2] By 1867 Robert Dehnert, a prominent brickmaker in the locality and land owner who later bought out Augustus Fritsch's brickyards immediately to the east of this building, had erected the present Brickmakers Arms on the Flockhart Street corner.

By 1869, Williams Dehnert was licensee,[3] and by 1881 Henry Bossen had purchased the property. However, by 1890, Robert Dehnert was again owner and licensee. In 1923 the hotel's name was changed to The Terminus, and the building was later remodelled in the Moderne style.

Dehnert's house, on the north-west corner of Victoria and Flockhart Streets was demolished in 1988.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former Brickmakers Arms Hotel is a double-storey building occupying the corner of Victoria and Flockhart Streets. The hotel is rendered and has a curved corner, and a flagpole is fixed to the curved and stepped parapet above. Windows are multi-paned steel-framed casements with horizontal glazing bars, except for those to the side elevation to Flockhart Street which are the original double-hung sashes. The dado of the ground floor is tiled with distinctive horizontal bands of cream, green and black tiles set in a diaper pattern. A recessed loggia on the first floor facing Victoria Street has a curved projecting balcony and a curved concrete hood. The parapet on the corner, and the first floor facade to Victoria Street, bear the present name of the hotel in raised letters.

Significance

The former Brickmakers Arms Hotel is of local architectural and historical significance. Although the original 19th century building has been altered, it is a rare surviving building associated with the brickmaking industry in Abbotsford, which once occupied all the land along both sides of Flockhart Street, but which had relocated to the eastern and northern suburbs by the 1880s. A hotel has occupied this site continuously since 1866. The present building displays typical features of the Moderne style such as steel-framed windows, curved corner, and horizontal facade treatment, notable for its tiling. The building is substantially intact to the extent of the inter-War refurbishment, and being prominently sited at the eastern end of Victoria Street it is a local landmark.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   CPR 77 Jika Jika.
2   Rate Books 1864, 1865.
3   Rate Book 1869.

Building: Former Crusader Plate Building

Significance: B

Address: 651-653 Victoria Street, Abbotsford

Melway Map Ref: 2H F2

Construction Date: 1937

Building Type: Factory

Builder: Unknown

Architect: Unknown

Condition:

G[x] F[ ] P[ ]

Intactness:

G[ ] F[x] P[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

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Allom Lovell & Associates

History

The Crusader Plate building was built adjacent to, and to a design similar to, the earlier Handley & Tilley building (1929; No. 655). In 1927, the 60 x 242 foot (18 x 72.5 metre) block of land was sold by the Trustees Tivoli Club to Crusader Plate. In the same year, the brick house on the block was demolished to be replaced by a brick factory, owned and operated by Handley's. In 1939 Handley's was in the name of John Handley. Edgar Handley operated Crusader Plate, for which a brick factory was built on the again vacant 60 x 242 feet (18 x 72.5 metre) block of land in 1939.[1]

Andrew Ward. *Collingwood Conservation Study.* 1995.

The Skipping Girl Vinegar sign which is mounted on this building is a reconstruction, at least in part, of a sign dating from 1936. The original sign of 'Little Audrey', Melbourne's first animated neon sign, was originally erected on the Shamrock Brewing Co. building, which was demolished in 1968. The present sign was reconstructed in 1970 following a popular campaign for its re-erection.

Description

The Crusader Plate building, 651-653 Victoria Street, Abbotsford, is a three storey brick Moderne building to the immediate west of the Handley & Tilley building (No. 655). The building was designed in sympathy with the Moderne Handley's complex, and has walls of the same graded brickwork, with dark brown bricks at the base, then red, warm cream and light cream at the top, finished with a painted rendered parapet. The entrance, to the east of the building, has a tall, rendered vertical panel topped with three small fins, which penetrates the parapet. Rear walls are of red brick. Windows are multi-paned, in large, rectangular openings; the glazing is not original, although the configuration of the mullions of the original steel-framed windows has been partially reconstructed in aluminium.

The Skipping Girl Vinegar neon sign—depicting Little Audrey—is mounted on the roof of this building.

Comparative Examples

Former Handley & Tilley Building, 655 Victoria Street, Abbotsford

Significance

The former Crusader Plate building, at 651-653 Victoria Street, Abbotsford, is of local architectural significance. Whilst the adjacent Handley's building (No. 655), upon which the Crusader Plate building is styled, is a far more confident expression of the Moderne idiom, the Crusader Plate building is nonetheless an interesting and unusual Moderne composition. It is a particularly sympathetic extension to the Handley's complex. The significance of the building has been reduced by the alterations to the glazing and vehicle entrance. The Skipping Girl Vinegar sign is of local historical and social significance. The original sign was Melbourne's first animated neon sign, and the reconstruction remains a local landmark and a Melbourne cultural icon.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books 1938, 1940.

Building:	Former Handley & Tilley Building	**Significance:**	A
Address:	655 Victoria Street, Abbotsford	**Melway Map Ref:**	2H F2

Building Type:	Factory	**Construction Date:**	1929
Architect:	Unknown	**Builder:**	Unknown

Intactness:	**Condition:**
G[ ] F[x] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[x]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

In 1924, George Lynch owned land measuring 66' on the north side of Victoria Street. In 1928, it was sold to Handley & Tilley, who operated a factory on the corner of Victoria and Church Streets. The same year, Handley & Tilley also purchased an adjacent brick house from H Lynch. The Handley & Tilley factory was built on the site in 1929; the house was divided into two flats and the basement used for storage and conveniences. In 1930, the top floor of the factory was used by a branch of Handley & Tilley, known as Aluminium & Plate Ltd. The basement of the house also became occupied by the Pyramid Plate & Aluminium Co., another of Handley & Tilley's operations. The building was extended to the west when the Crusader Plate Building (651-653 Victoria Street; see separate datasheet) was constructed in 1937.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former Handley & Tilley factory, 655 Victoria Street, is a two and three storey symmetrical brick building, boldly Moderne in style. The walls are of face brick: dark brown at the base, rising through red and warm cream to light cream at parapet level. The central element in the composition is a squat, four-storey tower with rendered, streamlined fins rising from a semi-circular cantilevered canopy over the central front door. The fin motif also appears at parapet level of the west and east elevations of the tower. The tower rises through the central three-storey section which has large window openings divided vertically by further fins. Winged emblems on rendered panels decorate the walls flanking the tower. This section is flanked by lower, two storey wings on either side, which are set further forward and are curved in plan where they meet the central section. At first floor level, these wings each have four large banks of steel-framed windows (reconstructed?), defined by rendered vertical spandrels.

Alterations to the building in the early 1990s have included the addition of a glass curtain-walled third floor to the side wings, and alterations to the ground floor to incorporate vehicular entrances.

Comparative Examples

Former Crusader Plate Building, 651-653 Victoria Street, Abbotsford

Significance

The former Handley & Tilley Building, 655 Victoria Street, is of local architectural significance. The building is an extraordinarily confident expression of the Moderne idiom and an important example of the style applied to a large industrial building. The distinctive polychromatic brickwork is of note. With the adjoining former Crusader Plate building at No. 651-653, the building is an striking landmark in the Victoria Street streetscape. The appearance of the building has been marred by the 1990s alterations.

Original Source:

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	Former Alma Wool Works Complex	Significance:	B
Address:	663 Victoria Street, Abbotsford	Melway Map Ref:	2H G3

Building Type:	Factory	Construction Date:	1861 onwards
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Nettleton's Fellmongery was established in 1861 on the Yarra River, Collingwood, by Peter Nettleton, trustee to various building societies, and board member of the Bank of Victoria. The Fellmongery included Nettleton's own bluestone house, still surviving, facing Victoria Street. Nettleton died in 1901, and in 1917 the works passed to James Schofield Pty Ltd and to the Alma Woolscouring Co Pty Ltd in 1920. In 1980 operations ceased on this site.[1]

Description

The former Alma Woolworks, Collingwood, is a complex of 19th century buildings situated on the Yarra River, including a former residence, woolshed and wool washing shed.

The residence, originally belonging to Nettleton's Fellmongery, is a single-storey building of bluestone construction built in two sections. The south section has a rendered elevation with pick faced bluestone quoining facing Victoria Street, with a convex cast iron verandah returning along a random-coursed bluestone facade on the west side. A central four panelled door is flanked by double-hung sash windows with bracketed sills. The hipped roof is slated and has bracketed eaves. The verandah is supported on timber posts. The rear (north) section is has a verandah supported on timber posts and returns around three sides of the building, connecting with a separate outbuilding. This building is of coursed rubble bluestone and has a hipped corrugated iron roof.

The former woolshed, located to the north of the residence, is a three-storey building constructed of brick and quarry-faced bluestone, with a hipped corrugated iron roof. The building is constructed on the sloping river bank, and has an arcaded lower level facing the Yarra with alternating bluestone piers and cast iron columns. The upper level is of face brickwork with dogtooth ornamentation beneath the eaves, and windows are multi-paned, double-hung sashes.

Significance

The former Alma Wool Works is of considerable local historical and architectural significance.

The former residence derives its significance from its association with Peter Nettleton, Collingwood's best known fellmonger. It is a remnant of the longest surviving fellmongery complex within Collingwood, established during the early phase of industrial activity in the suburb. The house demonstrates the practice of proprietors of industrial establishments living on their premises, in contrast to the preference of later Victorian industrialists to reside in the more fashionable residential suburbs of Melbourne. Largely intact, the former residence is also a rare surviving example of an early bluestone cottage.

The former woolshed is the major surviving building of the original Nettleton's Works, later to become James Schofield Pty Ltd and later again the Alma Woolscouring Co Pty Ltd. It is the key building in Collingwood's, and possibly Melbourne's, largest surviving woolscouring complex. Architecturally, the unusual arcade to the river is of particular note. The whole complex is the earliest remaining substantially intact industrial complex in Collingwood. Its location on the river illustrates the role of the Yarra as a sewer for Melbourne's animal processing factories in the 19th century.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Books. MMBW litho No. 1302 (1901).

Building:	House	Significance:	B
Address:	316 Victoria Street, Richmond	Melway Map Ref:	2H B2

Building Type:	Residence	Construction Date:	1885
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G [x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 316 Victoria Street, Richmond, was built in 1885. The owner was Thomas Byrne, a shopkeeper. The first occupier of the house was James Perry, a gentleman. The adjoining Byrne's Arcade Terrace (Nos. 318-326: see separate datasheet) had been listed in the Rate Books as a row of five 7 room brick houses—also owned by Byrne—since 1879. Byrne was shown as owning a 7 room wooden house adjacent to the terrace; in 1884, it is valued at £26. The following year, Byrne is shown as owning a 7 room brick house. In 1887, the house was valued at £90, but by 1892 its value had fallen to £60, by 1894 to £50, and by 1900, it was worth only £38. The house was occupied by Thomas Byrne himself from 1886 until at least 1900.[1]

Description

The house at 316 Victoria Street, Richmond, is a double-storey double-fronted asymmetrical rendered brick Italianate house attached to the west end of Byrne's Arcade Terrace (Nos. 318-330; see separate datasheet). It has deep, ornate cast iron lacework friezes to the verandah and balcony, which follow the line of the projecting bay to the west end. The balcony has a lacework balustrade and corrugated iron roof. The front door has a semi-circular arched highlight and the paired timber-framed double-hung sash windows have arched heads. There is a moulded string course at impost level. The building has a high, balustraded parapet with a prominent cornice.

The glazing in an arched opening in the wing wall at the west end of the balcony has been replaced with amber glass (c.1970s).

The original iron picket front fence has been retained.

Significance

The house at 316 Victoria Street, Richmond, is of local architectural significance. It is the only house of its type—a double-fronted double-storey terrace—in Victoria Street. It is a good and substantially intact example an Italianate style terrace, with particularly fine detailing. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

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1   Richmond Rate Books 1878, 1879, 1880, 1883, 1887, 1892, 1894, 1895, 1900. *Sands & McDougall Directory*, 1891, 1894, 1892, 1893, 1894.

Building:	Byrne's Arcade Terrace	Significance:	B
Address:	318-326 Victoria Street, Richmond	Melway Map Ref:	2H B2
Building Type:	Residences	Construction Date:	1879
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

Byrne's Arcade Terrace, 318-326 Victoria Street, Richmond, was built for Robert Byrne, a shopkeeper, in 1879. The Rate Books of 1878 show Thomas Byrne as the owner of a 7 room wooden house, valued at £24, and land valued at £26. The following year, Robert Byrne is shown as the owner of six brick houses, all valued at £30. In 1880, the same properties are listed as in the ownership of Thomas Byrne, but the value of the five houses has risen to £42. By 1887, the value of the houses had risen to £45, and the terrace was fully tenanted. By 1892, the value had risen to £60, but there was only one tenant. In 1895, the houses had devalued to £30, and only two were occupied. By the turn of the century, Byrne had sold the houses, which were occupied by their owners.[1]

The adjoining house at 316 Victoria Street, Richmond, was built for Thomas Byrne as his own house, in 1885 (see separate datasheet).[2]

Description

Byrne's Arcade Terrace is a row of five double-storey attached rendered brick residences, Italianate in style. Each has a skillion-profile roof to a timber first-floor balcony with cast iron lacework infill as balustrading and friezes. The transverse gabled roof is concealed behind a rendered parapet with a dentilated moulded string course, central segmental pediment and decorative urns. Rendered corbels trim the wing walls of each terrace at roof and balcony level. Ground floor windows are tripartite timber-framed double-hung sashes, whilst at first floor level each dwelling has three rectangular double-hung windows.

Intactness varies across the residences. Whilst all the balconies have cast iron lacework friezes and balustrading, they are not all to the same design. Nos. 320 and 326 retain central verandah columns; the others do not. Colour schemes also vary; only the rendered chimneys with moulded caps remain unpainted.

Some of the original bluestone and iron picket front and dividing fences remain.

Significance

Byrne's Arcade Terrace is of local architectural significance. Whilst there are a number of 19th century double-storey shops with residences above in Victoria Street, Byrne's Arcade Terrace is the only residential terrace, and a typical and reasonably intact example. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

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1   Richmond Rate Books 1878, 1879, 1880, 1883, 1887, 1892, 1894, 1895, 1900. *Sands & McDougall Directory*, 1891, 1894, 1892, 1893, 1894.
2   Richmond Rate Books 1878, 1879, 1880, 1883, 1887, 1892, 1894, 1895, 1900. *Sands & McDougall Directory*, 1891, 1894, 1892, 1893, 1894.

Building:	Former Simpson's Glove Factory	Significance:	B
Address:	488-496 Victoria Street, Richmond	Melway Map Ref:	2H 2D

Building Type:	Factory	Construction Date:	1920
Architect:	Unknown	Builder:	Unknown

Intactness:

G [x]   F[ ]   P[ ]

Condition:

G [x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The former Simpsons Glove Factory was constructed in 1920 for A Bamford Pty Ltd furniture manufacturers. This first occupancy continued until 1925, when the building was occupied by Beckford Furniture Pty Ltd. By 1931 Simpsons Gloves Pty Ltd were occupiers, and this association continued until recently.[1]

Description

The former Simpsons Glove Factory is double-storey building of red brick construction with simplified classically-derived ornamentation. The Victoria Street facade is divided into three bays, separated by shallow brick pilasters which rise the full height of the building. The pilasters rise from a slightly projecting brick plinth, and are decorated with clinker brick soldier courses. The entrance door is contained within a central recessed segmental arched opening, decorated with a moulded hood. The large timber-framed windows are not original, and have rendered heads and sills. A bracketed cornice runs across the building, above which is a plain brick and render parapet surmounted by a semi-circular arched pediment in the centre.

Significance

The former Simpsons Glove Factory is of local architectural significance and local historical interest. The building has been used as a factory since its construction in 1920 until relatively recently. Architecturally, it is a typical example of the stripped Classical Revival style applied to a utilitarian building. The building is prominently sited at the eastern end of Victoria Street, and is a local landmark.

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1   Sands and McDougall, *Melbourne Directory*, 1915 - 1931.

Building:	Victoria Bridge and Tramwire Supports	Significance:	A
Address:	Victoria Street, Yarra River, Richmond	Melway Map Ref:	2D H2

Building Type:	Road Bridge	Construction Date:	1884, 1916
Architect:	Bridge: L H Chase; Tramwire Supports: Prahran & Malvern Tramways Trust and J H Fraser	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The proposal for a bridge over the Yarra River at the end of Victoria Street was first raised by local residents in 1879. The Victoria Street Bridge Committee was formed, comprising residents of Hawthorn Kew, Collingwood and Richmond, in order to raise the necessary funds to pay a percentage of the total costs. The following year it was agreed that a bridge be built with Government and Council assistance, and a competition was held for its design. The competition was won by two university students, L H Chase and J H Fraser, who worked for the Public Works Department. Despite objections from professionals to awarding first prize to students, the design of the bridge was approved and construction completed by March 1884, at a cost of £10,000. The bridge was formally opened by the Mayor of Richmond, Mr John Adam, at a grand opening ceremony. A steam roller was driven over the bridge to demonstrate its structural stability, carrying several council members, before it was opened to public traffic.

In 1916, the privately operated Prahran and Malvern Tramways Trust extended their existing electric tram network to include a line across the River to Cotham Road, Kew. At this time, two ornamental tram wire structures were erected on the Victoria Bridge.[1]

Description

The Victoria Bridge is a concrete and iron road bridge which links Victoria Street in the City of Yarra in the west with Barkers Road in the City of Boroondara to the east. The bridge structure comprises a series of pairs of circular hollow section columns, cross-braced with iron members, which support diagonally-trussed iron girders. The reinforced concrete roadway is not original, and carries four lanes of traffic, double tramlines and has a footpath on each side. The balustrading comprises simple vertical iron latticed panels between universal columns. The metal handrail is a curved C-section.

The two 1916 ornamental tram wire supports are simple steel structures with supports on either side of the roadway. The curved brackets are embellished with steel scrollwork.

Comparative Examples

Wallen Road Bridge, Yarra River, Hawthorn
Ornamental Tramwire Supports, Hawthorn Bridge
Ornamental Tramwire Supports, Dandenong Road, Prahran
Ornamental Tramwire Supports, Victoria Parade, Fitzroy / Collingwood

Significance

The Victoria Street Bridge is of local historical significance. Constructed in 1884, the bridge is one of the few 19th century bridges remaining in the metropolitan area. Construction of the bridge is associated with the rapid growth of the suburb during the boom period, facilitating further development across the Yarra to the east. Although altered, the design of the bridge is of interest, being the winning competition entry of two university students.

The ornamental tram wire supports, added in 1916, are of State historical significance. The supports are rare survivors of the early development of the electrical tram network, constructed prior to the amalgamation of the privately operated companies into the Melbourne and Metropolitan Tramways Board.

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1   All information for this history has been taken from National Trust File No. 1599.

Building:	Bokhara	Significance:	B
Address:	1 View Street, Alphington	Melway Map Ref:	31 C12

Building Type:	Residence	Construction Date:	1892, c 1910
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

Solicitor-General of New South Wales, William M Manning, subdivided Charles Roemer's 1870 Crown Portion and began sales in 1854. He created the Alphington Village along the Heidelberg Road, Yarra Street and Roemer Crescent.[1] East of Roemer Crescent, a road turned from Bank Street (later Lucerne Crescent), followed the crescent to its centre and then headed south to the Yarra River. Residential allotments were made available along each of these streets.

In May 1854, Manning sold Lots 43-4 to George Fitzsimmons. Lots 40 and 39 also went to Fitzsimmons to provide a total of six acres and two roods of rural land fronting the Yarra.[2] Forty years later, in 1892, Alfred Pridham had built Bokhara at the top part of the six acre site.[3] Pridham was a butcher and probably used his six acres towards that purpose.

Thomas Kings had established a butcher's shop and abattoirs in the 1860s on the Heidelberg Road directly to the north, and thus completed the necessary chain from the paddocks by the river to the shop window by the roadside. Pridham had his own premises, however, at the Metropolitan Meat Market and no doubt gave them priority.[4]

By 1900 Pridham was leasing his property to John Hinzman, a dairyman, and after him William McDonald. Within the next five years the tobacco merchant, David W Keir, had purchased Bokhara and was again leasing it to those with rural pursuits such as Joseph Davis, a fruit merchant, and John S Cougle, a butcher.[5]

Keir came to live at Bokhara after the 1910s, but it seems that prior to this he erected a strange tower to the north of the house.[6] Keir remained there for about thirty-five years, selling to James Robert McNabb in the late 1940s.[7] Reputedly the tower was used, among other things for off-course betting.

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

Description

Bokhara is a single-storey 19th century polychromatic brick house, asymmetrically planned with a hipped corrugated iron roof with bracketed eaves. The house faces away from the street and towards the Yarra River. The return verandah is supported on cast iron columns; the cast iron frieze and brackets have been removed. Windows on the river elevation are double-hung sashes with segmental arched heads; the remainder are rectangular. Voussoirs are alternating cream and red brick, and cream and black brick string courses enliven the red brick walls. Chimneys are of red brick, and have corbelled brick caps.

Internally, there is an arched hallway with remnants of an embossed dado and border papers. Some of the rooms appear to have been renovated c 1910, retaining the original Victorian ceiling roses.

An attic addition has been recently constructed, with hipped corrugated iron roofs and windows matching those of the tower, and one of the red brick chimneys has been extended in height.

The c1910 tower, located to the north of the main house, is a three storey building, approximately square in plan, constructed of red brick. The roof is hipped and clad in corrugated iron. At first floor level each of the four elevations have casement windows with highlights, arranged in groups of three, with rendered lintels and sills. The upper level is rendered, and has unusual leadlighted windows with inverted segmented-arched window sills. Internally, it has stained timber panelling to the walls and raking ceiling, and built-in cupboards.

Significance

The house and tower at 1 View Street are of local architectural significance. Bokhara is a one of a small number of 19th century bichromatic brick houses in Alphington. The house is a typical example of the style and largely intact, although the architectural significance of the building has been diminished by the recent attic addition. The c.1910 tower, designed to take advantage of views of the Yarra River, is a remarkable and unique Arts and Crafts design, notable for its unusual second floor windows.

Original Source

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

1   Lemon, *History of Northcote Municipality* Chapter 4, p.13.
2   CRO Search note 17721: Memorials 53.309, 102.572; CRO Subdivision Plan.
3   Rate Book 1893, 446.
4   Directory.
5   Rate Books 1900, 474, 1902, 295; 1906, 194; 1911, 196. Electoral Roll.
6   Rate Books 1910, 1307, NAV £50; 1901, 294, NAV £39.
7   Directories, 1945, 1951.

Building:	The Vine Hotel	Significance:	B
Address:	59 Wellington Street, Collingwood	Melway Map Ref:	2C E12
Building Type:	Hotel	Construction Date:	post-1897
Architect:	Smith & Ogg	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The site now occupied by The Vine Hotel was originally the site of the Caledonian Hotel, for which the license was granted to Samuel Simpson in 1868. In 1870, its name was changed to the Eight Hours Hotel, and in 1875, to The Vine. By 1893, the hotel was owned by the West End Brewing Co., passing to the Carlton Brewing Co. in 1897. The hotel was demolished and replaced by the present building, which was originally owned by Carlton & United Breweries Ltd.

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The Vine Hotel, 59 Wellington Street, Collingwood, is a double-storey Edwardian Hotel on the corner of Derby Street, with a gabled slate roof. The walls, originally red brick, and the rendered surfaces have all been painted. The ground floor has a series of semi-circular arched windows with brick voussoirs and rendered keystones. A small hemi-spherical domed tower rises above the splayed corner entrance; the circular openings immediately below the dome are embellished with grape vine decoration. The scrolled gable end facing Wellington Street is bisected by a tall chimney stack with a moulded cap. The chimney breast at ground floor level is decorated with a scrolled pedimented panel bearing the words THE VINE HOTEL.

A rendered string course divides the storeys. Windows at first floor are rectangular double-hung sashes, with a rendered string course at sill level; the corner window retains its original leadlighting. A plain brick parapet surmounts the rendered first floor cornice.

Only part of the original terracotta ridge cresting to the slate roof remains. The appearance of the building has been marred by the painting of the face red brick surfaces.

Comparative Examples

Bendigo Hotel, 125 Johnston Street, Collingwood
Sir Robert Peel Hotel, 113 Wellington Street, Collingwood.

Significance

The Vine Hotel, 59 Wellington Street, Collingwood, is of local historical and architectural significance. Historically, the site has been occupied by a hotel since the 1860s. The Vine is a good example of an Edwardian hotel with a corner tower and Art Nouveau details.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

Building:	Former Yorkshire Brewery	Significance:	A
Address:	88 Wellington Street, Collingwood	Melway Map Ref:	2C E11
Building Type:	Brewery	Construction Date:	1858 onwards
Architect:	James Wood	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Yorkshire Brewery was established in 1858 by Collingwood brewer and hotelier, John Wood. Wood is said to have commenced operations in a timber building on a two acre site on the eastern side of Wellington Street, Collingwood. According to the *Australian Brewers' Journal* of July 1890, though the plant initially used at the site was 'primitive in design and of limited capacity', the beer Wood produced proved very popular and the premises were soon enlarged. In 1865, Wood's eldest son, Mr A E Wood became a partner and the name of the firm was changed to John Wood and Son.[1]

By the mid 1870s, the need for further expansion was recognised, and it was decided to construct a new factory complex. James, another of Wood's sons, was an architect, and he was entrusted with the task of preparing plans and specification of 'a building fully equal to the existing requirements of the trade, with ample provisions for future extensions.'[2] A foundation stone weighing 5 tons was laid in 1876. The principal buildings in the complex were the main brew tower, a large cellar and storage building of a basement and two floors, (a boiler house?) and a substantial brick chimney stack.

The economic downturn of the 1890s had a disastrous effect on the company's trade and the brewery ceased production in 1898. The premises were later rented by the so-called 'Triple Alliance', which comprised the Carlton Brewery, McCracken's City Brewery, and the Castlemaine Brewery. In 1908 Colonel Ballenger, formerly head brewer of the successor to 'Triple Alliance,' Carlton and United Breweries (CUB), took over the former Yorkshire Brewery, becoming its managing director and changing its name to the Ballenger Brewery Co. Pty Ltd. Ballenger's beer proved too sweet for the public's taste, however, and the enterprise failed. The brewery was purchased in late 1909 by CUB and again became known as the Yorkshire Brewery. It was used for many years as a stand-by plant to the main brewing complexes at Carlton, East Melbourne (Victoria Brewery), and Abbotsford, and was later used as a cooperage.[3]

In 1954, after extensive alterations, the plant at the Yorkshire Brewery was converted to a malthouse and became known as the 'Yorkshire Maltings'.[4] This conversion involved the removal of all evidence of the brewing process from the tower, the demolition of several early elements of the complex, and the construction of a number of new brick structures, including the three storey red brick kiln building south of the main brew tower.

Malt production at the site ceased in 1984 and the site was used for storage.[5]

Allom Lovell & Associates, *Yorkshire Brewery Conservation Policy and Assessment of Impact of Proposed Works*. 1997

Description

The former Yorkshire Brewery is a complex of buildings including the brew tower, cellar building, silos and stables.

The brew tower is six storeys high, of polychromatic brick construction and surmounted by a French Second Empire style slated mansard roof. Walls are of brown brick, with cream brick quoining and window dressings, and cream and red brick string courses. Window openings are semi-circular arched, except for those on the upper level which have segmental arched heads. Some of the original double-hung sashes survive; most of the windows have been infilled. There is a heavy cream brick modillioned entablature, above which is a cream, brown and red brick parapet. The mansard roof rises above the parapet, and has circular ventilators on each elevation. The roof is surmounted by a cast iron balustraded widow's walk and flagpole.

Internally, the upper level within the mansard roof is steel or iron framed with chamfered timber purlins. Above the purlins, the ceiling is lined with beaded boards. A narrow timber stairway ascends through four flights to the roof. The upper floor level coincides with the base of the roof

section which is braced with heavy timber sections. Some Robert Boby Ltd (England) grain handling equipment is situated on this level, carried on massive riveted built up I beams, which are original. The lower portions of the tower have been rebuilt internally with steel platforms, stairs and metal grain bins, this work having involved the bricking up of some of the external openings. Five steel platform levels have been installed, below which are two more levels, including ground level, which adjoins the engine room. A Ruston (Lincoln, England) oil fuelled 8 cylinder engine is located here, in derelict condition.

Comparative Examples

Victoria Old Distillery, Northumberland Street, Collingwood.

Significance

The former Yorkshire Brewery is of state architectural and historical significance.

The Brewery is a surviving example of a large 19th century brewing complex, including a brewing tower, illustrating an early phase of industrial development in Collingwood. It is the most notable surviving brewery complex in Collingwood, a district noted for its breweries in the 19th century, and reflects the development of the brewing industry in Victoria.

It is also the largest and most prominent brewing tower in the State. Architecturally, the significance of the tower is enhanced by its impressive scale, which was one of the tallest structures in the district in the 19th century, and remains a significant local landmark.

The tower is a notable work of the architect James Wood, architect son of the brewer owner, John Wood. It is representative of the French Second Empire style and a good example of the use of polychromatic brickwork. The mansard roof is a feature typically associated with 19th century brewing towers.

Original Source

Allom Lovell & Associates, *Yorkshire Brewery Conservation Policy and Assessment of Impact of Proposed Works.* 1997

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1   *Australian Brewer's Journal.* 20 July 1890, p. 267.
2   ibid. p. 267.
3   Heritage Victoria. Report to the Minister.
4   A Ward. *Collingwood Conservation Study.*
5   D Overend. Submission to the Historic Buildings Council on the former Victoria Brewery.

Building:	Sir Robert Peel Hotel	Significance:	B
Address:	113 Wellington Street, Collingwood	Melway Map Ref:	2C E10
Building Type:	Hotel	Construction Date:	1912
Architect:	Sydney Smith and Ogg	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

John Wood of the Yorkshire Brewery, was the publican of a hotel on this site in 1858. In 1887 it was purchased by the Carlton Brewing Company from Edward Latham, who was an owner of the Carlton Brewery from 1865 to 1882. Latham also owned the Bendigo Hotel at this time, a period when many hotels were being taken over by the breweries with a view to improving standards. In 1901 the architects, Sydney Smith and Ogg undertook additions to the toilets and wash house. In 1912, the hotel was demolished and replaced with the present building, designed by the same architects. In 1926 Sydney Smith and Ogg undertook alterations, and in 1967 extensive renovations to the bars were made and the facade painted.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The Sir Robert Peel Hotel is situated at the intersection of Wellington and Peel Streets, Collingwood. The double-storey brick building is designed in a free classical style, which is symmetrically composed about its diagonal axis. The corner is marked with an octagonal tower, below which is the entrance to the hotel. At ground floor level, the centre bays of the Wellington and Peel Street facades each have three semi-circular arched windows, with a cantilevered balcony above. The balconies have deep console brackets, with foliated cement rendered decoration, and curved wrought iron balustrading. A moulded string course divides the two storeys. At first floor level, the centre bays have recessed loggias with Ionic columns supporting classical pediments. Scrolled parapets rise above the pediments. Flanking the corner bay window are moulded panels bearing the name of the hotel in raised lettering. There is a rendered modillioned cornice at first floor level. The tower has rusticated brick semi-circular arched openings, articulated with engaged Ionic columns, above which is a hemi-spherical dome surmounted by a flagpole.

Alterations include the painting of the brickwork, probably originally red, and the addition of a brick dado at ground floor level. Some of the window openings have been infilled on the Peel Street elevation. The appearance of the building has been marred by the painting of the brickwork.

Comparative Examples

The Vine Hotel, 59 Wellington Street, Collingwood.
The Bendigo Hotel, 125 Johnston Street, Collingwood

Significance

The Sir Robert Peel Hotel, Collingwood, is of local architectural and historical significance. The hotel is a good example of the Edwardian free classical revival style, and a notable work of the architects Smith and Ogg. A hotel has continuously occupied this site since 1858, the first hotel being associated with John Wood of the Yorkshire Brewery, Collingwood.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Building:	Former Free Medical Mission Dispensary	Significance:	A
Address:	162 Wellington Street, Collingwood	Melway Map Ref:	2C E9

Building Type:	Medical Centre	Construction Date:	1889
Architect:	John Frederick Gibbins	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:		**Recommended Heritage Listings:**	
Victorian Heritage Register	[x]	Victorian Heritage Register	[x]
Register of the National Estate	[x]	Register of the National Estate	[x]
National Trust	[x]	Heritage Overlay Controls	[x]

History

In January 1869, Dr Singleton opened his dispensary on the site of the present building. He built a mission hall at the rear which was used also by the Salvation Army. Singleton established other charitable centres in Collingwood, including his night shelter for destitute women in Islington Street, and a refuge for fallen women in Oxford Street. In 1878, the Wellington Street dispensary attended to 7,176 applications for medical treatment of which 3,468 were children. It undertook 300 home visitations in that year, and was funded, amongst others, by the Ladies' College, East Melbourne and the Collingwood City Council.

Singleton advocated the non-alcoholic principle of treatment and ran Bible classes, evangelistic services in the Mission Hall, a children's church and afternoon Sunday School. By 1882, significant contributors to the dispensary also included the Metropolitan Gas Company, Messrs Felton and Grimwade, and Beath Schiess and Co, whose buildings remain in Sackville Street. 8,389 applications for treatment were received in the year.

On 22 June 1887 the foundation stone of the present building was laid and it was officially opened on 31 January 1889. By 1892 in the year of its founder's death, the dispensary received 13, 422 applications for treatment.

The centre was later known as Dr Singleton's Dispensary and Welfare Centre, and by 1977 it was in use as the City of Collingwood Health Centre.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The former Free Medical Mission Dispensary is a double-storey building of rendered masonry construction, designed in an Italianate style. The facade is composed of superimposed orders, with rendered panelled pilasters dividing the facade into five bays, and with classical entablatures at each level. The first floor cornice is modillioned and dentilated, and is surmounted by a balustraded parapet. Windows are semi-circular arched double-hung sashes grouped in pairs, and have moulded archivolts and keystones. The central bay projects slightly, and has a consoled pediment at ground floor. Beneath this is a large semi-circular arched window, presumably originally the entrance, which is presently located further to the north. The first floor window above the pediment has been infilled. The southern-most bay contains an arched opening with a pair of ornate iron gates, bearing John's Singleton's initials and coat of arms. Chimneys are rendered, with moulded caps.[1]

Comparative Examples

Russian House, 287 Gore Street, Fitzroy

Significance

The former Free Medical Mission Dispensary is of considerable social and historical significance. The building demonstrates the work undertaken by churches and charitable institutions in the 19th century, prior to the assumption of the welfare responsibilities by the State. It is an important monument to Dr John Singleton, one of Collingwood's most noteworthy reformers. The building is also associated with the commencement of the Salvation Army in Collingwood.

The building is of also of local architectural significance. The building is a typical and relatively intact example of the 19th century Italianate Renaissance style, and is an important element in the Wellington Street streetscape.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   National Trust file. Free Medical Mission Dispensary Annual Reports. Australian Building and
     Construction News, 14 March 1891, p. 187. State Library H35761, H35762.

Building:	Former St Georges Presbyterian Church	Significance:	B
Address:	215 Wellington Street, Collingwood	Melway Map Ref:	2C F8
Building Type:	Church	Construction Date:	1861-62
Architect:	Mr Ireland	Builder:	Sutherland, Butler & Co.

Intactness:

G[x] F[ ] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The foundation stone for St Georges Presbyterian Church was laid on 23 December 1861, and the church opened on 6 June, 1862. The church was a major centre of Presbyterian mission work in the inner suburbs.

In 1907 an extension was provided immediately to the east and in 1924 alterations were made to accommodate a kindergarten. On 26 June 1937, the John Barnaby Hall and kindergarten adjoining the church in Otter Street were opened, the front portion being demolished in 1967.

The building is now known as St Martin's Community Centre.

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

The former St Georges Presbyterian Church, at 215 Wellington Street, Collingwood, is a mid-Victorian Gothic Revival bluestone church. The plan consists of a nave and the base of a spire which was never completed. Walls are of bluestone, with pointed arch diamond-pane leadlit windows with hopper openings along the length of the nave, in bays defined by staged buttresses. Decoration is limited to cream brick dressings and rendered offsets to the buttresses. The entrance is via a lower, enclosed porch at the north end of the east elevation.

Internally, the south portion of the nave was built in as office space c.1937 as part of the adjoining kindergarten development. The remaining portion of the nave has level pressed metal ceiling linings and ventilators and rendered walls with ashlar markings. The only decorated window is in honour of Rev. D McKenzie, the minister of the church from 4 April 1878 to 15 November, 1904.

Significance

The former St Georges Presbyterian Church, at 215 Wellington Street, Collingwood, is of local historical and architectural significance. Historically, the church was a centre of Presbyterian mission work in the inner suburbs. Architecturally, the building is a simple early bluestone structure which is an important heritage element in the Wellington and Otter Street streetscapes.

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

Building:	Portsea House	Significance:	B
Address:	259 Wellington Street, Collingwood	Melway Map Ref:	2C F7
Building Type:	Residence	Construction Date:	1876
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x] F[ ] P[ ]

Condition:

G[ ] F[x] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The 1858 Hodgkinson map shows a small building on this site, Wellington Street having not yet been formed.

By 1868,[1] Edmond Burn, the baker, had a wooden shop here, described in 1875 as a wooden shop and bakery.[2] In 1876 it is described as a brick shop and bakery with Burns as owner/occupier.[3] By 1887 ownership had passed to William Cooksley, and by 1892, Frederick Lauer, baker, was his tenant.[4]

Construction details indicate that the building was probably built in stages.

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

Portsea House, 259 Wellington Street, Collingwood, is a two storey brick building on a prominent site on the north-west corner of Easey Street. The walls are of rendered brick with rendered dressings to windows. The facades of the shop are articulated by very simple, shallow pilasters. The entrance to the former shop is through a doorway in the corner splay, and is flanked by original shopfronts are articulated by vertical and horizontal timber mullions dividing the window into six or eight lights above a timber sill and stallboard. The ground floor of the east elevation has a door at its mid-point, and two windows, whilst the first floor has five windows. The south elevation has a door and window at ground floor level, and three windows at first floor level. Windows are generally timber-framed double-hung sashes with bracketed sills and moulded architraves. There is a flat rendered string course at first floor level, which is expressed as a cornice above the shopfronts.

The roof is concealed behind a simple parapet with a rendered moulded cornice, which has a raised segmental parapet, bearing the words PORTSEA HOUSE ESTD 1858 in render above the splayed corner. There is a number of rendered brick chimneys with moulded caps.

Significance

Portsea House, 259 Wellington Street, Collingwood, is of local historical and architectural significance. The site has been occupied by a shop since at least the 1860s, and it is a substantially intact example of a combined corner shop and residence—which retains its original 19th century shopfront—typical of the second wave of development in Collingwood in the late 1800s.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

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1   Rate Book.
2   Rate Book.
3   Rate Book.
4   Rate Books.

Building:	Former Freemason's Tavern	Significance:	B
Address:	5 Wellington Street, Richmond	Melway Map Ref:	2G G9

Building Type:	Hotel	Construction Date:	1865
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[x] F[ ] P[ ]	G[ ] F[ ] P[x]

Existing Heritage Listings:		**Recommended Heritage Listings:**	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

In 1858, a timber house and bakery occupied the site, followed in 1860 by a brick house of three rooms and bakery.

The present Freemason's Tavern was built in 1865. The first owner of the 8 room brick buildings was William Martin, a butcher. From 1867 to 1885, the building operated as the Freemason's Tavern; the first licensee was John Davies.

In 1886, the building reverted to use as a residence. It was advertised for sale for £550 in March 1885, described as a brick house of 8 rooms with outbuildings and side right of way, on land measuring 25 x 50'. In 1887, the owner of the building was Ann Fricker, and the occupier Elizabeth Martin, who used the building as a boarding house. Stables were built at the rear in 1887.[1]

Description

The former Freemason's Tavern, 5 Wellington Street, Richmond, is a double-storey mid-Victorian brick building of ruled rendered masonry construction. The entrance elevation is approximately symmetrical. The ground floor has a central door flanked by single windows, whilst the first floor has four single windows. Windows are timber-framed double-hung sashes with vertical glazing bars.

The roof is concealed behind a simple parapet with a moulded cornice, and is penetrated by a rendered chimney with a moulded cap. There is a simple moulded string course at first floor level. A second chimney to the rear of the building is of painted brick, and has a painted terracotta chimney pot.

Significance

The former Freemason's Tavern, 5 Wellington Street, Richmond, is of local architectural significance and local historical interest. Although its condition is presently poor, it remains a substantially intact and interesting example of a remarkably austere mid-Victorian building with little decoration. Its early change of use into a dwelling is also of interest.

Original Source

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

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1   National Trust File No. 5579.

Building:	House	Significance:	B
Address:	15 Wellington Street, Richmond	Melway Map Ref:	2G G10
Building Type:	Residence	Construction Date:	1881
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ]　F[x]　P[ ]

Condition:

G[x]　F[ ]　P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The house at 15 Wellington Street, Richmond, was built in 1881 for Patrick Quinlan.

Early photographs indicate that the openings onto the balcony were originally French doors. The structure indicates that there may have been a shopfront in the projecting bay.

Description

The house at 15 Wellington Street, Richmond, is a double-storey double-fronted asymmetrical freestanding brick house. The walls are rendered; the facade has been painted, but the side walls retain unpainted render finishes.

The west elevation, to Wellington Street, has a projecting bay to the north of a verandah and balcony which terminate at a wing wall on the south elevation. Beneath the verandah, the ground floor has a panelled door and tripartite double-hung sash windows, whilst the first floor has two non-original windows. The verandah and balcony both have decorative cast iron lacework friezes, and the balcony has a lacework balustrade. The projecting bay has one window opening—which has been bricked up—at ground floor level, and two non-original windows at first floor level; the first floor windows have hood moulds. The roof of the bay is concealed behind a high Dutch gable surmounted by an urn; there is a second Dutch gabled parapet on the south elevation. There is a wide, rendered brick chimney with a moulded cap.

The unusual front fence, of fine, hooped iron, is unusual.

Significance

The house at 15 Wellington Street, Richmond, is of local architectural significance. Although the overall form of the house is relatively common, this building is distinguished by its highly unusual Dutch gables, and also by the unusual proportions of the fenestration to the projecting bay. The house is an important heritage element in Wellington Street.

Original Source

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

Building:	Former Sutherland's Distillery	Significance:	B
Address:	67 Wellington Street, Richmond	Melway Map Ref:	2G G10
Building Type:	Factory	Construction Date:	c.1889
Architect:	Unknown	Builder:	Unknown
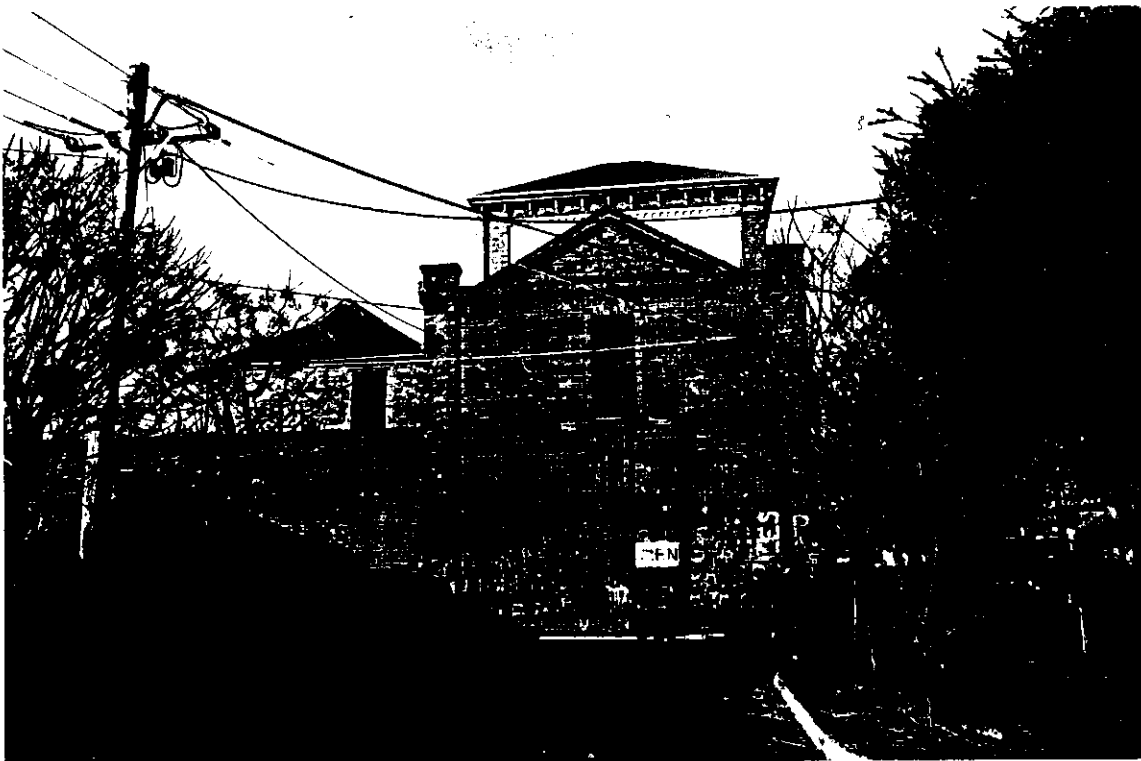
Intactness:

G[ ] F[x] P[ ]

Condition:

G[ ] F[ ] P[x]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

The building at 67 Wellington Street, Richmond was a distillery belonging to John Sutherland & Son's vinegar factory, built c 1889.

John Sutherland began his career in Australia as an employee of James Dickson of Richmond, a manufacture of wines, spirits and vinegar. The wines and spirits business did not prosper, as the tastes of drinkers tended towards rum. It is thought that Sutherland's influence led the business into the area of cordials and boot blacking, which incorporated vinegar in its manufacture.

In 1885 John Sutherland left Dickson's and established the John Sutherland Vinegar Factory on the south corner of Cremorne and Blanche Streets. He died in 1889 and his two sons expanded the business which continued until the late 1970s, when it was taken over and closed by R M Gow & Co.

Beer, used to make pure malt vinegar, was pumped from the distillery down Blanche Street to the Cremorne Street factory by means of a large underground pipe laid by the Richmond City Council during the 1930s .

The factory also manufactured pickles and cordials.[1]

Description

The former Sutherland's Distillery is a utilitarian two- and three-storey building of red brick construction. The tower-like three storey section, facing Blanche Street, is divided into two bays separated by red brick piers rising the full height of the building. The small square openings have brick voussoirs. The hipped corrugated iron roof has a bracketed eaves, below which is a course of dentilated brickwork. Adjacent to the tower is a gabled two storey section, with a gable end facing Wellington Street. There is a single opening on this elevation, with the remnants of a timber boarded door, above which is a cantilevered block and tackle hoisting beam.

Significance

The former Sutherland's Distillery is of local architectural and historical significance. It is a remnant of the 19th century distilling industry in Richmond. The building is largely intact, and is a prominent element in the immediate vicinity, forming a termination to Wellington Street.

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1 Notes by Bridget Everet from interview with Jack Sutherland, 1984. Richmond Guardian, 28 February 1885, p.2. R M Gow Newsletter, Sept-Nov, 1980. Quoted in O'Connor et al, *Richmond Conservation Study*.

Building:	Warwick Terrace & Leicester Terrace	Significance:	B
Address:	79-93 & 80-94 Wellington Street, Richmond	Melway Map Ref:	2G G11
Building Type:	Residences	Construction Date:	1892-93
Architect:	Unknown	Builder:	Unknown

Intactness:	Condition:
G[ ] F[x] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

History

Warwick Terrace and Leicester Terrace were built in 1892-93. Wellington Street south of Blanche Street was originally known as Wellington Place. The Rate Books of 1893 show 4 room brick houses at 13-27 and 18-32 Wellington Place, all valued at £22 each. The first owner was Mr Dakin, a contractor, of Richmond. In 1907, renumbering occurred, with Wellington Street extended from Blanche Street to Parkins Lane. Warwick Terrace, on the east side, was renumbered Nos. 79-93, and Leicester Terrace, on the west, Nos. 80-94.[1]

Description

Warwick Terrace and Leicester Terrace, 79-93 and 80-94 Wellington Street, Richmond, comprise two identical rows of single-storey rendered brick terrace houses, on opposite sides of the street. Each terrace comprises nine residences.

The facade of each dwelling has a door and single timber-framed double-hung sash window. There is a curved-profile roofed corrugated iron verandah with decorative cast iron lacework frieze, between brick wing walls decorated with vermiculated corbels. The roofs are concealed behind simple parapets with moulded cornices and low, rectangular pediments. Chimneys are rendered, with moulded caps.

The front fences are not original.

Comparative Examples

2-12 & 1-11 Mitchell Street, Richmond
1-15 & 2-25 Moore Street, Richmond

Significance

Warwick Terrace and Leicester Terrace, 79-93 and 80-94 Wellington Street, Richmond, are of local historical significance. Although typical of many such 19th century speculative developments of modest terrace housing in Richmond, this example remains substantially intact, and is notable for its extent, comprising eighteen houses in two rows facing one another.

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1   Richmond Rate Books 1892, 1893. *Sands & McDougall Directory*, 1890, 1892, 1893, 1900, 1905, 1906, 1907, 1910.

Building:	Former Fairfield Hospital	Significance:	A
Address:	Yarra Bend Road, Fairfield	Melway Map Ref:	2D F1

Building Type:	Hospital	Construction Date:	1901-04; 1916-17; 1932; 1949
Architect:	Wharton Down & Gibbins?; A & K Henderson; Percy Everett	Builder:	Unknown

Intactness:	Condition:
G[ ] F[x] P[ ]	G[x] F[ ] P[ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[x]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[x]	Heritage Overlay Controls	[x]

History

Sites near the Yarra had long been favoured for institutions such as the Inebriate Retreat (1873) on the Merri Creek and the Yarra Bend Lunatic Asylum (1948), and in the 1870s, there was an investigation into possible sites for an infectious Diseases Hospital at Yarra Bend.[1] In 1890, Dr Dan Astley Gresswell came to the Board of Public Health and submitted a report on 'Sanitary Conditions and Sanitary Administration of Melbourne', which stressed again the need for an infection diseases hospital, separate from the existing Melbourne and Alfred Hospitals.[2] A perspective drawing was prepared by architects Wharton Down & Gibbins in 1893, showing a proposed Infectious Diseases Hospital near Melbourne.[3]

In 1897, the year of Queen Victoria's Diamond Jubilee, the Mayor of Melbourne, Cr Strong, convened a meeting at the request of Lord Brassey, the Governor of Victoria, on the subject of a Fever Hospital and the raising of funds to construct it. The proposed name for the hospital was the Queen's Memorial Infectious Diseases Hospital.

The municipalities of Prahran, South Melbourne, Hawthorn, Footscray, St Kilda, Brighton, Williamstown, Essendon, Flemington and Kensington, Northcote, Kew, North Melbourne, Brunswick, Heidelberg, Boroondara and Malvern were all represented on a fund raising committee. By 1897, £16,000 had been received and 15 acres of land granted by the government. Tenders were called in 1900 for the hospital's first buildings and these were completed in 1901.[4]

When the hospital opened in October 1904, all but seven municipalities had withdrawn from the hospital management committee, leaving Melbourne, Fitzroy, Richmond, St Kilda, North Melbourne, Brunswick and Coburg.[5] Dr Sydney Allen was the first Medical Superintendent, and Miss Evelyn Conyers the Matron. By this time, the reserve had grown to 22 acres and contained a receiving house, with separate wards for scarlet fever and diptheria. Each ward had 25 beds, was well ventilated and had bitumen floors which could be washed down as required. The circulation between the buildings was by asphalt paths under verandahs. The complex had two separate vehicle entrances, for infectious and non-infectious traffic. It was a 'locked' hospital, and access was supervised by resident lodge keepers. However, by 1952, the hospital was reputedly the first 'fever hospital' in the world to allow visitors to patients.

The kitchen block, now demolished, was at the centre of the complex. The nurses' home was on the eastern part of the complex; this was been since enlarged by architects, A & K Henderson in 1916 and 1932.[6] The new administration buildings and two ward pavilions, designed by A & K Henderson were opened in June 1917 to cater for a new disease, cerebro-spinal meningitis. A & K Henderson became involved with the hospital in 1914 and planned and executed an extensive building programme, which was approved during 1916. This included the large extension to the original (1901-04) Nurses' Home on its eastern side, making it a three level building with verandahs overlooking the Yarra River. This was extended again to the south in 1924.

The complex is the ambulance garage, workshops and men's quarters, designed under Public Works Department Chief Architect Percy Everett in 1940.[7] One of the later additions was the Modernist F V G Scholes block (1949), also designed by Percy Everett.[8]

At its peak in the 1930s, Fairfield Hospital had over 700 beds; by the early 1990s, this number had dropped to approximately 100.

Description

Externally the first buildings were of cavity face brickwork with stucco dressings and Marseilles pattern terracotta tiles; they generally followed the Queen Anne or Federation style of architecture.[9]

The two original ward blocks (1901-04; Building Nos. 4 and 5; later the Pathology Building and the Pay Office and Fitters and Turner's Building) are single-storey red brick Edwardian buildings characterised by two conically roofed octagonal tower rooms on the north end. The buildings are long and pavilion-like, with terracotta tiled roofs and timber-framed windows.

The new administration building and wards of 1916-17 is a symmetrical double-storey austere brick building, late Edwardian in style. The walls are of red brick with rendered string courses, lintels and chimney caps. The entrance is marked by a decorative gable-end bearing the words the QUEEN'S MEMORIAL INFECTIOUS DISEASES HOSPITAL. The building has a relatively complex hipped and gabled roof clad in terracotta tiles. The entrance porch is a later addition.

The Nurses' Home (1901-04, extended 1916 on its east side) is a three-storey brick building with an unusual three-storey timber-framed verandah. The roof is penetrated by tall gabled bays.

The ambulance garage, workshops and men's quarters (1940) is an austere single- and double-storey brick building with Moderne characteristics. The double-storey section is parapeted and has a relatively narrow horizontal band of windows. The ambulance garage is behind a dominant curved brick wall which forms part of the perimeter fence of the complex. The F V G Scholes block (1949) is an unusual modern building with a glazed facade, much of it zig-zag in plan.

Other structures on the site include the tall, tapered brick incinerator chimney.

Many of the buildings have been altered, particularly in the post-War period. Some entrances have been changed, and covered walkways connecting buildings erected.

Significance

The former Fairfield Hospital is of state historical, social and local architectural significance. Historically, the complex was instrumental in the treatment of infectious diseases in Victoria for most of the 20th century, and derives social significance from the large numbers of Victorians who were treated there, particularly during epidemics of diseases such as scarlet fever and poliomyelitis. Architecturally, the complex includes a number of individually significant buildings representative of a number of architectural styles from Edwardian to early Modernist.

Original Sources

Database of the Register of the National Estate No. 100230.
Graeme Butler. *Northcote Urban Conservation Study.* 1982.

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1   A S Kenyon, *The City of Streams,* Heidelberg, 1934, pp. 10f.
2   *Fairfield Hospital Victoria, 1904-1954* (Golden Jubilee Program), Melbourne, 1954.
     Weekly Times, 21/10/1905, pps. 10,13.
3   MUAI cites Building Engineering and Mining Journal, 22/4/1893, p.150.
4   *Fairfield Hospital Victoria, 1904-1954* (Golden Jubilee Program), Melbourne, 1954.
5   ibid.
6   ibid.
     Argus, 27/10/1932, p.5, £25,000 spent, includes extension to Nurses' Home to provide 56 more nurses places; builder, J Whitelaw, additions in matching style.
7   Contract Drawings, 4/4/1940 (Fairfield Hospital).
8   *Fairfield Hospital Victoria, 1904-1954* (Golden Jubilee Program), Melbourne, 1954.
9   *Fairfield Hospital Victoria, 1904-1954* (Golden Jubilee Program), Melbourne, 1954.

Building:	Yarra Bend Golf Club House	Significance:	B
Address:	Yarra Bend Road, Yarra Bend	Melway Map Ref:	2D G6

Building Type:	Club House	Construction Date:	1934
Architect:	Percy Everett Public Works Department	Builder:	Unknown

Intactness:

G [x]   F [ ]   P [ ]

Condition:

G [x]   F [ ]   P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

From 1848 onwards the Metropolitan Lunatic Asylum began to spread from the hillside, overlooking the bend in the Yarra, to the banks of the river. Small cottage accommodation was supplemented by larger hospital buildings, administration blocks and a cemetery on the river bank. By 1926 the larger hospital buildings, administration blocks and a cemetery on the river bank. By 1926 the asylum was emptied and most of the cottages demolished by Whelan the Wrecker. After some indecision as to the fate of the 315 acres remaining, it became a public park under a management committee of Heidelberg Shire Councillors and Government nominees. By 1933 the *Heidelberg-Kew Lands Act* was proclaimed, adding 272 acres of land on the south side of the river, to the previous 315 acres (94.5 metres).[1]

On the Heidelberg Shire portion an 18 hole golf course was laid out and with it, a clubhouse was provided. The Public Works Department Chief Architect, Percy Everett, supervised the design of the clubhouse; the clubhouse opened in May 1936 in front of 1000 people.

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

Description

The Yarra Bend Golf Club House is a single and double-storey building designed in a rustic American bungalow style. The building is constructed of clinker brick, rubble stone and logs from trees felled from the site of the present carpark.[2] The main single-storey wing has a broad gabled roof clad in Cordova pattern terracotta tiles, hinting at the popular American-inspired Spanish Mission style. The projecting entrance porch also has a broad gabled roof, with heavy rubble stone piers. The building has groups of double-hung sash windows, with multi-paned upper sashes. A double-storey section intersects the main wing at the north end, and has a wide rubble stone chimney penetrating the gable end, bearing the name of the building in raised metal lettering.

Fine, clipped hedges separate the carpark and practice green from the building.

Significance

The Yarra Bend Golf Club House, Yarra Bend, is of local architectural significance. The building is a distinctive example of the American-inspired bungalow style, designed by Public Works Chief Architect, Percy Everett. Notable elements include the rubble stone piers, chimney and Cordova tiled gabled roofs. The building is enhanced by its landscaped setting.

Original Source

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

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1   A S Kenyon. *The City of Streams*, Heidelberg 1934, p 101f.
2   Yarra Bend Park Trust Records.

Building:	Kane's Bridge	Significance:	B
Address:	Yarra Bend Road, Fairfield	Melway Map Ref:	2D F8

Building Type:	Footbridge	Construction Date:	1934
Architect:	Unknown	Builder:	Unknown

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

In 1928 a footbridge was erected to link Kew with the public golf course across the Yarra.[1] The total cost of construction came to £250[2] and the bridge became known as Kane's Bridge. During the 1934 floods the bridge was washed downstream[3], and was subsequently rebuilt.

The present form of the bridge resembles the earlier bridge which crossed from the Yarra Bend Asylum to Kew, further upstream.

Pru Sanderson, *City of Kew Urban Conservation Study*. May, 1988.

Description

Kane's Bridge is a pedestrian single-span suspension bridge over the Yarra River, connecting Studley Park with Yarra Bend Park. The suspension towers on either side are timber trestles, constructed of undressed log posts. The deck is suspended from steel tensioned cables hung from the towers, and has timber cross-patterned balustrading.

Comparative Examples

Odyssey House Suspension Bridge, Lower Plenty, 1955

Significance

Kane's Bridge, Fairfield is of local architectural significance and local historical interest. The bridge was constructed to serve the recreational needs of the public, and is part of a long standing tradition of such activities. Kane's bridge is one of three suspension bridges crossing the Yarra River, the others being the Odyssey House Suspension Bridge, also a pedestrian bridge, constructed in 1955, and the Westgate Bridge, constructed in the 1970s. The bridge is a picturesque element in the Park.

Original Source

Pru Sanderson, *City of Kew Urban Conservation Study*. May, 1988.

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1   W D Vaughan, *Kew's Civic Century*, p. 73.
2   W D Vaughan, *Kew's Civic Century*, p. 74.
3   W D Vaughan, *Kew's Civic Century*, p. 94.

Building:	Hawthorn Railway Bridge	Significance:	B
Address:	Yarra Boulevard, Yarra River, Richmond	Melway Map Ref:	2H J10
Building Type:	Road Bridge	Construction Date:	1861
Architect:	Unknown	Builder:	Goldsack & Co.

Intactness:

G[ ] F[x] P[ ]

Condition:

G[x] F[ ] P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The Hawthorn Railway Bridge was built in 1861, and duplicated in 1882. Alterations were made to connect the levels of its girders in 1887. A new double-track bridge was built on its north side in 1912. The bridge was extended westwards in 1938-39 when a new span was added to bridge Yarra Boulevard, which was constructed as a scenic drive by Sustenance workers in the Depression. In 1971, the original piers were strengthened and the bridge widened to take a third track.[1]

The extended Melbourne and Hobson's Bay Railway from Pic-nic (east of Burnley) to Hawthorn was opened on 13 April 1861. The opening was delayed due to delays in completion of the bridge by the contractors, Goldsack & Co.[2]

Description

The Hawthorn Railway Bridge is a rail bridge on the Ringwood line, between Burnley Station, Richmond, and Hawthorn Station, Hawthorn. The present bridge was constructed in a number of stages, but the present structure is dominated by the heavy, arched bluestone piers with Italianate decorative mouldings. The river itself is spanned by a deck supported on either side by diamond-braced steel girders connecting the stone piers. The bicycle and walking path on the west riverbank passes beneath the voussoired arch. Further west, the extension across Yarra Boulevard is a simple metal structure resting at its western end on a wide stone pier.

Comparative Examples

Ornamental Tramwire Supports, Hawthorn Bridge
Ornamental Tramwire Supports, Victoria Bridge
Ornamental Tramwire Supports, Dandenong Road, Prahran
Ornamental Tramwire Supports, Victoria Parade, Fitzroy / Collingwood

Significance

The Hawthorn Railway Bridge is of local historical and architectural significance. Historically, it is one of Melbourne's earliest rail bridges spanning the Yarra, and is also associated with the construction of Yarra Boulevard in the 1930s Depression. Architecturally, the bridge's stone construction employs elegant Italianate elements, and it remains a landmark, visible from the river and from Yarra Boulevard.

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1   D Smyth. *Bridges over the Yarra*, Toorak, Vic, 1979. [unpaged].
2   L J Harrigan. *Victorian Railways to '62*. Melbourne, 1962, pp 54, 56.

Building:	House	Significance:	B
Address:	31 Yarraford Avenue, Alphington	Melway Map Ref:	31 A12
Building Type:	Residence	Construction Date:	1928
Architect:	Unknown	Builder:	Unknown

Intactness:

G[x]   F[ ]   P[ ]

Condition:

G[x]   F[ ]   P[ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Heritage Overlay Controls	[x]

History

The land on which 31 Yarraford Avenue is located originally belonged to Yarraford House, situated on the hill overlooking the Yarra River. This property, previously a part of J W Gosling's Crown Portion 116, was subdivided in 1922 into suburban lots.[1] Opposite Yarraford was the overseer's house, and surveyor, E P Muntz, surveyed a roadway between the two houses bisecting the block. Yarraford House has since been demolished for flats; the other house may still exist, but in a much altered state.[2]

The suburban lots sold for £10 deposit, with payments at £1 per month.[3] Harry Misken owned Yarraford House and some sixteen lots in 1923, one of which was Lot 32. George Keith, a civil servant, purchased this lot and by 1928 had built 31 Yarraford Avenue. Keith lived there over a long period of time, at least until 1962.[4]

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

Description

The house at 31 Yarraford Avenue, Alphington, is a timber, double-storey Arts and Crafts style bungalow, with broad intersecting gabled roofs clad in Marseilles pattern terracotta tiles with terracotta ridge cresting and finials. Walls at ground floor level are weatherboarded. A gabled entrance porch faces the street, supported on red brick piers. The red brick verandah balustrading has lozenge shaped openings, and the verandah gable end is part half timbered and part shingled. The gable to the first floor extends on one side encompassing part of the ground floor, and a large diamond-shaped pierced timber ventilator is located within the shingled gable end. First floor windows are leadlighted casements.

Significance

The house at 31 Yarraford Avenue, Alphington, is of local architectural significance. It is a good example of the Arts and Crafts bungalow style, displaying typical features including broad gabled roof forms, timber shingling and leadlighted casement windows. The house is enhanced by its hillside siting.

Original Source

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

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1   Plan, part Jika Jika Parish. Yarraford Estate Subdivision Plan, Naughton, Collection 3/65 (SLV). LP 10991, declared 1/5/1925.
2   Plan, part Jika Jika Parish. Yarraford Estate Subdivision Plan, Naughton, Collection 3/65 (SLV). LP 10991, declared 1/5/1925.
3   RB 1923, 1011. RB 1926, 1028. D1925. RB 1928, 1090. RB 1965. Melbourne Telephone Directory, 1981.
4   D1962.

CITY OF YARRA
HERITAGE REVIEW

HERITAGE PRECINCTS

VOLUME 3

CITY OF YARRA
HERITAGE REVIEW

HERITAGE PRECINCTS

VOLUME 3

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CONSULTANTS

This report was prepared by:

Robyn Riddett   *Allom Lovell & Associates*

George Phillips
Katrina Place
E J Derham Watson

1.0   INTRODUCTION

1.1   Introduction

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

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

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

1.2   Previous Studies

The review assessed proposals contained in the following studies:

*   Andrew Ward. *Collingwood Conservation Study.* 1995.

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

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

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

*   Jacobs Lewis Vines. *North Fitzroy Conservation Study.* 1978.

*   Jacobs Lewis Vines. *South Fitzroy Conservation Study.* 1979.

1.3   Methodology

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

1.4   Definition of Precincts

Precincts of heritage significance are defined as those areas which:

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

value;
* may contain historically or botanically significant gardens, reserves, and specimens.

In Yarra the Heritage Overlay Precincts typically:

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

Many of the Precincts also:

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

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

1.5 Precinct Data sheets

Each data sheet comprises:

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

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

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

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

1.6 Recommended Heritage Precincts

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

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

Fairchild Street, Abbotsford
Johnston Street, Collingwood.
Bendigo Street, Richmond

Green Street, Richmond
Kennedy Street, Richmond
Racecourse, Richmond

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

Victoria Park, Abbotsford
William Street, Abbotsford
Charles Street, Abbotsford

Park Crescent, Alphington

Queens Parade, North Fitzroy / Clifton Hill
Clifton Hill Eastern, Clifton Hill
Clifton Hill Western, Clifton Hill

Collingwood Slope, Collingwood
Campbell Street, Collingwood
Gold Street, Collingwood
Smith Street, Fitzroy / Collingwood

Brunswick Street, Fitzroy
South Fitzroy, Fitzroy
Victoria Parade, Fitzroy
North Fitzroy, North Fitzroy

Princes Hill, North Carlton
North Carlton, North Carlton

Richmond Hill, Richmond
Swan Street, Richmond
West Richmond, Richmond
Bridge Road, Richmond
Church Street, Richmond
Elm Grove, Richmond
Golden Square, Richmond

1.7 Landscape Precincts

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

1.8 Conclusions

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

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

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

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

2.0   HERITAGE OVERLAY PRECINCTS
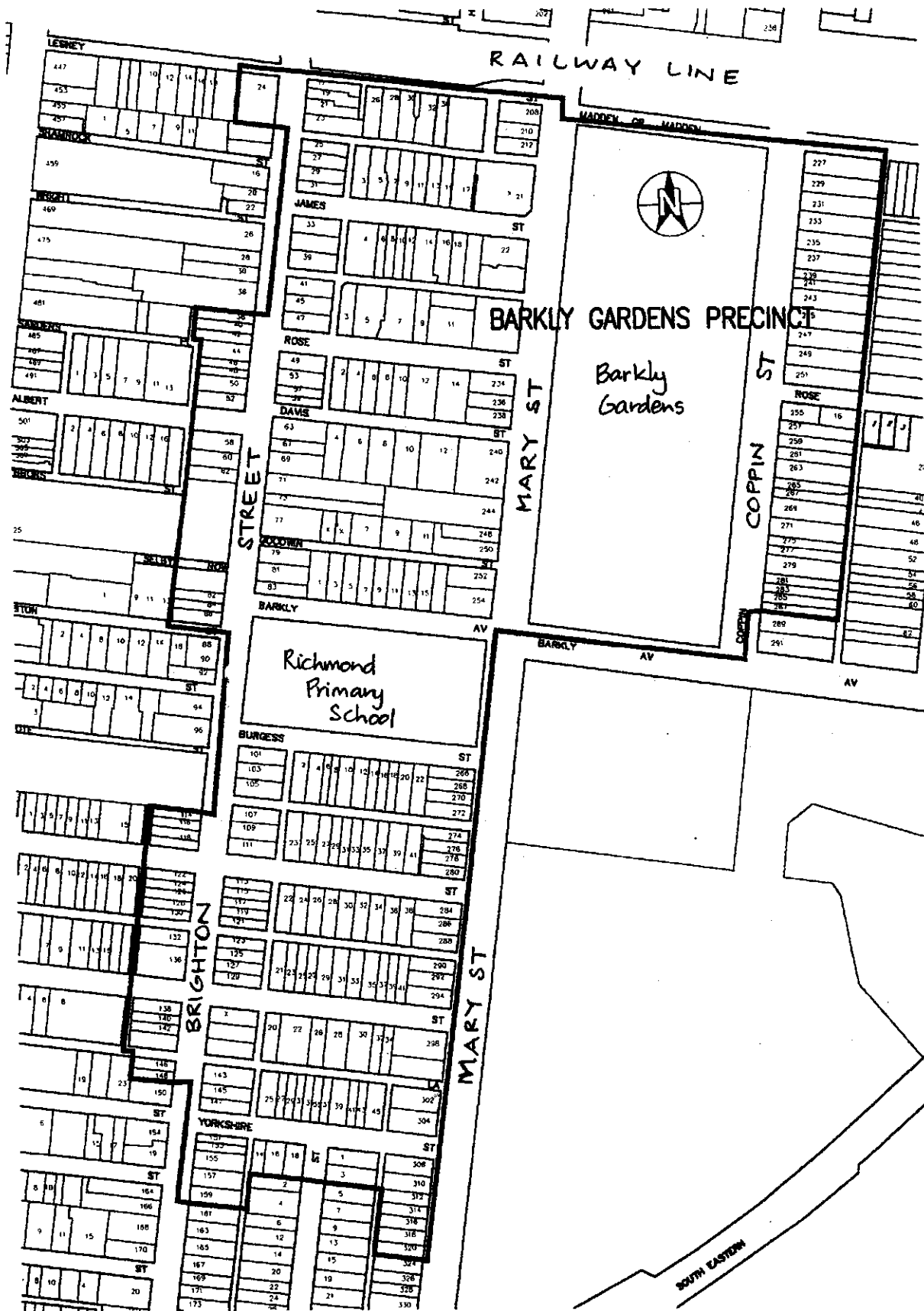
Figure 1   Barkly Gardens Precinct, Richmond

2.1   Barkly Gardens (HO300)   Richmond

Location

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

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

History

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

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

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

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

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

Richmond Primary School (Brighton Street School No. 1396) was built in 1874 on the $1^3/_4$ acre block bounded by Barkly Avenue and Mary, Burgess and Brighton Streets, which was purchased by the Victorian Government in July 1873, for £900. Another school, Richmond National School, had been operating as a day and boarding school in Brighton Street from at least 1857.

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

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1   Richmond Parish Map.
2   Janet McCalman. *Struggletown: Portrait of an Australian Working Class Community 1900-1965.* 1984. p 13.
3   McCalman. op cit. p 218.

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

Original Source

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

Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Statement of Significance

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

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

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

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

Figure 3   Brick terraces and converted warehouse, 123-141 Brighton Street, Richmond
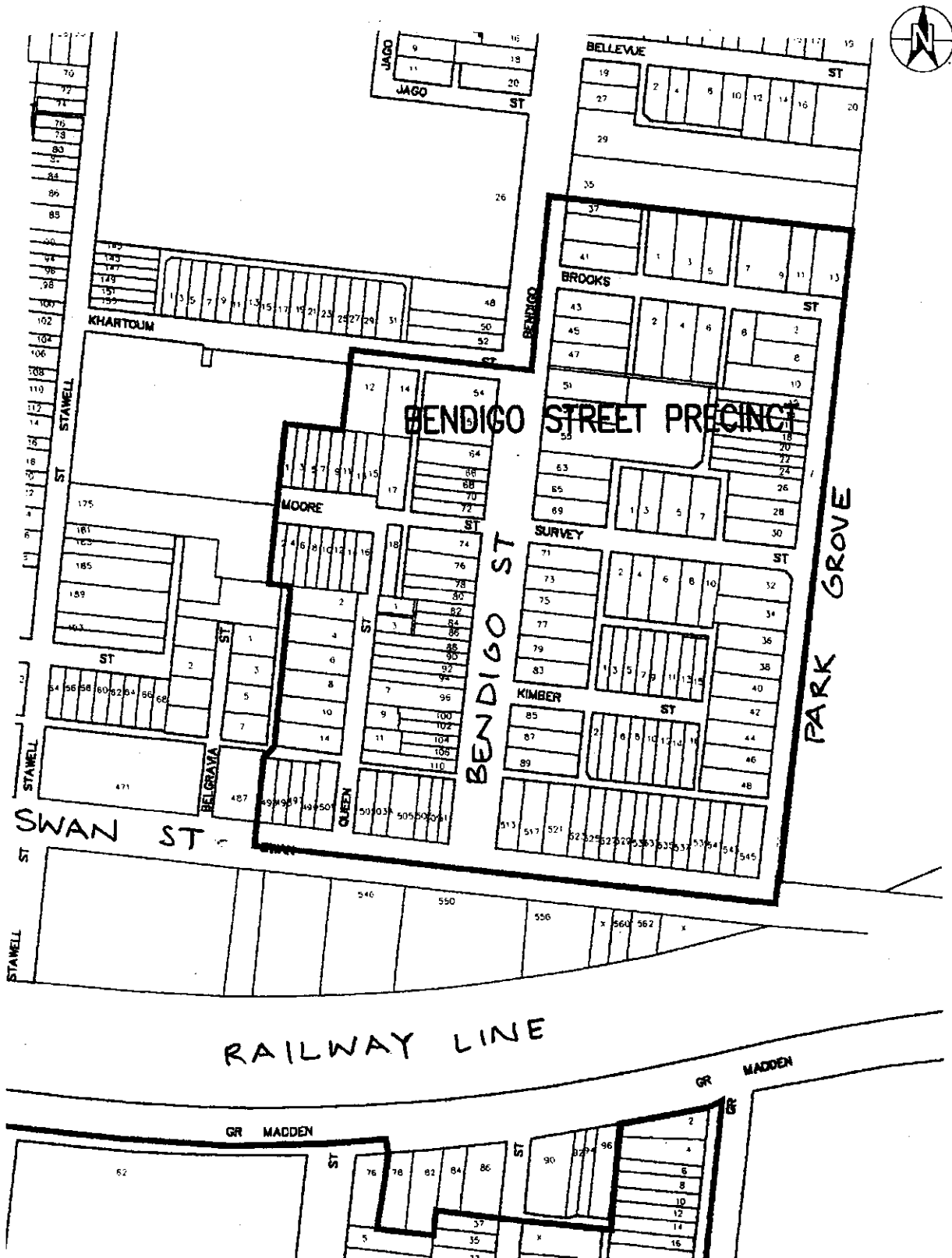
Figure 4   Bendigo Street Precinct, Richmond

2.2   Bendigo Street (HO301)   **Richmond**

Location

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

parts of Bendigo Street, Swan Street

History

The Bendigo Street Precinct was part of Crown Allotment 16, which was purchased by J M Chisholm on 16 August 1840.[5]

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

Description

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

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

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

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

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

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5   Richmond Parish Map.

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

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

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

Statement of Significance

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

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

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

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

Figure 6   Bendigo Street, looking south from Moore Street

BRIDGE ROAD PRECINCT

BRIDGE ROAD PRECINCT

Figure 7   *Bridge Road Precinct, Richmond*

2.3   Bridge Road (HO302)   Richmond

Location

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

History

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

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

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

By the 1870s Bridge Road still had a village-like scale, although the west end was more densely developed than the east, an appearance reinforced to a degree by the comparatively narrower street width. The Town Hall, which incorporated a courthouse and post office, was constructed on the courthouse reserve in 1870. The Richmond Town Hall was built in 1869-71, designed by Charles Vickers. The design was in response to a competition judged by the Inspector-General of Public Works, William Wardell.[8] 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 ...[9]

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

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

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

6   *Argus.* 9 February 1854.
7   *Victorian Contractors and Builders Price Book.* 1859.
8   National Trust of Australia (Victoria) classification report for the Richmond Town Hall.
9   *Richmond Australian..* 10 March 1869.

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

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

Original Source

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

Description

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

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

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

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

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

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

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

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

Statement of Significance

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

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

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

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

Figure 8   South side Bridge Road, Richmond, looking west

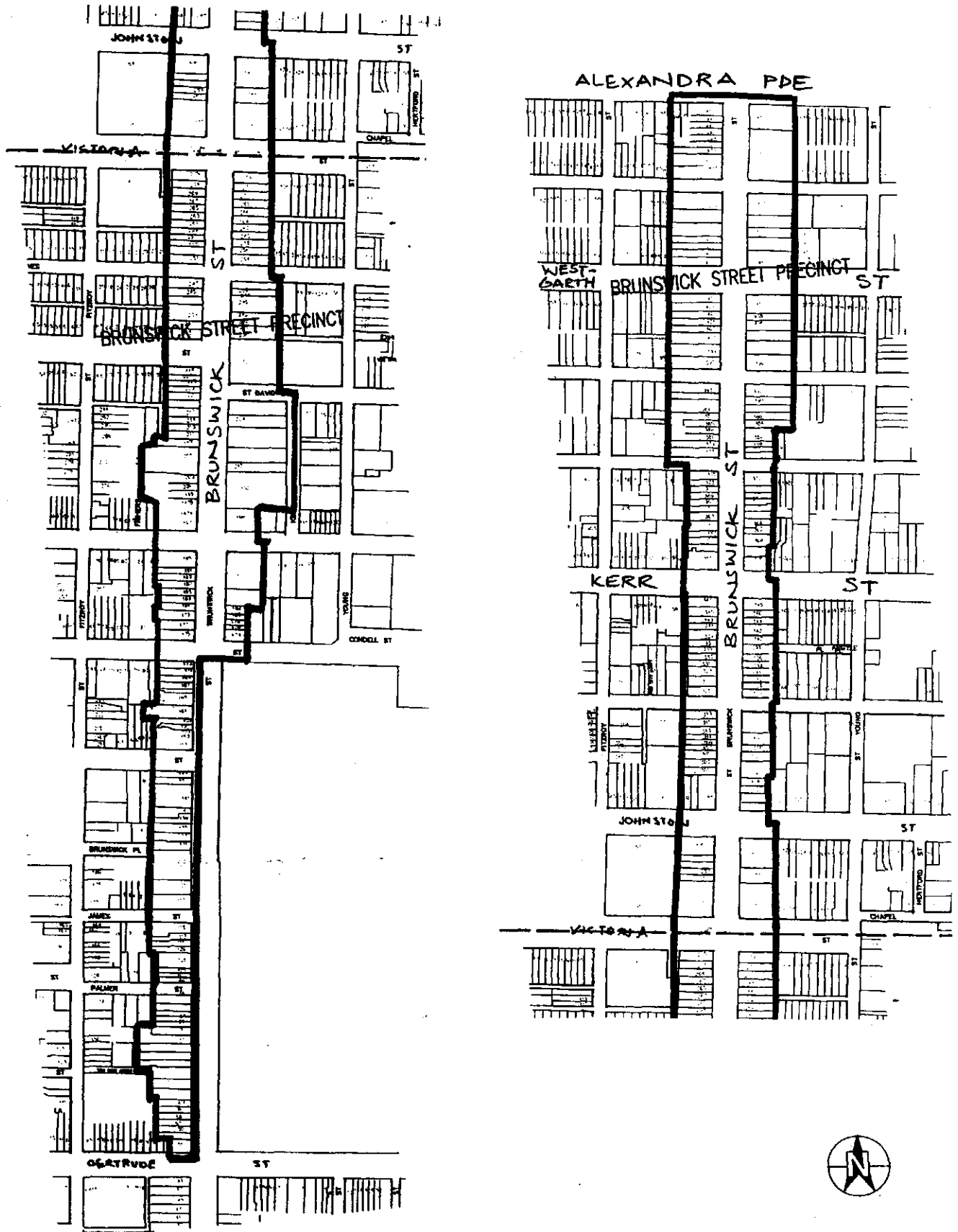*Figure 9   North side Bridge Road, Richmond, from Church Street, showing Town Hall at far right*

Figure 10   Brunswick Street Precinct, Fitzroy

2.4   Brunswick Street (HO303)   Fitzroy

History

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

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

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

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

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

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

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

10   R Howe. 'Fitzroy History. Outline of Early Section—To 1851, Fitzroy History'. Outlines, Local History Collection, Fitzroy Library. p 4.
11   Fitzroy History Society. op cit. p 22.
12   Fitzroy History Society. op cit. p 333.
13   Fitzroy History Society. op cit. p 22.
14   Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. 1989. pp 10-11.
15   E A Petherick. 'Early Collingwood'. pp. 3-4.

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

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

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

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

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

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

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

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16   Fitzroy History Society. op cit. pp 22, 35.
17   Fairie Street later became known as Ferrie Street and has since been swallowed up by the Atherton Estate.
18   Sands and McDougall's Melbourne Directory. 1864. p. 99.
19   *The Melbourne Directory.* 1857.
20   Fitzroy Ratebooks. 1888.
21   *Australasian Builder and Contractors News.* 18.2.1888.
22   Original drawings held at Commonwealth Department of Construction.
23   Information from Gordon Loader, Commonwealth Department of Construction.
24   Fitzroy History Society. op cit. p 116.
25   Fitzroy History Society. op cit. p 66.

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

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

Description

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

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

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

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

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

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26   Fitzroy History Society. op cit. p 138.
27   Fitzroy Ratebooks, 1888.
28   *Australasian Builder and Contractors News.* 18 February 1888.

There is no street planting within the Precinct.

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

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

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

Statement of Significance

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

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

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

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

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

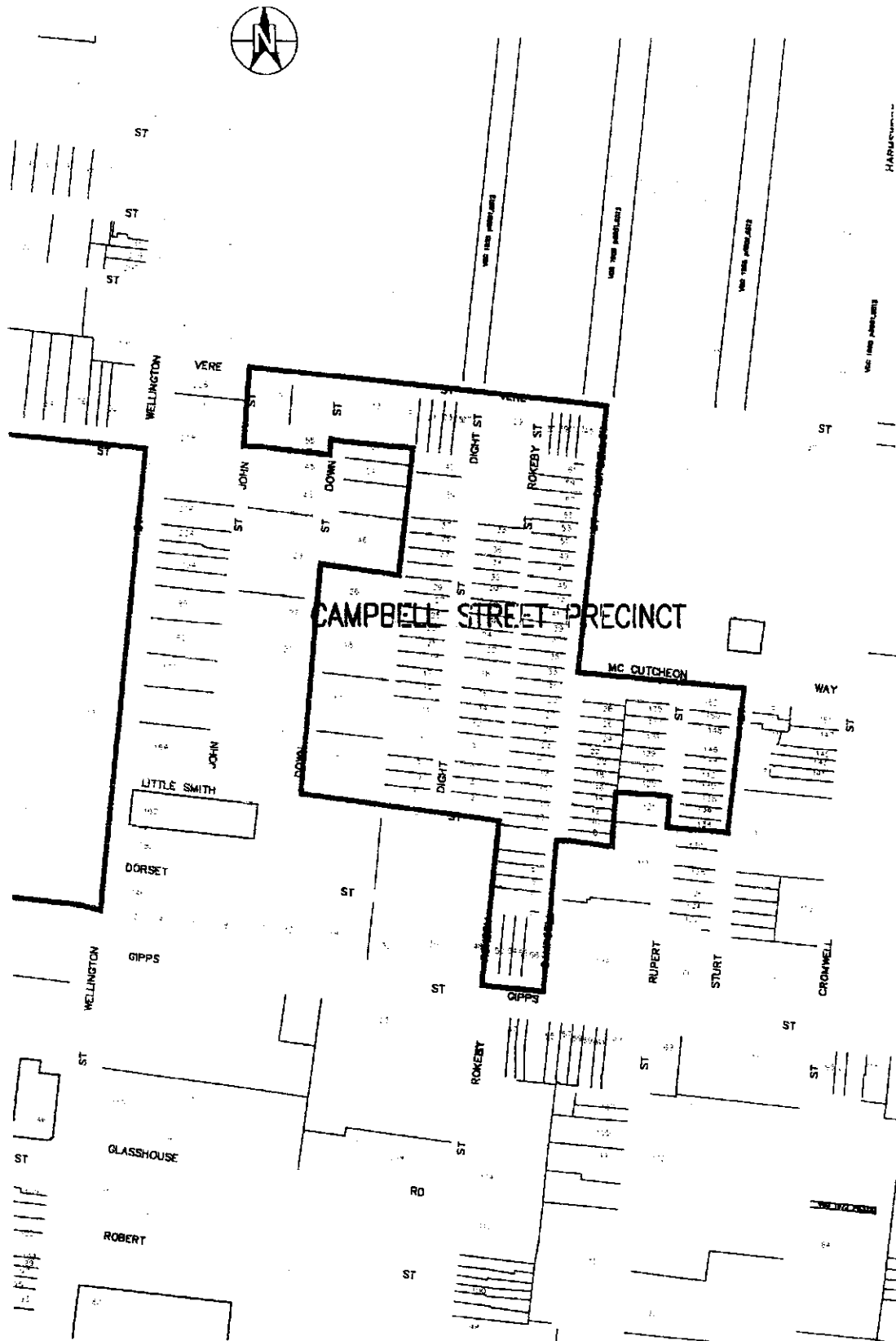*Figure 12*   *Perseverance Hotel, 196 Brunswick Street, Fitzroy*

Figure 13   Campbell Street Precinct, Collingwood

2.5   Campbell Street (HO304)   Collingwood

Location

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

History

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

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

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

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

29   Barrett, *The Inner Suburbs*, p. 9.
30   Barrett, *The Inner Suburbs*, p. 9.
31   Barrett, *The Inner Suburbs*, p. 25.
32   City of Collingwood. Lithograph No. 00180.
33   Bernard Barrett. *The Making of an Industrial Environment: Collingwood, Victoria, 1981-1891*. MA Thesis, University of Melbourne. p 8.

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

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

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

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

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

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

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

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

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

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

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

Statement of Significance

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

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

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

Figure 14   Timber cottages, west side Campbell Street, Collingwood

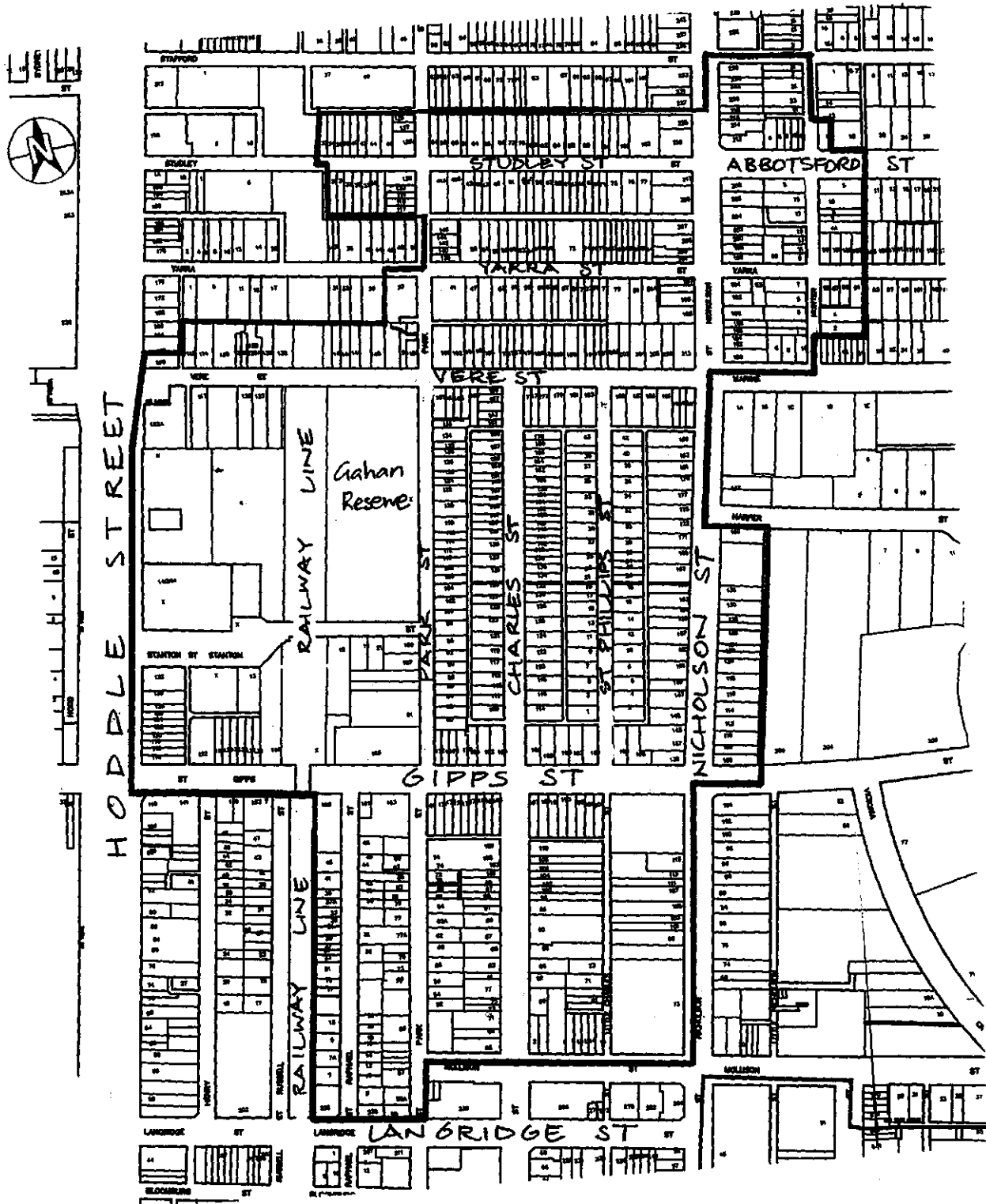*Figure 15   Brick terrace, 21-27 Vere Street, Collingwood*

Figure 16   *Charles Street Precinct, Collingwood*

2.6   Charles Street (HO305)   Abbotsford

Location

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

History

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

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

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

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

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

Original Source

Andrew Ward. Collingwood Conservation Study. 1995.

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35   City of Collingwood Engineer's Office. Lithograph No. 0003.
36   State Library of Victoria. Vale Collection.
37   C Hodgkinson. *Plan of Simpson's Road.* January 1853.
38   G Hibbins, *A Short History of Collingwood,* Collingwood 1997. p 25.
39   Garran, A (ed.), *Australia: The First Hundred Years, Illustrated.* Sydney 1974. p 244. (Facsimile edition of *Picturesque Atlas of Australasia,* 2 vols. 1888)

Description

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

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

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

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

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

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

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

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

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

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

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

Statement of Significance

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

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

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

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

Figure 18   Easton and Linda Terraces, 139-153 Charles Street, Abbotsford
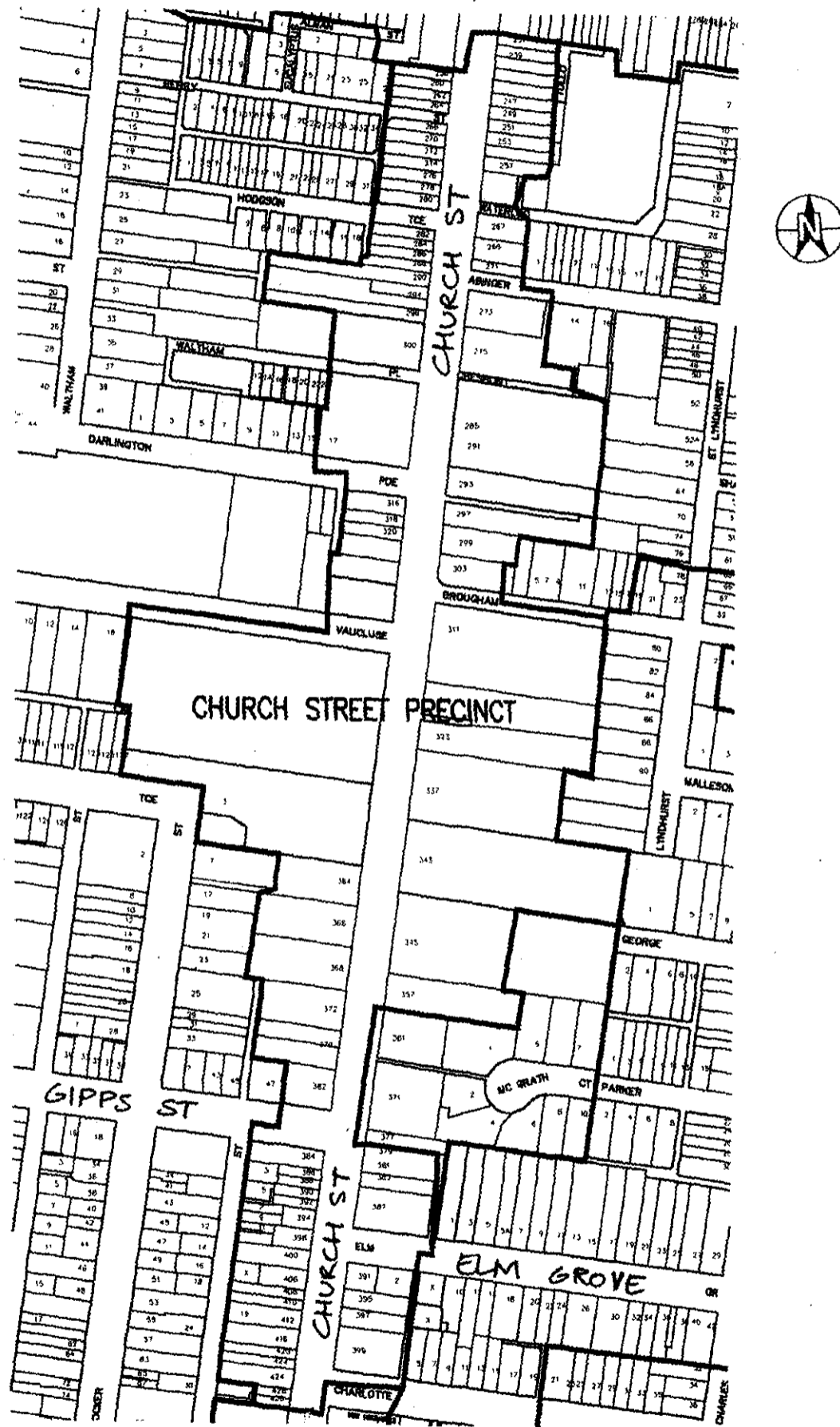
Figure 19   Church Street Precinct, Richmond

2.7   Church Street (HO306)   Richmond

Location

parts of Church Street

History

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

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

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

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

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

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

Original Source

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

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

Description

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

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

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

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

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

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

Statement of Significance

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

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

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

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

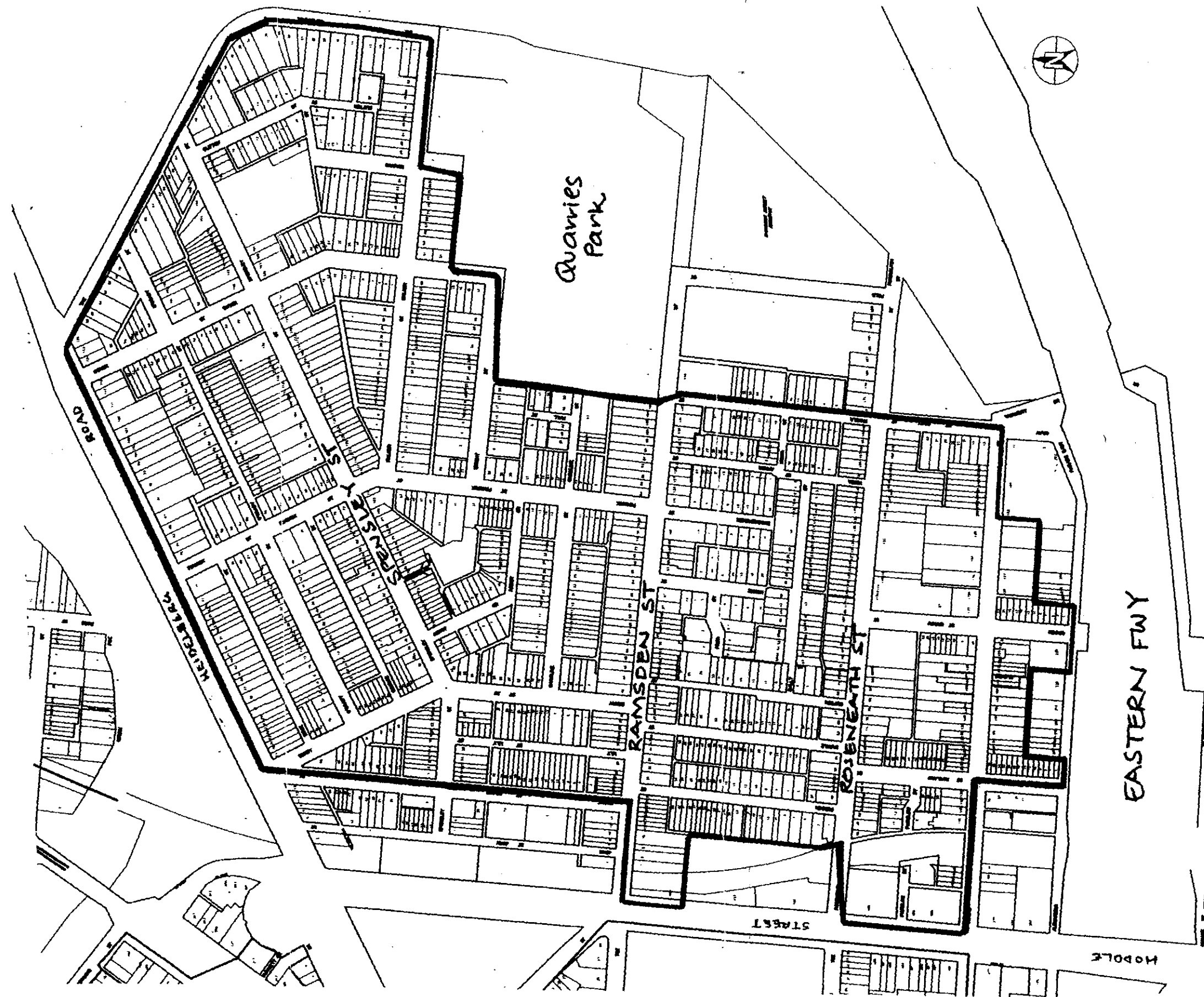

Figure 21   *Lalor House, 293 Church Street, Richmond*

Figure 22   Clifton Hill Eastern Precinct

2.8 · Clifton Hill Eastern (HO307)   Clifton Hill

Location

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

History

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

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

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

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

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

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41   Barrett, *The Inner Suburbs*, p. 9.
42   Barrett, *The Inner Suburbs*, p. 9.
43   Barrett, *The Inner Suburbs*, p. 25.
44   Barrett, *The Inner Suburbs*, pp. 9-10.
45   B Barrett, *The Civic Frontier*, p. 156.
46   Barrett, *The Civic Frontier*, p. 39.
47   Barrett, *The Civic Frontier*, p. 14.
48   Barrett, *The Civic Frontier*, p. 39.

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

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

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

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

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

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

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

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

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49 Barrett, *The Civic Frontier*, p. 40.
50 Barrett, *The Inner Suburbs*, p. 45.
51 Barrett, *The Inner Suburbs*, p. 46.
52 Garryowen (pseud. E Finn), *The Chronicles of Early Melbourne*, vol 1, Melbourne 1888, p. 29.

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improvement of the Municipal District of East Collingwood, in the Colony of Victoria, and that the Assembly would ... allow the said Bill to pass.[54]

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

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

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

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

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

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

Original Source

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

Description

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

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53 Barrett, *The Inner Suburbs*, p. 50.
54 *Victorian Parliamentary Papers*, 'Votes and Proceedings of the Legislative Assembly, No. 31, Wednesday 15 January 1862', p. 97.
55 Ward. *Collingwood Conservation Study*. Vol. 1, p. 164.

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

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

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

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

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

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

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

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

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

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

Statement of Significance

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

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

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

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

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

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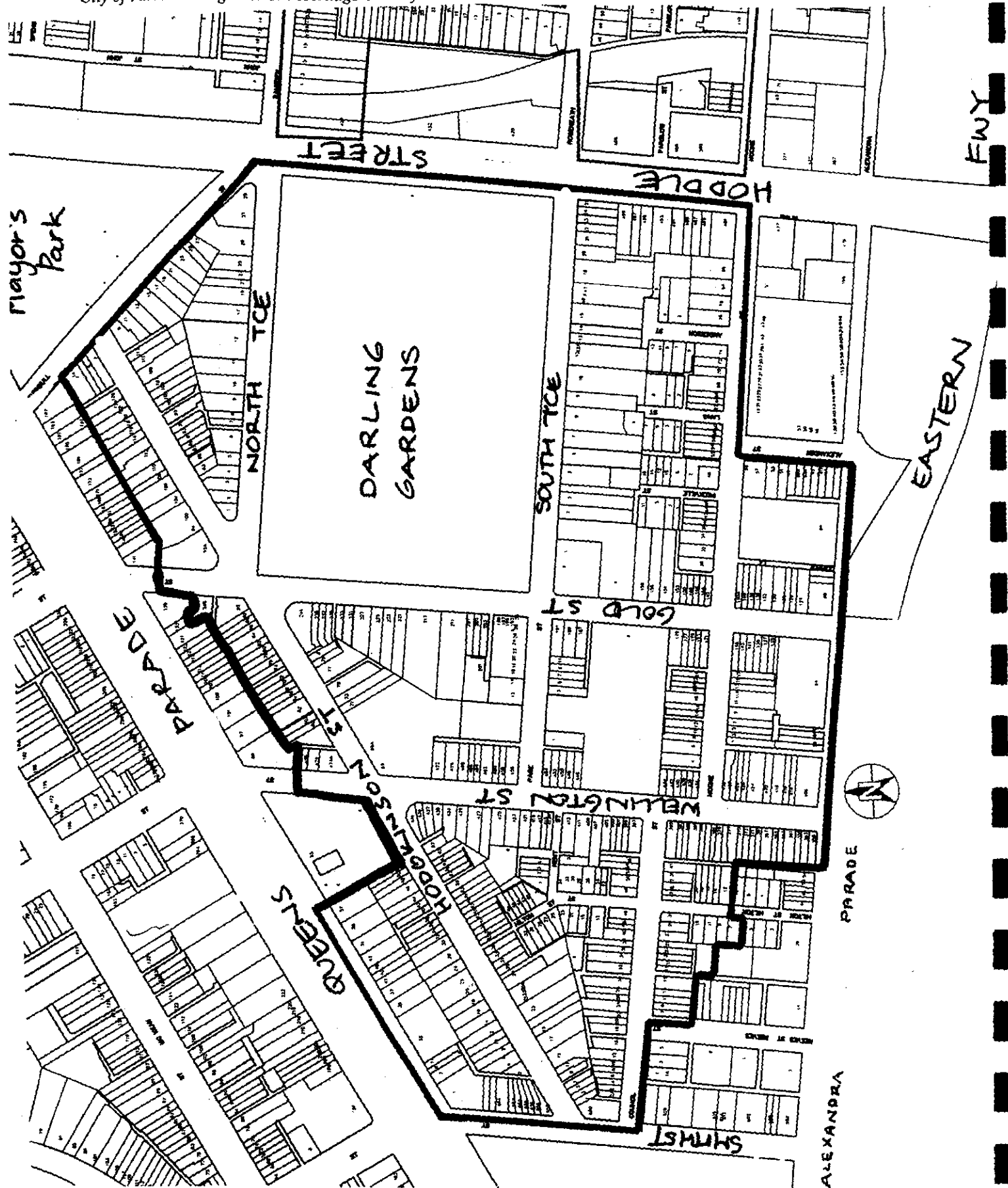to the left and the Royal Hotel in the background*

Figure 25   Clifton Hill Western Precinct

2.9 Clifton Hill Western (HO308) Clifton Hill

Location

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

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

History

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

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

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

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

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

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

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

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

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

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

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

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63   Barrett, *The Civic Frontier*, p. 39.
64   Barrett, *The Civic Frontier*, p. 40.
65   Andrew Ward & Associates, *Collingwood Conservation Study*, p. 164.
66   Barrett, *The Inner Suburbs*, p. 45.
67   Barrett, *The Inner Suburbs*, p. 46.
68   Any study of the London Squares and notably Bath reveals an abundance of models which might have inspired such a plan. This source has also been cited by Miles Lewis in Jacobs, Lewis Vines, *North Fitzroy Conservation Study*, p. 13.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The formal planning of this area is shown on the plan of 'Allotments in the Boroughs of East Collingwood and Fitzroy' surveyed by P M Goldbrick in April 1864 (Fig. 6). By this time the Gardens had been formally named after the Governor of Victoria, Sir Charles Henry Darling, who had taken up his appointment about six months earlier in September 1863. It shows a formal street plan, including North and South Terrace aligning two sides of the Darling Gardens and the nearby Mayor's Park, all of which exist today. The idea

of the Terraces demonstrates the already identified desire by the Council, and the Survey Department, to ensure that the area was more organised and of a better standard than the rest of the municipality, particularly the 'Flat'.

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

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

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77   G Whitehead, *Civilising the City*, p. 10.
78   Wright, *The Bureaucrats' Domain*, Ch. 5 passim.
79   This hypothesis is also supported by Nigel Lewis Richard Aitken Pty Ltd, *Darling Gardens*, p. 10.
80   Wright, *The Bureaucrats' Domain*, p. 208.
81   Wright, *The Bureaucrats' Domain*, p. 208.
82   Barrett, *The Inner Suburbs*, p. 53

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position, and commands an excellent view of the metropolis.[84]

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

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

Original Source

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

Description

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

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

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

83   *Collingwood Mercury*, 29 October 1886, n.p.
84   A Sutherland, *Victoria and its Metropolis: Past and Present,* Vol IIB, p. 442.
85   Sutherland, *Victoria and its Metropolis,* Vol 1, p. 570.
86   Barrett, *The Inner Suburbs,* p. 144

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

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

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

Statement of Significance

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

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

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

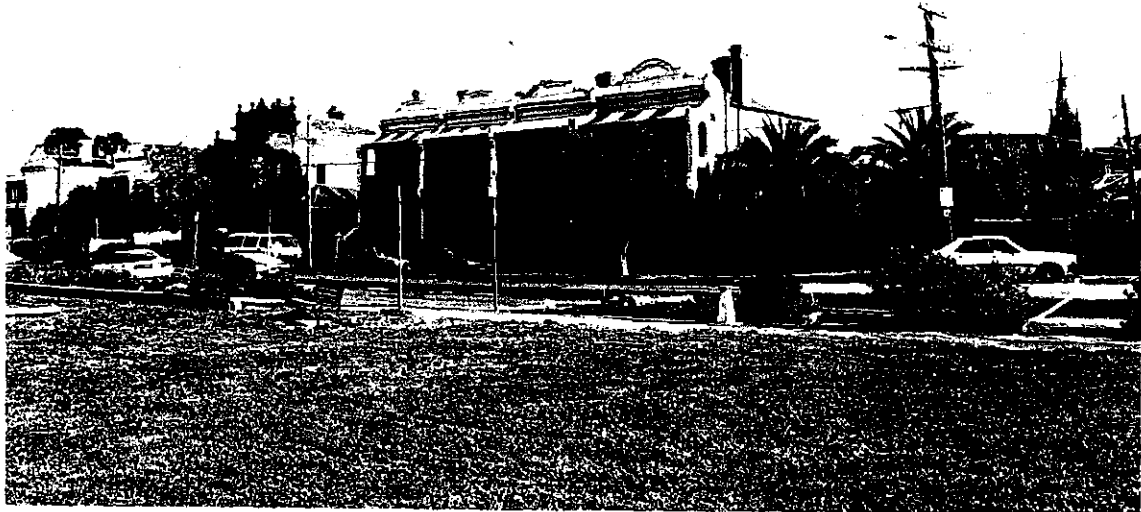87 *Collingwood Mercury,* 29 October 1886, n.p.

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

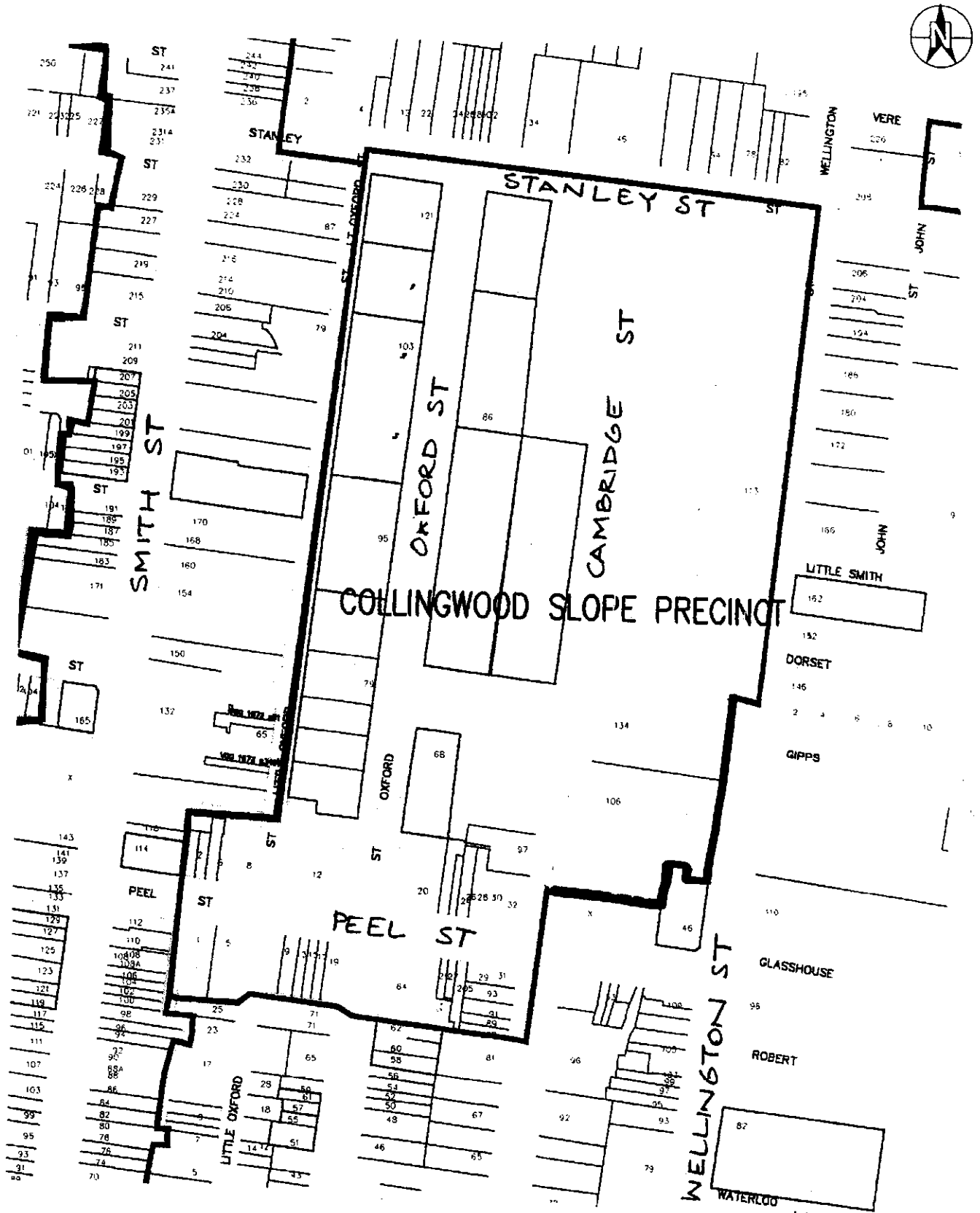*Figure 27*   *The Darling Gardens, the centrepiece of the Precinct*

Figure 28   Collingwood Slope Precinct, Collingwood

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

Location

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

History

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

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

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

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

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

88   Barrett, *The Inner Suburbs*, p. 9.
89   Barrett, *The Inner Suburbs*, p. 9.
90   Barrett, *The Inner Suburbs*, p. 25.
91   Barrett. op. cit. p. 14.
92   Barrett. ibid. p. 15.

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

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

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

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

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

> This firm have [sic] always been to the front as manufacturers, and are now undoubtedly the largest in the Southern hemisphere, the space occupied by their [sic] various factories covering between four and five acres, and give employment to 2000 persons. Visitors to Collingwood cannot form any idea of the magnitude of these buildings unless they go into Oxford and Little Oxford Streets, where the above-mentioned places cover nearly the whole of the block from one street to the other.
>
> No other firm in Australia manufacture so many different articles. Each factory is fitted with the latest labour-saving machinery, and buying the raw materials at the lowest prices, the firm are [sic] enabled to give their [sic]

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93   Barret. ibid. p. 17.
94   M Lewis. 'The First Suburb'. p. 29.
95   M Lewis. op. cit. pp. 29-30.

customers goods equal to the best imported at much lower prices.[96]

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

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

Original Source

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

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

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

Description

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

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

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

There are no notable private gardens within the Precinct.

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

96 *Advance Australia*. 15 October 1906. Quoted in Andrew C Ward & Associates. Foy and Gibson's Manufacturing complex. p. 11.
97 M Lewis. op. cit. p. 30.
98 M Lewis. op. cit. p. 30.

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

Statement of Significance

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

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

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

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

Figure 31   Elm Grove Precinct, Richmond

2.11   Elm Grove (HO310)   **Richmond**

Location

all of Malleson, Parker, George Streets; Elm Grove

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

History

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

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

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

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

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

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

Original Source

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

Description

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

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

100   National Trust File No. 5363.
101   National Trust. File No. 4263.
102   National Trust. File No. 2398.
103   White. op cit.

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

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

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

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

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

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

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

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

Statement of Significance

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

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

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

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.
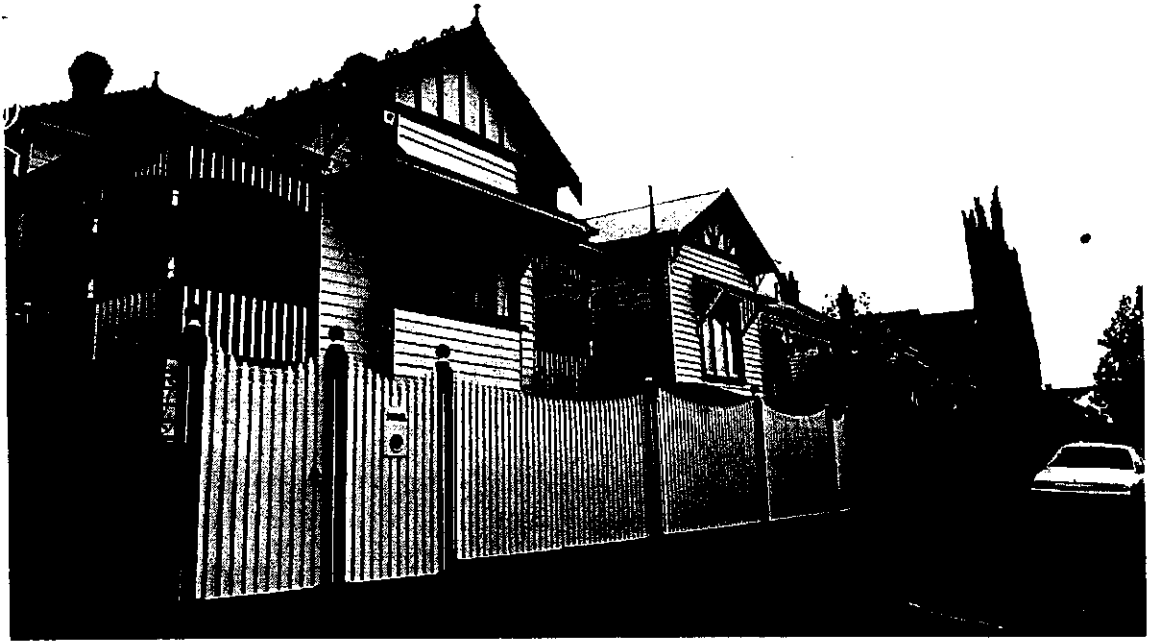
Figure 32   North side Lyndhurst Street, Richmond: Edwardian villas on elevated sites

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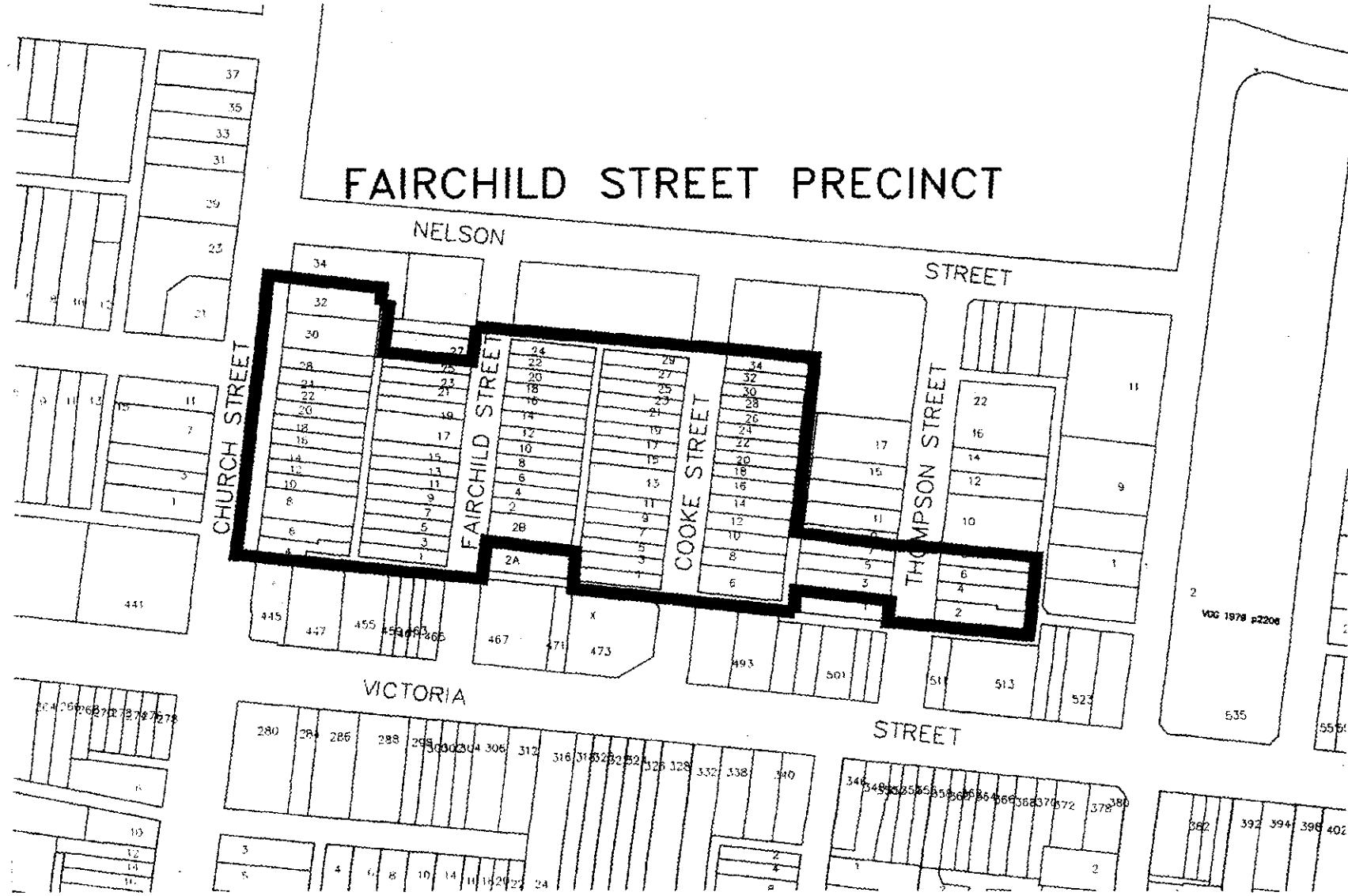
FAIRCHILD STREET PRECINCT

Figure 34   Fairchild Street Precinct, Abbotsford

2.12   Fairchild Street (HO311)   Abbotsford

Location

parts of Church, Fairchild, Cooke and Thompson Streets

History

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

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

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

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

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

Description

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

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

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

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

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

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

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

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

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

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

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

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

Statement of Significance

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

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

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

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

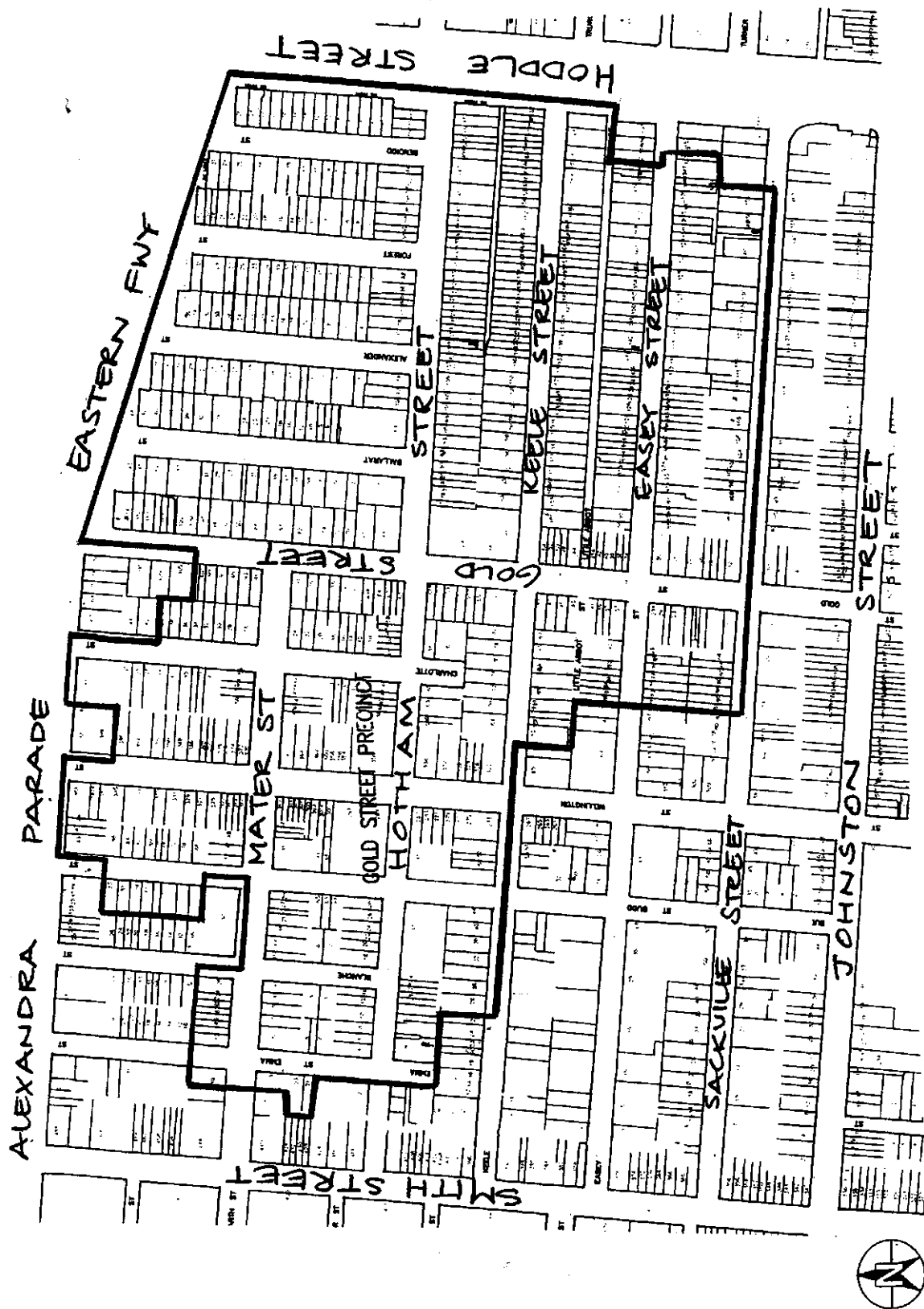*Figure 36   Tarpeeno and Mintaro, 4-6 Church Street, Abbotsford*

Figure 37   Gold Street Precinct, Collingwood

2.13   Gold Street (HO312)   Collingwood

Location

all of Ballarat, Alexander, Forest and Bendigo Streets

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

History

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

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

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

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

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

105   Barrett, *The Inner Suburbs*, p. 9.
106   Barrett, *The Inner Suburbs*, p. 9.
107   Barrett, *The Inner Suburbs*, p. 25.
108   Barrett, *The Inner Suburbs*, p. 45.
109   Barrett, *The Inner Suburbs*, p. 46.

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

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

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

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

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

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

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

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

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

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

Statement of Significance

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

109   MMBW Map. c.1895.

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

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

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

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

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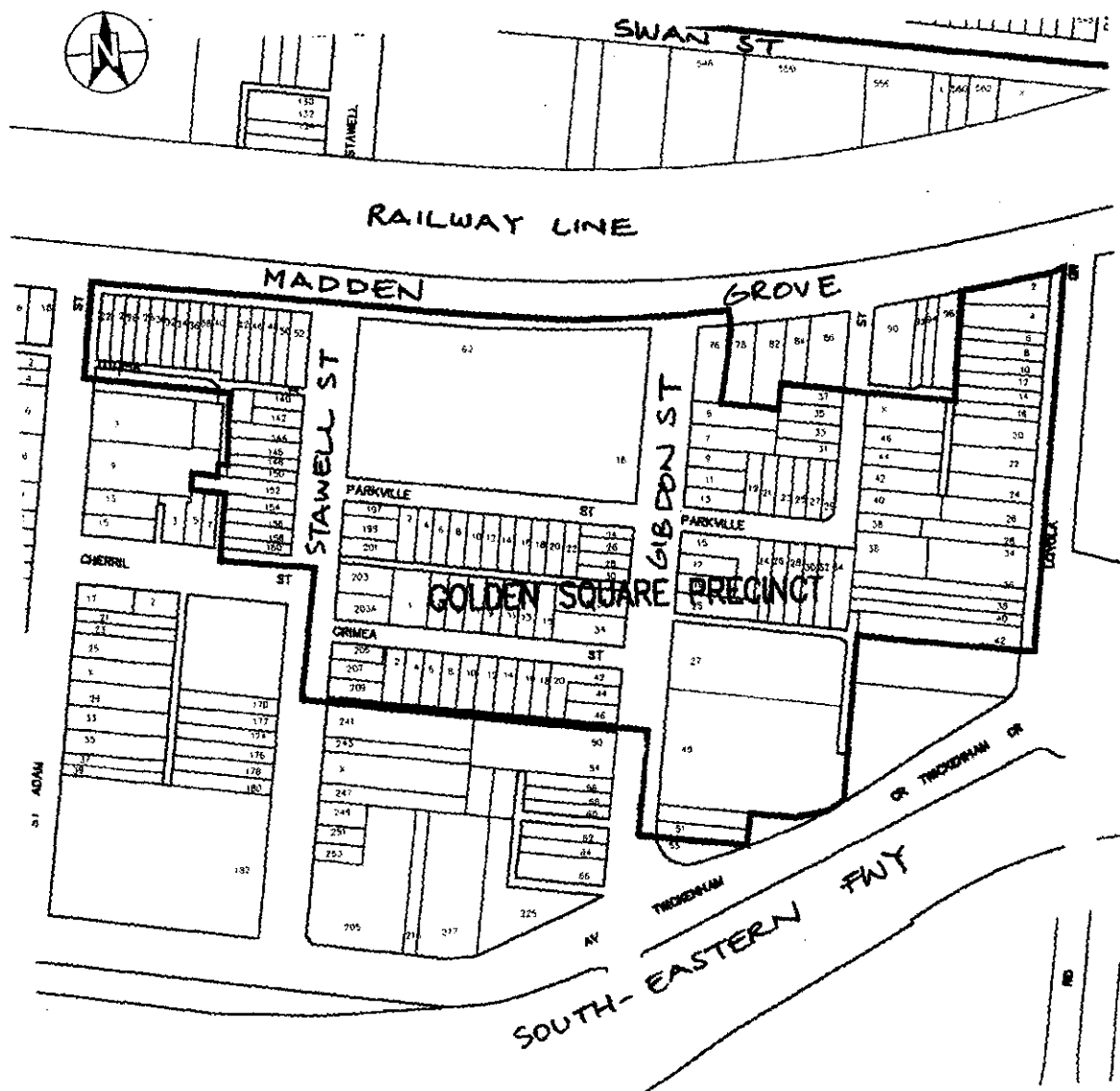   *street planting*

Figure 40   Golden Square Precinct, Richmond

2.14   Golden Square (HO313)   **Richmond**

Location

all of Utopia Place, Parkville and Crimea Streets

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

History

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

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

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

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

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

Original Source

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

Description

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

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

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

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111   MMBW Map. c.1895.
112   McCalman. op cit. pp 17, 172.
113   McCalman. op cit. p 72.

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

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

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

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

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

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

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

Statement of Significance

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

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

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

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

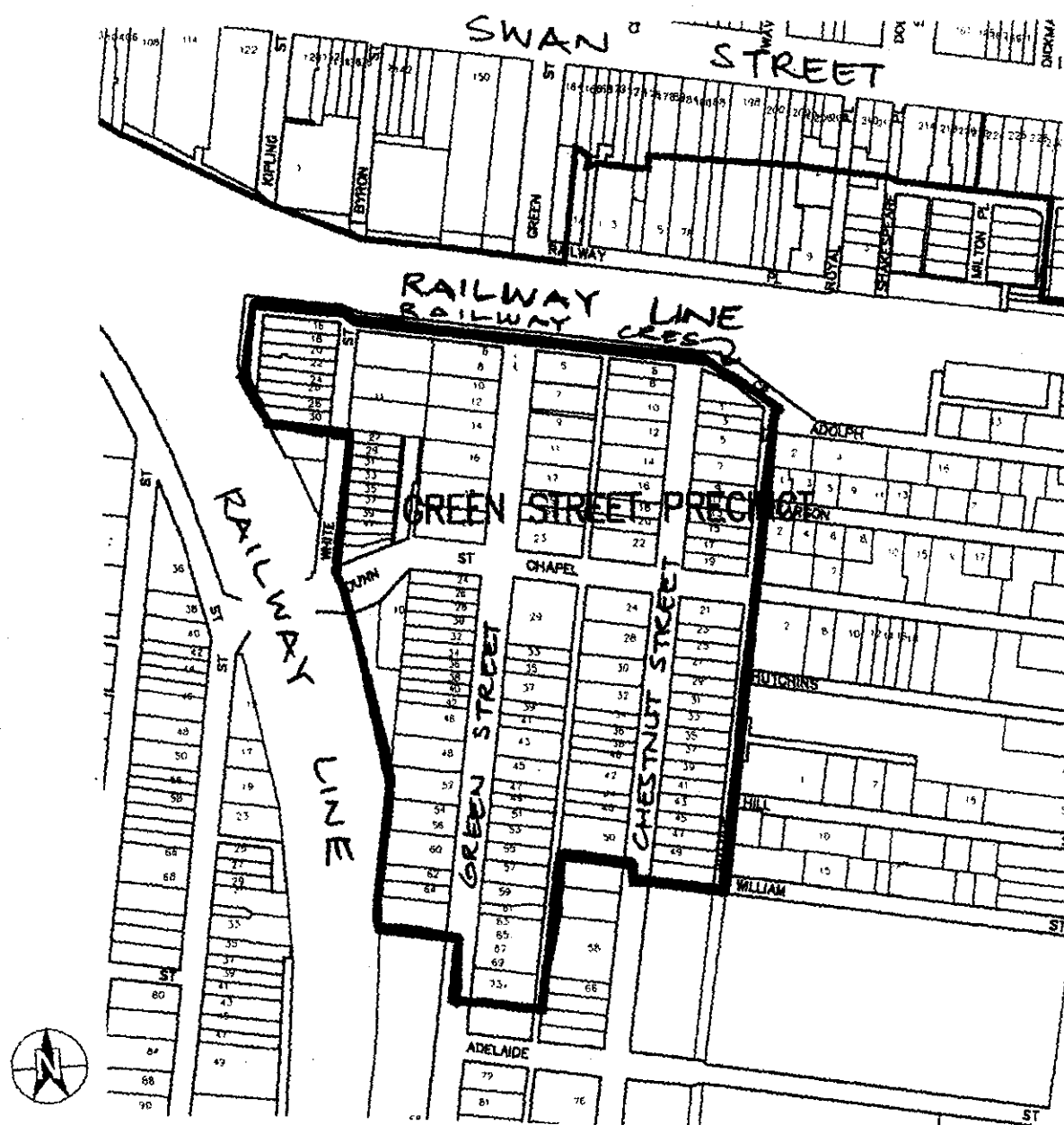*Figure 42   Terraces, south side Madden Grove, Richmond*

Figure 43   Green Street Precinct, Richmond

2.15   Green Street (HO314)   **Richmond**

Location

all of Railway Crescent; Dunn and White Streets

parts of Green, Chestnut, Walnut and Chapel Streets

History

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

The flats of Collingwood and eastern Richmond were originally two of the wettest areas in Melbourne, and soon became notoriously diseased.[115] 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.[116]

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

Description

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

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

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

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

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

114   MMBW Map. c.1895.
115   Bernard Barrett. *The Inner Suburbs.* p 8.   '
116   Garryowen (pseud. of Edmund Finn). op cit. p 17.

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

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

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

Statement of Significance

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

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

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

Figure 44   Terrace, 29-39 White Street, Richmond

Figure 45   39-47 Chestnut Street, Richmond: note the landmark Bryant and May complex in background
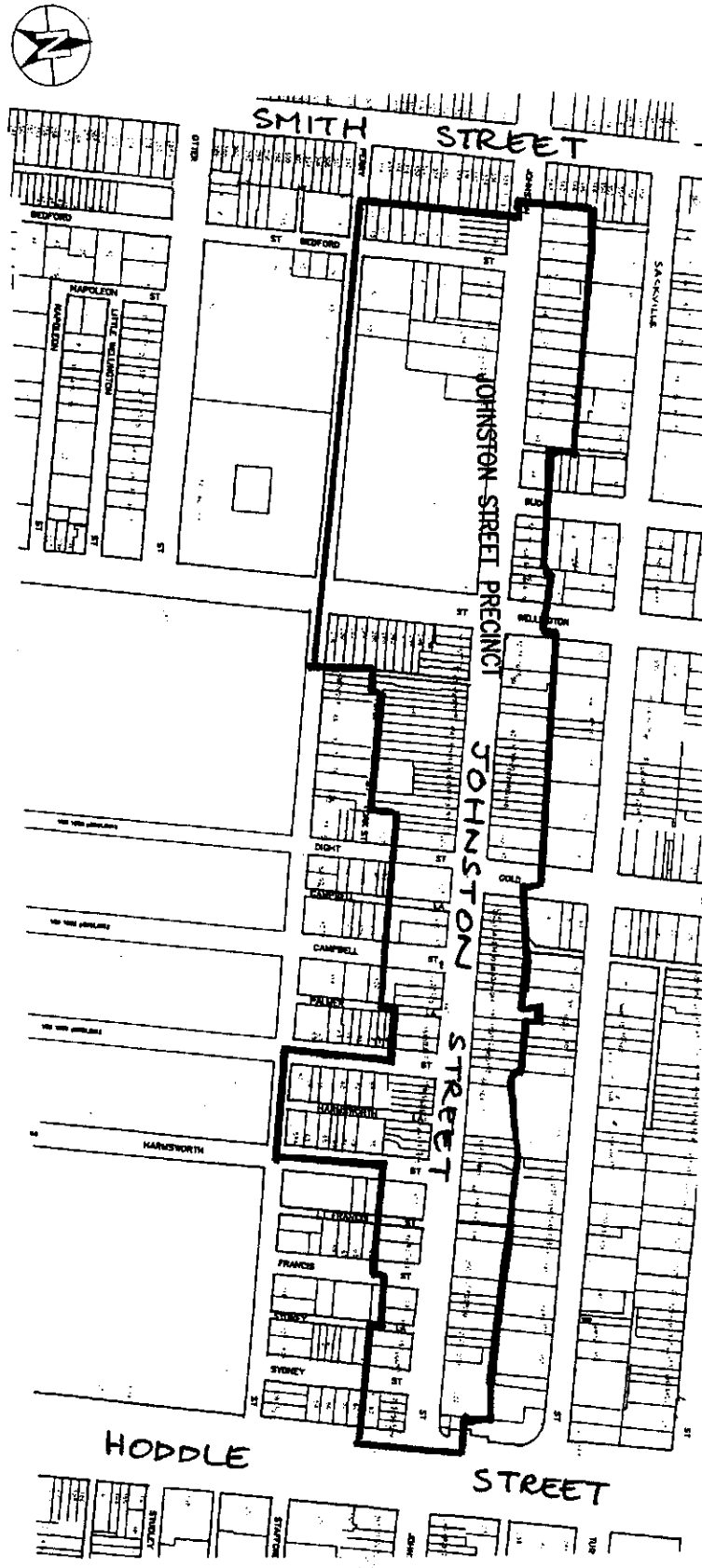
Figure 46   *Johnston Street Precinct, Collingwood*

2.16   Johnston Street (HO315)   Collingwood

Location

parts of Johnston, Palmer and Harmsworth Streets

History

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

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

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

Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

Description

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

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

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117   MMBW Map. c. 1895.

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

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

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

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

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

Statement of Significance

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

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

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

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

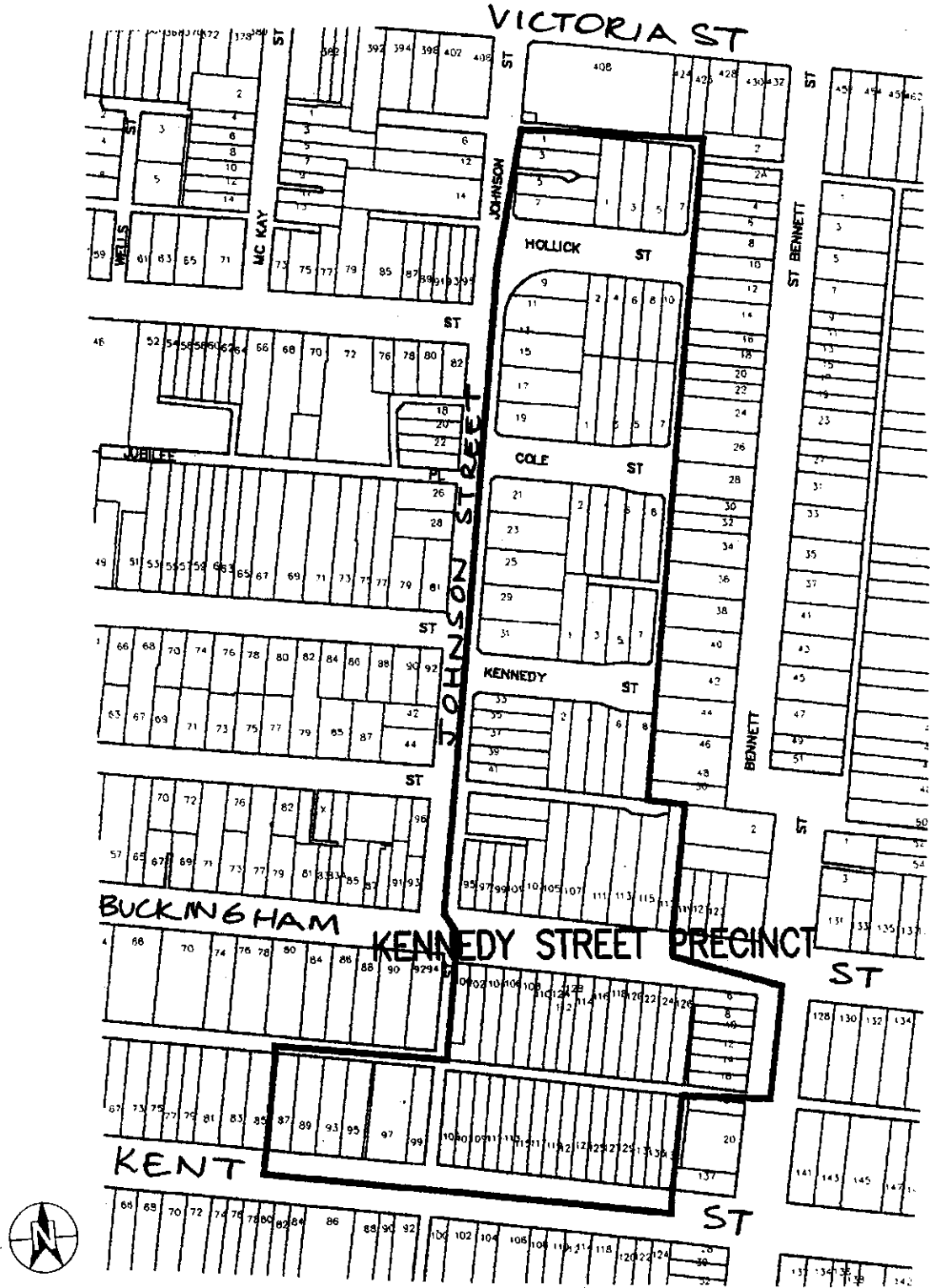*Figure 48   West side Harmsworth Street, Collingwood, from Perry Street*

Figure 49   Kennedy Street Precinct, Richmond

2.17   Kennedy Street (HO316)   **Richmond**

Location

all of Hollick, Cole and Kennedy Streets

parts of Johnson, Gardner, Buckingham and Kent Streets

History

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

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

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

Description

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

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

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

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

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

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118   MMBW Maps. c.1895.

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

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

Statement of Significance

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

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

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.
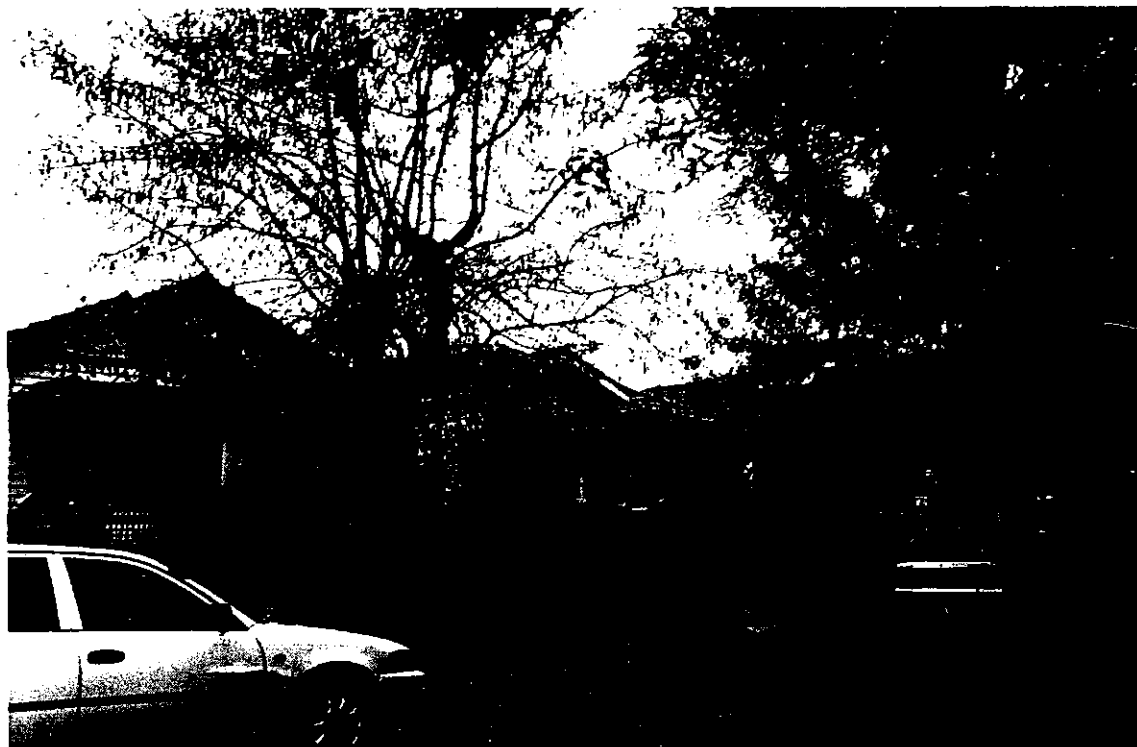
Figure 50   Inter-War bungalows, 1-3 Cole Street, Richmond

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

Figure 52   North Carlton Precinct, North Carlton

2.18 North Carlton (HO317)   **North Carlton**

Location

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

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

History

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

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

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

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

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

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

Original Sources

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

Description

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

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

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

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

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

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

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

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

Statement of Significance

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

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

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

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

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

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

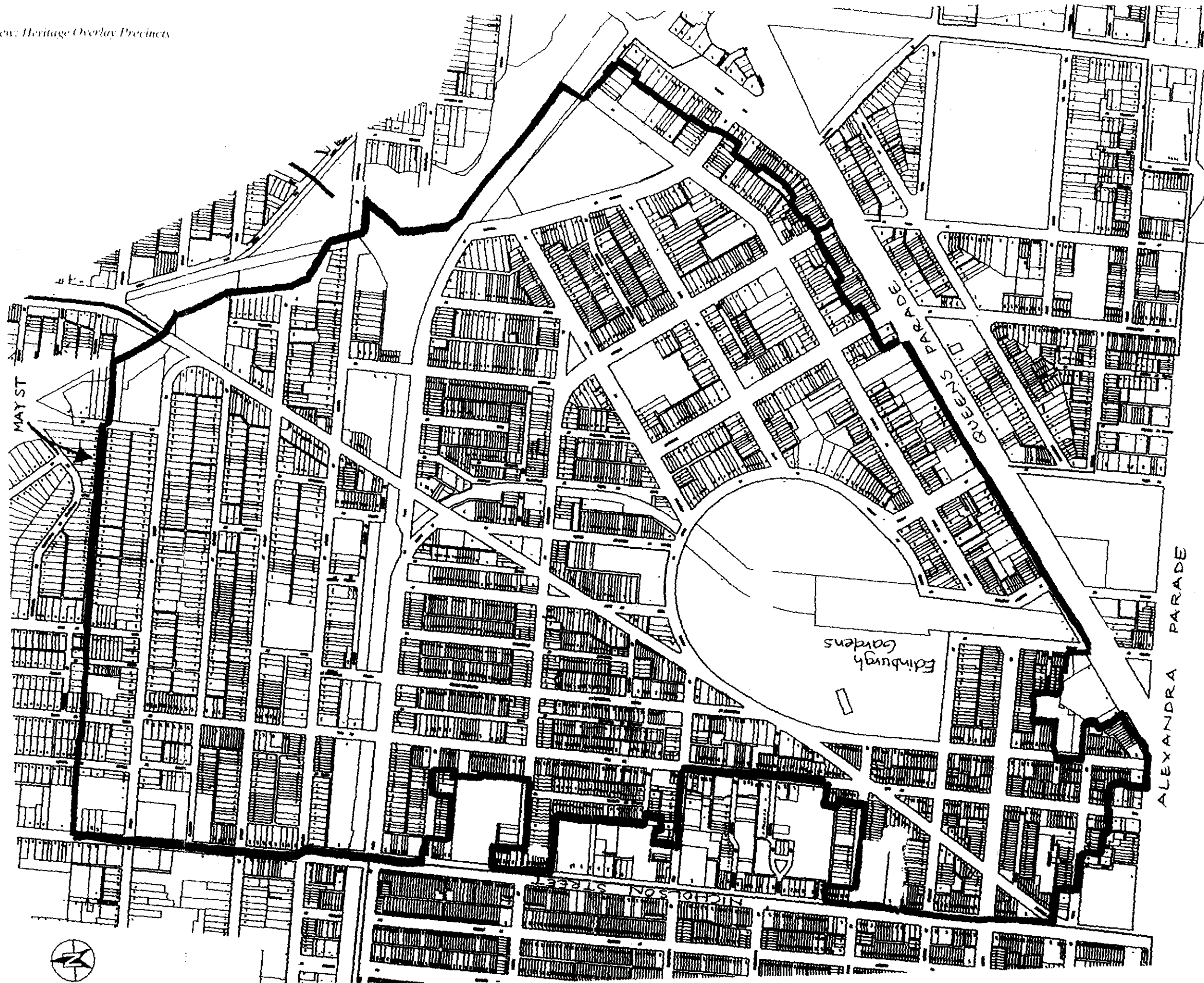Figure 56   Edwardian houses, 922-930 Drummond Street, North Carlton

Figure 57   North Fitzroy Precinct, North Fitzroy

2.19 North Fitzroy (HO318)   North Fitzroy

Location

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

History and Description

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

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

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

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

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

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

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[120] Garryowen, pseud. [Edmund Finn]. *The Chronicles of Early Melbourne 1835 to 1852, Historical, Anecdotal, Personal* . . . Fergusson and Mitchell, Melbourne, 1888, Facsimile edition, Heritage, Melbourne, 1976. vol. 1, p. 29.
[121] Fitzroy History Society. p. 23.
[122] Fitzroy History Society.. p. 23.
[123] Fitzroy History Society.. p. 23.
[124] Fitzroy History Society. p. 24.

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

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

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

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

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

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125 Fitzroy History Society. p. 24.
126 Fitzroy History Society. pp. 24-26.
127 *Illustrated Australian News.* 5 August 1882, p. 125.
128 Sowerwine, Charles. 'Public Transport and the Fitzroy Identity', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb.* p. 116, see also Allom Lovell & Associates Pty Ltd. *Hawthorn and Malvern Tramway Depots: Conservation Report.* Prepared for the Public Transport Corporation, Melbourne, 1990. pp. 5-6.
129 See C Sowerwine. 'Public Transport and the Fitzroy Identity'. pp. 116-117.

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

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

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

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

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

Original Source

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

Statement of Significance

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

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

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

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

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

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

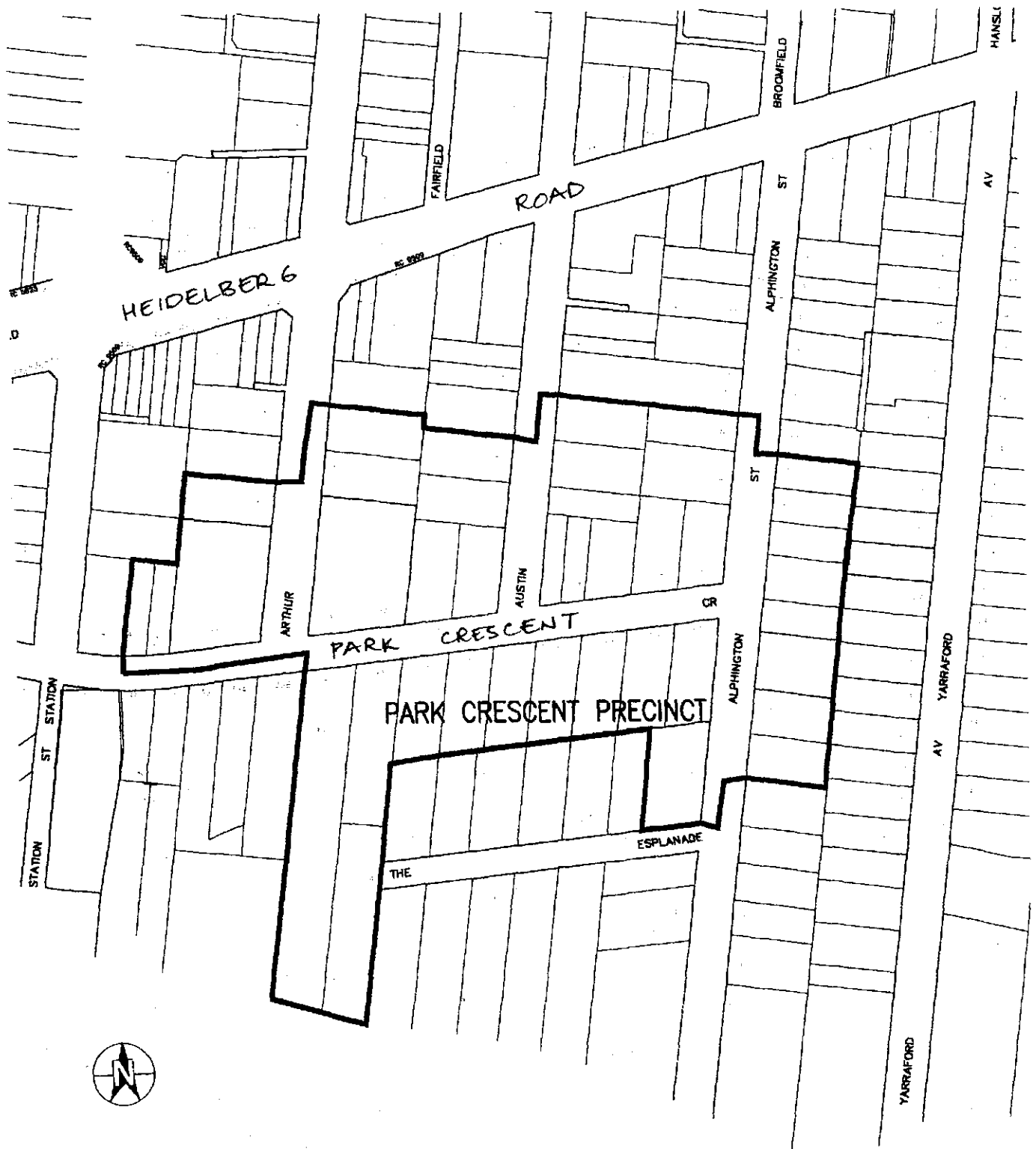*Figure 61*   *Gladstone Buildings, 169-187 St Georges Road, North Fitzroy*

Figure 62   Park Crescent Precinct, Alphington

2.20   Park Crescent (HO319)   Alphington

Location

parts of Park Crescent; Arthur, Austin and Alphington Streets

History

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

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

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

Original Source

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

Description

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

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

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

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

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

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

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

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

Statement of Significance

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

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

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

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

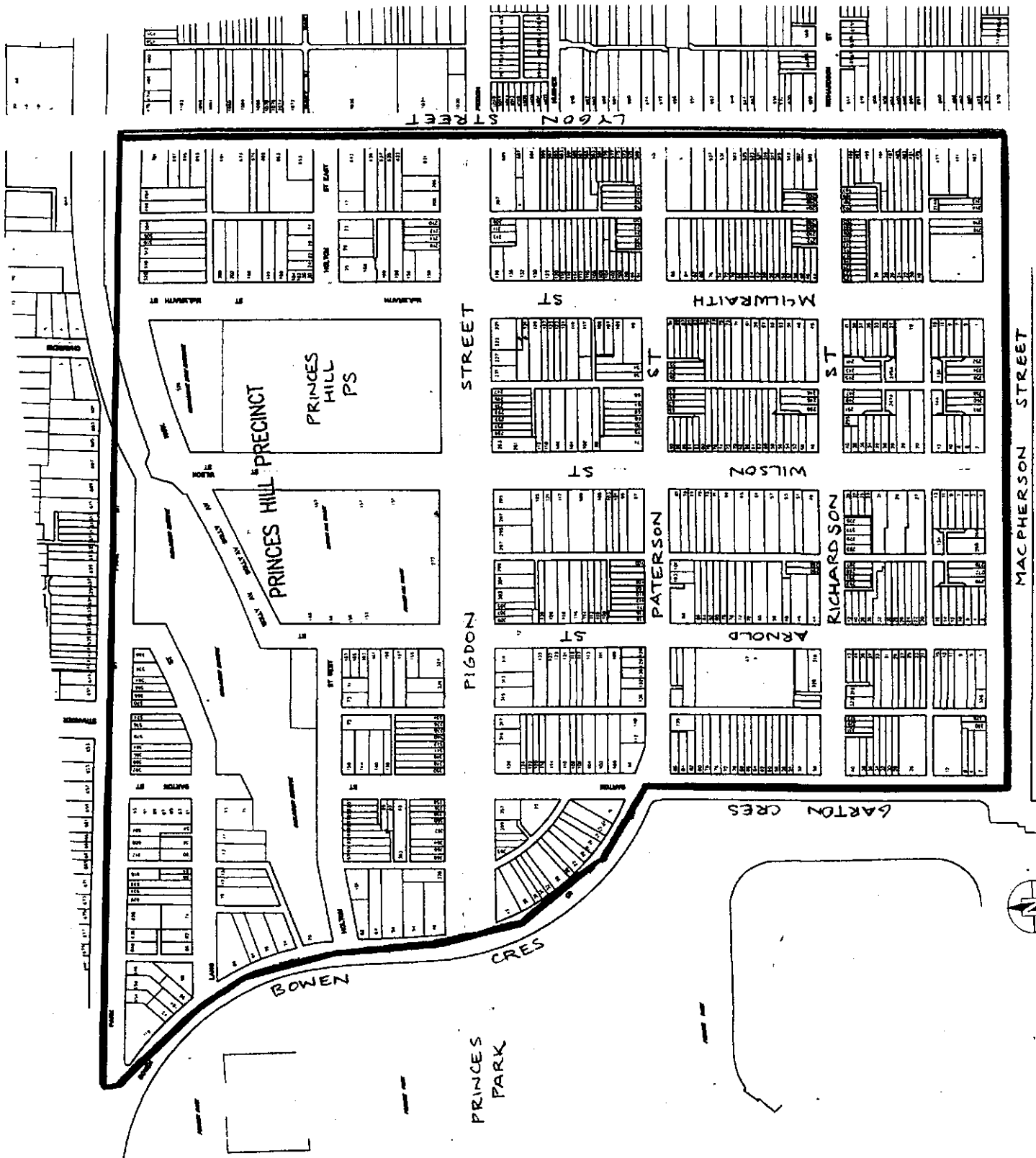*Figure 64   Alphington Street, Alphington*

Figure 65   Princes Hill Precinct, North Carlton

2.21   Princes Hill (HO320)   North Carlton

Location

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

History

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

Original Sources

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

Description

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

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

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

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130   Lewis. op cit. p 32.

Pigdon Streets.

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

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

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

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

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

Statement of Significance

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

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

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

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

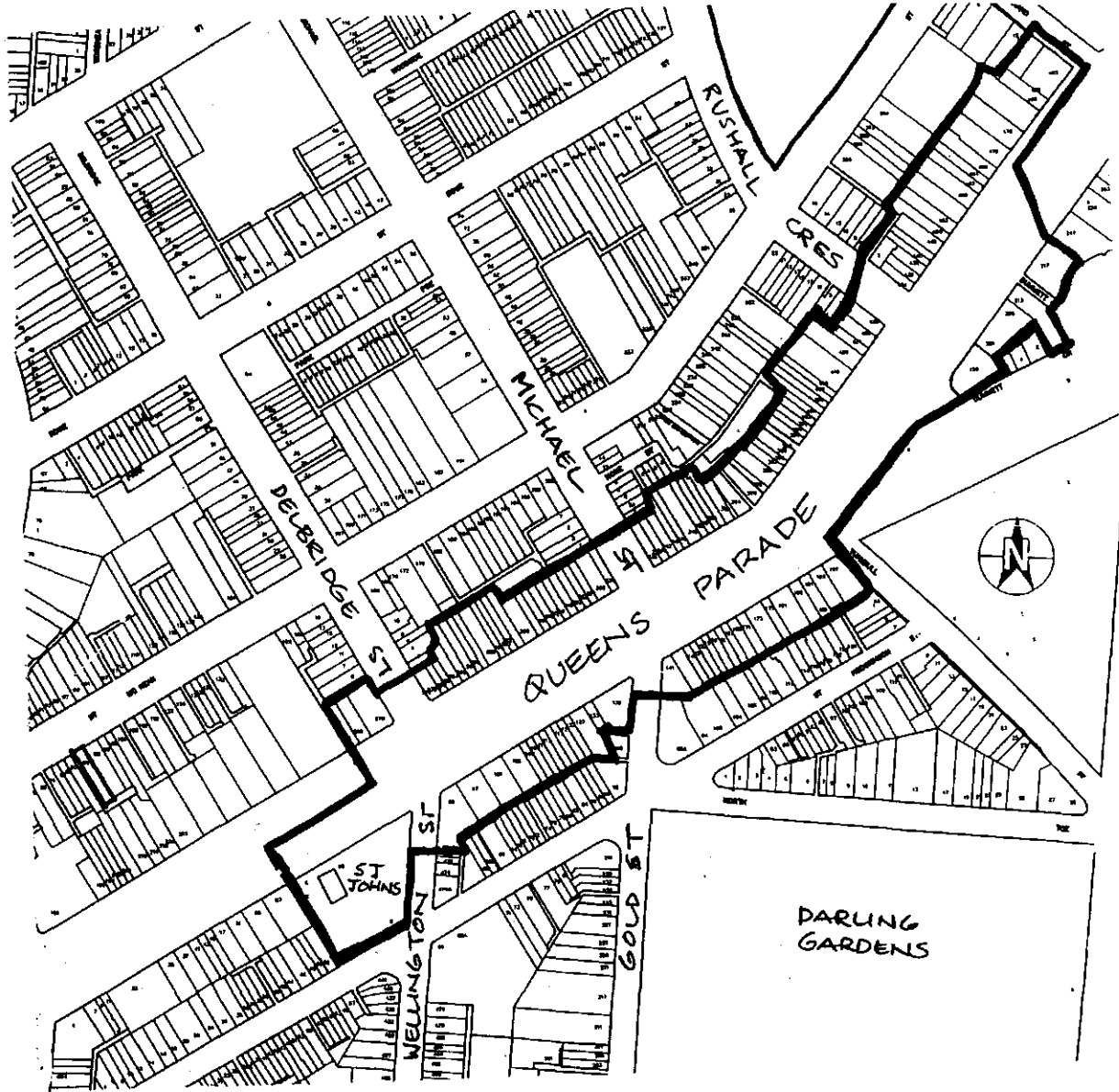*Figure 67   Terraces, 100-118 Paterson Street, North Carlton*

Figure 68   Queens Parade Precinct, North Fitzroy

2.22 Queens Parade (HO321)   Clifton Hill / North Fitzroy

Location

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

History

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

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

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

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

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

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

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131 Fitzroy History Society. op cit. p 23.
132 Fitzroy History Society. op cit. p 24.
133 Fitzroy History Society. op cit. pp 23-25.
134 Fitzroy History Society. op cit. p 27.
135 Fitzroy History Society. op cit. p 27.

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

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

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

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

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

Original Sources

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

Description

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

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[136] ibid. p. 203.
[137] See C Sowerwine. 'Public Transport and the Fitzroy Identity'. pp. 116-117.

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

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

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

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

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

Street planting within the Precinct includes *Ulmus*.

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

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

Statement of Significance

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

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

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

Figure 69   North side Queens Parade, North Fitzroy

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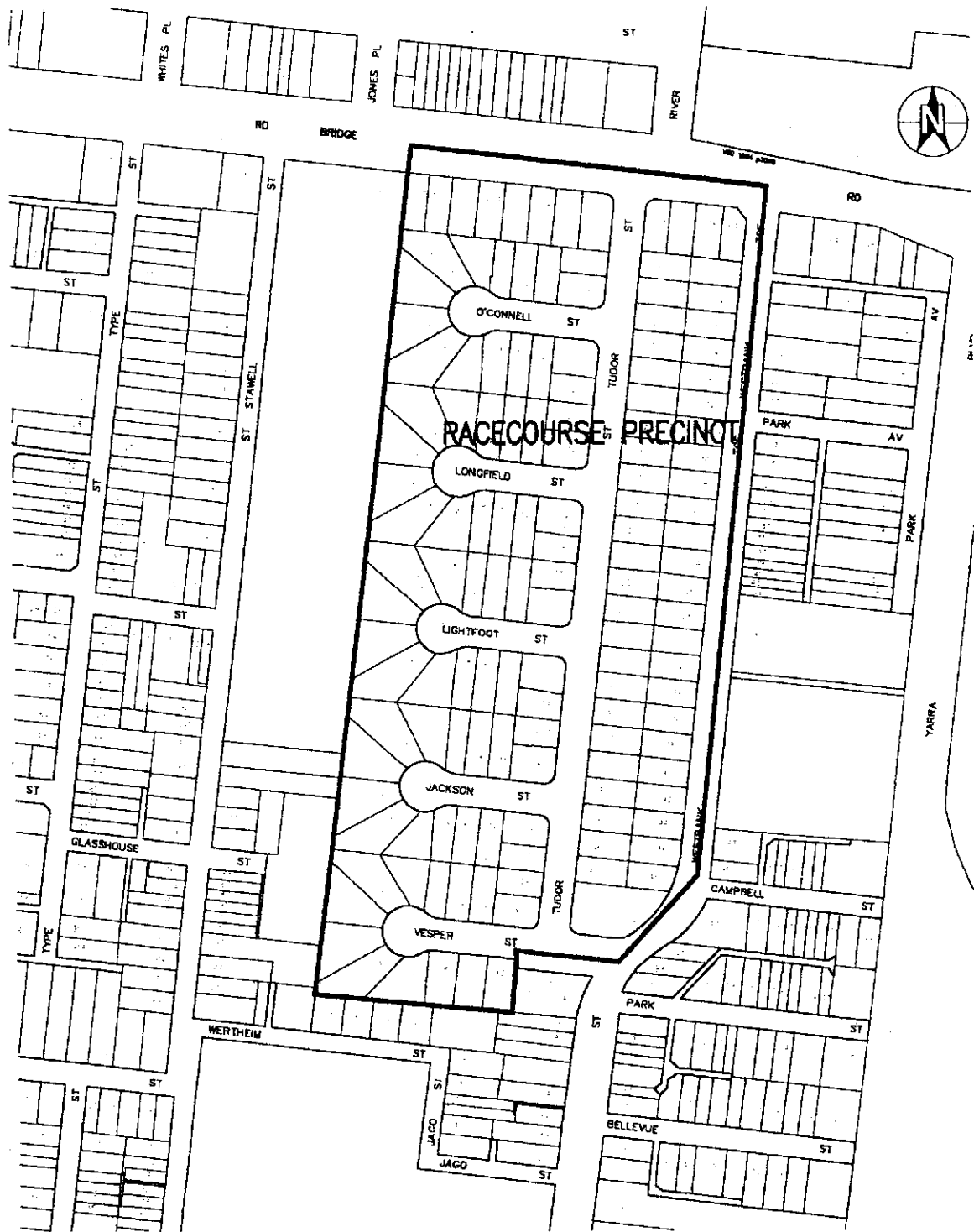   background

Figure 71   Racecourse Precinct, Richmond

2.23   Racecourse Housing Estate (HO322)   Richmond

Location

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

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

History

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

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

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

Description

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

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

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

Statement of Significance

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

137   City of Richmond. *Copping It Sweet: Shared Memories of Richmond*. Richmond. 1988. pp 167.
138   McCalman. op cit. p 173.

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

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

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

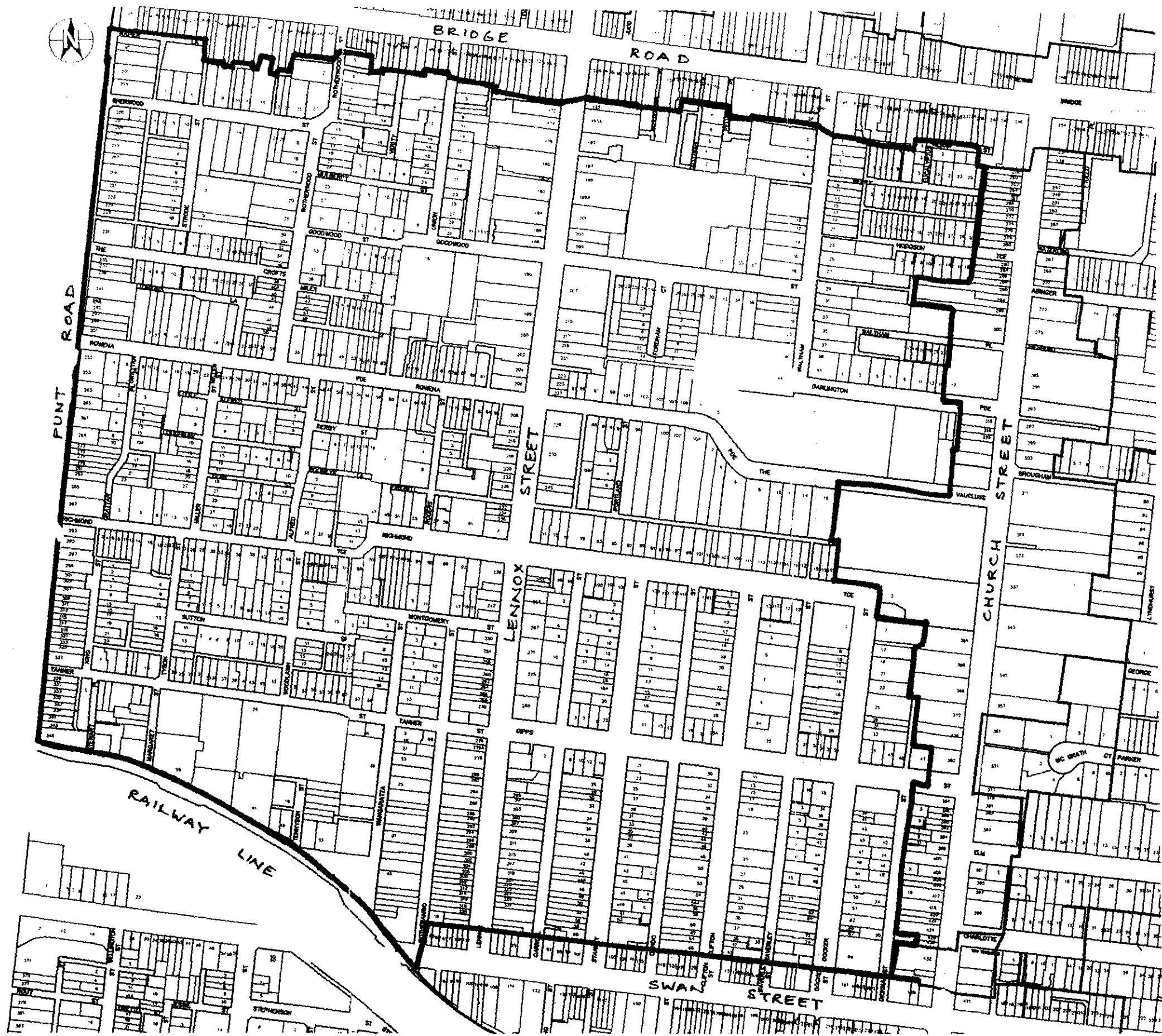*Figure 73   Typical maisonettes, 6-8 Longfield Street, Richmond*

Figure 74   Richmond Hill Precinct, Richmond

Allom Lovell & Associates

2.24   Richmond Hill (HO323) · Richmond

Location

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

History

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

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

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

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

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

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140   White. op cit. pp 1, 14.
141   H McCrae. op cit. p 169.
142   *Port Phillip Gazette.* 12 May 1942.
143   White. op cit. p 12.
144   *Port Phillip Patriot.* 29 August 1839.

also demolished when the Pelaco factory was established.

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

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

Original Source

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

Description

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

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

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

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

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

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145   *Port Phillip Patriot.* 11 June 184?.
146   White. op cit. p 10.

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

Statement of Significance

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

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

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

Figure 75   Faithful Companions of Jesus Convent, The Vaucluse, Richmond

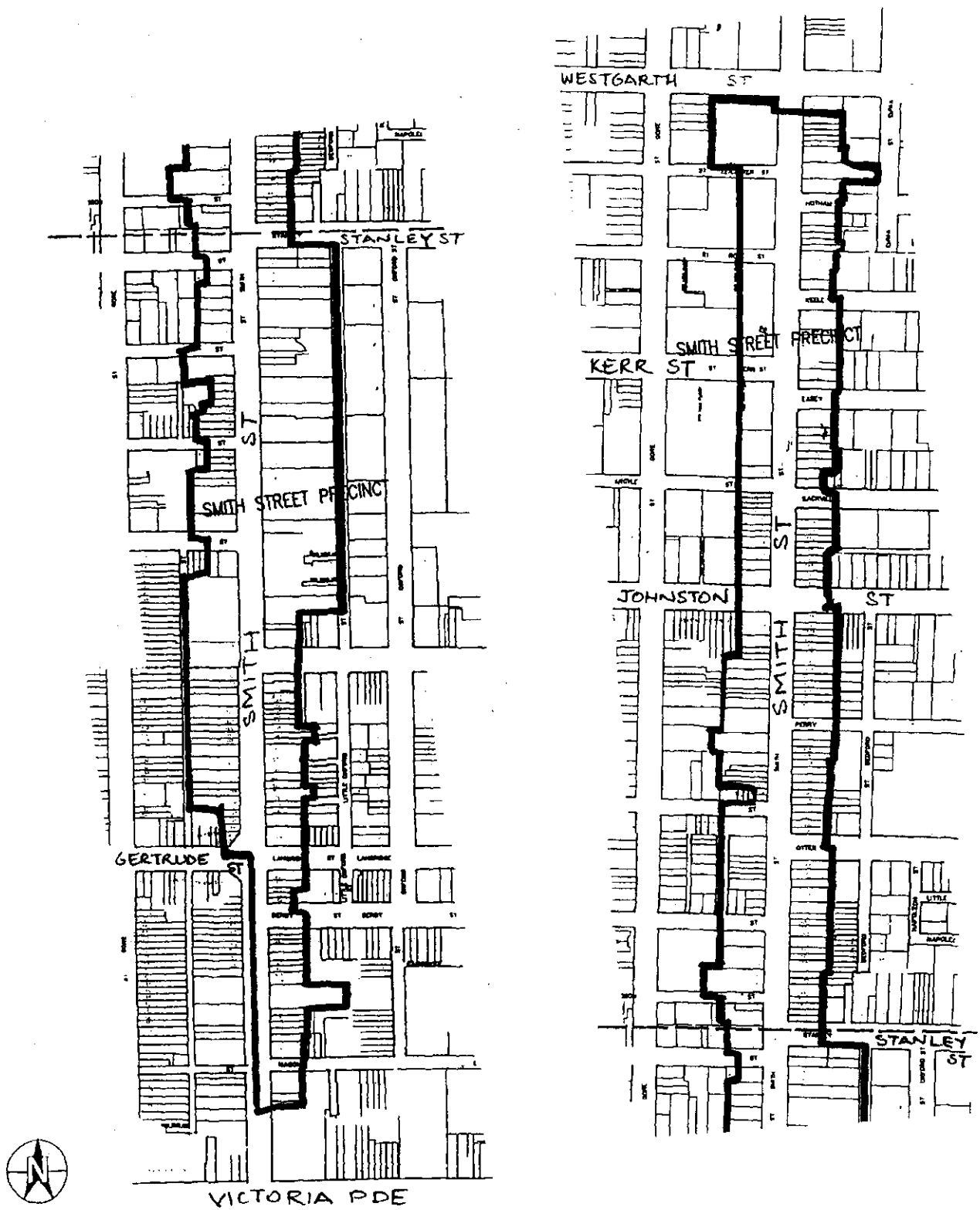*Figure 76   View west along Gipps Street, Richmond: note city views*

Figure 77   Smith Street Precinct, Collingwood / Fitzroy

2.25   Smith Street (HO324)   Collingwood / Fitzroy

Location

parts of Smith Street between Alexandra and Victoria Parades.

History

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

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

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

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

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

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

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

147   Fitzroy History Society. op cit. p 9.
148   Fitzroy History Society. op cit. p 7.
149   Fitzroy History Society. op cit. p 336.
150   Fitzroy History Society. op cit. p 38.
151   Fitzroy History Society. op cit. p 38
152   *Sands & McDougall's Melbourne Directories.* 1864

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

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

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

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

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

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

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

153 Collingwood History Committee, *In Those Days*, p. 35.
154 Fitzroy History Society. op cit. p 29.
155 Fitzroy History Society. op cit. pp 29-30.
156 Fitzroy History Society. op cit. pp 30-31.
157 Fitzroy History Society. op cit. p. 30.

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

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

Original Sources

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

Description

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

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

158 Fitzroy History Society. op cit. p 31.
159 *Sands and McDougall's Melbourne Directory*. 1901. pp. 294.
160 M Lewis. The First Suburb'. pp. 29-30.
161 Sowerwine, Charles. 'Public Transport and the Fitzroy Identity', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. p. 116, see also Allom Lovell & Associates Pty Ltd. *Hawthorn and Malvern Tramway Depots: Conservation Report*. Prepared for the Public Transport Corporation, Melbourne, 1990. pp. 5-6.
162 See C Sowerwine. 'Public Transport and the Fitzroy Identity'. pp. 116-117.

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

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

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

There is no street planting in Smith Street.

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

Statement of Significance

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

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

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

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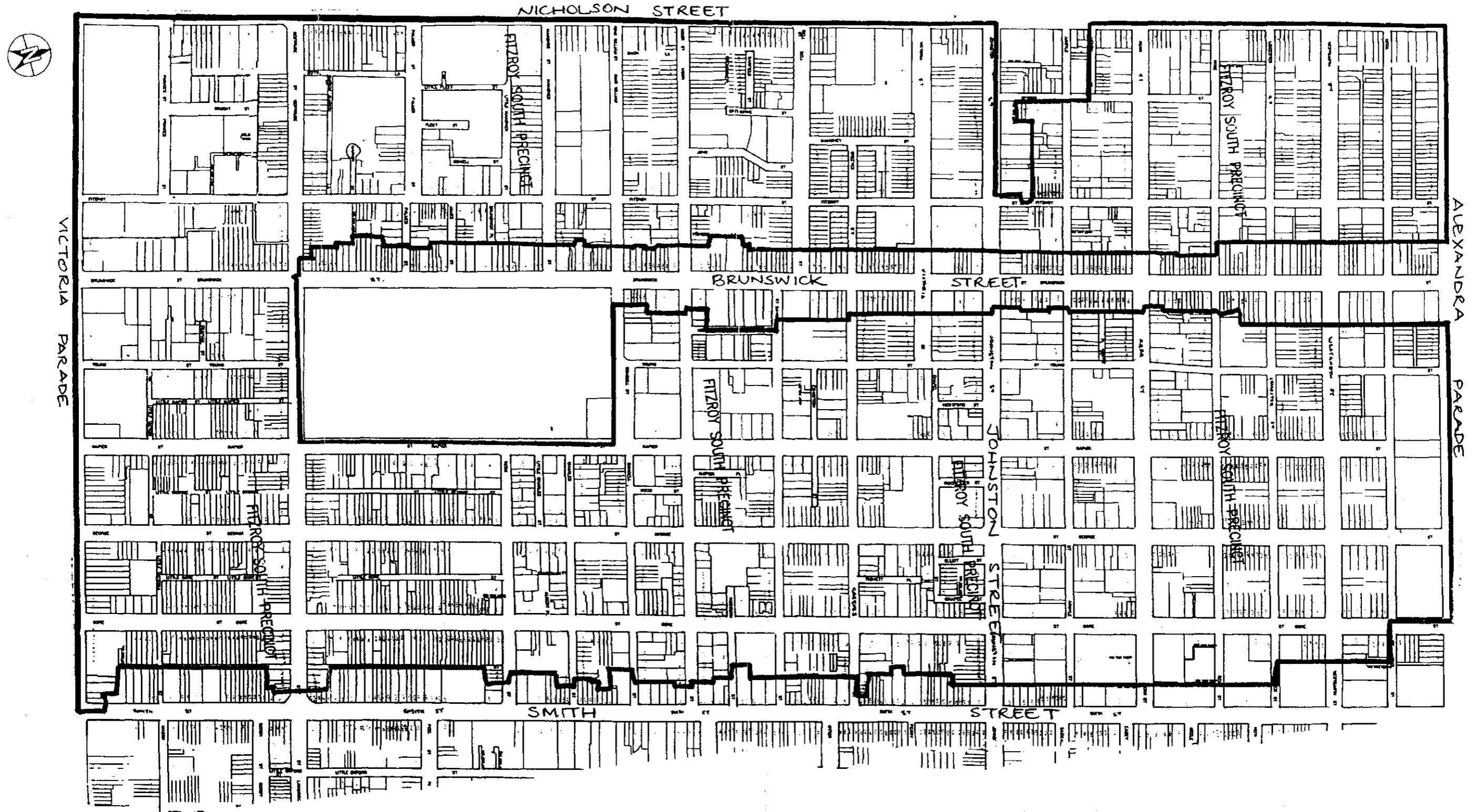

Figure 79   West side Smith Street, Fitzroy

Figure 80   South Fitzroy Precinct, Fitzroy

2.26   South Fitzroy (HO325)   Fitzroy

Location

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

South Fitzroy

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

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

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

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

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

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

163   B Barrett. *The Inner Suburbs.* p. 14.
164   B Barrett. *The Inner Suburbs.* pp. 14-15.
165   B Barrett. *The Inner Suburbs.* p. 15.
166   B Barrett. *The Inner Suburbs.* p. 7.
167   B Barrett. *The Inner Suburbs.* p. 7.

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

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

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

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

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

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

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

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

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

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

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

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

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

Gertrude Street.

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

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

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

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

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

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173   Fitzroy History Society. p. 18.
174   Fitzroy History Society. p. 12.
175   Fitzroy History Society. p. 14.
176   Fitzroy History Society. p. 19.
177   Fitzroy History Society. p. 19.
178   Fitzroy History Society. p. 15.

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

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

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

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

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

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

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

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

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

181   Fitzroy History Society. pp. 18-20.

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

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

184   ibid. p. 20.

185   ibid. p. 24.

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

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

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

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

Original Source

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

Description

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

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

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

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

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

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

variously from brick, render and bluestone.

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

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

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

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

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

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

Statement of Significance

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

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

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

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

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

Figure 83   Streetscape, King William Street, looking east

Figure 84   *Swan Street Precinct, Richmond*

2.27 Swan Street (HO326)   **Richmond**

Location

all of Kipling and Byron Streets

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

History

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

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

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

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

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

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

Original Source

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

189   Electoral Roll. 1856-57.
190   L J Harrigan. Victorian Railways to '62. 1962. pp 53-54.
191   Harrigan, p 54.
192   White, op cit.
193   City of Richmond. Copping It Sweet. p 71.

Study, 1985.

Description

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

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

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

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

Statement of Significance

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

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

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

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

Figure 86   *Looking west along Swan Street, Richmond: note Dimmey's, a local landmark, in the background*
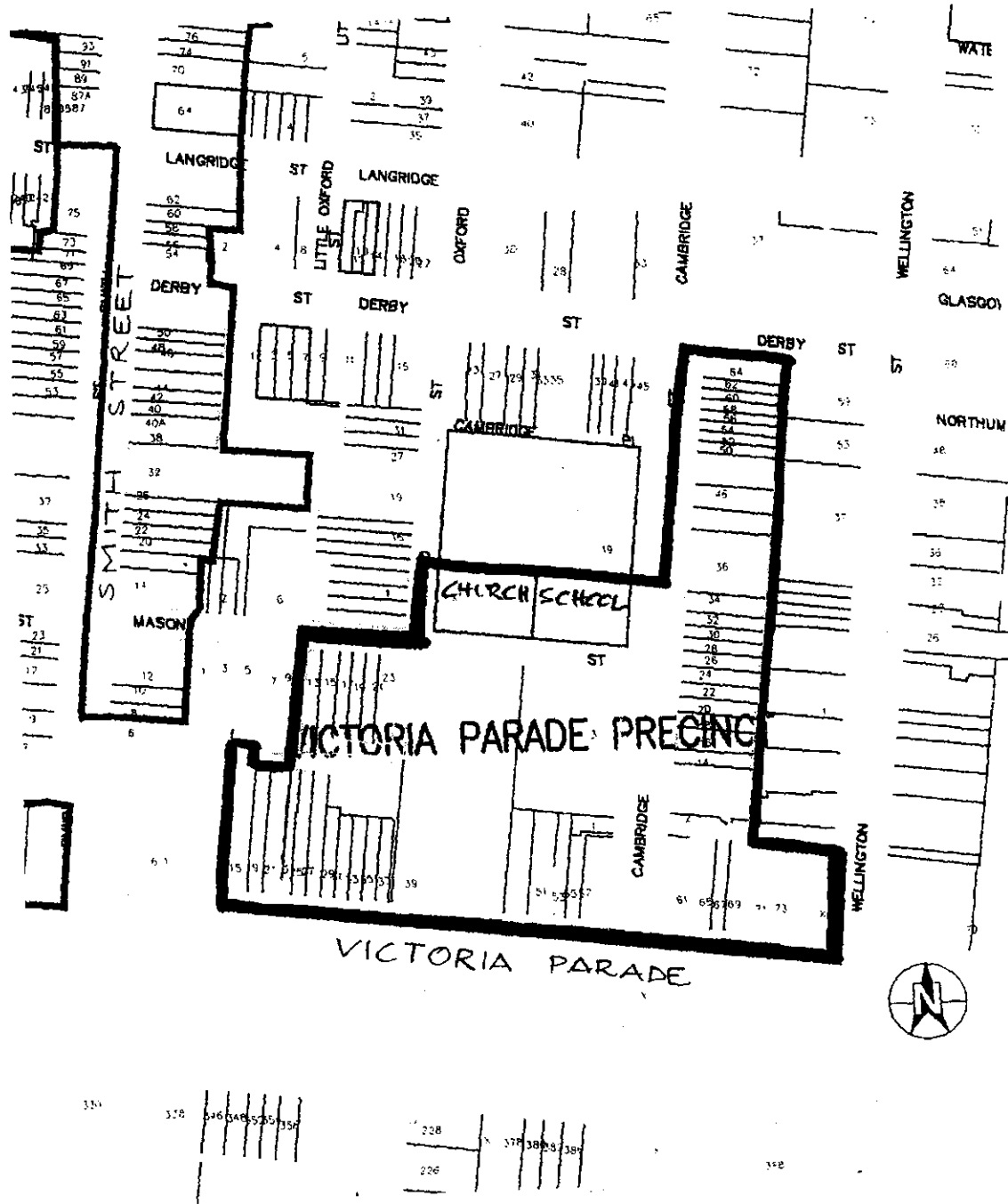
Figure 87   Victoria Parade Precinct, Collingwood

2.28 Victoria Parade (HO327)   Collingwood

Location

parts of Victoria Parade; Oxford, Cambridge and Mason Streets

History

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

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

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

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

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

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

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

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

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

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

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

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

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

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

Statement of Significance

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

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

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

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

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

Figure 89   North side Victoria Parade, Collingwood, looking west

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

Figure 91   Victoria Park Precinct, Abbotsford

2.29   Victoria Park (HO328)   Abbotsford

Location

all of Abbott, Bath, Maugie and Turner Streets

parts of Trenerry Crescent, Lulie Street

History

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

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

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

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

194   E A Petherick. 'Early Collingwood Recollections of the '50s and '60s of Last Century', *Victorian Historical Magazine*, Vol. 1, Jan. 1911, p 6.

195   Bernard Barrett. *The Making of an Industrial Environment: Collingwood, Victoria, 1981-1891*. MA Thesis, University of Melbourne, 1970, p 206.

196   State Transport Authority Plan and Section Book 8568: 'Royal Park and Clifton Hill Line, Fitzroy Line and a Portion of Richmond and Alphington Line from Johnston Street to Heidelberg Road', undated.

licence. In 1956, the Club negotiated a 40 year lease on the ground and in 1959 the present clubrooms, on the corner of Lulie and Abbott Streets, were opened. The outer grandstand, a 700 feet long terraced structure, was completed in 1966. The most recent grandstand, the Sherrin Stand, was built in 1969 on the site of the first grandstand.[197] The clubrooms and facilities have been extended and altered again in the 1980s and '90s.

Speculative residential development in the Precinct during the 1880s included Winniefred and Dorothy Terraces in Lulie Street. The Abbott Street school, later Victoria Park Primary School, opened in Abbott Street in 1889; this was demolished c.1997. In 1888, Theodore Fink, notorious property speculator, built Winniefred Terrace - the initials WTC on this building indicate an association with William Chidzey, developer of Dorothy Terrace, 34-48 Lulie Street which was constructed in 1888. The name Winniefred may be a reference to Fink's daughter of that name.[198]

Trenerry Crescent, like Victoria Crescent to the south-east, followed the line of the river and separated the larger riverside allotments from the smaller subdivisions further west. By the turn of the century, the river frontage allotments along Trenerry Crescent were undergoing a transformation from residential to industrial uses. D Stretton and Company's Flour Mills being one industry west of Trenerry Crescent and the Melbourne Flour Milling Company being located at Dight's Mill on the Yarra below Trenerry Crescent. The Shelmerdine's Yarra Hat Works were operational by this date, and a quarry was in existence further south. At Johnston Street, the cable tram sheds had been opened in 1887 and there was a small residential subdivision at the flood-prone end of Turner Street, east of Trenerry Crescent, which was later replaced by industrial buildings after flood walls were built adjacent to the Yarra Falls complex. By the late 1920s, the inventory of property owned by Yarra Falls Spinning Mills, one of Melbourne's major textile producers, was extensive. The industrial complexes along Trenerry Crescent continued to expand until the mid-20th century; the Byfas building was established by an offshoot of Yarra Falls to produce textiles during World War Two. In the last two decades, these large industrial and mill buildings have gradually been decommissioned and often recycled for light industrial or commercial uses.

The construction of the Eastern Freeway in the mid-1970s caused the demolition of the buildings on the north side of Maugie Street

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Gary Vines and Matthew Churchward. *Northern Suburbs Factory Study.* 1992.

Description

The Victoria Park Precinct is a residential and commercial Precinct with its focus being Victoria Park.

The housing stock within the Precinct dates largely from the late nineteenth century and is a mix of single- and double-storey attached and detached houses.

Several of the streets within the Precinct are built along one side only with Abbott and Bath Streets, and Turner Street west of Bath Street being remnants of the original planning of the subdivision to surround a central residential square. The west side of Lulie Street comprises the railway line and former rail yards. Maugie Street's similar layout is the result of the construction of the Eastern Freeway in the mid-1970s.

197   Collingwood Football Club. 'The History and Tradition', 1998. [looseleaf document]
198   Rate Books. Cannon, *The Land Boomers*, pp 274-280.

The most intact streetscape within the Precinct is Bath Street, which comprises a row of single-storey brick terraces at its south end, and a number of substantially intact Italianate houses and villas further north. 12 Bath Street is typical of a number of the more ornate Victorian houses in the Precinct. It is a single-storey symmetrical bichromatic brick villa with hipped slate roof, bracketed eaves, cast iron lacework verandah and an original iron picket front fence. No. 10 is similarly styled, but asymmetrical in plan, and with a corrugated iron-clad roof. 8 Bath Street is similar in form to No. 12, but timber-framed and clad in imitation ashlar boards.

Of note in Turner Street is an Italianate polychromatic brick terrace at Nos. 97-103, which has richly ornamented pedimented parapets and unusual tessellated tile patterning to the friezes above the verandahs. Nos. 39-41 comprises a pair of two-storey brick terrace houses with typical Italianate detailing.

Lulie Street contains two extraordinary terrace developments in the blocks between Maugie and Abbott Street. Winniefred Terrace (Nos. 18-32) and Dorothy Terrace (Nos. 34-48) are identically-designed symmetrical, two-storey polychromatic brick terraces each comprising six houses and two corner shops. The shops are built to the street alignment, whilst the houses are recessed. The walls are of red brick with cream and brown brick dressings to openings. The shops have a central door flanked by large shop windows with timber panelled stallboards. The windows of the residences are double-hung sashes, with alternating cream and brown brick voussoirs. The houses have two-storey verandahs, with cast iron lacework friezes and balustrading, separated by brick wing walls. The roofs are concealed behind a rendered parapet, embellished with both swagged and vermiculated panels. The northern shop of Winniefred Terrace, No. 32, was demolished c.1989, but was reconstructed in the early to mid-1990s.

Trenerry Crescent contains a number of notable early to mid-20th century industrial complexes. The main building of the former Yarra Falls Weaving Mills (No. 80-110; 1922, 1935) is a large two-storey brick building with a curved trabeated facade to Trenerry Crescent, relieved by rendered spandrels and bracketed parapet coping. The former Austral Silk and Cotton Mills (1927; No. 112-120) is a more prominent three-storey red brick building with large banks of steel-framed windows between brick pilasters and rendered spandrel panels. On the south side an elevated reinforced concrete tank and frame and brick chimney stack are not in use. On the north-east corner there is a turret with cantilevered timber walkway and bull-nosed roof. The Byfas building (Nos. 8-12; c.1940) is a red brick two- and three-storey building. It is an interesting composition which incorporates a number of distinctive Moderne elements, including narrow brick string courses, streamlining, narrow bands of windows, textured brick panels and original signage.

Victoria Park football ground is a dominant architectural element which is a landmark and a focus for the Precinct. The 1929 Member's Stand is a prominent element on the north side of the ground, much of which comprises grandstands and club facilities dating from the post-War period which are of little architectural interest.

Non-heritage elements within the Precinct include the large medium-density housing development (1998) on the former Victoria Park Primary School site, and a small number of relatively non-intrusive residential buildings on mostly small sites on the south side of Turner Street.

Street planting within the Precinct includes natives, including *Melaleuca,* in Bath Street, and immature exotics in Lulie Street and Trenerry Crescent. There is a small amount of planting associated with Victoria Park. Public open space within the Precinct comprises two small, triangular parks: Brearley Reserve, on the south-west corner of Bath and Turner Streets, and a small paved area with barbecues on the south-east corner of Bath Street and

Trenerry Crescent. The houses in Maugie Street face an open area adjacent to the Eastern Freeway.

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

Traditional street elements retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths in Bath, Lulie, Maugie, and Turner Streets. A crossing of bluestone pitchers exists at the intersection of Lulie and Maugie Streets.

Statement of Significance

The Victoria Park Heritage Overlay Precinct is of local significance within the City of Yarra. Historically, the street layout reflects Trenerry's original subdivision which had Victoria Park as a central residential square. The present football ground, which forms the centrepiece of the Precinct, has been a social focus of the Collingwood and Abbotsford area since the late 1800s, and the site remains a national sporting landmark.

Architecturally, the Precinct contains a number of substantially intact 19th century houses, villas and terraces together with large Edwardian and inter-War industrial buildings, some of which are of individual significance. (See Appendix) Together they form a cohesive picture of the mixed residential and industrial themes and layers which are typical throughout the municipality and which were particularly drawn to this Precinct by the opportunities afforded by the Yarra River.

The historic and scenic nature Yarra River makes a major contribution to the significance of the Precinct overall, particularly the towering bank and factories which overlook the river valley from Trenerry Crescent. Just outside the Precinct, but individually listed at state level is the Dight's Mill building and parkland which has a strong thematic and visual connection with the Precinct.

The most intact streetscapes within the Precinct are Bath Street, Maugie Street, Lulie Street north of Abbott Street. The south side of Turner Street is also a relatively intact streetscape.

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

Figure 92   *Streetscape of Victorian Houses, Bath Street, Abbotsford*

Figure 93   *Former Austral Hat Mills, 112 Trenerry Crescent, Abbotsford*

Figure 94   West Richmond Precinct, Richmond

2.30   West Richmond (HO329)   Richmond

Location

all of Egan, Kingston and Bastow Places; Station, Muir, Moorhouse, Leeds and Bowen Streets; Normanby Place

parts of Hoddle, Lennox, Egan, Highett, Freeman and Erin Streets

History

The West Richmond Precinct is part of the two allotments purchased from the Crown in 1839 by William Highett and R W Wrede.

Highett, an early settler from Tasmania, was a squatter, merchant and banker. In the early 1850s, he erected the mansion Yalcowinna on the south side of Erin Street, where the Epworth hospital now stands. The house was progressively demolished as the hospital expanded, the last section, a ballroom, disappeared in 1977. William Hull purchased a section of Highett's allotment and built a large stone residence in the early 1850s on the Bridge Road frontage. Next door was George Jame's residence, a cottage orneé.[199] Both these buildings have been demolished.

Diagonally opposite Yalcowinna, on the north side of Erin Street, a pair of semi-detached houses were built in the 1850s. One was owned by the pioneer Presbyterian the Rev. Dr Adam Cairns, the other, from the 1860s, by merchant William Muir. These two houses were demolished in 1889, and the mansion Yooralbyn built on the site for merchant William Harper. This still stands in its original grounds at 29 Erin Street, and has been renamed Elim; it is now occupied by a rehabilitation centre. Further subdivisions occurred on the north side of Erin Street in the 1870s. The south side of Erin Street was subdivided in the early 1880s.

In the 1880s the mansion Millew was built for Robert Hoddle's widow next door to Yalcowinna. This was leased by the Salvation Army in 1903 as the Bethesda hospital, then purchased and extended by them in 1912. The house has been gradually engulfed by the present hospital structure. On the south corner of Erin and Hoddle Streets is the unusual Urbrae (171 Hoddle Street), the combined houses of Dr. Tom Boyd and Dr. William Boyd.

R W Wrede sold his allotment to James Hodgson (one of the first members of the Legislative Assembly) a few weeks after he purchased it from the Crown.[200] By 1855 it had been subdivided into the present street layouts.[201] There were two houses on the south side of Highett Street at this time, most of them set back from the street, with formal gardens. The present sitings in this location may derive from this period although the houses appear to be later. The houses at 44 and 46 Highett Street however, have early sections at the rear.

The house at 137 Punt Road, on the north-east corner of Highett Street, was also established by 1855. It is now partly obliterated by additions but the design of its internal joinery indicate it could date from the early 1850s. 145 Hoddle Street is the only remaining house from a group of four known as Caspar Place, built prior to 1855 for William Highett. Notable occupants were the McCraes in the 1850s and 1860s.[202]

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199   White. op cit.
200   White. op cit.
201   Magee Map, 1855.
202   Ratebooks; Magee map; Electoral Rolls.

The railway linking Princes Bridge to Collingwood opened in 1901; the West Richmond Station was built at the western end of Highett Street, diverting traffic to Hoddle Street via Muir Street and the Freeman Street.

To the south of the Precinct are the Bethesda and Epworth Hospital complexes; their presence is reflected in the large number of nearby former residences—especially in Erin Street and Normanby Place—which are now occupied by medical practices.

Original Source

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

Description

The West Richmond Precinct is a predominantly residential Precinct, and one of the more prestigious parts of Richmond. The housing stock dates from the 1870s to the 1910s, and contains a mix of single and double-storey attached and detached houses, which range from the most modest workers' cottages to large villas and mansions.

Erin and Muir Streets comprise predominantly Victorian houses, including detached villas and double-storey Italianate terraces. Substantial houses of architectural note in Erin Street include the Victorian polychromatic brick villa (1873) at No. 15; the two-storey terrace pair at Nos. 25-27; and Elim (formerly Yalcowinna, c.1889), at No. 29. Smaller houses include the double-fronted Victorian cottage at No. 49 (1884), and the rendered Italianate villa at No. 67 (1881), which has an arched entrance with highly elaborate leadlight side and highlights to the front door.

The west side of Lennox Street and the north side of Egan Street contain far more modest single-storey brick and timber cottages. Egan Street is notable for the consistency in scale and setback of its brick and timber housing stock. Of note in Lennox Street is No. 138, on the south-west corner of Bowen Street, an unusually wide early Edwardian timber villa with tripartite timber-framed double-hung windows, polygonal front bay, and return verandah. The hipped and gabled corrugated iron roof is painted red. Leeds Street contains less than five original houses, a mix of Victorian and Edwardian.

Highett Street is notable on several counts. Approximately half its buildings stock dates from the Victorian and Edwardian periods, abut it also contains a number of inter-War and post-War houses. The dwellings along the south side are elevated; many—particularly towards the east end—have large, terraced front gardens, some with substantial steps leading to their front doors. Nos. 22-26, adjacent to West Richmond Railway Station, are unusual elevated Edwardian red brick cottages. The Kingston Hotel (No. 55), a red brick and rendered Edwardian hotel with a large arched entrance, is unusually located for a hotel, in the middle of an otherwise solely residential block.

The west side of Normanby Place contains a number of substantially intact double-storey Victorian terraces, which face onto the Bethesda Hospital complex, whilst Moorhouse Street, at the south-west of the Precinct, is similar, but also contains a number of single-storey terraces. Of note are the double-storey rendered Italianate terrace at Nos. 2-6, which has a tiled frieze and balustraded parapet and original bluestone and iron picket fences.

Hoddle Street contains an mix of 19th century and Edwardian attached houses and villas, of which Urbrae (1901), an unusual house built in two stages, at 171 Hoddle Street, is of particular note.

West Richmond Railway Station, sited obliquely at the corner of Highett and Muir Streets, terminates the visual axes of both, and, with its adjacent palm trees and pedestrian paths,

creates somewhat of a pedestrian focus for the Precinct.

Non-heritage elements within the Precinct comprise predominantly the recent medium-density housing development—comprising predominantly double-storey townhouses which covers much of the block between Kingston Place and Egan Street, from Station Street in the west to the end of Leeds Street in the east.

Street planting within the Precinct includes *Platanus* in Erin, Highett and Hoddle Streets, and *Callistemon* and *Melaleuca* in Moorhouse Street.

Private gardens of note include that of Elim (29 Erin Street), which includes remnant plantings, but which has been significantly altered to accommodate new buildings and car parking for the Besthesda complex, of which it forms part. Several houses on the south side of Highett Street are set well back from the street and have substantial gardens with traditional plantings, such as the large palm in the garden of No. 58. The combination of large gardens with mature plantings, mature street trees, and sloping topography enhance the landscape character of Highett Street.

Traditional street elements retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths in Bowen, Muir and Erin Streets and Normanby Place, and asphalt footpaths in Highett, Hoddle and Moorhouse Streets. The bluestone kerbs and gutters in Lennox Street do not appear to be original. A stepped pedestrian path with planting on either side leads from Highett Street (between Nos. 50 and 56) uphill through to Freeman Street; such paths are unusual in Melbourne, and rare in Richmond.

Statement of Significance

The West Richmond Heritagte Overlay Precinct is of significance within the City of Yarra. It retains intact groupings of some of Richmond's most substantial late 19th century houses, originally the residences of some eminent Victorians. Elim is the only mansion remaining in Richmond to retain its extensive grounds and remnant planting. The Precinct's landscape character is enhanced by its topography and mature street plantings, and unusual elements such as the obliquely-sited railway station and stepped pedestrian path, more typical of Sydney, add to its interest.

The most intact streetscapes within the Precinct are Erin Street, which has remarkably few altered buildings, and only one non-heritage building within the Precinct, Moorehouse Street, Normanby Place, the north side of Egan Street and the south side of Highett Street. There is a small number of non-heritage buildings in the otherwise heritage streetscapes of Bowen, Hoddle, Lennox and Leeds Streets, and the north side of Highett Street. There is an area of medium-density housing in the block approximately bounded by Egan and Station Streets, Kingston Place, and the west end of Leeds Street.

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

Figure 95   North side Erin Street, Richmond, looking west: note Taragona (1883)

Figure 96   South side Highett Street, Richmond, looking east: note elevated Edwardian
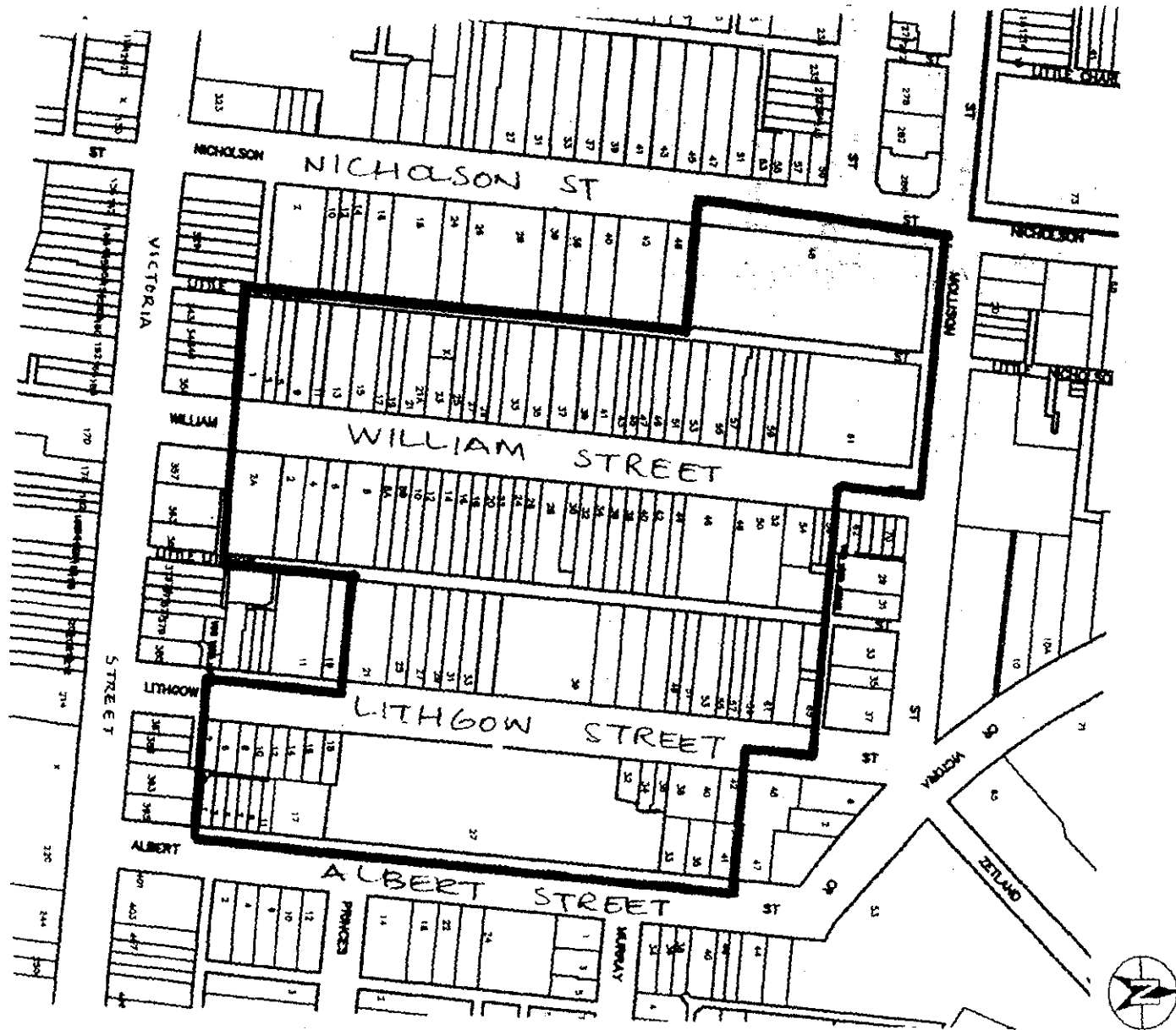cottages

Figure 97   William Street Precinct, Abbotsford

2.31   William Street (HO330)   **Abbotsford**

Location

parts of Nicholson William, Lithgow, Albert and Mollison Streets

History

The land now occupied by the William Street Precinct was alienated from the Crown in 1839 and remained in a semi-rural state until the 1850s. In 1841, the McCrae family settled at Mayfield, overlooking the Yarra River at Church Street; this appears to have been the first building in the Precinct. It later became the home of Sir Francis Murphy (1809-1891), MLC. The house was demolished to make way for industrial buildings in 1962, although Mayfield Street remains.

By the 1850s the area had been cleared of timber[203] and was constantly subject to flash floods from the rainwater shed by the higher land to the west. Drainage was an important and recuring factor in the early development of the Collingwood Flat. Collingwood had become notorious as an unhealthy flood-prone polluted flat and was 'Melbourne's multi-problem suburb ... an ideal case study in the origins of pollution.'[204] Barrett noted that because of its topography, the residents were soon 'wading in [their] own muck ... Collingwood became a cesspool for refuse.'[205] The area was 'akin to a swamp and the few who ventured ... [forth] were looked upon after their return as people who had performed a somewhat perilous journey.'[206]

Large sections of the Collingwood Flat were subdivided in 1853, including the property of R Henry Way, known as Islington, and forming Lot 74 between Vere Street and Johnston Street.[207] Hodgkinson's map of 1858 shows that Islington was one of the earliest areas within the Precinct to witness development, of a mixed residential and industrial nature, but that much of the land south of Vere Street was vacant, due mainly to its susceptibility to flooding.

During the decades leading up to the 1890s Depression, however, the Abbotsford Flat became an area of intensive speculative development, giving rise to rows of timber, brick and occasionally bluestone cottages with Gipps and Nicholson Streets invariably attracting larger and more prestigious development, which is still evident today.

Of the non-residential buildings, Abbotsford Primary School (No. 1886), originally known as Collingwood (Lithgow Street) School, a two-storey bichrome brick building, was built in Lithgow Street in 1877, and extended in 1926. The three storey brick Denton's Hat Factory complex (now Brush fabrics), was built in 1874 at the corner of Nicholson and Mollison Streets. It was Australia's first steam-powered hat-making plant, and one of the largest hat factories in Australia. The bluestone former St David's Presbyterian Church at the south end of William Street (now No. 2A), was built in 1882.

The MMBW maps of 1895 show the Precinct to be almost completely built over, predominantly with small working class cottages. The densest development is indicated in William Street, where most of the cottages are attached or semi-detached.

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203   Petherick. op cit. p 4.
204   Barrett, *The Inner Suburbs*, p. 9.
205   Barrett, *The Inner Suburbs*, p. 9.
206   Barrett, *The Inner Suburbs*, p. 25.
207   City of Collingwood Engineer's Office. Lithograph No. 0003.

Original Source

Andrew Ward. *Collingwood Conservation Study.* 1995.

Description

The William Street Precinct is a predominantly residential precinct with housing stock dating largely from the late Victorian period. The housing comprises small, single-storey, attached or semi-detached, brick and timber workers' cottages on narrow sites In general, the intactness of the Precinct is good, and the housing is representative of a range of types built for the lower-middle and working classes during the late 1800s.

Albert, William and Lithgow Streets all contain small, single-fronted attached and detached Victorian workers' cottages. William Street also contains a number of Edwardian houses, including No. 23, a relatively large double-fronted asymmetrical red brick house with a hipped and gabled terracotta tiled roof and leadlight bay windows. The Edwardian brick pair at Nos. 8-8A have interesting timber details, including the return verandah friezes and party wall, and scalloped timber gable ends. Earlier residential buildings of note in William Street include the bluestone cottages at Nos. 9-11 (1870) and No. 37 (1869), the former of which has a rendered parapet and concave profile corrugated iron verandah. No. 13 (c.1860) is a symmetrical timber villa with a projecting timber porch with arched opening.

Non-residential buildings include Abbotsford Primary School (No. 1886) in Lithgow Street, a two-storey Gothic Revival bichrome brick building with a steeply gabled roof (1877, extended 1926). The three storey brick Denton's Hat Factory complex (48-60 Nicholson Street, at the corner Mollison Street), was built in 1874, and remains a landmark and key building in the Precinct. Its highly repetitive west facade, has relatively small window openings with bluestone dressings, and rendered parapet. At 2A William Street is a the former St David's Presbyterian Church (1882), a bluestone Gothic Revival building on a relatively small site.

Street planting within the Precinct includes mature *Platanus* in Albert Street and William Streets and *Melaleuca* in Lithgow Street.

Private gardens in the Precinct are generally small, and few, if any, retain traditional plantings.

Traditional street elements retained within the Precinct include bluestone kerbs and gutters and asphalt footpaths in Lithgow and William Streets, and asphalt footpaths in Albert Street. Although the Precinct is surrounded on the north and east by industrial buildings, the relatively quiet residential character of both Albert and Lithgow Streets is retained by barriers to through traffic to and from Victoria Street, to the south.

Statement of Significance

The William Street Heritage Overlay Precinct is of local significance within the City of Yarra. It comprises a number of substantially intact Victorian brick and timber villas and workers' cottages, including several of bluestone, as well as the nationally significant and highly intact Denton's Hat Mill, which is a major landmark. Abbotsford Primary School also contributes to the streetscapes of Lithgow and Albert Streets. The nature of the Precinct is greatly enhanced by the street plantings in Albert and William Streets and the surviving bluestone infrastructure.

The most intact streetscapes within the Precinct are the west side of Albert Street, the east side of William Street, and the small block on the east side of Albert Street south of Princes Street. The west side of William Street is substantially intact, but includes small number of non-heritage buildings.

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

Figure 98   *Bichromatic terraces, west side William Street, Abbotsford, looking south*

Figure 99   *Edwardian cottages, 8-8A William Street, Abbotsford.*

APPENDIX A

Historical Maps
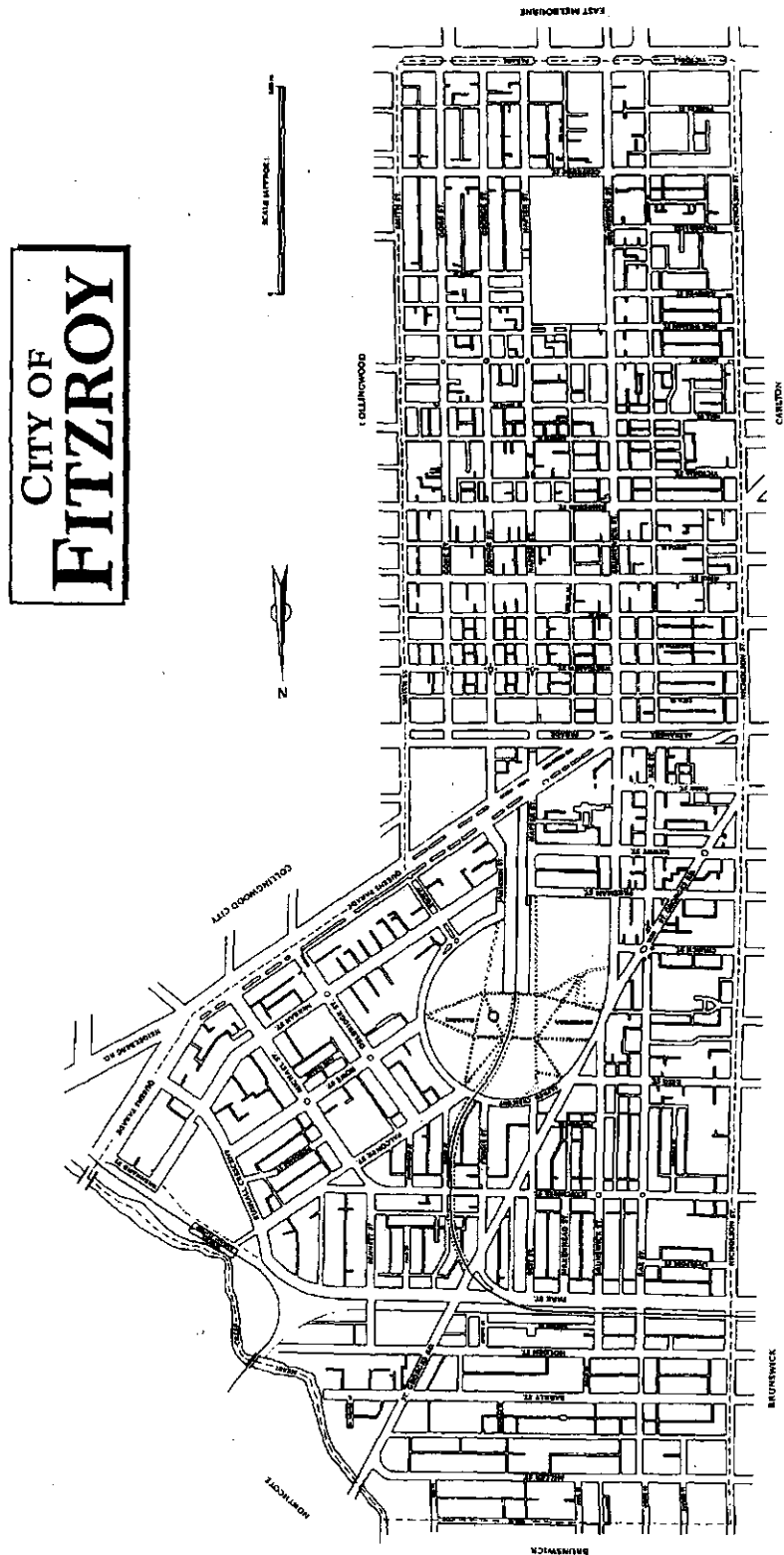
The City of Fitzroy. *Reproduced from Fitzory History Society. Fitzroy: Melbourne's First Suburb.*
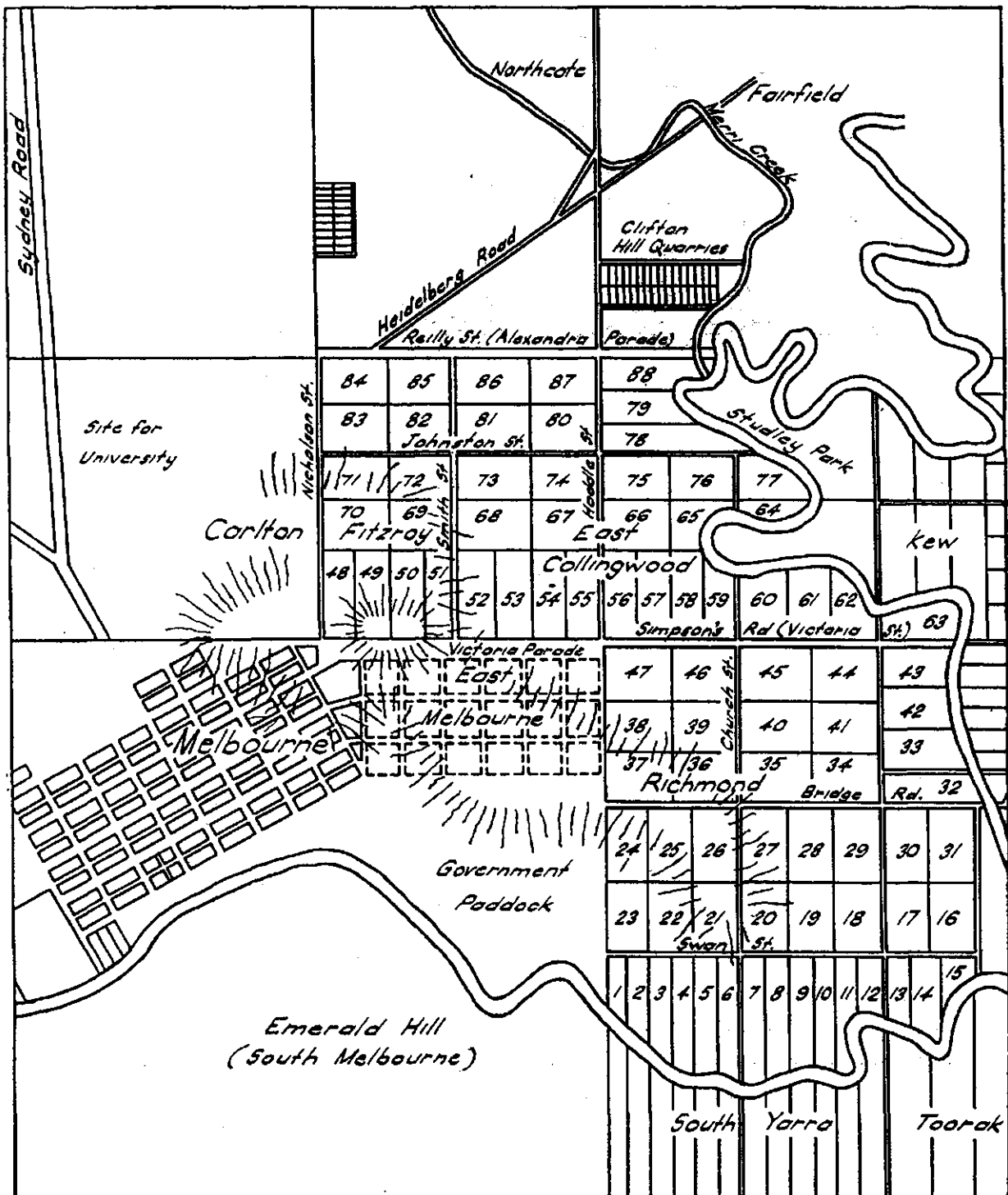
Melbourne, Richmond, Fitzroy and Collingwood. Allotments as sold by the Crown in the 1830s. Reproduced from B Barrett. The Inner Suburbs.
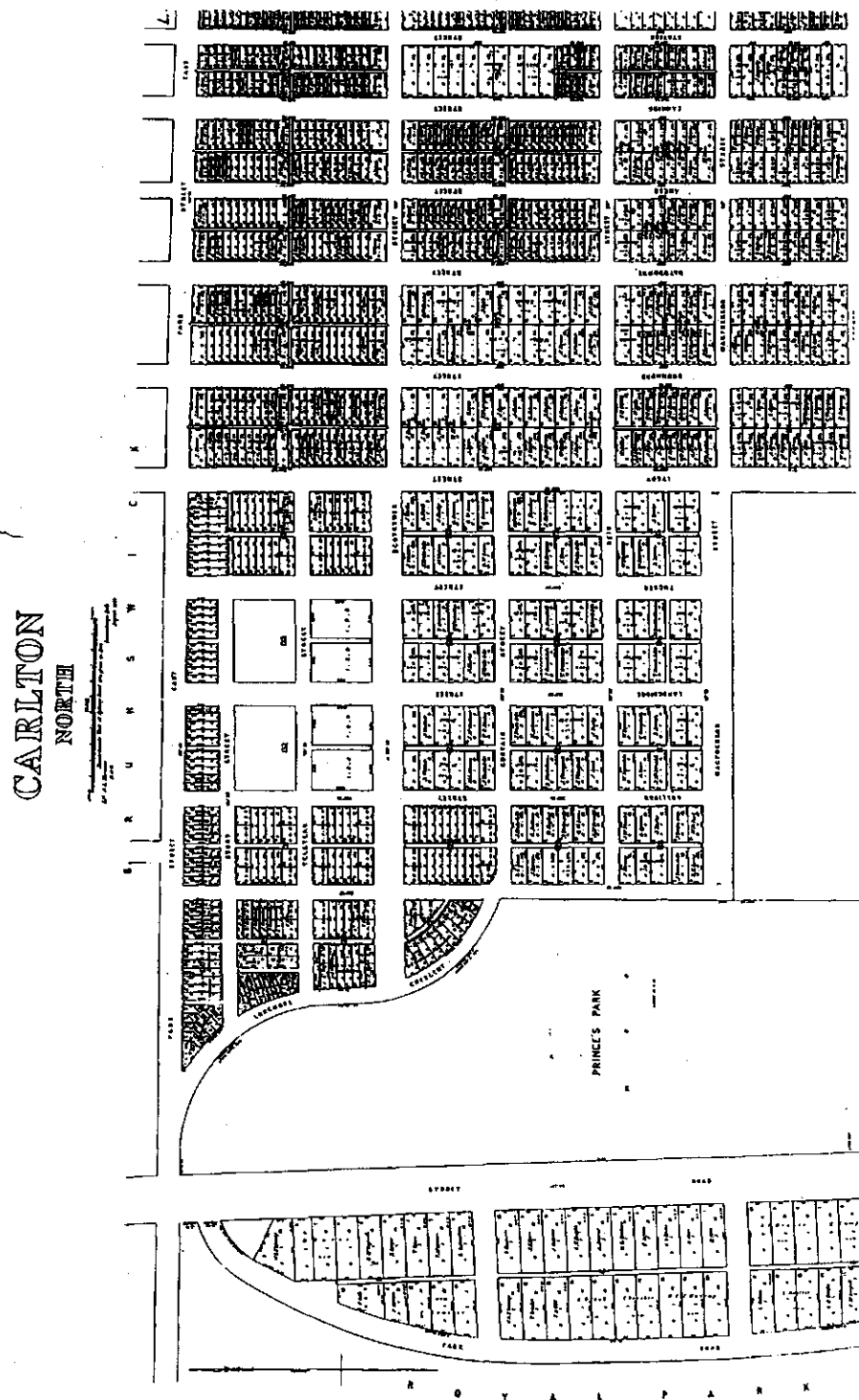
Map showing Carlton North, August 1877.

Plan showing the streets and buildings in existence in East Collingwood on January 1st 1858. Surveyed by Clement Hodgkinson.
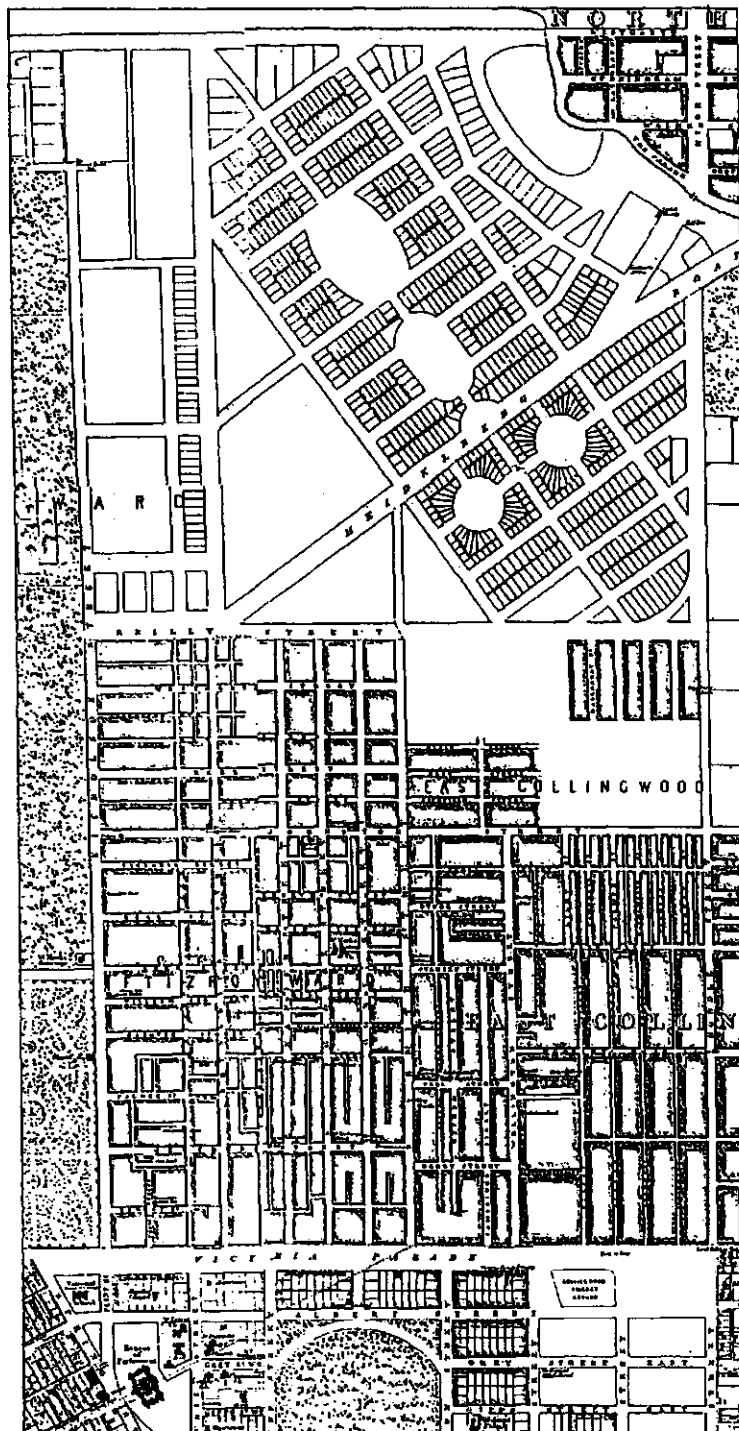
Map A5   *Planned layout of North Fitzroy, 1855, indicating the contrast with the street pattern which had already developed in South Fitzroy. Reproduced from* Fitzroy: Melbourne's First Suburb.
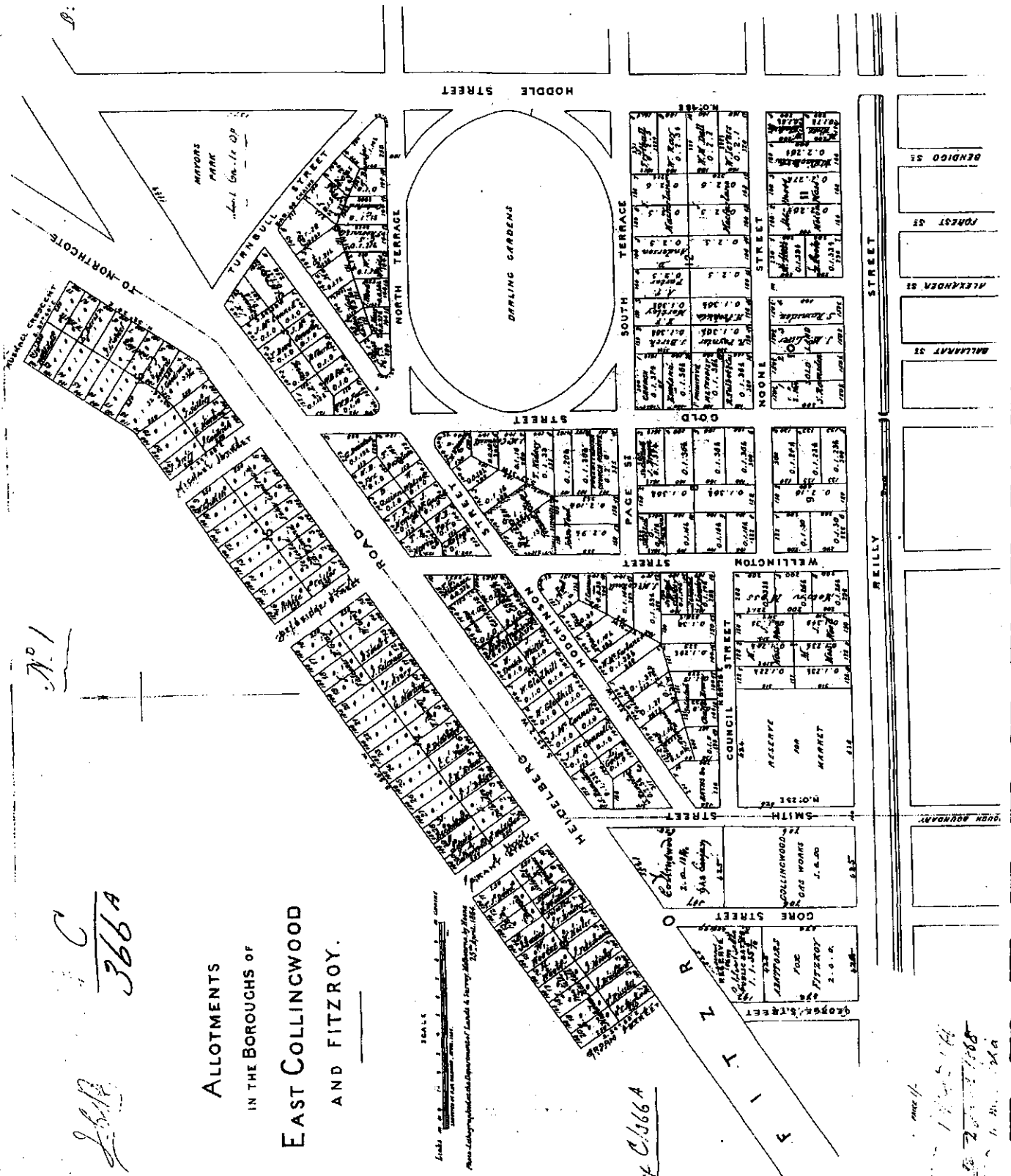
*The plan of 'Allotments in the Boroughs of East Collingwood and Fitzroy'
surveyed by P M Goldbrick in April 1864, showing the names of the
purchasers. Source: State Library of Victoria (Map Room)*

The 1854 Proeschel 'Map of Collingwood'. Source: State Library of Victoria (Map Room)
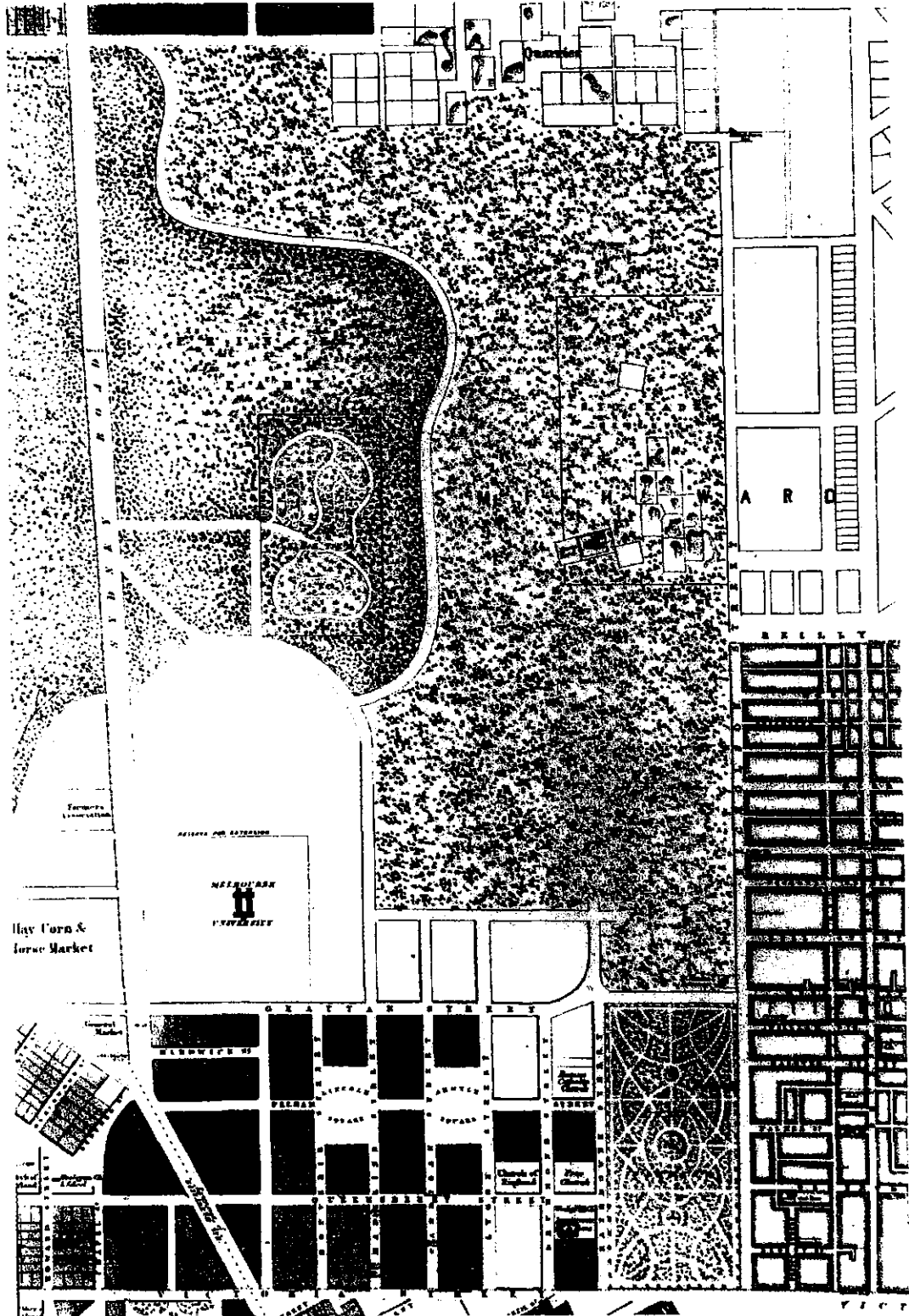
Kearney Map 'Melbourne and its Suburbs', 1855. Portion Showing Carlton and North Carlton. Source: State Library of Victoria (Map Room)

Portion of an 1879 map showing Princes Park, Carlton and part of Fitzroy.
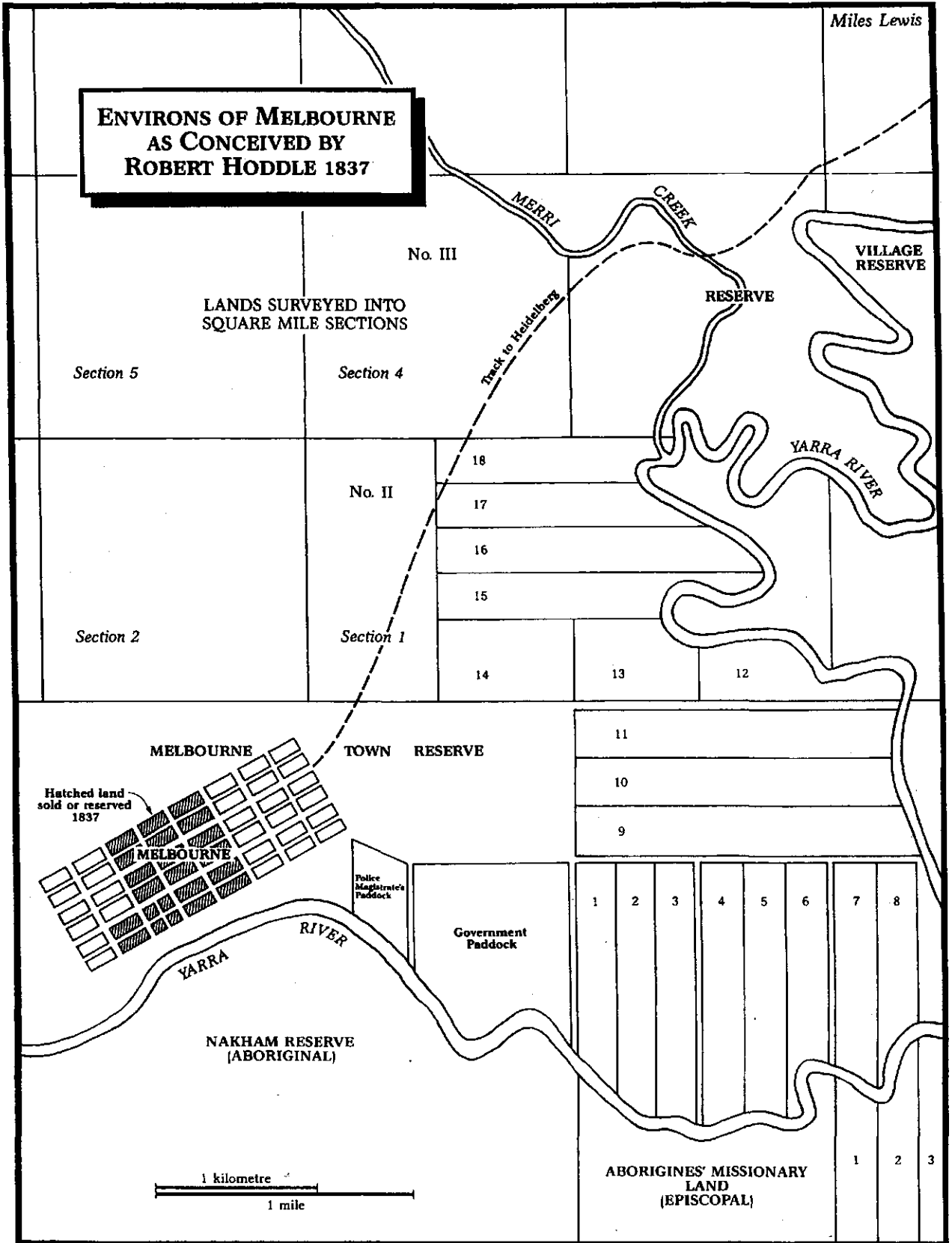
Environs of Melbourne as conceived by Robert Hoddle, 1837. Reproduced from Fitzroy History Society. Fitzroy: Melbourne's First Suburb.
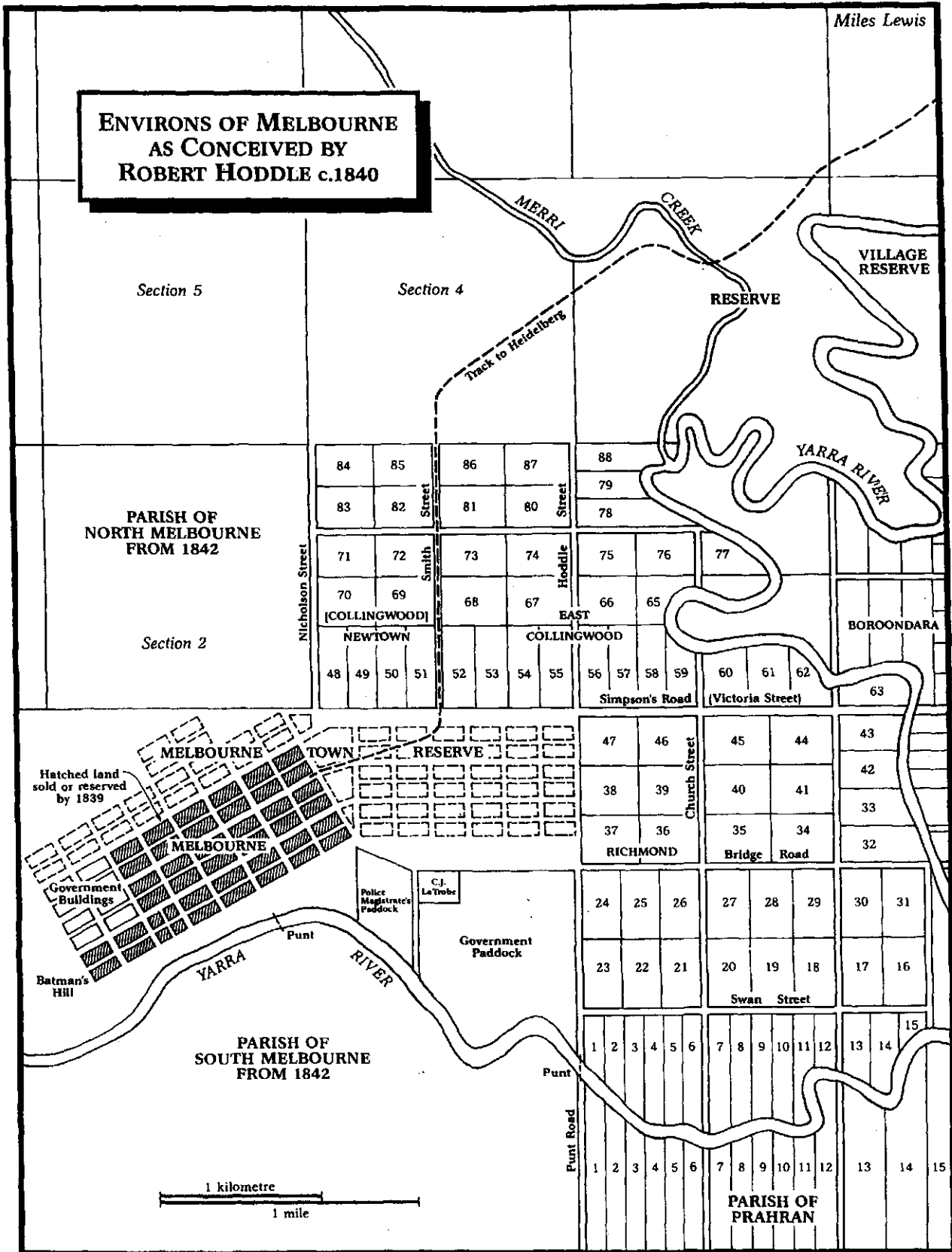
Environs of Melbourne as conceived by Robert Hoddle, c.1840.
Reproduced from Fitzroy History Society. Fitzroy: Melbourne's First
Suburb.
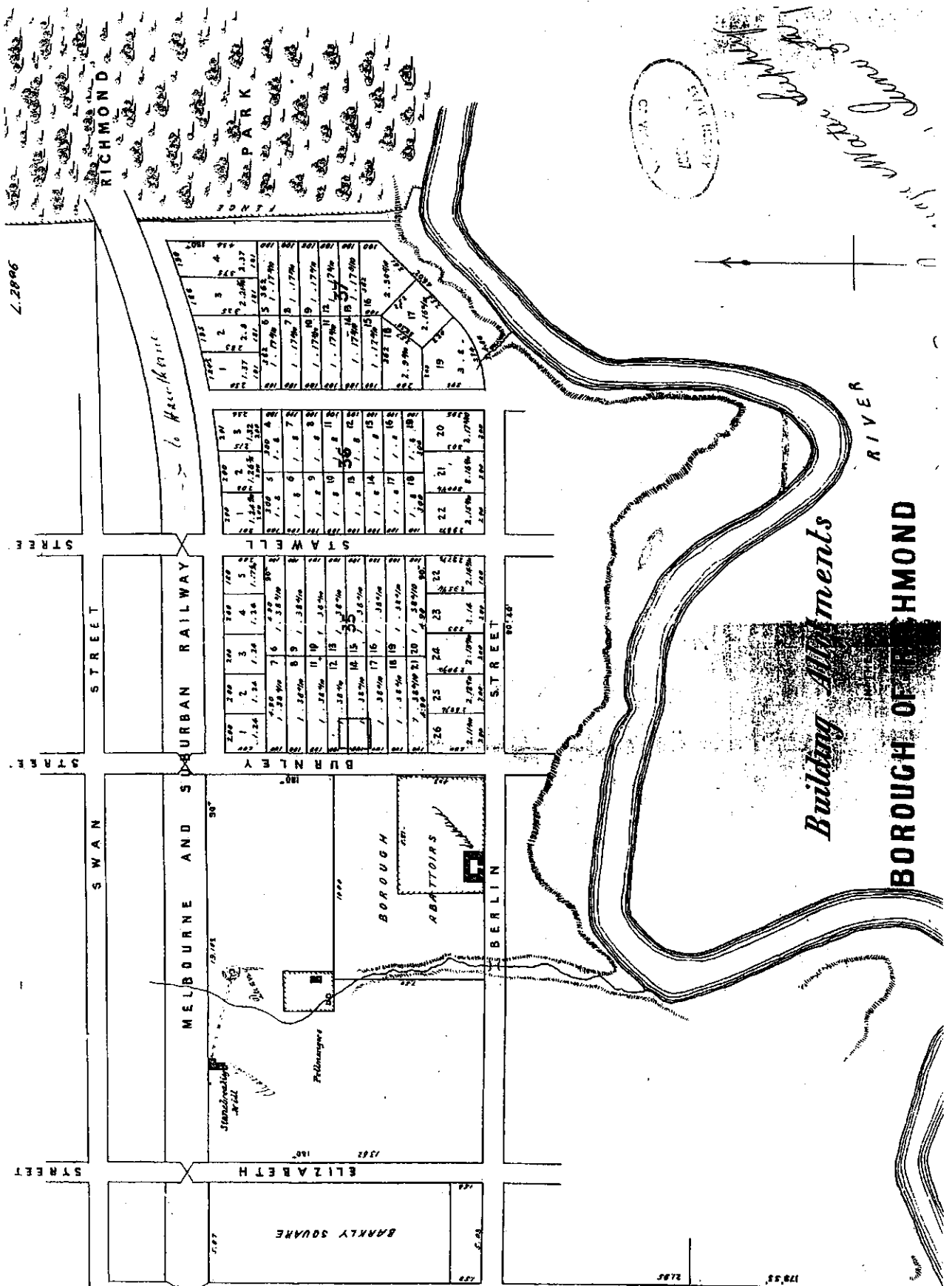
Building Allotments in the Borough of Richmond. Undated. Source: State Library of Victoria (Map Room).
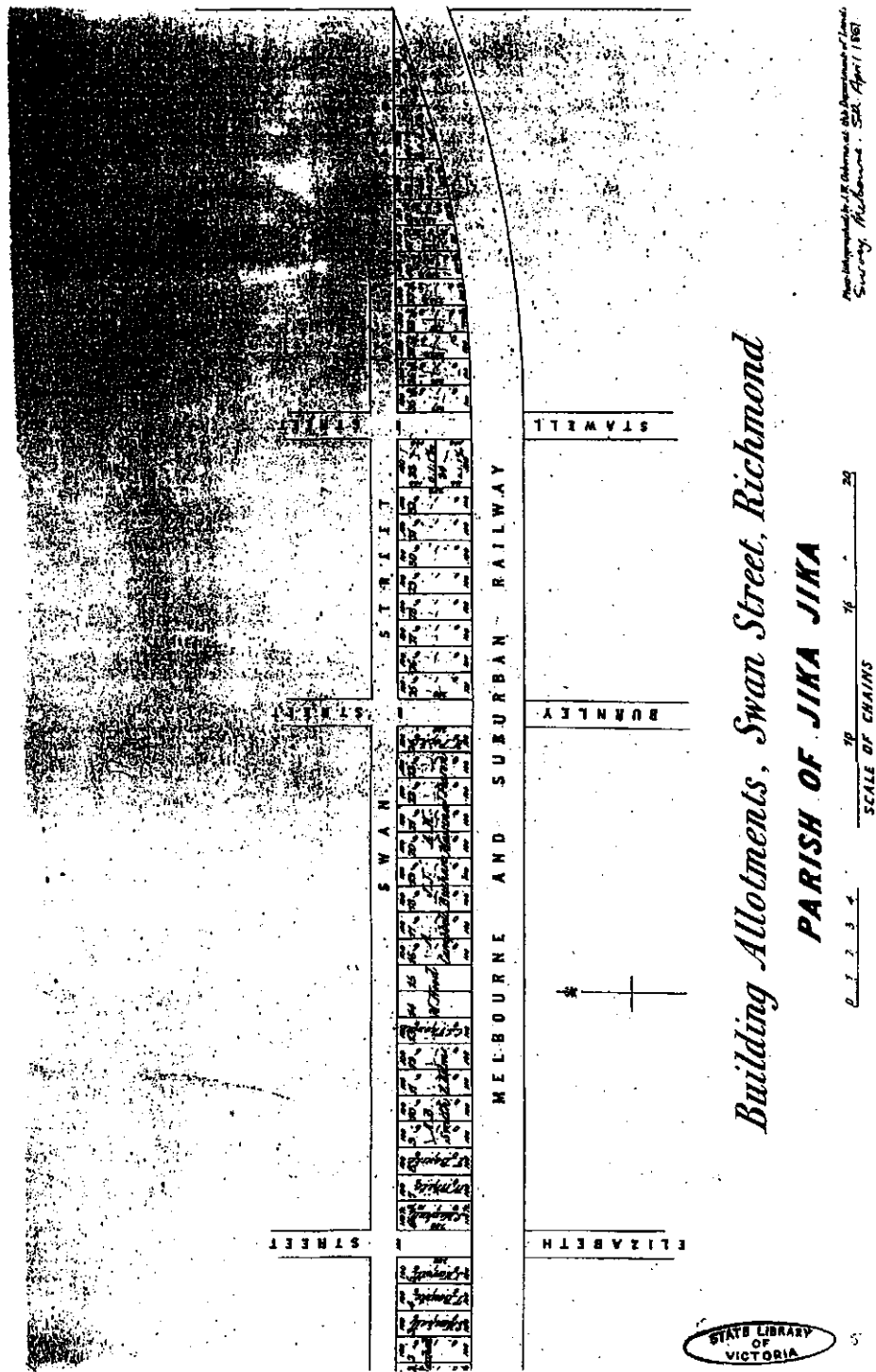
Building Allotments, Swan Street, Richmond. April 1867. Source: State Library of Victoria (Map Room).
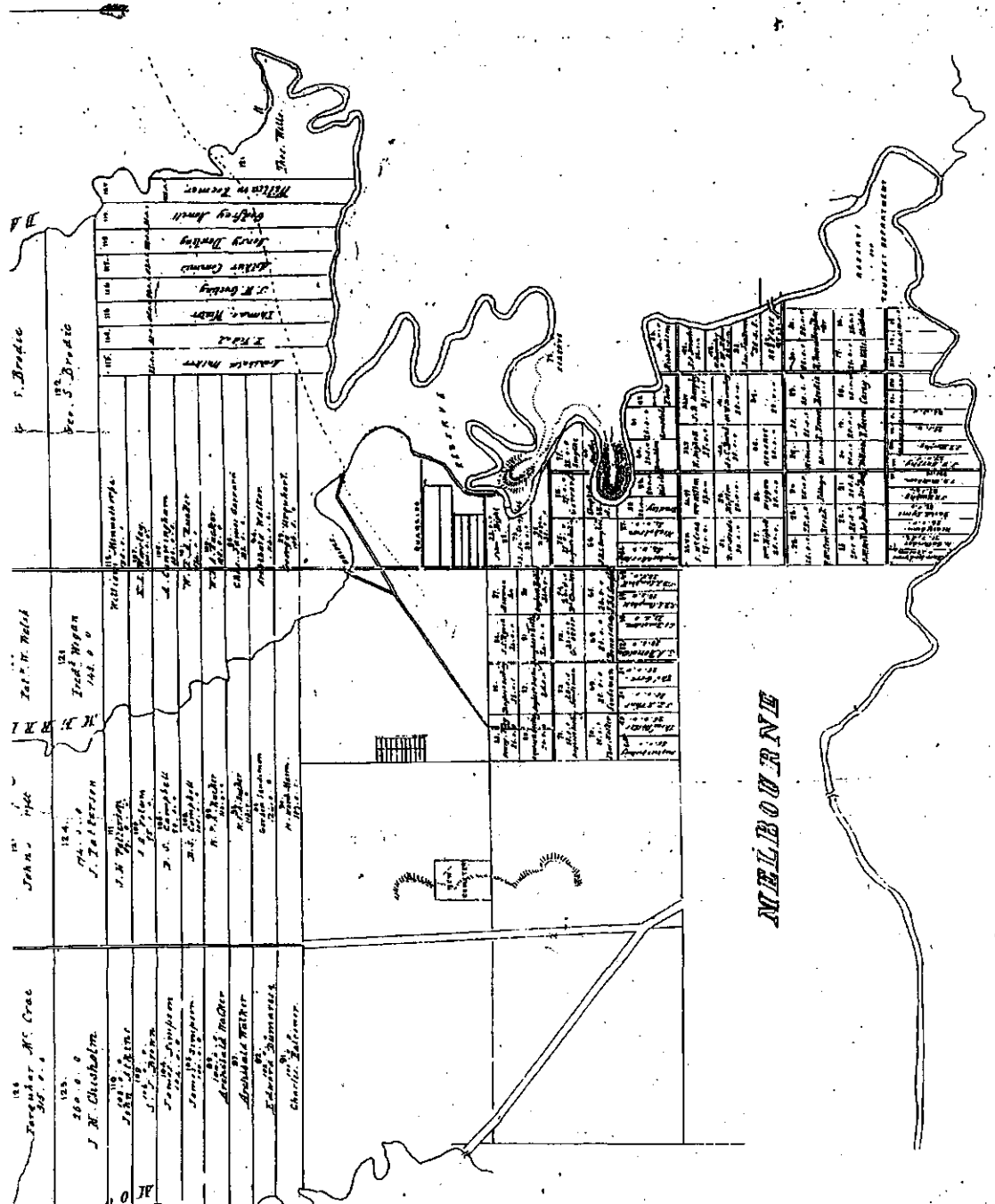
Map showing part of Melbourne's inner eastern area, 1856.
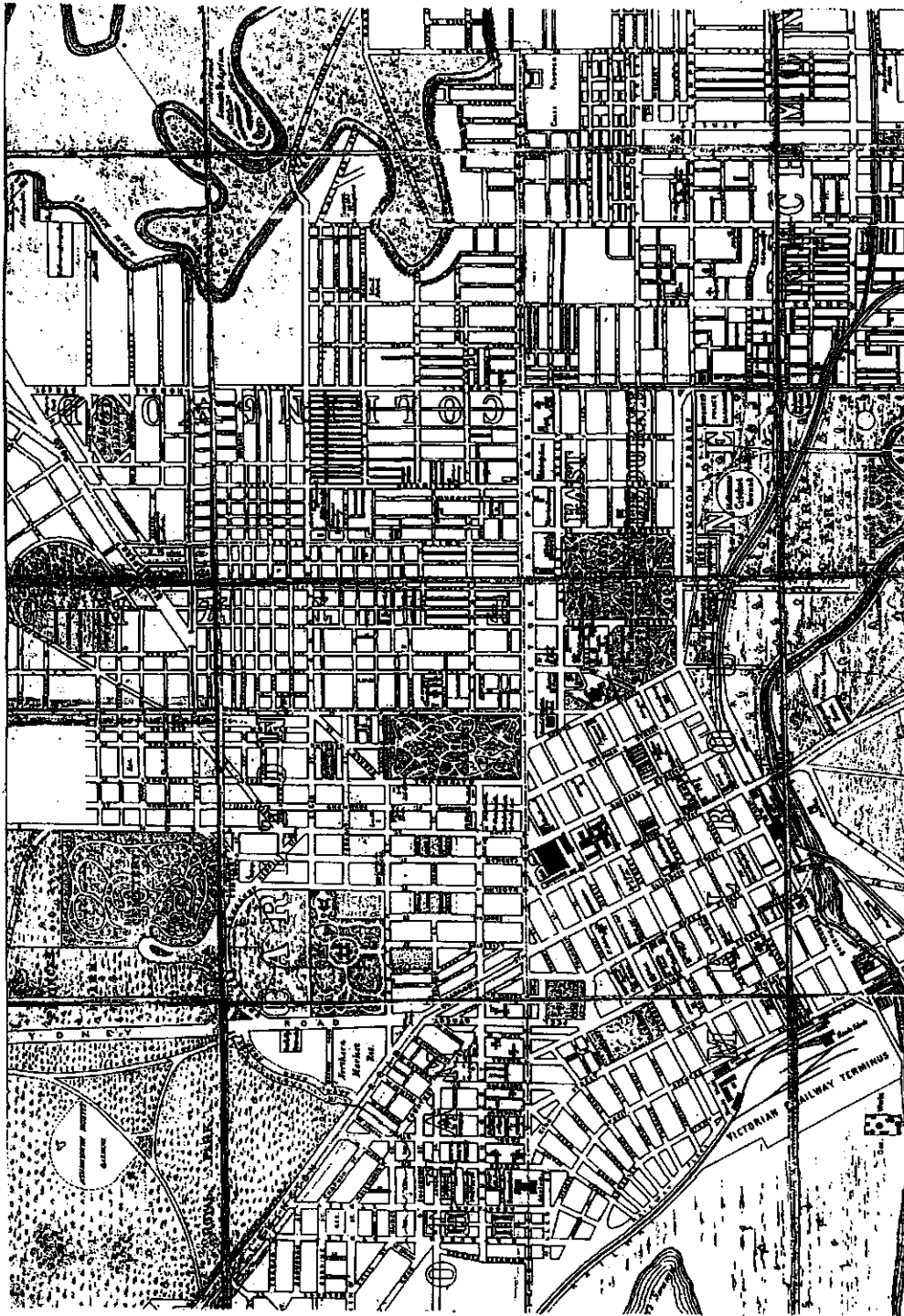
Portion of De Gruchy map of Melbourne, 1870.

APPENDIX B   **Individual Buildings Within Precincts**

APPENDIX B   Individual Buildings Within Precincts

The following buildings are of individual significance and/or make a particular contribution to each Precinct.

Barkly Gardens, Richmond

- Terrace, 17-19 Brighton Street, Richmond
- Former Gardeners Arms Hotel, 51 Brighton Street, Richmond
- Elm Grove Terrace, 113-121 Brighton Street, Richmond
- Behemore Terrace, 122-130 Brighton Street, Richmond
- Terrace, 123-129 Brighton Street, Richmond
- House, 154 Brighton Street, Richmond
- House, 2 Burgess Street, Richmond
- House, 234 Mary Street, Richmond
- Houses, 266-280 Mary Street, Richmond
- House, 227 Coppin Street, Richmond
- House, 235 Coppin Street, Richmond
- Houses, 13-15 James Street, Richmond
- House, 14 James Street, Richmond
- House, 20 Lesney Street, Richmond
- House, 24 Lesney Street, Richmond
- House, 28 Lesney Street, Richmond
- House, 30 Lesney Street, Richmond
- House, 36 Lesney Street, Richmond
- House, 240 Mary Street, Richmond
- Houses, 290-292 Mary Street, Richmond
- House, 2 Rose Street, Richmond
- Mavine, 7 Rose Street, Richmond
- House, 11 Rose Street, Richmond

Bendigo Street, Richmond

- Terrace, 100-102 Bendigo Street, Richmond
- Houses, 1-15, 2-16 Moore Street, Richmond
- House, 10 Park Grove, Richmond
- House, 12 Park Grove, Richmond
- Houses, 22-26 Park Grove, Richmond
- House, 521 Swan Street, Richmond
- Terrace, 523-533 Swan Street, Richmond

Bridge Road, Richmond

- Shops, 108-112 Bridge Road, Richmond
- Shop, 122 Bridge Road, Richmond
- Wustemann's Buildings, 138-144 Bridge Road, Richmond
- Former Melbourne Savings Bank, 184 Bridge Road, Richmond
- Shops, 199-205 Bridge Road, Richmond
- Former National Bank of Australasia, 231 Bridge Road, Richmond
- Theobald's Buildings, 294-296 Bridge Road, Richmond
- Stanford Block, 314-328 Bridge Road, Richmond
- Police Station, 333 Bridge Road, Richmond
- Richmond Town Hall, 333 Bridge Road, Richmond
- Shops, 381-389 Bridge Road, Richmond
- Bleasby's Buildings, 398-404, Bridge Road, Richmond

Brunswick Street, Fitzroy

- Old Colonial Inn (former Brunswick Hotel), 125 Brunswick Street,
- Shops, 155-159 Brunswick Street, Fitzroy
- Former National Hotel, 174 Brunswick Street, Fitzroy
- Shops, 189 Brunswick Street, Fitzroy
- Perseverance Hotel, 196 Brunswick Street, Fitzroy
- Former Labour in Vain Hotel, 197 Brunswick Street,
- Shops and Offices, 236-252 Brunswick Street, Fitzroy
- Post Office, 296 Brunswick Street, Fitzroy
- Provincial Hotel, 299 Brunswick Street, Fitzroy
- Shops, 329 Brunswick Street, Fitzroy
- Former James Reilly Flour Mill, 433 Brunswick Street, Fitzroy

Campbell Street, Collingwood

- Terrace, 52-58 Gipps Street, Collingwood
- Terrace, 21-27 Vere Street, Collingwood

Charles Street, Abbotsford

- House, 4 Abbotsford Street, Abbotsford
- Former Village Belle Hotel, 5-7 Abbotsford Street, Abbotsford
- Winterlea, 9 Abbotsford Street, Abbotsford
- Former Shop and Residence, 16 Abbotsford Street, Abbotsford
- House, 80 Charles Street, Abbotsford
- House, 137 Charles Street, Abbotsford
- Easton Terrace, 138-158 Charles Street, Abbotsford
- Royal Terrace, 139-143 Charles Street, Abbotsford
- Linda Terrace, 145-153 Charles Street, Abbotsford
- Culnare Terrace, 138-148 Charles Street, Abbotsford
- Laird O'Cockpen Hotel, 149 Gipps Street, Abbotsford
- Terrace, 169-187 Gipps Street, Abbotsford
- Collingwood Town Hall, 140 Hoddle Street, Abbotsford
- Former Collingwood Bowling Club Building, rear 140 Hoddle Street, Abbotsford
- Rectory, St Phillips Anglican Church, 144 Hoddle Street, Abbotsford
- Collingwood RSL, 150 Hoddle Street, Abbotsford
- Ballarat Terrace, 8-16 Mollison Street, Abbotsford
- House, 99 Nicholson Street, Abbotsford
- House, 51 Nicholson Street, Abbotsford
- The Retreat Hotel, 226 Nicholson Street, Abbotsford
- Terrace, 87-89 Park Street, Abbotsford
- House, 91 Park Street, Abbotsford
- House, 17 Raphael Street, Abbotsford
- Milric Cottage, 35 Raphael Street, Abbotsford
- Former Church of Christ Tabernacle, 11 Stanton Street, Abbotsford
- Terrace, 20-24 St Phillips Street, Abbotsford
- Merthyr Tydvil, 26 St Phillips Street, Abbotsford
- House, 28 St Phillips Street, Abbotsford
- Ellesmere House, 128A Vere Street, Abbotsford
- Yarra Cottages, 64-70 Yarra Street, Abbotsford
- House, 72 Yarra Street, Abbotsford

Church Street, Richmond

- Former UFS Dispensary, 292-294 Church Street, Richmond

- Lalor House, 293 Church Street, Richmond
- Aden House, 296 Church Street, Richmond
- Richmond Uniting Church, 300 Church Street, Richmond
- Former Wesleyan School House (1853), 300 Church Street, Richmond
- Former Wesleyan School House (1871), 300 Church Street, Richmond
- Former Wesleyan Parsonage, 300 Church Street, Richmond
- Former Hibernian Society Hall, 316 Church Street, Richmond
- St Ignatius Church, 326 Church Street, Richmond
- St Ignatius Presbytery, 326 Church Street, Richmond
- House, 339 Church Street, Richmond
- House, 357 Church Street, Richmond
- St Stephens Church, 360 Church Street, Richmond
- House, 364 Church Street, Richmond
- Helenville, 377 Church Street, Richmond
- Terrace, 379-381 Church Street, Richmond
- Ohio Cottage, 382 Church Street, Richmond
- House, 384 Church Street, Richmond

Clifton Hill Eastern, Clifton Hill

- House, 25 Berry Street, Clifton Hill
- House, 28 Berry Street, Clifton Hill
- Woodlawn Terrace, 56-68 Berry Street, Clifton Hill
- Houses, 74-76 Berry Street, Clifton Hill
- Houses, 27-29 Clifton Avenue, Clifton Hill
- Tarrangower, 83 Fenwick Street, Clifton Hill
- House, 2 Ford Street, Clifton Hill
- House, 3 Gordon Street, Clifton Hill
- House, 43 Gordon Street, Clifton Hill
- Ristoria House, 49 Heidelberg Road, Clifton Hill
- House, 47 Heidelberg Road, Clifton Hill
- House, 83 Heidelberg Road, Clifton Hill
- House, 85 Heidelberg Road, Clifton Hill
- House, 95 Heidelberg Road, Clifton Hill
- House, 103 Heidelberg Road, Clifton Hill
- Former Llewellyn's Shoe Factory, 408-420 Hoddle Street, Clifton Hill
- Houses, 1-3 Horne Street, Clifton Hill
- Former Clifton Shoe Co., Parslow Street, Clifton Hill
- Former Puttifoot Boot Factory, 200 Noone Street, Clifton Hill
- Sunnyside House, 33 Ramsden Street, Clifton Hill
- House, 42 Ramsden Street, Clifton Hill
- Ormiston, 66 Ramsden Street, Clifton Hill
- House, 91 Ramsden Street, Clifton Hill
- House, 97 Ramsden Street, Clifton Hill
- Railway 'A' Signal Box, Ramsden Street, Clifton Hill
- Former Boot Factory, 51-57 Ramsden Street, Clifton Hill
- Houses, 64-66 Roseneath Street, Clifton Hill
- Houses, 68-70 Roseneath Street, Clifton Hill
- House, 72 Roseneath Street, Clifton Hill
- Houses, 2-4 Rutland Street, Clifton Hill
- Terrace, 16-28 Rutland Street, Clifton Hill
- Shops, 15-17 Spensley Street, Clifton Hill
- Shops, 24-30 Spensley Street, Clifton Hill
- Royal Hotel, 41 Spensley Street, Clifton Hill

- Shops, 57-69 Spensley Street, Clifton Hill
- Elgin, 84 The Esplanade, Clifton Hill
- Merrivue, 88 The Esplanade, Clifton Hill

Clifton Hill Western, Clifton Hill

- Former Box's Hair Curling Works, 62 Alexandra Parade, Clifton Hill
- Shot Tower, 94-124 Alexandra Parade, Clifton Hill
- Former Hall Bros. Factory, 174 Alexandra Parade, Clifton Hill
- Sunnyside, 27 Council Street, Clifton Hill
- Ben Lomond House, 40 Council Street, Clifton Hill
- House, 154 Gold Street, Clifton Hill
- House, 156 Gold Street, Clifton Hill
- House, 173-179 Gold Street, Clifton Hill
- Houses, 203-207 Gold Street, Clifton Hill
- Elsie Leigh, 231 Gold Street, Clifton Hill
- Terrace 235-241 Gold Street, Clifton Hill
- Primary School No. 1360, Gold Street, Clifton Hill
- House, 12 Hodgkinson Street, Clifton Hill
- Former Wesleyan Methodist Church and Parsonage, 69 Hodgkinson Street, Clifton Hill
- Elwood & Collingwood, 71-73 Hodgkinson Street, Clifton Hill
- House of the Gentle Bunyip, 94 Hodgkinson Street, Clifton Hill
- Iron drain railing, corner of Hodgkinson and Gold Streets, Clifton Hills
- House, 122 Hodgkinson Street, Clifton Hill
- St Mark's Baptist Church & Hall, 96-100 Hodgkinson Street, Clifton Hill
- House, 1 North Terrace, Clifton Hill
- Kentley Lodge, 6A North Terrace, Clifton Hill
- Wellington House, (St John's Convent), 12 North Terrace, Clifton Hill
- Venice, 26 North Terrace, Clifton Hill
- Former Yates Boot Factory (Organ Factory), 6-10 Page Street, Clifton Hill
- Former Bed Factory, 612-614 Smith Street, Clifton Hill
- House,s 4-6 South Terrace, Clifton Hill
- Kenilworth and Woodlands, 13 & 14 South Terrace, Clifton Hill
- Shop, 397 Wellington Street, Clifton Hill
- Minerva, Kew View Terrace, 399-405 Wellington Street, Clifton Hill
- House, 435 Wellington Street, Clifton Hill
- House, 474 Wellington Street, Clifton Hill
- Terrace, 476-478 Wellington Street, Clifton Hill

Collingwood Slope and the Foy and Gibson Complex, Collingwood

- House, 93 Cambridge Street, Collingwood
- Former Foy & Gibson Fingering & Spinning Mills, 106-120 Cambridge Street, Collingwood
- Former Foy & Gibson Store and Wool Scouring Sheds, 107 Cambridge Street, Collingwood
- Former Foy & Gibson Engineering & Machine Shop, 125 Cambridge Street, Collingwood
- Former Foy & Gibson Wool Spinning & Carding Mills, 125-127 Cambridge Street, Collingwood
- Former Foy & Gibson Woollen Mills 129-135 Cambridge Street, Collingwood
- Former Factory, 44 Oxford Street, Collingwood
- Former Foy & Gibson Cabinet Factory, Wool Stores and Sorting Rooms, 70 Oxford Street, Collingwood
- Former Foy & Gibson Furnishings Warehouse and Clothing Factory, 79-93 Oxford

Street, Collingwood
- Former Foy & Gibson Powerhouse and Motor Garage, 95-101 Oxford Street, Collingwood
- Former Foy & Gibson Hosiery and Knitting Mills, 103-109 Oxford Street, Collingwood
- Former Foy & Gibson Hosiery Factory, 115 Oxford Street, Collingwood
- Former Foy & Gibson Woollen Mills, 120-130 Oxford Street, Collingwood
- Former Foy & Gibson Whitework and Shirt Factory, 125 Oxford Street, Collingwood
- Former Foy & Gibson Woollen Mills Offices, 150-154 Oxford Street, Collingwood
- Terrace, 2-4 Peel Street, Collingwood
- House, 6 Peel Street, Collingwood
- Former Congregational Church Hall, 22 Peel Street, Collingwood
- Barnard's Buildings, 28-32 Peel Street, Collingwood
- Former Foy & Gibson Whitework and Shirt Factory, 7 Stanley Street, Collingwood
- Former Foy & Gibson Boiler House, 11 Stanley Street, Collingwood
- Former Foy & Gibson Woollen Mills, 113 Wellington Street, Collingwood

Elm Grove, Richmond

- Residence, 3 Elm Grove, Richmond
- House, 17 Elm Grove, Richmond
- House, 19 Elm Grove, Richmond
- House, 21 Elm Grove, Richmond
- Whitehaven, 5 George Street, Richmond
- House, 2 Malleson Street, Richmond
- Houses, 63-85 Mary Street, Richmond

Fairchild Street, Abbotsford

- Tarpeeno & Mintaro, 4-6 Church Street, Abbotsford
- House, 32 Church Street, Abbotsford
- Terrace, 15-29 Cooke Street, Abbotsford
- Terrace, 18-34 Cooke Street, Abbotsford
- Terrace, 1-7 Fairchild Street, Abbotsford
- Terrace, 6-24 Fairchild Street, Abbotsford
- Terrace. 6-8 Thompson Street, Abbotsford

Gold Street, Collingwood

- Terrace, 9-11 Alexander Street, Collingwood
- House, 15 Alexander Street, Collingwood
- House, 23 Alexander Street, Collingwood
- House, 125 Easey Street, Collingwood
- House, 139 Easey Street, Collingwood
- House, 18 Forest Street, Collingwood
- Leinster Arms Hotel, 66 Gold Street, Colingwood
- Former Dairy, 59A Harmsworth Street, Collingwood
- Electricity Substation, Hotham Street (cnr Ballarat Street), Collingwood
- Terrace, 21-31 Hotham Street, Collingwood
- Falmouth Villa, 24 Hotham Street, Collingwood
- Terrace, 48-58 Hotham Street, Collingwood
- Former Dairy and House, 51 Keele Street, Collingwood
- Shamrock Villa, 68 Keele Street, Collingwood
- House, 74 Keele Street, Collingwood
- Everfresh Snowball Co., 97 Keele Street, Colingwood
- Terrace, 118-120 Keele Street, Collingwood

- House, 131 Keele Street, Collingwood
- Collingwood Christian Chapel, Mater Street (corner Emma Street), Collingwood
- Anitaville & Minnieville, 52-54 Mater Street, Collingwood
- Former Hyam's Boot Factory, 108 Sackville Street, Collingwood
- Former Beith, Schiess & Co., 110-122 Sackville Street, Collingwood
- Belfast Cottage, 130-132 Sackville Street, Collingwood
- House, 143 Sackville Street, Collingwood
- Singapore House, 136 Sackville Street, Collingwood
- Linden Villa, 388 Wellington Street, Collingwood

Golden Square, Richmond

- 4-22 Parkville Street, Richmond
- 19-29 Parkville Street, Richmond

Green Street, Richmond

- Houses, 6-8 Chestnut Street, Richmond
- Terrace, 39-47 Chestnut Street, Richmond
- Houses, 62-64 Green Street, Richmond
- House, 66 Green Street, Richmond
- Terrace, 23-41 White Street, Richmond

Johnston Street, Collingwood

- Belmont, 8-10 Johnston Street, Collingwood
- Bendigo Hotel, 125 Johnston Street, Collingwood
- Former Mateer's Victoria Bakery Complex, 139 Johnston Street, Collingwood
- Trevena Buildings, 178-180 Johnston Street, Collingwood

North Carlton, North Carlton

- Cambridge Terrace, 557-567 Drummond Street, North Carlton
- Terrace, 589-593 Drummond Street, North Carlton
- Shop, 595 Drummond Street, North Carlton
- Gunvena & Lancarr, 758-760 Drummond Street, North Carlton
- Cheltenham, 40 Garton Street, North Carlton
- House, 50 Garton Street, North Carlton
- House, 52 Garton Street, North Carlton
- Former Fetter Mills, 14-18 Holtom Street East, North Carlton
- Lyttleton, 93 Holtom Street West, North Carlton
- Primary School No. 1252, Lee Street, North Carlton
- Former Wesleyan Parsonage, 636 Lygon Street, North Carlton
- House, 948 Lygon Street, North Carlton
- House, 254 Macpherson Street, North Carlton
- S T Numquam, Nicholson Street (corner Newry Street), North Carlton
- Butcher Shop, 745 Nicholson Street, North Carlton
- Shop, 505 Nicholson Street, North Carlton
- Carlton Hall, 150 Princes Street, North Carlton
- Ardblair, 518 Rathdowne Street, North Carlton
- Gladstone Terrace, 548-554 Rathdowne Street, North Carlton
- Factory, 660 Rathdowne Street, North Carlton
- Houses, 751-767 Rathdowne Street, North Carlton
- Former Cable Tram Sheds, 1015-1029 Rathdowne Street, North Carlton

North Fitzroy, North Fitzroy

- Former North Fitzroy Methodist Church, Cnr Church and Nicholson Streets, North Fitzroy
- North Fitzroy Primary School No. 1490, Alfred Crescent, North Fitzroy
- Houses, 16-18 Alfred Crescent, North Fitzroy
- House, 19-21 Alfred Crescent, North Fitzroy
- Houses, 41 Alfred Crescent, North Fitzroy
- House, 43 Alfred Crescent, North Fitzroy
- Houses, 53-61 Alfred Crescent, North Fitzroy
- House, 67 Alfred Crescent, North Fitzroy
- House, 69 Alfred Crescent, North Fitzroy
- House, 73-75 Alfred Crescent, North Fitzroy
- House, 79 Alfred Crescent, North Fitzroy
- House, 62 Bennett Street, North Fitzroy
- Former Purina Foods Factory, 14-20 Best Street, North Fitzroy
- Former C E Ellen Jam Factory, 9 Birkenhead Street, North Fitzroy
- Fitzroy Cricket Club Grandstand, Brunswick Street, North Fitzroy
- Shop, 497 Brunswick Street, North Fitzroy
- Riverside Villa, 557 Brunswick Street, North Fitzroy
- House, 591 Brunswick Street, North Fitzroy
- Former National Bank, 460 Brunswick Street, North Fitzroy
- Lord Newry Hotel, 543 Brunswick Street, North Fitzroy
- Former Shop, 599 Brunswick Street, North Fitzroy
- Former North Fitzroy Electricity Railway Sub Station, 863 Brunswick Street, North Fitzroy
- Valentia, 716 Brunswick Street, North Fitzroy
- Salvation Army Barracks, 720 Brunswick Street, North Fitzroy
- Fitzroy Cricket Club Complex, Brunswick Street, North Fitzroy
- Brunswick Street, North Fitzroy
- Leamington Terrace, 24-30 Church Street, North Fitzroy
- House, 17 Delbridge Street, North Fitzroy
- Houses, 47-49 Delbridge Street, North Fitzroy
- Houses, 20 Falconer Street, North Fitzroy
- House, 62 Falconer Street, North Fitzroy
- J Imbesi & Sons, 25 Grant Street, North Fitzroy
- Former Moran & Cato Shop, 63-69 Holden Street, North Fitzroy
- St Josephs School, 106 Holden Street, North Fitzroy
- House, 253 Holden Street, North Fitzroy
- House, 39 Kneen Street, North Fitzroy
- Strome, 78 Rowe Street, North Fitzroy
- House, 78 McKean Street, North Fitzroy
- House, 86 McKean Street, North Fitzroy
- Hinton Villa, 77 McKean Street, North Fitzroy
- House, 96 McKean Street, North Fitzroy
- St Albans & St Leonard, 111-113 McKean Street, North Fitzroy
- House, Dentonville, 151 McKean Street, North Fitzroy
- House, 177 McKean Street, North Fitzroy
- Denton Hall, 151 Rear McKean Street, North Fitzroy
- House, *191* McKean Street, North Fitzroy
- Hatherlie, 222 McKean Street, North Fitzroy
- Cameron House, 223 McKean Street, North Fitzroy
- Moss Vale, 225 McKean Street, North Fitzroy
- Haslemere, 227 McKean Street, North Fitzroy
- House, 234 McKean Street, North Fitzroy
- House, 124 Michael Street, North Fitzroy

- St Brigids Roman Catholic Church & Organ, 387 Nicholson Street, North Fitzroy
- Simpson's Terrace, 500-506 Nicholson Street, North Fitzroy
- Former State Savings Bank, 720 Nicholson Street, North Fitzroy
- Methodist Church, Nicholson Street, North Fitzroy
- Former K G Luke Metal Works, 28 Queens Parade, North Fitzroy
- House, 118 Queens Parade, North Fitzroy
- Former Pullan & Co. Building, 142 Queens Parade, North Fitzroy
- Former shop, 123 Rae Street, North Fitzroy
- Former Temperance Hall, 270 Rae Street, North Fitzroy
- Former Barrett Bros. Cordial Factory, 529-33 Rae Street, North Fitzroy
- Terrace, 16-20 Rowe Street, North Fitzroy
- House, 35 Rowe Street, North Fitzroy
- House, 37 Rowe Street, North Fitzroy
- House, 18 Woodhead Street, North Fitzroy
- Fashoday, 21 Woodside Street, North Fitzroy
- Terrace, 16-20 Rowe Street, North Fitzroy
- House, 35 Rowe Street, North Fitzroy
- House, 37 Rowe Street, North Fitzroy
- Strome, 78 Rowe Street, North Fitzroy
- Leone, 125 Rowe Street, North Fitzroy
- Old Colonists Homes, Rushall Crescent, North Fitzroy
- Clifton & Preston, 39-41 Rushall Crescent, North Fitzroy
- Orthina, 45 Rushall Crescent, North Fitzroy
- House, 63 Rushall Crescent, North Fitzroy
- Former Birmacley Margarine Factory, 125-127 Scotchmer Street, North Fitzroy
- Parkview Hotel, 131 Scotchmer Street, North Fitzroy
- Carnforth, 242 Scotchmer Street, North Fitzroy
- Monkey Grip House, 259 Scotchmer Street, North Fitzroy
- Parkview Hotel, 131 Scotchmer Street, North Fitzroy
- Former St Lukes Church, 121 St Georges Road, North Fitzroy
- Former St. Lukes Parish Hall, 123 St Georges Road, North Fitzroy
- York House, 131 St Georges Road, North Fitzroy
- Post Office, 251 St Georges Road, North Fitzroy
- Former Christ Church, St Georges Road, North Fitzroy
- Church of Christ, St Georges Road, North Fitzroy
- Gladstone Buildings, 169-187 St Georges Road, North Fitzroy
- Fire Station, St Georges Road, North Fitzroy
- Aberdeen Hotel, 324 St Georges Road, North Fitzroy
- Former D C Veitch Bread Factory, 379 St Georges Road, North Fitzroy
- Rushall Park, 61 York Street, North Fitzroy

Park Crescent, Alphington

- Studley Villa, 18 Alphington Street, Alphington
- The Nook, 25 Alphington Street, Alphington
- Residence, 31 Park Crescent, Alphington
- Ontario, 44 Park Crescent, Alphington
- Stranhaer, 46 Park Crescent, Alphington

Princes Hill, North Carlton

- House, 37-43 Arnold Street, North Carlton
- House, 54 Bowen Crescent, North Carlton
- Maelstrom, 58 Garton Street, North Carlton
- St Michael's Anglican Church, McIlwraith Street, North Carlton

- 55-61 MacIlwraith Street, North Carlton
- Houses 71-75 McIlwraith Street, North Carlton
- Terrace 100-118 Paterson Street, North Carlton
- Limes Grove, 265 Pigdon Street, North Carlton
- Ormuz, Orotava & Oruba, 299-303 Pigdon Street, North Carlton
- 27 Wilson Street, North Carlton
- Avely, 29 Wilson Street, North Carlton

Queens Parade, Clifton Hill / North Fitzroy

- St Johns Church Complex, 61 Queens Parade, Clifton Hill
- Former Iron Store, 111 Queens Parade, Clifton Hill
- Former United Kingdom Hotel, 199 Queens Parade, Clifton Hill
- Former National Bank, 270 Queens Parade, North Fitzroy
- ANZ Bank, 370-374 Queens Parade, North Fitzroy
- Kingdom Cycle Works, 376 Queens Parade, North Fitzroy

Richmond Hill, Richmond

- 18 Berry Street, Richmond
- House, 6 Bosisto Street, Richmond
- House, 7 Bowen Street, Richmond
- House, 29 Clifton Street, Richmond
- Howlands, 37 Docker Street, Richmond
- Terrace, 8-12 Gipps Street, Richmond
- Former Pelaco Building, 29 Gipps Street, Richmond
- House, 39 Gipps Street, Richmond
- Former Richmond Drill Hall, Gipps Street, Richmond
- House, 6 Grattan Place, Richmond
- Rehilla, 182 Lennox Street, Richmond
- House, 184 Lennox Street, Richmond
- House, 195 Lennox Street, Richmond
- House, 198 Lennox Street, Richmond
- House, 207 Lennox Street, Richmond
- Orwell Cottage, 221 Lennox Street, Richmond
- Terrace, 17-25 Miles Street, Richmond
- 2 Miller Street, Richmond
- Nunbank, 53 Richmond Terrace, Richmond
- House, 57 Richmond Terrace, Richmond
- Cricketers' Arms Hotel, 329 Punt Road, Richmond
- House, 3 Portland Street, Richmond
- St Stephen's Hall, Richmond Terrace, Richmond
- House, 21 Rowena Parade, Richmond
- House, 7 Rotherwood Street, Richmond
- House, 33 Rotherwood Street, Richmond
- House, 37 Rotherwood Street, Richmond
- House, 97 Rowena Parade, Richmond
- House, 3 Sherwood Street, Richmond
- House, 60 Stanley Street, Richmond
- House, 68 Tanner Street, Richmond
- Faithful Companions of Jesus Complex, The Vaucluse, Richmond
- House, 5 The Vaucluse, Richmond
- St Ignatius' Primary School, 10 The Vaucluse, Richmond
- House, 10 The Vaucluse, Richmond
- Brinsley Place, 12-14 The Vaucluse, Richmond

- 10 Waltham Place, Richmond
- Terrace, 12-24 Waltham Place, Richmond
- The Elms, 6 Waltham Street, Richmond
- House, 9 Union Street, Richmond
- House, 12 Union Street, Richmond
- House, 13 Union Street, Richmond

Smith Street, Collingwood / Fitzroy

- Former Foresters Hall, 114 Smith Street, Collingwood
- Former Cromarty's Store, 284 Smith Street, Collingwood
- Grace Darling Hotel, 144 Smith Street, Collingwood
- Former Collingwood Post Office, 174 Smith Street, Collingwood
- Stanford Block, 119-129 Smith Street, Fitzroy
- Former Union Bank, 165-167 Smith Street, Fitzroy
- Victoria Buildings, 193-207 Smith Street, Fitzroy
- Shops and Residence, 298-312 Smith Street, Collingwood
- Albion Hotel, 314 Smith Street, Collingwood
- Shops, 316-320 Smith Street, Collingwood
- Shop, 378 Smith Street, Collingwood
- National Bank, 169-171 Smith Street, Fitzroy
- Former Patersons, 173-181 Smith Street, Fitzroy
- Shops, *293-295* Smith Street, Fitzroy
- Former Macrobertson's Garage And Workshops, 421 Smith Street, Fitzroy
- Former British United Shoe Machinery Co., 423-425 Smith Street, Fitzroy
- Former Macrobertson's Factory, 369-383 Smith Street, Fitzroy

South Fitzroy, Fitzroy

- British United Shoe Machinery Co. of Australia, 200 Alexandra Parade, Fitzroy
- Murray's Hat Factory, 23-29 Argyle Street, Fitzroy
- Irons & Piper boot factory, 71 Argyle Street, Fitzroy
- MacRobertson's Factory, 214 Argyle Street, Fitzroy
- George Pizzey & Son, 100-112; 131-135 Argyle Street & Johnston Street, Fitzroy
- Former Exhibition High School Residence, 17 Bell Street, Fitzroy
- House, 20 Bell Street, Fitzroy
- Former National School, 38-40 Bell Street, Fitzroy
- Building, 56-60 Bell Street, Fitzroy
- Spicer Bros / Howgate & Hellings Boot Factory, 62-66 Bell Street, Fitzroy
- Conroy Bunn & Co. clothing factory, 82 Bell Street, Fitzroy
- Dodgshun House, 9 Brunswick Street, Fitzroy
- Mary McKillop Centre, 11 Brunswick Street, Fitzroy
- Building, 13 Brunswick Street, Fitzroy
- Building, 15 Brunswick Street, Fitzroy
- Central Hall, 20 Brunswick Street, Fitzroy
- Mononia, 21 Brunswick Street, Fitzroy
- Mon Sejour, 22-24 Brunswick Street, Fitzroy
- Barcelona Terrace, 25-37 Brunswick Street, Fitzroy
- Former Melbourne Veterinary Hospital, 38-40 Brunswick Street, Fitzroy
- Royal Terrace, 39-49 Brunswick Street, Fitzroy
- Former Champion Hotel, 50 Brunswick Street, Fitzroy
- Shops, 109-115 Brunswick Street, Fitzroy
- Former Lewis & Whitty Blacking Factory, 52-54 Charles Street, Fitzroy
- Building, 106 Charles Street, Fitzroy
- House, 93 Condell Street, Fitzroy

- Former Devonshire Arms Hotel, 36-38 Fitzroy Street, Fitzroy
- Rosephil Terrace, 70-82 Fitzroy Street, Fitzroy
- Former Factory, 129 Fitzroy Street, Fitzroy
- Joseph Lyddy Factory, 167-169 Fitzroy Street, Fitzroy
- Barnett's clothing factory, 175 Fitzroy Street, Fitzroy
- Terrace, 178-180 Fitzroy Street, Fitzroy
- Former Independent Hall, 182 Fitzroy Street, Fitzroy
- Christian Israelite Sanctuary, 193 Fitzroy Street, Fitzroy
- Terrace, 214-216 Fitzroy Street, Fitzroy
- Terrace, 218-222 Fitzroy Street, Fitzroy
- House, 265 (cnr Moor St) Fitzroy Street, Fitzroy
- Building, 408 Fitzroy Street, Fitzroy
- State School No. 450, George Street, Fitzroy
- Former Buvelot's Studio, 41 rear George Street, Fitzroy
- St Mark's Anglican Church, 268 George Street, Fitzroy
- Former Drill Hall, 16 George Street, Fitzroy
- Houses, 32-34 George Street, Fitzroy
- House, 40 George Street, Fitzroy
- House, 44-46 George Street, Fitzroy
- Brooklyn, 48-50 George Street, Fitzroy
- House, 52 George Street, Fitzroy
- Building, 53-59 George Street, Fitzroy
- Terrace, 54-56 George Street, Fitzroy
- Terrace, 67-69 George Street, Fitzroy
- House, 88 George Street, Fitzroy
- Building, 106 George Street, Fitzroy
- Boston Villa, 119 George Street, Fitzroy
- Letham's Buildings, 121-127 George Street, Fitzroy
- House, 236 George Street, Fitzroy
- Terrace, 342-346 George Street, Fitzroy
- Glass Terrace, 64-78 Gertrude Street, Fitzroy
- Shops, 158-164 Gertrude Street, Fitzroy
- Shops, 181-183 Gertrude Street, Fitzroy
- House, 11 Gertrude Street, Fitzroy
- Former Bennett's Surgery, 14-16 Gertrude Street, Fitzroy
- Building, 62 Gertrude Street, Fitzroy
- Former Gertrude Hotel and shops, 65-73 Gertrude Street, Fitzroy
- Former E S & A Bank, 136 Gertrude Street, Fitzroy
- Former Renown Tavern, 148 Gertrude Street, Fitzroy
- Shops, 177-179 Gertrude Street, Fitzroy
- Rob Roy Hotel and Shops, Gertrude Street, Fitzroy
- Former Johnston's Buildings, 204 Gertrude Street, Fitzroy
- Builder's Arms Hotel, 211 Gertrude Street, Fitzroy
- Cobden Terrace, 209-221 Gore Street, Fitzroy
- Russian House, 287 Gore Street, Fitzroy
- Holyrood Terrace, 331-335 Gore Street, Fitzroy
- Terrace, 12-20 Gore Street, Fitzroy
- Building, 13-15 Gore Street, Fitzroy
- Shop, 22 Gore Street, Fitzroy
- Terrace, 26-28 Gore Street, Fitzroy
- Terrace, 30-34 Gore Street, Fitzroy
- Terrace, 36-50 Gore Street, Fitzroy
- House, 43 Gore Street, Fitzroy

- Terrace, 49-51 Gore Street, Fitzroy
- Terrace, 52-54 Gore Street, Fitzroy
- Terrace, 56-58 Gore Street, Fitzroy
- Building, 60-62 Gore Street, Fitzroy
- Building, 64-66 Gore Street, Fitzroy
- Building, 68-70 Gore Street, Fitzroy
- House, 72 Gore Street, Fitzroy
- Brooks Buildings, 80-82 Gore Street, Fitzroy
- Houses, 106-108 Gore Street, Fitzroy
- Mount View Villas, 145-147 Gore Street, Fitzroy
- Bradford, 189 Gore Street, Fitzroy
- House, 191 Gore Street, Fitzroy
- House, 202 Gore Street, Fitzroy
- Former Ackman's Motor Garage, 237-239 Gore Street, Fitzroy
- Former Bible Christian Chapel, 278 Gore Street, Fitzroy
- House [bluestone], 280 Gore Street, Fitzroy
- Captain's House, 300 Gore Street, Fitzroy
- Clifton Villa, 323 Gore Street, Fitzroy
- Former MacRobertson's Factory, 412 Gore Street, Fitzroy
- Former MacRobertson's Garage and Workshop, 430 Gore Street, Fitzroy
- Former MacRobertson's Factory, Gore Street (Argyle to Kerr Streets), Fitzroy
- Former MacRobertson's Factory, Gore Street (Johnston to Argyle Streets), Fitzroy
- Building, 1-15 Greeves Street, Fitzroy
- Building, 2-30 Greeves Street, Fitzroy
- Building, 17-29 Greeves Street, Fitzroy
- Edward Wills House, 35-39 Hanover Street, Fitzroy
- Terrace, 36-38 Hanover Street, Fitzroy
- Building, 8-9 Hargreaves Street, Fitzroy
- Former Surgery, 120-122 Johnston Street, Fitzroy
- Former American Candy Co. Factory, 157 Kerr Street, Fitzroy
- Former MacRobertson's Fitzroy Box Factory, 171 Kerr Street, Fitzroy
- Former MacRobertson's Bulk Store, 183 Kerr Street, Fitzroy
- All Saints Church and Hall, 32-42 King William Street, Fitzroy
- Building, 9-19 King William Street, Fitzroy
- House, 21 King William Street, Fitzroy
- House, 23 King William Street, Fitzroy
- House, 51-53 King William Street, Fitzroy
- Katamatite, 70-74 King William Street, Fitzroy
- Terrace, 69-79 King William Street, Fitzroy
- Terrace, 80-82 King William Street, Fitzroy
- House and shop, 81 Leicester Street, Fitzroy
- Terrace, 131-137 Leicester Street, Fitzroy
- Johnston Bros. Furniture, 66 Leicester Street, Fitzroy
- Burston and Treleaven Boot Factory, 68 Leicester Street, Fitzroy
- Wynn's Boot Factory, 116 Leicester Street, Fitzroy
- Lydia Terrace, 1-5 Moor Street, Fitzroy
- Shop and Houses, 205-209 Moor Street, Fitzroy
- House, 224 Moor Street, Fitzroy
- C F Rojo & Sons, Napier Street, Fitzroy
- Building, 16 Napier Street, Fitzroy
- Houses, 17-19 Napier Street, Fitzroy
- Cadzow Terrace, 18-24 Napier Street, Fitzroy
- Terrace , 33 Napier Street, Fitzroy

- Falconer Terrace, 36-50 Napier Street, Fitzroy
- Houses, 64-68 Napier Street, Fitzroy
- Uniting Church, 122-124 Napier Street, Fitzroy
- Building, 166-180 Napier Street, Fitzroy
- Former Bucks Head Hotel, 182 Napier Street, Fitzroy
- Fitzroy Town Hall, 201 Napier Street, Fitzroy
- Napier Hotel, 210 Napier Street, Fitzroy
- Terrace, 255-261 Napier Street, Fitzroy
- Houses, 264,265 Napier Street, Fitzroy
- Phoenix Chemical Co., 280 Napier Street, Fitzroy
- Houses, 287-289 Napier Street, Fitzroy
- Terrace, 291-295 Napier Street, Fitzroy
- Crispin Engineering Co., 302 Napier Street, Fitzroy
- Terrace, 337-341 Napier Street, Fitzroy
- Terrace, 370-382 Napier Street, Fitzroy
- Terrace, 383-387 Napier Street, Fitzroy
- House, 361 Napier Street, Fitzroy
- Terrace, 418-422 Napier Street, Fitzroy
- Terrace, 113-123 Moor Street, Fitzroy
- Houses, 192-194 Moor Street, Fitzroy
- Houses, 189-199 Moor Street, Fitzroy
- House, 403 George Street, Fitzroy
- Terrace, 384-402 Napier Street, Fitzroy
- Terrace, 399-401 Napier Street, Fitzroy
- House, 413 Napier Street, Fitzroy
- Lancaster's farrier, 423 Napier Street, Fitzroy
- Terrace, 427-431 Napier Street, Fitzroy
- WH Blackley & Sons Pty Ltd, 18-20 Nicholson Street, Fitzroy
- DePaul Community Health Centre, 28 Nicholson Street, Fitzroy
- Salisbury Place, 34-36 Nicholson Street, Fitzroy
- Former Fitzroy Cable Tram Engine House, Nicholson Street (cnr Gertrude Street), Fitzroy
- Osborne House, 40 Nicholson Street, Fitzroy
- Royal Terrace, 50-68 Nicholson Street, Fitzroy
- Grantown House, 82 Nicholson Street, Fitzroy
- Convent of Mercy Complex, 88 Nicholson Street, Fitzroy
- Cairo, 98 Nicholson Street, Fitzroy
- Daughters of Charity (The Nunnery), 116-118 Nicholson Street, Fitzroy
- House, 122 Nicholson Street, Fitzroy
- Catherine Terrace , 150-160 Nicholson Street, Fitzroy
- Terrace, 172-176 Nicholson Street, Fitzroy
- Former Avon Butter Factory, 218 Nicholson Street, Fitzroy
- House, 42-44 Palmer Street, Fitzroy
- House, 46 Palmer Street, Fitzroy
- Anderson & Ritchie, 143 Rose Street, Fitzroy
- MacRobertson's box factory, 150-160 Rose Street, Fitzroy
- MacRobertson's, 171 Rose Street, Fitzroy
- MacRobertson's Old Gold chocolate factory, 198 Rose Street, Fitzroy
- Robert Harrison's cordial factory, 8-10 Spring Street, Fitzroy
- Ackman's Furniture Factory, 107-109 St David Street, Fitzroy
- St Vincent's Hospital: 1905 Wing, Victoria Parade, Fitzroy
- St Vincent's Hospital: Druids Wing, Victoria Parade, Fitzroy
- St Vincent's Hospital: Main Wing, Victoria Parade, Fitzroy

- Tara, 181 Victoria Parade, Fitzroy
- House, 203 Victoria Parade, Fitzroy
- Acme Shirt Factory, 19 Victoria Street, Fitzroy
- Moran & Cato tea warehouse and factory, 95 Victoria Street, Fitzroy
- Moran & Cato, 111 Victoria Street, Fitzroy
- Sparrow engineering works, 121 Westgarth Street (cnr Young Street), Fitzroy
- Ferguson's Mantle Factory, Wood Street, Fitzroy
- House, 8-10 Palmer Street, Fitzroy
- House, 36-38 Palmer Street, Fitzroy
- Thusnelda, 40 Palmer Street, Fitzroy
- Building, 48 Palmer Street, Fitzroy
- House, 62 Palmer Street, Fitzroy
- Robert Harrison's stables, 11 Spring Street, Fitzroy
- St Vincent's Hospital: Brenan Hall, Victoria Parade, Fitzroy
- Former Eastern Hill Hotel, 77 Victoria Parade, Fitzroy
- Former Cable Tram Engine House, 91 Victoria Parade, Fitzroy
- Blanche Terrace, 169-179 Victoria Parade, Fitzroy
- Ornamental overhead tramway poles [street furniture], Victoria Parade, Fitzroy
- Terrace, 139-149 Victoria Parade, Fitzroy
- House, 167 Victoria Parade, Fitzroy
- Abrahams Jute works, 316-318 Young Street, Fitzroy
- Walter Roberts & Sons Furniture Factory, 342-344 Young Street, Fitzroy

Swan Street, Richmond

- The Depot Hotel, 60 Swan Street, Richmond
- Former Post Office, 92 Swan Street, Richmond
- Richmond Club Hotel, 100 Swan Street Richmond
- Former National Bank of Australasia, 105 Swan Street Richmond
- Former Maples Piano Building, 122 Swan Street Richmond
- State Bank, 216 Swan Street, Richmond
- Shop, 230 Swan Street, Richmond
- Shops, 232-234 Swan Street, Richmond
- Former M Ball & Cos. Building, Richmond
- Former Whitehorse Hotel, 252 Swan Street, Richmond
- Shops, 254 Swan Street, Richmond

Victoria Parade, Collingwood

- Former State School No. 1895, Cambridge Street, Collingwood
- Cambridge Terrace, 50-62 Cambridge Street, Collingwood
- Former St Saviour's Church, 2 Oxford Street, Collingwood
- Portia, 15 Victoria Parade, Collingwood
- Irwell Terrace, 19-25 Victoria Parade, Collingwood
- Floraston, 39 Victoria Parade, Collingwood
- Shops, 65-69A Victoria Parade
- Former Sir John Franklin Hotel, 75 Victoria Parade, Collingwood
- Ornamental Overhead Tramway Poles, Victoria Parade, Collingwood

Victoria Park, Abbotsford

- Terrace, 17-19 Abbott Street, Abbotsford
- House, 7 Bath Street, Abbotsford
- House, 8 Bath Street, Abbotsford
- House, 12 Bath Street, Abbotsford
- Winniefred Terrace, 18-32 Lulie Street, Abbotsford

- Dorothy Terrace, 34-48 Lulie Street, Abbotsford
- Byfas Building, 8-12 Trenerry Crescent, Abbotsford
- Former Yarra Falls Spinning Mills, 80-110 Trenerry Crescent, Abbotsford
- Former Austral Hat Mills, 112 Trenerry Crescent, Abbotsford
- Terrace, 39-41 Turner Street, Abbotsford
- Terrace, 97-103 Turner Street, Abbotsford

West Richmond, Richmond

- House, 7 Bowen Street, Richmond
- House, 15 Erin Street, Richmond
- Elim, 29 Erin Street, Richmond
- House, 49 Erin Street, Richmond
- House, 67 Erin Street, Richmond
- Kingston Hotel, 55 Highett Street, Richmond
- Urbrae, 171 Hoddle Street, Richmond
- Terrace, 2-6 Moorhouse Street, Richmond

William Street, Abbotsford

- House, 23A Little Nicholson Street, Abbotsford
- Abbotsford Primary School No. 1886, Lithgow Street, Abbotsford
- Former Cordial Factory, 35-37 Lithgow Street, Abbotsford
- Former Denton's Hat Factory, 48-60 Nicholson Street, Abbotsford
- 1 William Street, Abbotsford
- Bohemia Cottage, 2 William Street, Abbotsford
- Former St David's Presbyterian Church, 2A William Street, Abbotsford
- House, 4 William Street, Abbotsford
- House, 6 William Street, Abbotsford
- House, 8 William Street, Abbotsford
- Houses, 8A-8B William Street, Abbotsford
- Residences, 9-11 William Street, Abbotsford
- 13 William Street, Abbotsford
- Rodboro, 35 William Street, Abbotsford
- Residence, 37 William Street, Abbotsford
- Terrace, 41-47 William Street, Abbotsford
- Houses, 57-59 William Street, Abbotsford

CITY OF YARRA
HERITAGE REVIEW

LANDSCAPE CITATIONS

VOLUME 4

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CONTENTS

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1.0   INTRODUCTION

1.0   Introduction

A survey was conducted throughout the City of Yarra to identify landscapes of heritage significance. The primary objective was to review sites that had previously been recorded within the former municipalities of Richmond, Fitzroy and Northcote, and to identify sites of significance within the former Cities of Collingwood and Melbourne. This information was reassessed and augmented with new material so as to produce a comprehensive heritage program. Previous studies have generally not thoroughly covered significant landscapes, so it was a priority of this study to bring landscapes into line with the built elements within the City of Yarra.

The landscapes identified in this volume are those of cultural significance within the City of Yarra. Most of the sites identified have contributory significance because of their amenity value, but this in itself is not merit for inclusion within this heritage study.

The majority of sites identified are public open space, particularly early parks in the Richmond and Fitzroy areas. This has highlighted the need for an overall conservation management plan for parks identified within this study, beyond those individual recommendations for each site. Many of these parks are of particular significance for their early associations with the local community, and are important as open space within these densely populated suburbs.

Also of note is the number of landscapes associated with early institutions within the municipality. They include remnants of early institutions, such as Yarra Bend Park, disused sites which remain largely intact such as St Heliers Convent, and sites still in use such as Burnley Gardens and Fairfield Hospital. It is a priority that these landscapes, as settings for major institutions be conserved, along with their architectural elements.

A relatively small number of significant landscapes were identified in the form of private gardens, and these are generally remnant trees although some gardens were identified. This is due to the small scale housing associated with the early working class development in the area, and the ephemeral gardens typically established with these houses.

1.1   Designation of Landscapes

Grade A Landscapes

Grade A landscapes are those with a high degree of cultural significance within the City of Yarra. These landscapes merit inclusion on the Victorian Heritage Register and/or the Register of the National Estate.

Grade B Landscapes

Grade B landscapes are integral to the cultural significance of the City of Yarra as a whole, through their integrity, their historical associations and/ or environmental richness. These landscapes are substantially intact or with strong characteristics which underlie the historic nature of the area.

Grade C Landscapes

Grade C landscapes are those which contribute to the historical character of their locality. Generally these landscapes have been altered or neglected, or provide important fragments of older landscapes. Many of these landscapes consist of remnant trees.

1.2   Citations

A physical description and assessment was provided for each site, addressing their condition and identifying potential problems as well as steps which should be undertaken to correct them.

6 landscape sites have been included within the former City of Richmond;

11 landscape sites have been included within the former City of Fitzroy;

7 landscape sites have been included within the former City of Collingwood;

12 landscape sites have been included within the former City of Northcote;

3 landscape sites have been included within the former City of Melbourne.

2.0 LANDSCAPE CITATIONS

Site:	Burnley Gardens	Significance:	A
Address:	The Boulevard, Burnley	**Map Ref:**	45 A12
Access:	Unrestricted	**Survey Date:**	6/4/98

Intactness:	**Condition:**
E [ ] G [ ] F [x] P [ ]	E [x] G [ ] F [ ] P [ ]

Existing Heritage Listings:		**Recommended Heritage Listings:**	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
Planning Scheme	[ ]	HO Controls	[x]
National Trust	[x]		

Description

The Burnley Gradens are an extensive 19th century gardens associated with the University of Melbourne, Burnley Campus. The gardens were opened in 1863 by the Horticultural Society of Victoria for fruit tree trials. 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 changes since the turn of the century, including some by Millie Gibson in the 1940s. The courtyard garden behind the library was established in 1987-88 by Steve Mullany. James Hitchmough, former Senior Lecturer at Burnley College, and Robert Boyle, Landscape Designer, established a large native garden and pool area in the southwestern section of the site in 1989-90. The ornamental gardens cover approximately 4 hectares, with 3 hectares of fruit trees and experimental plots in the southeastern section of the site.

Remnant Fabric (Man Made)

The Centenary Centre, located near the Boulevard entrance, is a converted milking shed dating from the inter-War period, when the Department of Agriculture kept a dairy herd on the site. The building has been altered so dramatically it is only of low conservation significance.

Remnant Fabric (Vegetation)

The site contains a wide variety of ornamental species. Of note are a Cork Oak (*Quercus suber*) located in the car park, recorded by the National Trust of Australia (Victoria), and a very large Queensland Kauri (*Agathis robusta*), classified by the National Trust. Other mature trees include Canary Island Pine (*Pinus canariensis*), Queensland Lace Bark (*Brachychiton discolor*), Coast Redwood (*Sequoia sempervirens*) and Big Tree (*Sequoiadendron giganteum*), amongst others.

Potential Threats

Whilst the site is administered by the leading horticultural school in Australia the gardens could be threatened by budgetary cut backs in staffing numbers, leading to a decline in the current high standard of maintenance.

Management Steps

The site requires the preparation of a detailed heritage study that would attempt to document the ongoing development of the entire site. Following this a detailed conservation management plan should be prepared. It should address the conservation issues within the site, for example the garden as a heritage site versus its use as a teaching resource, and outline management strategies to ensure conservation goals are reached.

Statement of Significance

Burnley Gardens are of Regional significance as a substantially intact example of a late Victorian garden. They have been used for over one hundred years as a teaching garden, and were important in the development of the Victorian orchard industry. The garden reflects the input of a number of important Australian landscape designers, most notably Charles Bogue Luffmann and Millie Gibson.

Reference

Watts, P. *Historic Gardens of Victoria*. Melbourne, 1983.

Site:	City Reserve	Significance:	C
Address:	Cnr Highett Street and Church Street, Richmond	Map Ref:	2H B5
Access:	Unrestricted	Survey Date:	6/4/98

Intactness: **Condition:**

E [ ] G [ ] F [x] P [ ]   E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings: **Recommended Heritage Listings:**

Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[ ]
Planning Scheme	[ ]	HO Controls	[x]
National Trust	[ ]		

Description

Th Richmond City Reserve is a playing field featuring groups of mature specimen trees. The park was constructed on a reclaimed tip, in memory of G.H. Bennett. The site appears to have been a popular hang out during the Great Depression. Dr Jim Cairns recalls, 'Whenever I went there there were always several hundred men hanging about on the reserve. .... They had little stalls where they used to sell kinds of meat pies for a penny'.[1] The *Richmond Weekly* of 25th October 1929 reported 'The reserve has of late become a home for suburban tramps, fire fiends, card and two up parties, spring heeled jacks and undesirables of all classes. Trees have been destroyed, holes dug in the ground, grass torn up, pickets pulled down from the fences, electric lamps broken, while several attempts have been made to burn down portions of the council's property'.

During World War Two, slit trenches were dug within the park for fear of air raids on the industrial suburb. However, as noted by McCalman, the trenches were dug opposite the gasometer on Gleadell Street and would have been enveloped in a fire storm had there been an air raid.[2]

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The site is dominated by a number of mature Dutch Elms (*Ulmus x hollandica*) at the northwestern corner of the site, and another group on the eastern boundary. Some of the trees in this section of the site are in very poor condition, apparently due to recent construction works within their root zones.

Potential Threats

Failure to replace senescent trees with the same species. Failure to protect tree roots during future construction works.

Management Steps

Prepare a management plan outlining a maintenance and replacement strategy for these trees to ensure their amenity value is continued for as long as possible. The plan would outline suitable alternatives for tree replacement if the Dutch Elm Disease (*Ceratocystis ulmi*) becomes established in Australia.

Statement of Significance

City Reserve is of local interest as a large area of open space that dates from the early history of the Richmond area. The trees in the park form a notable landmark, and contribute significantly to the amenity value of the local precinct.

Reference

McCalman, J. *Struggletown: Portrait of an Australian Working Class Community 1900-1965*. Carlton, 1988.

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[1] McCalman, J. *Struggletown: Portrait of an Australian Working Class Community 1900-1965*. Carlton, 1988.

[2] McCalman. *Struggletown*.. 1988.

Description

The West Richmond station site has mature plantings associated with the early history of the site.

Remnant Fabric (Man Made)

Typical of Victorian Railway Stations.

Remnant Fabric (Vegetation)

The site contains a number of plantings indicative of Victorian Railway stations from the turn of the century, namely Pepper Trees (*Schinus molle* var. *areira*) located on an embankment on the eastern side of the platform. To the south of the station building is a Canary Island Date Palm (*Phoenix canariensis*), also located on the embankment. A Sweet Pittosporum (*Pittosporum undulatum*) screen is located along the eastern Highett Street frontage, which appears to be an overgrown hedge. These plants are interspersed with a variety of more recent native plantings.

Potential Threats

Removal of original plantings in favour of native species. Crowding out of original plantings by vigorous under plantings. Failure to replace senescent specimens with the same species, eroding the heritage character of the place.

Management Steps:

Preparation of a vegetation management plan that should outline measures for the maintenance of the trees on the site. It should include guidelines for the replacement of senescent specimens and introduction of new material that is appropriate to the heritage character of the site.

Statement of Significance:

West Richmond station is of local interest for the vegetation extant from the early history of the site. It contributes greatly to the heritage character of the area, and is representative of a ubiquitous planting style implemented at railway stations throughout Victoria during the late 19th /early 20th century, remnants of which can be seen throughout the state.

Site:	West Richmond Station	Significance:	C
Address:	Muir Street, Richmond	Map Ref:	2G H4
Access:	Unrestricted	Survey Date:	6/4/98

Intactness:	Condition:
E [ ] G [ ] F [x] P [ ]	E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[ ]
Planning Scheme	[ ]	HO Controls	[x]
National Trust	[ ]		

Description

Baston Reserve is adjacent to the western platform of Rushall Station. and has a number of mature palm trees.

Remnant Fabric (Man Made):

Typical of Victorian Railway Stations.

Remnant Fabric (Vegetation)

The site is dominated by seven mature Canary Island Date Palms (*Phoenix canariensis*), which appear to date from the early part of the 20th century. An extensive but poorly shaped Privet (*Ligustrum lucidum*) hedge screens the railway line. It is likely that the park was laid out c.1927 following the construction of Rushall Station.

Potential Threats

Failure to replace senescent specimens with the same species, eroding the heritage character of the site. Planting trees in close proximity to the palms, obscuring their fine forms.

Management Steps

Preparation of a detailed conservation management plan for the site, which is generally run down. It would include a plan for the maintenance of the existing vegetation, as well as guidelines for the introduction of new plant material and hard landscaping that is sympathetic to the heritage character of the site.

Statement of Significance

Rushall Station Reserve is of local interest for the mature vegetation that dates from the early history of the site. The palms contribute to the amenity of the streetscape, and form a strong entry to the Railway Station.

Site:	Baston Reserve	Significance:	C
Address:	Rushall Crescent, Fitzroy North, adjacent Rushall Station	Map Ref:	30 D11
Access:	Unrestricted	Survey Date:	14/4/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The Darling Gardens is a large suburban park which was temporarily reserved for public use in 1863. Von Mueller, Director the Botanic Gardens, supplied seed, plants and offered recommendations for the laying out of the site. The site was leased at various stages in the 1860s and 1870s for grazing purposes, and used for the dumping of night soil, which was 'deodorised' with coal tar. The gardens were initially fenced by a three rail timber fence. It was not until the 1890s that the gardens were laid out in earnest, with the construction of picket fencing, a grotto in the southeast corner and widespread planting of trees, particularly elms and oaks. By 1897, the gardens featured 'artistically arranged beds .... gay with zinnias and chrysanthemums, but later blooms are now taking their place'.[1] The trees along the Hoddle Street frontage were also planted at this time. The park was a focus for the local community, used for band recitals, as well as fetes and sporting activities. In 1907, a community tree planting day effectively ended associations of the park with active recreation. A bandstand was constructed in the centre of the park in 1906. It was later demolished, and a reconstruction was built in 1976. The infant welfare centre was built in the south-east section of the site in 1956, and extended in 1966.

Darling Gardens falls within the North Fitzroy Precinct- see *City of Yarra Heritage Review: Heritage Overlay Precincts* (1998).

Remnant Fabric (Man Made)

The park is bisected by two diagonal asphalt paths with a basalt edge. A rotunda is located centrally within the park, and is a reconstruction of that built in 1906. A rendered brick substation, constructed in 1911, is located on the north-east corner of the park.

Remnant Fabric (Vegetation)

The site is dominated by mature, deciduous trees, namely Elms (*Ulmus procera* and *U. x hollandica*) planted along pathways and boundaries. Specimen trees include Plane Trees (*Platanus x acerifolius*), Monterey Pine (*Pinus radiata*), Silky Oak (*Grevillea robusta*) and Canary Island Date Palm (*Phoenix canariensis*). More unusual trees include a mature Jelly Palm (*Butia capitata*) and Fan Palm (*Washingtonia filifera*) as well as two trees recorded by the National Trust of Australia (Victoria), an English Elm (*Ulmus procera*) and Holm Oak (*Quercus ilex*), both located in the south-west section of the gardens. An arc-shaped planting of elms in the western section of the park shows the alignment of an early ornamental walk within the park, which has since been removed.

Potential Threats

The eastern boundary of the gardens features more modern plantings including various native trees, and Camphor Laurel (*Cinnamomum camphora*), all of which are inappropriate to the character of the park. Additional plantings of this style will further erode the heritage character of the place.

Management Steps

A conservation study has been undertaken for Darling Gardens, entitled *Darling Gardens Cultural Significance and Conservation Policies*, prepared by Nigel Lewis Richard Aitken Pty Ltd in 1993. The report contains policies for the ongoing conservation of the site, and should be implemented.

Statement of Significance

Darling Gardens are locally significant as an early and important recreational facility within the Collingwood and Clifton Hill area. The site has strong associations with the local community, at various times the home to sporting groups and the focus of community activities. The site effectively illustrates its ongoing development since the 1860s, and contains two trees recorded on the National Trust of Australia (Victoria) Significant Tree Register.

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1 Meyer, T. & Loughlin, G. *The Darling Gardens, Clifton Hill*. Abbotsford, 1995.

Site:	Darling Gardens	Significance:	B
Address:	Between North Terrace and South Terrace, Clifton Hill	Map Ref:	2C H3
Access:	Unrestricted	Survey Date:	9/4/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
HO Controls	[x]

Reference

Meyer, T. & Loughlin, G. *The Darling Gardens, Clifton Hill*. Abbotsford, 1995.

Description

The Edinburgh Gardens is a large park surrounded by residential development. The park contains a wide variety of active recreational facilities, as well as extensive passive recreation areas.

The site was temporarily reserved for public use in 1862, and was initially used for cricket. In 1877 a bowling club was established on the site. The site was permanently reserved as a park in two sections in 1881 and 1883. Following this, development started in earnest. Low areas were filled with garbage and manure, as well as for the disposal of night soil. A number of horses were also buried on the site. Avenues within the park were apparently developed along pedestrian wear lines through the site.[1] A creek that ran through the park was eventually converted into an underground drain. Early features of the park included a fountain and a pond, both of which have been removed. A significant development in the history of the park was the construction of the North Fitzroy rail line in 1888, that effectively cut the park into two distinct sections. The rail line was removed in 1981.

Edinburgh Gardens falls within the North Fitzroy Precinct- see *City of Yarra Heritage Review: Heritage Overlay Precincts* (1998).

Remnant Fabric (Man Made)

The site contains many built structures; most are associated with active recreation, and are of recent origin and low conservation significance. Of note is the prominent Peace Memorial located on the Brunswick Street frontage, erected in 1925. This Classical Revival rotunda appears to be of brick or concrete construction, finished with a cream render, and the bronze domed roof is supported by eight Doric columns. Asphalt paths throughout the park are edged in basalt. A garden bed located centrally within the park features a large pedestal that was mounted by a wooden statue of Queen Victoria. The statue is no longer in place. A path bisecting the park in a rough north south alignment follows the alignment of the now defunct railway, with a short section of rails extant near the junction of Fergie Street and Alfred Crescent.

Remnant Fabric (Vegetation)

The site is dominated by mature trees, most notably Elms (*Ulmus procera* and *U. x hollandica*) and Common Oak (*Quercus robur*), both of which are used extensively as avenue plantings. A notable row of Kurrajong (*Brachychiton populneus*) is located along the park street frontage. Other notable specimens include Fastigiate Monterey Cypress (*Cupressus macrocarpa* 'Fastigiata'), Jacaranda (*Jacaranda mimosifolia*) and Bay Tree (*Laurus nobilis*). A mature Holm Oak (*Quercus ilex*) near the Peace Memorial has been recorded on the National Trust of Australia's (Victoria) Significant Tree Register. A Privet (*Ligustrum ovalifolium*) hedge in the southern section of the park relates to the defunct railway line.

Potential Threats

The wide variety of uses of the park and the various structures associated with these uses has led to a disparate layout of the park. Further introduction of inappropriately detailed facilities would erode its heritage character. Coupled with this is the poor level of maintenance of the plant material. Recent plantings, for example around the central garden bed, are inappropriate to the character of the park.

Management Steps

Edinburgh Gardens require the preparation of a detailed conservation study to more fully identify elements of high conservation significance, and outline policies for the gardens on-going conservation. This would effectively update the report prepared by Landform Australia in 1987. A new master plan should then be prepared that would unify the various disparate elements within the park, following the policies set out in the conservation study, to ensure the parks inherent heritage character is preserved.

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[1]   Landform Australia. *Edinburgh Gardens Landscape Study.* Unpublished report prepared for the City of Fitzroy, 1987.

Site:	Edinburgh Gardens	Significance:	B
Address:	Brunswick Road and Alfred Crescent, Fitzroy North	Map Ref:	2C D1
Access:	Unrestricted	Survey Date:	14/4/98

Intactness:	Condition:
E [ ] G [x] F [ ] P [ ]	E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
HO Controls	[x]

It would include guidelines for the management of existing plant material, replacement strategies for senescent trees and introduction of new plant material and detailing of hard landscaping features and structures.

Statement of Significance

Edinburgh Gardens are locally significant as a major and early recreational facility within the Fitzroy area. The site is intrinsically linked to a number of local sporting groups and the Fitzroy community generally. It contains elements that illustrate the early use of the site, particularly the railway, and contributes significantly to the heritage character and general amenity of the local neighbourhood, particularly as a setting for adjacent significant housing which culminates in a landscape of notable grandeur within the City of Yarra. The site is also significant for the notable numbers of mature trees, one of which is recorded by the National Trust of Australia (Victoria).

Reference

Landform Australia. *Edinburgh Gardens Landscape Study*. Unpublished report prepared for the City of Fitzroy, 1987.

Description

The Railway Reserve , along the railway line between Rushall Station and Queens Parade, has an extensive planting of Pepper Trees. Pepper Trees were planted extensively throughout Victorian Railway lands in the late 19th/early 20th centuries.

Remnant Fabric (Man Made)

Railway Line.

Remnant Fabric (Vegetation):

The planting consists of Pepper Trees (*Schinus molle*) along both sides of the railway track. The plantation on the eastern side of the tracks is more extensive, and both sides appear to be in reasonable condition. The trees form an effective screen along the busy Upwey railway line.

Potential Threats

The location of the trees in close proximity to the Merri Creek may pose a minor weed threat to local indigenous plant communities. Senescent specimens may be replaced with an inappropriate species, or failure to maintain the trees may warrant their removal as a group.

Management Steps

Preparation of a maintenance and replacement policy for the trees, which would maximise their potential amenity life, and maintain the integrity of the row through replacement of individual trees as they senesce.

Statement of Significance

The railway reserve plantation is of local interest for the vegetation extant from the early history of the site. It contributes greatly to the heritage character of the area, and is representative of a ubiquitous planting style implemented on railway land throughout Victoria during the late 19th /early 20th century.

Site:	Railway Reserve	Significance:	C
Address:	Between Rushall Station & Queens Pde, Fitzroy North	Map Ref:	30 D11
Access:	Unrestricted	Survey Date:	14/4/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The street trees are in a short row adjacent to Edinburgh Gardens, along Alfred Crescent between Grant and Jamieson streets..

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The row consists of Elms (*Ulmus x hollandica*) on the south side of the street, adjacent to Edinburgh Gardens. Asphalt encircles the trunks of the trees and parking is allowed beneath the canopy line. The trees have been severely lopped at various stages over their life, but have recovered well.

Potential Threats

Mechanical damage to trunks from cars. Failure to maintain the trees at an appropriate level, reducing their potential amenity value.

Management Steps

The trees grow in a particularly hostile environment, the root zones compacted and covered with asphalt, and the trunks liable to mechanical damage from cars. It is essential these trees be considered by a tree management policy for significant trees within the City of Yarra, which will ensure an appropriate level of maintenance. It will also include guidelines for the replacement of trees as they enter decline, as well as alternative species if Dutch Elm Disease (*Ceratocystis ulmi*) becomes established in Australia.

Statement of Significance

The street trees in Alfred Crescent are of local interest as an early and relatively intact street tree planting extant in the Fitzroy area. The trees have contributory significance for their high amenity value, and contribution to the heritage character of the area generally.

Site:	Street Trees	**Significance:**	C
Address:	Alfred Crescent, b/w Grant & Jamieson Sts, Fitzroy North	**Map Ref:**	2C D2
Access:	Unrestricted	**Survey Date:**	14/4/98

Intactness:	**Condition:**
E [ ] G [ ] F [x] P [ ]	E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The median along Pigdon Street, between Lygon Street and Bowen Crescent, has extensive and mature median planting.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The median consists of pairs of mature Plane Trees (*Platanus x acerifolius*) alternating with pairs of Canary Island Date Palms (*Phoenix canariensis*).

Potential Threats

Failure to replace senescent specimens with the same species. Interplanting of gaps between pairings with other species, which would destroy the formality of the median planting.

Management Steps

Preparation of a detailed management policy for the trees on the site, which would include details for regular maintenance as well as appropriate guidelines for the replacement of senescent specimens. These would be included in an overall tree management policy for significant trees within the City of Yarra.

Statement of Significance

The Pigdon Street median is locally significant as an outstanding and intact example of early street tree planting in the City of Yarra. It contributes significantly to the heritage character of the area, as well as to the amenity of the locality generally.

Site:	Median Planting	Significance:	B
Address:	Pigdon Street b/w Lygon St & Bowen Cres, Carlton North	Map Ref:	29 H11
Access:	Unrestricted	Survey Date:	20/4/98

Intactness:	Condition:
E [ ] G [x] F [ ] P [ ]	E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
HO Controls	[x]

Description

The median along Canning Street, Carlton North, incorporates mature and prominent median planting.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

A row of Canary Island Date Palm (*Phoenix canariensis*) alternated with Elm (*Ulmus procera*) dominates the streetscape. The trees are mature and appear generally to be in good health.

Potential Threats

Failure to replace senescent trees with the same species, or failure to maintain the existing trees to a standard that will ensure a long amenity life. Inter-planting of the area between specimens with shrubs or trees, which would alter the character of the planting dramatically.

Management Steps

Preparation of a detailed management policy for the trees on the site, which would include details for regular maintenance as well as appropriate guidelines for the replacement of senescent specimens. These tree management guidelines should be included in an overall document for significant trees within the City of Yarra

Statement of Significance

The Canning Street median is of local interest as a fine, intact example of early street tree planting in the City of Yarra. It contributes significantly to the heritage character of the area, as well as to the amenity of the locality generally.

Site:	Median Planting	Significance:	C
Address:	Canning Street, Carlton North	Map Ref:	29 K12
Access:	Unrestricted	Survey Date:	20/4/98

Intactness:
E [ ] G₁[x] F [ ] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

Curtain Square is a suburban park surrounded by housing and shops.

Remnant Fabric (Man Made)

An imposing granite drinking fountain, erected in 1930, is located at the western entrance to the park,. Other structures, such as the two playground areas, are of fairly recent construction and of no conservation significance.

Remnant Fabric (Vegetation)

The site is dominated by mature trees, most notably Elms (*Ulmus x hollandica*) and Common Oaks (*Quercus robur*). A double row of Moreton Bay Figs (*Ficus macrophylla*) is located at the eastern end of the park, and appears to have been a formal avenue to an entry path at Canning Street, though this is now obscured. Two mature Camphor Laurels (*Cinnamomum camphora*) are located on the Canning Street frontage.

Potential Threats

Failure to replace senescent trees with the same species, eroding the heritage character of the place. Introduction of inappropriate trees or shrubberies with no heritage precedent. Further introduction of inappropriately detailed built structures, which are unsympathetic to the heritage character of the park.

Management Steps

Preparation of a detailed plan for the square that would attempt to unify the various disparate elements whilst reinforcing the heritage character of the place. It would outline measures for the replacement of senescent plant material, introduction of new species, and provide guidelines for constructed elements within the square.

Statement of Significance

Curtain Square is of local significance.

Site:	Curtain Square	Significance:	C
Address:	Bounded by Curtain, Newry, Rathdowne & Canning Streets, North Carlton.	Map Ref:	2B J2
Access:	Unrestricted	Survey Date:	20/4/98

Intactness:

E [ ] G [ ] F [x] P [ ]

Condition:

E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

29 Erin Street, Richmond, has remnant plantings associated with a substantial Victorian house, now part of a rehabilitation hospital. The site originally featured a pair of semi-detached houses built in the 1850s. These were demolished in 1889, and the mansion Yooralbyn was constructed on the site for William Harper.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The site features a number of mature trees and shrubs to the south east of the building. These include Canary Island Date Palm (*Phoenix canariensis*), Pin Oak (*Quercus palustris*), Pepper Tree (*Schinus molle*), Golden Poplar (*Populus deltoides*) and an overgrown Sweet Pittosporum (*Pittosporum undulatum*) hedge. Of particular note is an Ombu (*Phytolacca dioica*) which has completely rotted out in the centre, and a very old Wintersweet (*Chimonanthus praecox*) close to the southern entrance to the building.

Potential Threats

Removal of senescent specimens and failure to replace them with the same species, eroding the heritage character of the place. Failure to maintain the mature trees on the site to a level that would ensure a long amenity life.

Management Steps

Seek the assistance of the owners of the site in maintaining the trees to a high standard, ensuring a long amenity life.

Statement of Significance

The trees at the Elim Centre are significant as remnant specimens from the early history of the site. They represent some of the grandeur of the original mansion curtiledge, and contribute significantly to the heritage value and general amenity of the surrounding area.

Site:	Elim Rehabilitation Centre	**Significance:**	C
Address:	29 Erin Street, Richmond	**Map Ref:**	2G H5
Access:	Restricted	**Survey Date:**	24/4/98

Intactness:	**Condition:**
E [ ] G [ ] F [ ] P [x]	E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings: **Recommended Heritage Listings:**

Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[ ]
Planning Scheme	[ ]	HO Controls	[x]
National Trust	[ ]		

Description

The Barkly Gardens is a rectangular park linked to the early history of the area. The park was established on the site of a filled in quarry, and appears as early as 1865 on a Lands Department Map. The residences to the east of the site were established following the subdivision of land by the Government in 1880 and 1882. The park was popular at the turn of the century, attracting crowds of thousands for band recitals in its rotunda on Sundays.[1] During World War Two, trenches were cut in the park for fear of air raids on the industrial suburb. McCalman remarks,'South Richmond's oasis of charm, the Barkly Gardens, were desolated and have never been returned to their original state'.

Barkly Gardens falls within the Barkly Gardens Precinct- see *City of Yarra Heritage Review: Heritage Overlay Precincts* (1998).

Remnant Fabric (Man Made)

A stone monument is located centrally within the park, erected after World War Two as a memorial to service personnel. An original gravel path winds across the site from the south-east to northwest corner. Garden beds, which appear to be of historic form, are scattered throughout the site, and are generally poorly maintained. A playground and amenity block of no significance is located in the southern section of the park and compromises its heritage value.

Remnant Fabric (Vegetation)

An avenue of Common Oak (*Quercus robur*) lines the diagonal gravel path, and forms a prominent feature within the park. A row of Pepper Trees (*Schinus molle*) lines the western and northern boundaries of the park. Specimen trees include a mature Lemon Scented Gum (*Corymbia citriodora*), Moreton Bay Fig (*Ficus macrophylla*), Camphor Laurel (*Cinnamomum camphora*) and Arizona Cypress (*Cupressus glabra*). The central monument is flanked by Lombardy Poplars (*Populus nigra* 'Italica').

Potential Threats

Removal of garden beds in favour of less labour intensive plantings, such as turf. Failure to replace senescent specimen trees with the same species. There are currently a number of gaps in the row of Pepper Trees, for example. Further introduction of inappropriately detailed built structures within the park.

Management Steps

Preparation of a detailed conservation analysis for Barkly Gardens that would investigate the history and development of the site, and make recommendations for the ongoing conservation of the park. Following this a detailed master plan should be prepared that will implement the recommendations made in the conservation analysis.

Statement of Significance

Barkly Gardens are of local interest as an early recreational facility linked to the development of the Richmond community, and the local neighborhood specifically. The site contributes significantly to the heritage character of the local area, and the amenity value of the surrounding streets.

Reference

McCalman, J. *Struggletown: Portrait of an Australian Working Class Community 1900-1965.* Carlton, 1988.

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[1] McCallum, J. *Struggletown: Portrait off an Australian Working Class Community 1900-1965.* Carlton, 1988.

Site:	Barkly Gardens	Significance:	C
Address:	Bounded by Barkly Ave, Madden Gve, Coppin & Mary Sts, Richmond	Map Ref:	2H B11
Access:	Unrestricted	Survey Date:	27/4/98

Intactness:	Condition:
E [ ] G [ ] F [x] P [ ]	E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The area of parkland on The Boulevard, Richmond, was reserved in 1838 as the survey paddock., and described in 1862 as '..delightfully sequestred and the scenery exceedingly beautiful, the ground forming a succession of agreeable undulations profusely embellished with trees....'.[1] The railway was continued over the river in 1861 following the construction of an imported iron bridge. The Horticultural Society of Victoria established experimental gardens in 1863, which later became the present Burnley Horticultural College. By 1888 the survey paddock had become Richmond Park, and featured lakes and lagoons, as well as tree lined walks. The Glen Iris railway line had been constructed through the eastern section of the Park by this time. The existing walkway between Bridge Road and Park Grove was created in 1921. Areas of the park were utilised during World War Two as a major American Army camp.

A major development, shaping the current landscape was the construction of the Yarra Boulevard in the 1930s as an employment scheme for sustenance workers, including extensive terraced basalt walls. Latter fragmentation of the park has been caused by the introduction of sporting facilities, school and commercial buildings and, most significantly, the South Eastern Freeway. As O'Connor & O'Conner note, 'The lack of attention to planting has resulted in a reversion to a series of paddocks in what was earlier an Arcadian delight.'

Remnant Fabric (Man Made)

The Yarra Boulevard is the dominant feature of the area, and features rock retaining walls and terraced shrubberies. A series of pathways leading from Bridge Road to Park Grove were constructed in the 1920s.

Remnant Fabric (Vegetation)

The site features extensive plantings throughout, both remnant riparian vegetation and introduced exotic species. Of particular note is a dead River Red Gum (*Eucalyptus camaldulensis*) scar tree, associated with the Wurundjeri Aboriginal group in the area occupied by Burnley Oval. Other remnant River Red Gums are scattered throughout the parklands. More recent plantings include various Oaks (*Quercus* sp.), Elms (*Ulmus* sp.) and Canary Island Date Palms (*Phoenix canariensis*) along The Boulevard. Dense overgrown shrubberies also line the thoroughfare, many of the species being self-sown weeds.

Potential Threats

The site in certain areas is derelict, particularly the shrubberies along The Boulevard. Further degeneration of these plantings will impact significantly on the heritage value of the site, particularly the failure to replace senescent specimens with the same species. Further introduction of inappropriately detailed constructed elements, particularly in relation to sporting facilities, which will further challenge the heritage character of the area.

Management Steps

The site requires the preparation of a detailed master plan and management policy that should attempt to unify the various disparate elements throughout the extensive site, and reinforce the heritage character of the place. The plan should address maintenance and replacement strategies for vegetation, and appropriate detailing of hard landscaping. It should seek to encourage increased use of the site as a passive recreational area.

Statement of Significance

The Boulevard Parklands are locally significant as an early recreational area linked to the development of Richmond. The site is significant for the variety of uses it supports, and as a river frontage adjacent

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[1]   Gill and Chevalier, quoted in O'Connor, J & O'Conner, T. *Richmond Conservation Study*. Unpublished report prepared for the City of Richmond, 1985.

Site:	The Boulevard Parklands	Significance:	B
Address:	The Boulevard, Richmond	Map Ref:	2H H10
Access:	Unrestricted	Survey Date:	27/4/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
HO Controls	[x]

to a dense urban area. The site is also significant for the Yarra Boulevard, which represents major public works projects undertaken during the Great Depression. It is a very significant area for the City of Yarra of enormous potential for recreation and visual impact.

Reference

McCalman, J. *Struggletown: Portrait of an Australian Working Class Community 1900-1965.* Carlton, 1988.

O'Connor, J & O'Conner, T. *Richmond Conservation Study.* Unpublished report prepared for the City of Richmond, 1985.

Description

The street trees along Queens Parade, between Alexandra Parade and Delbridge Street, are prominent street tree planting on a major arterial road.

Remnant Fabric (Man Made)

Queens Parade is divided into two sections: a central major traffic flow, and narrow service lanes on each side of the road. The dividing medians are bordered with uncut basalt rocks which form a prominent and decorative feature. The outer curb is constructed of cut basalt blocks, and the drainage channel is lined with basalt pitchers.

Remnant Fabric (Vegetation)

The site features a double avenue of Plane Trees (*Platanus x acerifolius*) and Dutch Elms (*Ulmus x hollandica*). The Plane Trees are sited on the median separating the main traffic flow from the service land, and the Dutch Elms on the outer, footpath median. Both rows of trees are mature and relatively intact. Each shows signs of severe lopping over their life span, from with they have recovered well, and some interplanting with inappropriate species has occurred, principally Desert Ash (*Fraxinus oxycarpa*).

Potential Threats

Removal of basalt rock edge on central medians or basalt gutter and curbing on outer medians in favour of concrete. Further introduction of inappropriate species, which erodes the heritage character and general impact of the double avenue. Unnecessary pruning due to aerial cabling.

Management Steps

Installation of Aerial Bundle Cables (ABCs) to minimise the need for pruning of trees, particularly on the northern side of Queens Parade. Preparation of a detailed maintenance and replacement policy for the avenue which would outline regular maintenance procedures for the trees to ensure a long amenity life is attained. It should also outline appropriate measures for the replacement of senescent specimens with the same species to ensure the uniformity of the avenue is maintained. The policy should outline strategies for the replacement of the Dutch Elms in the event of the Dutch Elm Disease (*Ceratocystis ulmi*) becoming established in Australia. These should be included within an overall tree management policy for significant trees within the City of Yarra.

Statement of Significance

The double avenue of trees on Queens Parade is locally significant as an extensive and intact avenue planting in the City of Yarra. The trees provide a significant contribution to the heritage character of the precinct, and to the amenity of the local neighbourhood generally.

Site:	Street Trees	Significance:	B
Address:	Queens Parade, between Alexandra Parade & Delbridge Street, Clifton Hill	Map Ref:	44 B2
Access:	Unrestricted	Survey Date:	7/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
HO Controls	[x]

Description

The perimeter planting of the Coulson and Knott Reserves, on Heidelberg Road, Clifton Hill, are an extensive and prominent planting of trees on a major arterial road.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The planting consists of an extensive and continuous row of English Elms (*Ulmus procera*) along the street frontage of Coulson and Knott Reserves. The trees have been severely lopped during their development, with exceptions at the western end of the row, but have recovered well.

Potential Threats

Failure to replace senescent specimens with the same species. Lopping of major limbs.

Management Steps

Preparation of a detailed maintenance and replacement policy for the avenue which would outline regular maintenance procedures for the trees to ensure a long amenity life. It would also outline appropriate measures for the replacement of senescent specimens with the same species to ensure the uniformity of the avenue is maintained. The policy would outline strategies for the replacement of the Elms in the event of the Dutch Elm Disease (*Ceratocystis ulmi*) becoming established in Australia. These would be included in an overall tree management policy for significant trees within the City of Yarra.

Statement of Significance

The row of English Elms is of local interest as an effective and continuous planting of mature exotic trees. They contribute significantly to the heritage character of the area and the amenity of the Heidelberg Road streetscape generally.

Site:	Perimeter Planting	Significance:	C
Address:	Coulson & Knott Reserves, Heidelberg Road, Clifton Hill	Map Ref:	30 E12
Access:	Unrestricted	Survey Date:	7/5/98

Intactness: **Condition:**

E [ ] G [x] F [ ] P [ ]   E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings: **Recommended Heritage Listings:**

Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[ ]
Planning Scheme	[ ]	HO Controls	[x]
National Trust	[ ]		

Description

The Quarry Park in Field Street, Clifton Hill, is a large area of parkland featuring structured recreational facilities on the banks of the Merri Creek. The site was established as the Melbourne Corporation Quarry in the 1850s, described by the geologist T S Hall in 1897 as covering a large area. The quarried basalt was used for macadamizing roads. A second quarry was established on the site, the Collingwood Council Quarry, in the 1880s, close to the creek bed. The Melbourne Quarry was closed in 1934, the Collingwood Quarry in the 1950s. The site was used as the Collingwood tip, and most of the site was filled.

Remnant Fabric (Man Made)

The extensive face of the Collingwood Council Quarry is visible along the Merri Creek. A flume and associated structures are extant at the southern end of the quarry face. The quarry face is partially obscured by woody weeds

Remnant Fabric (Vegetation)

A row of mature Pepper Trees (*Schinus molle*) is located between a playground and the sporting oval. The easternmost tree in the row has died. Such plantings were often associated with early industrial sites such as quarries and railways, and may indicate the line of an access road to the quarries.

Potential Threats

Obscuring of the quarry face through failure to control woody weeds or revegetation programs, reducing the interpretive potential and heritage character of the site. Removal of the flume and associated structures. Failure to replace senescent specimens in the row of Pepper Trees.

Management Steps

Preparation of an interpretation program for the site that would utilise the extant quarry remains to illustrate an important industrial activity from the early history of Collingwood. This site could be incorporated into an overall interpretation scheme for early quarry sites and other industrial uses along the Merri Creek Park system. This program would be prepared in conjunction with the Merri Creek Management Committee. A management plan for the row of Pepper Trees should be formulated outlining replacement strategies for senescent specimens, ensuring the integrity of the row is maintained, as well as a regular maintenance program, to ensure a full amenity life is attained.

Statement of Significance

Quarry Park is of local interest for the remnant quarry face and flume extant from the early history of the site, which represents an early and important industry in Collingwood and along the Merri Creek generally.

References

Hall, R. *Merri Creek Parklands: Aboriginal and Historical Heritage Survey.* Unpublished report prepared for the Merri Creek Bicentennial Committee, 1989.

Johnston, C. & Ellender, I. *Merri Creek Concept Plan Cultural Heritage Report.* Melbourne Water and the Merri Creek Management Committee, 1993.

Site:	Quarry Park	Significance:	C
Address:	Field Street, Clifton Hill	Map Ref:	2D C2
Access:	Unrestricted	Survey Date:	8/5/98

Intactness:
E [ ] G [ ] F [ ] P [x]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The Westfield Reserve, off Yarra Bend Road, Fairfield, has a remnant quarry face along the Merri Creek. The quarry was believed to have operated since the 1840s, and was accessed directly from Heidelberg Road.

Remnant Fabric (Man Made)

The quarry is located on the bank of the Merri Creek. Quarrying activities have left sheer cliffs that are quite prominent from the western bank of the creek (Hall Reserve).

Remnant Fabric (Vegetation)

None noted. The creek is lined with Willows (*Salix* sp.) that are most likely weedy. They obscure the views from Hall Reserve to the quarry faces.

Potential Threats

Complete obstruction of the views from Hall Reserve to the quarry face. Removal of access to the east bank of the Merri Creek from Westfield Reserve.

Management Steps

The site is currently difficult to access from Westfield Park. Preparation of an overall interpretation scheme for the old quarry sites along the Merri Creek should address access from within Westfield Park as part of this scheme, that is construction of formal paths or boardwalks. It should also outline control measures for the Willows along the creek to allow interpretation of the site from the west bank of the creek. The site would be included as part of an interpretation scheme along the Merri Creek of old quarry sites that now form part of a linear park system.

Statement of Significance

Westfield Park is of local interest as an example of an early and important industry along the Merri Creek, which offers considerable interpretive possibilities.

References

Hall, R. *Merri Creek Parklands: Aboriginal and Historical Heritage Survey.* Unpublished report prepared for the Merri Creek Bicentennial Committee, 1989.

Johnston, C. & Ellender, I. *Merri Creek Concept Plan Cultural Heritage Report.* Melbourne Water and the Merri Creek Management Committee, 1993.

Site:	Westfield Reserve	Significance:	C
Address:	Yarra Bend Road, Fairfield	Map Ref:	30 H12
Access:	Unrestricted	Survey Date:	8/5/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Site:	Old Railway Reserve	Significance:	C
Address:	North side of Park Street, West sides of Mark & Apperly Streets, Fitzroy North	Map Ref:	30 A11
Access:	Unrestricted	Survey Date:	8/5/98

Intactness:

E [ ] G [ ] F [x] P [ ]

Condition:

E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The Old Railway Reserve is an extensive linear park running east-west along the length of Park Street, with another branch running north-south along the west sides of Mark and Apperley Streets. The park was established on the alignment of the Inner Circle train line. The line was established in 1888, and linked Royal Park to North Fitzroy Station. The line was closed in 1986. North Fitzroy station has since been demolished. North Carlton Station at the western end of Park Street has been converted into a neighbourhood house.

Remnant Fabric (Man Made)

Remnants of the railway line are extant at a number of old railway crossing points throughout the park system, for example at Brunswick Street North. Sheds and a pedestrian bridge are extant in a reserve to the south of Edinburgh Gardens at the site of the old North Fitzroy Station, since demolished.

Remnant Fabric (Vegetation)

The park contains a number of specimens extant from the early use of the site, typically Pepper Trees (*Schinus molle*), Poplars (*Populus* sp.) and Elms (*Ulmus* sp.), among others. More recent plantings of native species have been introduced throughout the park system.

Potential Threats

Removal of rail lines across roads and exotic vegetation extant from the early use of the park system. Both of these elements assist in interpreting the early and important history of the park.

Management Steps

Preparation of an interpretation scheme for the park system that makes use of the extant elements from the early history of the site. Protection should be given to mature trees extant from the original use of the site to maintain some degree of heritage character. New plantings should not obscure these specimens.

Statement of Significance

The old Railway Reserve is of local interest as a remnant of an early train line that operated until recent times, and which offers considerable interpretive possibilities.

Reference

Hall, R. *Merri Creek Parklands: Aboriginal and Historical Heritage Survey.* Unpublished report prepared for the Merri Creek Bicentennial Committee, 1989.

Site:	Fairfield Park		Significance:	B
Address:	Fairfield Park Drive, Fairfield		Map Ref:	30 J12
Access:	Unrestricted		Survey Date:	8/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
HO Controls	[x]

Description

An MMBW water main has existed on the Fairfield Park site since 1878, crossing the river to the south of the site. The bridge was damaged in the 1934 floods, and rebuilt in 1937. Swimming carnivals began on the site in March 1908 and continued for many years. At this time the park was a grassed embankment with a timber landing for boating on the river.

Fairfield Park was leveled and fenced in 1912. Mr. Brown of the Heidelberg Shire Parks and Gardens Committee laid out the paths and planting. The Chief Engineer of the Public Works Department designed the rockeries on the hillside facing the river, completed by 1914. 400 trees from the Mt Macedon Nursery were planted, a picket fence built and an iron portal placed at the entry. The park, covering 15 acres, was officially reserved for public purposes at this time.

In December 1932 the Fairfield Swimming and Life Saving Clubhouse was opened on the bend of the river. A rotunda was also featured in the park, but has been removed. Its siting is marked by a group of palms. A football oval is located in the western section of the site.

Remnant Fabric (Man Made)

The water main and associated bridge is prominent within the park. The terracing established by 1914 appears to be largely intact, and has been augmented by a recent amphitheatre complex immediately to the east of the Swimming Clubhouse.

Remnant Fabric (Vegetation)

The site features a wide variety of trees, with conifers forming much of the structure to the park. They include Monterey Pine (*Pinus radiata*), Blue Atlantic Cedar (*Cedrus atlantica* var *glauca*) and Italian and Monterey Cypress (*Cupressus sempervirens* and *C. macrocarpa*). Other trees of note include Elm (*Ulmus x hollandica*), Common Oak (*Quercus robur*) and Fan Palm (*Washingtonia robusta*).

Potential Threats

Butler (1982) has noted that there has been a noticeable loss of certain trees, principally the Cypress border on Heidelberg Road, but the character of the place has generally been maintained. Further removal of mature trees and failure to replace them with the same species will adversely effect the heritage character of the place. Introduction of new species to the site, particularly inappropriate native species will further erode the heritage character of the site.

Management Steps

The site requires the preparation of an overall Master Plan and Management Plan that would seek to reinforce the strong heritage character of the area. It should outline appropriate strategies for the replacement of senescent plant material and the introduction of new species, particularly in relation to restoration projects, such as the old rockeries. Guidelines for appropriate hard landscaping and detailing should also be included.

Statement of Significance

Fairfield Park is locally significant as a major recreational facility representing early and diverse recreational uses along the Yarra, as well as extensive plantings and landscaping typical of the Edwardian period.

Reference

Butler, G. *Northcote Urban Conservation Study*. Unpublished report prepared for the City of Northcote, 1982.

Description

Since the Colony of Victoria's earliest days, the area comprising much of the park has been reserved from subdivision. Throughout the 19th century Yarra Bend housed a number of public institutions, including the Merri Creek School (an Aboriginal Mission, 1848) and the Yarra Bend Lunatic Asylum (1848). The Asylum buildings were located towards the north of the site, and the southern area was turned over to farming. Extensive ornamental gardens were also established, as well as a cemetery located to the immediate south of the current Golf Clubhouse.

The site was used as early as 1863 for public boating and swimming clubs were established in 1906. In the early 1920s the Asylum was decommissioned and Yarra Bend National Park was proclaimed in 1926, an amalgamation of the Asylum site, Studley Park and several smaller reserves. A plan was drawn up by Hugh Linaker, landscape gardener to the Lunacy Department, and partially implemented in the 1930s. Additions at this time included open space for games, picnic grounds, sanitary conveniences and a golf course and clubhouse. The golf course utilised much of the existing vegetation, and was constructed by sustenance workers during the Great Depression. Kane's Bridge was constructed over the Yarra in 1934. A recent and significant development was the construction of the Eastern Freeway in the 1970s that bisected the northern section of the park.

The park contains a mix of active and passive recreational facilities, as well as considerable remnant native flora. It covers approximately 223 hectares, and only the area north of the Yarra River is within the boundary of the City of Yarra.

For a more comprehensive description of the site see Register of the National Estate Database 016719 File 2/15/029/0016 & Database 015213 File 2/14/038/0004.

Remnant Fabric (Man Made)

The site contains various elements that reflect its long history, including sections of walls from the Asylum, caretaker's office (now parks office), Kane's Bridge (1934) as well as various other elements from the 1930s layout of the park. These include shelters, toilet facilities, kerbing, pathways, etc. The Yarra Bend Golf Course Clubhouse remains faithful to its original inter-War Californian Bungalow style, and has a separate Register of the National Trust listing. Strongly modeled on American country club design, it was designed by the Public Works Department Architect Percy Everett, and built in 1936. The surrounding area features rockeries and a pond created in association with the building.

Remnant Fabric (Vegetation)

The site contains remnant vegetation from pre-European settlement, as well as exotic vegetation that reflects its various uses. Most conspicuous of the pre-contact vegetation are the River Red Gums (*Eucalyptus camaldulensis*) scattered throughout the site, and associated communities on the riverbank, which support a number of native faunal species. Moreton Bay Figs (*Ficus macrophylla*), Elms (*Ulmus* sp.) and Monterey Pine (*Pinus radiata*) rows show the line of the old driveway from the site's use as an asylum. The former cemetery is marked by a Pepper Tree (*Schinus molle*), Common Oak (*Quercus robur*) and Elm (*Ulmus x hollandica*). Other trees from this period are scattered throughout the site. Spotted Gum (*Eucalyptus maculata*), most prominent along the current road alignment, are representative of more contemporary plantings within the park.

Potential Threats

Removal of exotic vegetation or structures, particularly those associated with the Asylum, which provide much of the heritage character to the area. Failure to replace senescent trees with the same species. Extension or modification of the Golf Course Clubhouse which may compromise its heritage and cultural significance. Alteration to the garden setting of the Clubhouse which is not in accordance with conservation procedures.

Management Steps

Preparation of specific heritage guidelines for the ongoing conservation of the park, which can be

Site:	Yarra Bend Park	Significance:	A
Address:	Yarra Bend Road, Yarra Bend	Map Ref:	44 H3
Access:	Unrestricted	Survey Date:	8/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[x]
Register of the National Estate	[x]	Register of the National Estate	[x]
Planning Scheme	[ ]	HO Controls	[x]
National Trust	[ ]		

incorporated into the existing Master Plan. These would include guidelines for the replacement of senescent trees with the same species, preservation of hard landscaping elements as well as appropriate detailing of new hard landscaping or planting schemes. These guidelines would seek to preserve the strong existing heritage character of the place, and ensure its ongoing conservation.

Statement of Significance

Yarra Bend Park is regionally significant for the combination of natural and cultural elements that reflect the sites ongoing post-European contact development, as well as remnants from before this period. 'The park clearly demonstrates the relationship between the natural environment of the area and the sequential history of its use for a wide range of purposes since the 1840s'.[1]

References

AHC (Australian Heritage Commission). Database 016719 File 2/15/029/0016 (1995).

AHC (Australian Heritage Commission). Database 015213 File 2/14/038/0004 (1990).

Butler, G. *Northcote Urban Conservation Study.* Unpublished report prepared for the City of Northcote, 1982.

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[1] AHC (Australian Heritage Commission). Database 016719 File 2/15/029/0016 (1995).

Description

Barkly Street, between Nicholson Street and St Georges Road, is a residential street with a mature street tree planting.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The planting consists of mature Plane Tree (*Platanus x acerifolius*) with juvenile specimens planted more recently. All the mature specimens have been lopped at various stages; some have been recently lopped, showing poor management practices.

Potential Threats

Further, unnecessary lopping of the trees, particularly due to overhead cabling. Lopping of this nature is no longer considered an effective management technique.

Management Steps

Introduction of Aerial Bundle Cabling (ABC), which will minimise the necessity for pruning, and will allow the trees to assume denser canopies, and therefore more attractive forms.

Statement of Significance

The street trees are of local interest as a mature and reasonably intact row, which are uncommon within the North Fitzroy area, particularly in a residential context.

Site:	Street Trees	Significance:	C
Address:	Barkly Street, Fitzroy North, between Nicholson St & St Georges Rd	Map Ref:	30 B10
Access:	Unrestricted	Survey Date:	11/5/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The site of the former St Heliers Convent was originally purchased as part of Crown Portions 77(23a) & 64 (12a) by Major Henry Smyth of Sydney in 1838, and leased to John Hodgson. In 1842 it was purchased by the Hon. Isaac Erskine Murray and subdivision was commenced. In July of that year, seven acres were sold to John Orr, which became the Abbotsford Estate, and development commenced shortly thereafter. An irregular piece of land to the east was sold to Edward Curr, which became the St Heliers Estate. In 1853 the St Heliers Estate was leased. In 1857, the Abbotsford Estate was sold by Orr, though leased by a Mr Moss. Part of the estate was purchased by The Good Shepherd Sisters in 1863 as their first convent. They purchased the St Heliers estate in 1865. The lower portion of the site, adjacent to the Yarra River was used for utilitarian purposes—fruit and vegetables, livestock, etc. A sketch dated 1901 shows a very young garden, which was probably laid out following the construction of the main convent building, and which was officially opened in that year. Early photographs of the site taken 1912-1915 show a juvenile garden, with few trees of any size, supporting the view that the formal garden was laid out following the construction, or as part of the construction, of the main convent building. The formal garden was rectangular in shape, enclosed to the south and east by hedges, and a fence along the Clarke Street frontage. It featured dense shrubberies with an over canopy of trees, many of which survive today, and a meandering path along the perimeter of the garden.

Remnant Fabric (Man Made)

The system of paths throughout the garden was laid out in the early 20th century following the construction of the main convent building. The gazebo in the lower section of the garden is also believed to have been constructed at this time.

Remnant Fabric (Vegetation)

The site contains a large number of mature trees including a Common Oak (*Quercus robur*) near the swimming pool, classified by The National Trust of Australia (Victoria), and another Common Oak recorded by the Trust. Both predate the current garden layout, and may be remnants from the early pre-convent history of the site. The Holm Oak (*Quercus ilex*) adjacent to the main Convent building was planted in 1903. Other trees of note include a remnant River Red Gum (*Eucalyptus camaldulensis*) at the St Helier Street frontage and a number of very large Pepper Trees (*Schinus molle*) situated throughout the site. Mature Cork Oaks (*Quercus suber*), Dutch Elms (*Ulmus x hollandica*) and screens of Lombardy Poplars (*Populus nigra* 'Italica') are located in the southern section of the site, which was used for pastoral and utilitarian purposes. The southern formal garden contains a number of mature and unusual trees and shrubs such as Moreton Bay Fig (*Ficus macrophylla*) and Puriri (*Vitex lucens*).

Potential Threats

The site is proposed for residential development. Potential threats as part of this development include removal of mature trees associated with the early history of the site, or alterations to the form of the formal garden in the southern section. Introduction of inappropriate species, not in keeping with the style and character of existing plantings. Continued failure to maintain the grounds of the site to a high standard is also a major threat to its historical and cultural integrity. The southern garden is especially poorly maintained. Many of the trees require specialist arboricultural attention, and weeds, particularly Mirror Bush (*Coprosma repens*) are well established, and threatening original plantings.

Management Steps

The site requires the preparation of a detailed conservation management plan, particularly for the southern formal garden area. This is especially necessary with the imminent development of the site. The plan should outline the development of the garden, and include policies for the ongoing conservation of the site. An implementation program could then be prepared based on these policies.

Site:	Former St Heliers Convent	Significance:	A
Address:	Clarke Street/St Heliers Street, Abbotsford	Map Ref:	2D C9
Access:	Restricted	Survey Date:	15/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
HO Controls	[x]

Statement of Significance

St Heliers convent is regionally significant for the extensive grounds associated with the development of the site, and which provide a suitable setting to the massing and scale of the original convent buildings. The site retains much of its rural ambience, although it is surrounded by urban development. The gardens contain an umber of mature trees, many of which are uncommon in contemporary landscapes. Two of these trees are featured on the National Trust of Australia (Victoria) Significant Tree Register.

Reference

Chronology prepared by the Sisters of the Good Shepherd, Abbotsford.

Description

Coates Park is an area of parkland adjacent to the Yarra River featuring mature trees and shrubberies. The site is wedged between housing to the north and west, and industry to the east. The Yarra is located to the south of the site. The plantings within the site suggest the park was established early in the 20th century.

Remnant Fabric (Man Made)

The major path running through the site flanked by an avenue of mature trees features a crushed limestone finish. Basalt pitchers are used for path spoon drains. The shrubberies in the eastern section of the site are edged with rustic basalt stones. A drainage culvert is located in the northwestern section of the site, featuring a basalt edge and a concrete drainage channel.

Remnant Fabric (Vegetation)

Mature trees dominate the park. The entry to the site is flanked by Funeral and Bhutan Cypress (*Cupressus funebris* and *C. torulosa*), as well as Canary Island Date Palm (*Phoenix canariensis*). These species also form a screen along the eastern boundary of the park. A Common Oak (*Quercus robur*) avenue bisects the path diagonally, leading to the Yarra River. Remnant Eucalypts, including River Red Gum (*Eucalyptus camaldulensis*), are scattered throughout the site, particularly towards the river. Overgrown shrubberies are featured at the entry and in the north and east of the site. They contain Variegated Privet (*Ligustrum lucidum* var. *aureo-variegatum*), Photinia (*Photinia* sp.) and Indian Hawthorn (*Raphiolepsis* sp). They are poorly maintained and infested with weeds.

Potential Threats

More recent, unsympathetic plantings have been introduced to the park, specifically native trees and shrubs. These species erode the heritage character of the place, and in some cases have obscured original plantings. The poor general maintenance within the site may shorten the amenity life of some of the original plantings, for example Ivy (*Hedera helix*) infestation in trees in the northern section of the site. Failure to replace senescent trees or shrubs with the same species will further erode the heritage character of the site.

Management Steps

The site requires a specific vegetation management plan that should address issues such as maintenance, introduction of new species and tree replacement. The plan should attempt to reinforce the heritage character of the site.

Statement of Significance

Coate Reserve is of local interest as an early park in the Alphington area. It reflects typical municipal plantings and park layouts of the early 20th century and contributes significantly to the heritage character of the local area.

Site:	Coate Park	Significance:	C
Address:	Coate Avenue, Alphington	Map Ref:	31 A12
Access:	Unrestricted	Survey Date:	18/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

A row of mature palm trees located in Coate Street, adjacent to the entry to Coate Reserve.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The site consists of a row of Jelly Palms (*Butia capitata*) situated on the median of Coate Street. The palms are mature and in reasonable condition. Some grassy weed infestation is apparent in the crown of some of the palms. The palms form an unusual and prominent street tree planting.

Potential Threats

The palms are located on a median adjacent to a proposed development, and may be in danger of removal as part of the development works. An optical cable has been installed immediately above the crowns of the palms, which may necessitate their removal. The height of the actual power lines above the palms will not be cause for conflict for many years.

Management Steps

The power lines and optical cable should be re-routed to the other side of the street which does not contain any significant plantings, and will ensure the palms are not mutilated or removed, and can offer a long amenity life. The grassy weeds in the crowns of the palms are best left, as they are not significantly stressing them, and efforts to remove the weeds may injure or kill the palms.

Statement of Significance

The row of Jelly Palms is of local interest as an unusual and notable median planting. The palms are relatively rare, particularly in a group situation. They contribute significantly to the heritage character of the area and the amenity of the streetscape generally.

Site:	Median Planting	Significance:	C
Address:	Coate Street, Alphington	Map Ref:	31 A12
Access:	Unrestricted	Survey Date:	18/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

Yarraford Avenue, Alphington, has a notable central median and a row of mature street trees leading to Rudder Grange.

Remnant Fabric (Man Made)

The street is split by a central median towards the southern section, which allows vehicular access to a laterally steep site. The central median slopes steeply from west to east. The median features a white painted, timber barrier with an angle cut top rail. This style of median is commonly seen throughout Heidelberg, but is uncommon within the City of Yarra.

Remnant Fabric (Vegetation)

The tree is lined on both sides by mature Plane Trees (*Platanus x acerifolius*). Each tree has been lopped severely but has recovered well. Re-growth has been trained around the power lines and allowed to mature, an effective management technique. The trees give a strong sense of enclosure and dominate the streetscape. The continuity of the planting is notable, particularly as the sense of enclosure is continued by the extension of the street into a laneway through Rudder Grange.

Potential Threats

The trees presently offer little interference to the power lines so unnecessary pruning or lopping is a definite threat, which would cause greater problems than currently exist. The continuity of the planting would be threatened through failure to replace senescent specimens with the same species. Unmonitored excavation activities within the root zones of the trees would also pose a potential risk.

Management Steps

Implementation of Aerial Bundle Cables (ABCs) would dramatically reduce the necessity of pruning of existing branches, which are currently well clear of power lines. An overall management plan for significant street trees within the City of Yarra should be prepared, outlining maintenance procedures and replacement policies. It should attempt to maintain the heritage character that these trees provide to the City of Yarra, and maximise their potential amenity value.

Statement of Significance

The street trees in Yarraford Avenue are of local interest as a mature and effective street tree planting. They are notable for their impact on the streetscape, and contribution to the heritage character of the area. They form an effective avenue to the parklands of Rudder Grange.

Site:	Street Trees	Significance:	C
Address:	Yarraford Avenue, Alphington	Map Ref:	31 A12
Access:	Unrestricted	Survey Date:	18/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

Built as the Queens Memorial Infectious Diseases Hospital and opened in 1904, the Fairfield Hospital dealt primarily with scarlet fever and diphtheria, and was placed well away from central Melbourne in Northcote, where a number of institutions were already located, most importantly the Yarra Bend Lunatic Asylum.

The site has undergone almost continuous development since its establishment, and the grounds reflect the various stages of this development.

Remnant Fabric (Man Made)

Extensive systems of paths are located throughout the site.

Remnant Fabric (Vegetation)

The site contains a number of mature trees that appear to be contemporary with the early history of the site. These include various Cypress (*Cupressus* sp.) and Canary Island Date Palm (*Phoenix canariensis*) that provide a contemporary setting to the earliest buildings on the site. Two imposing Cedars (*Cedrus deodara*) on the southern side of the main drive, and a pair of Sugar Gum (*Eucalyptus cladocalyx*) at the main entrance are recorded on the National Trust of Australia's (Victoria) Significant Tree Register. An Indian Fig (*Ficus palmata*) is classified by the Trust, and is believed to be the only specimen of this species in Australia.

Potential Threats

Expansion or redevelopment of the site onto significant landscape areas. Reduction in the level of maintenance, which would challenge the heritage value and general landscape character of the site. Failure to maintain the existing significant trees to a level that would ensure a long amenity life.

Management Steps

The extent of the landscape, particularly as a setting for an important group of public buildings, warrants the preparation of a detailed conservation study for the landscape at Fairfield Hospital. It should detail development of the landscape since establishment and outline policies for the ongoing conservation of the site, from which a conservation implementation plan could be prepared.

Statement of Significance

The landscape at Fairfield Hospital is locally significant as a contemporary setting for an early and major hospital complex. The landscape reflects the development of the site since the early 1900s, and contains a number of trees recorded and one classified by the National Trust of Australia (Victoria).

Reference

AHC (Australian Heritage Commission). Database 100230 File 2/14/038/0008. (1995).

Site:	Fairfield Hospital	Significance:	B
Address:	Yarra Bend Road, Yarra Bend	Map Ref:	2D G2
Access:	Restricted	Survey Date:	19/5/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]		
Register of the National Estate	[x]		
Planning Scheme	[ ]		
National Trust	[ ]		

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
HO Controls	[x]

Description

These plantings are contained in a row of largely intact gardens at the front of a row of boomstyle terrace houses. The plantings vary from weedy beds to reconstructed Victorian era planting schemes.

Remnant Fabric (Man Made)

Each terrace features original cast iron fences and gates set on a cut basalt plinth. The gardens consist of a central, circular bed (except No. 35), with an encaustic tile path leading from the gate to the front door. The circular garden bed and other beds within each garden are edged in scalloped terracotta tiles.

Remnant Fabric (Vegetation)

Due to the scale of the gardens, ephemeral species were mainly used in original layouts, and as such, no original plantings are present.

Potential Threats

Removal of original tiles or edging materials, or complete removal of garden layout. Many of the gardens are in a poor state of repair, though the hard landscaping appears sound. Further failure to maintain these gardens may lead to loss of hard landscaping detailing.

Management Steps

Seek the owners' assistance in the conservation of these important small scale landscapes.

Statement of Significance

The gardens in the front of Barcelona Terrace are significant as largely intact remnants of Victorian terrace house gardens. Further significance is imparted for their overall intactness across the whole terrace and for their association with significant boomstyle housing.

Reference

Watts, P. *Historic Gardens of Victoria*. Melbourne, 1983.

Site:	Barcelona Terrace	Significance:	B
Address:	25-39 Brunswick Street, Fitzroy	Map Ref:	2D A11
Access:	Restricted	Survey Date:	21/5/98

Intactness:
E [x] G [ ] F [ ] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
HO Controls	[x]

Description

The planting in Napier Street, between Moor and Johnston Streets, is a notable row of street trees in the Fitzroy area.

Remnant Fabric (Man Made)

The street retains its original basalt gutter and kerb.

Remnant Fabric (Vegetation)

The planting consists of an avenue of Dutch Elm (*Ulmus x hollandica*) on both sides of the street, located within the road reserve. The row is relatively continuous, and gaps have been planted with advanced nursery stock. The mature trees have been lopped at various stages, but have recovered well, which is typical of the species. The trees provide a strong sense of enclosure, and dominate the streetscape. Parking is allowed beneath the trees.

Potential Threats

Excessive pruning, or lopping of the trees, particularly those on the east side of the street due to overhead power lines. Removal of basalt kerb and gutter and replacement with concrete will inflict significant damage to the roots of the trees. The present materials also allow for limited infiltration of air and water to the root zones, which would be significantly reduced if concrete services were introduced. The root systems of the trees have distorted the road surface immediately beneath the canopy line. Attempts to ameliorate this will also impose significant damage to the root systems of the trees. Mechanical damage to tree trunks from cars is also a significant threat.

Management Steps

The trees require guidelines for their regular maintenance, as well as policies for replacement as they approach senescence. These should be contained within an overall street tree management document for the entire City of Yarra.

Statement of Significance

The street trees in Napier Street are of local interest as a mature and effective example of street tree plantings within the Fitzroy area. The avenue planting is notable for its continuity, and general impact on the amenity of the neighbourhood.

Site:	Street Trees	Significance:	C
Address:	Napier Street, b/w Moor Street & Johnston Street, Fitzroy	Map Ref:	2C C8
Access:	Unrestricted	Survey Date:	21/5/98

Intactness:	Condition:
E [ ] G [x] F [ ] P [ ]	E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

Gahan Reserve, in Park Street, Collingwood, is a large rectangular park surrounded on three sides by residential development, and a railway line on the western side.

Remnant Fabric (Man Made)

A series of paths radiate from a circular garden bed located at the centre of the park. The paths are constructed of asphalt with a basalt pitcher edge. A child health centre is located on the western side of the park. It was opened in 1927, and is constructed of brick with a rendered finish on the upper half of the wall. Both surfaces are painted green, and the roof is clad with corrugated iron. A suite of play equipment, located in the northern section of the site, is of no significance.

Remnant Fabric (Vegetation)

The park is bounded by mature Plane Trees (*Platanus x acerifolius*) and features a number of specimen Canary Island Date Palm (*Phoenix canariensis*) throughout the site. The central garden bed is densely planted, although some species, such as Cherry (*Prunus serrata*), are inappropriate to the character of the park.

Potential Threats

Introduction of new plantings to the site, which would change the existing simple layout. Failure to maintain the central garden bed to an appropriate standard, or further introduction of inappropriate species that challenge the heritage character of the park.

Management Steps

Preparation of a detailed management plan for the ongoing conservation of the park. It would include guidelines for the maintenance and replacement of trees and shrubs, which would seek to reinforce the character of the existing plantings, and ensure the heritage character of the place is maintained.

Statement of Significance

Gahan Reserve is of local interest as a large formal park in the Collingwood area. The park has maintained much of its heritage character, with few modern accretions.

Site:	Gahan Reserve	Significance:	C
Address:	Park Street, Collingwood	Map Ref:	2C J10
Access:	Unrestricted	Survey Date:	25/3/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

Remnant vegetation on the Latrobe Golf Club site is associated with an early property in the area, Lucerne Farm. The property was established by the 1840s by magistrate Thomas Wills. Following the establishment of the Latrobe Golf Club in 1959 the original mansion, Lucerne, was demolished.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The site contains a number of mature trees extant from the original estate. Of particular note is a Common Oak (*Quercus robur*) planted by Kate Wills, Thomas Wills' daughter, c.1842. Also of note are a number of Dutch Elm (*Ulmus x hollandica*) in the vicinity of the car park, and a very large and broad Italian Cypress (*Cupressus sempervirens*), also adjacent to the car park. A number of remnant River Red Gum (*Eucalyptus camaldulensis*) are scattered throughout the site. A very large Laurustinus (*Viburnum tinus*) is located immediately to the west of the club house, and appears to be a remnant from the early estate.

Potential Threats

The site appears to be well maintained, with vegetation extant from the early history of the site providing much of the structure to the golf course, and therefore highly valued. A potential threat may be to the remnant, indigenous riparian vegetation, which could be effected by heavy fertilizer usage typically associated with golf course turf management.

Management Steps

Seek the assistance of the Golf Course managers in ensuring the ongoing conservation of these various remnant trees.

Statement of Significance

Latrobe Golf Club is significant for the remnant vegetation extant from Lucerne Farm, the original property in the area. The vegetation reflects the early pastoral use of the site, and assists in conveying a rural ambience to the site today.

Site:	Latrobe Golf Club	Significance:	C
Address:	Farm Road, Alphington	Map Ref:	31 D12
Access:	Restricted	Survey Date:	21/5/98

Intactness:
E [ ] G [ ] F [ ] P [x]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[x]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The street trees on Roemer Crescent, Alphington, are unusual and mature splanting.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The site consists of a short row of Silver Elm (*Ulmus minor* 'Variegata') on the western side of the street. The trees have been severely due to overhead power lines, and re-growth is beginning to mature. Thinning of this re-growth by arboricultural professionals is required. Aerial Bundle Cables (ABCs) have now been installed. The trees are mature and dominate the rather narrow street, giving a dramatic sense of enclosure.

Potential Threats

Further lopping of the trees, which is not an acceptable management technique. Pruning should only be required for dead wooding purposes, or very infrequently for power line clearance, if at all.

Management Steps

The trees require guidelines for their regular maintenance, as well as policies for replacement as they approach senescence. These should be contained within an overall street tree management document for the entire City of Yarra.

Statement of Significance

The street trees in Roemer Crescent are of local interest as mature plantings associated with the early history of the area. The species is uncommonly used as a street tree. The trees contribute significantly to the heritage character of the street, and the amenity of the local neighbourhood.

Site:	Street Trees	Significance:	C
Address:	Roemer Crescent, Alphington	Map Ref:	31 C12
Access:	Unrestricted	Survey Date:	22/5/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

		Recommended Heritage Listings:	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[ ]
Planning Scheme	[ ]	HO Controls	[x]
National Trust	[ ]		

Description

Alphington Park, in Riverview Grove, is a suburban park containing both active and passive recreational areas. The park appears to have been laid out during the inter-War period.

Remnant Fabric (Man Made)

The site contains a series of paths that are finished in a gravel aggregate. Two separate war memorials are located within the park—a marble World War Two memorial surrounded by a garden bed, and a World War One memorial, dated 1921, located near the main entrance to the park. A bowling green and associated club buildings are located in the northwestern section of the site, and a clubroom is located adjacent to the northern side of a sporting field. Neither complex appears to be of historical significance.

Remnant Fabric (Vegetation)

The site features a number of mature trees and shrubs. Garden beds throughout the site are generally poorly maintained, and have been replanted in a style inappropriate to the character of the park. Of note are Common Oaks (*Quercus robur*), Canary Island Date Palms (*Phoenix canariensis*) and Plane Trees (*Platanus x acerifolius*) scattered throughout the site. Unusual species include a Cork Oak (*Quercus suber*) adjacent to the clubrooms, a remnant stand of River Red Gum (*Eucalyptus camaldulensis*) in the northern section of the park, a Golden Weeping Cypress (*Cupressus macrocarpa* 'Saligna Aurea') and a number of Funeral Cypress (*Chamaecyparis funebris*) towards the eastern boundary. A fully mature Norfolk Island Hibiscus (*Lagunaria patersonia*) and a Lilly Pilly (*Acmena smithii*) form the structure to a garden bed bordering the bowling club.

Potential Threats

The park is relatively poorly maintained, and further failure to maintain it to an appropriate level will lead to shortening of the amenity life of many of the trees and shrubs on the site, and possible removal of garden beds. Introduction of inappropriate native species, or failure to replace senescent trees with the same species will further erode the heritage character of the park. The park also features a number of architectural elements that are not sympathetic to the character of the park. Introduction of inappropriately detailed elements will further erode heritage character.

Management Steps

Preparation of a detailed management plan for the ongoing conservation of the park. It should include guidelines for the maintenance and replacement of trees and shrubs, which should seek to reinforce the character of the existing plantings, and ensure the heritage character of the place is maintained.

Statement of Significance

Alphington Park is of local interest as an early park in the Alphington area. It reflects typical municipal plantings of the inter-War period and contributes significantly to the heritage character of the local area.

Site:	Alphington Park	**Significance:**	C
Address:	Riverview Grove, Alphington	**Map Ref:**	31 C12
Access:	Unrestricted	**Survey Date:**	22/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

52 Lucerne Crescent, Alphington, has a large garden featuring mature trees from an original layout of the site. The remnant garden elements appear to predate the house, and this requires further investigation.

Remnant Fabric (Man Made)

The gravel driveway appears to be an early feature of the site, at least contemporary with the house.

Remnant Fabric (Vegetation)

The site features a number of mature trees and palms that are prominent within the precinct. Most notable are the Cotton Palm (*Washingtonia robusta*) and two Canary Island Date Palms (*Phoenix canariensis*) located near the house. A mature Bull Bay (*Magnolia grandiflora*) is also visible from the street, as is a clump of Agave (*Agave americana*). A more complete investigation of the site with the owner's permission would probably reveal other significant elements.

Potential Threats

Failure to maintain the trees to a level that would ensure their full amenity life is attained. Development of the site, particularly if it involves removal of significant vegetation. Failure to replace significant trees with the same species, which would alter the heritage character of the site.

Management Steps

Inform the owners of the importance of the site and seek their assistance in ensuring its ongoing conservation.

Statement of Significance

The garden at 52 Lucerne Street is significant for the large number of remnant trees from the early history of the site. The trees contribute significantly to the heritage character of the area, and the amenity of the neighbourhood generally.

Site:	Residential Garden	Significance:	C
Address:	52 Lucerne Crescent, Alphington	Map Ref:	31 D12
Access:	Restricted	Survey Date:	25/5/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

These remnant trees on the banks of the Yarra River are located at thje end of Shamrock Street, Abbotsfoed, and are set behind industrial development. It is not known if they are associated with a (now gone) private residence or are municipal plantings.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The site is dominated by a very large Moreton Bay Fig (*Ficus macrophylla*) and Lombardy Poplar (*Populus nigra* 'Italica') on the bend of the river. Other trees include Plane Tree (*Platanus x acerifolius*), Cotton Palm (*Washingtonia robusta*) and Canary Island Date Palm (*Phoenix canariensis*). A pair of very fastigiate Italian Cypress (*Cupressus sempervirens*) appears to have been part of a closely planted screen.

Potential Threats

Removal of the non-indigenous species as part of re-vegetation of the site. Damage to tree roots due to paving of the linear park system.

Management Steps

Research should be undertaken to ascertain the origin of the plant material, which are almost certainly remnants of an early property in the area. This information could be incorporated into an interpretation scheme for the parklands along the Yarra Council side of the river.

Statement of Significance

The remnant trees are of significance as plantings extant from the early history of the area. The trees are notable for their size, particularly the Moreton Bay Fig, which is probably the largest in the municipality. The trees provide a foil to the remnant indigenous vegetation on the eastern bank of the river, and a potential interpretive element for development of the park system.

Site:	Remnant Trees	**Significance:**	C
Address:	End of Shamrock Street, Abbotsford	**Map Ref:**	2H E1
Access:	Unrestricted	**Survey Date:**	25/5/98

Intactness:	**Condition:**
E [ ] G [ ] F [ ] P [x]	E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The Rushall Park Old Colonists' Cottages incorporate extensive plantings of trees and shrubs throughout a significant elderly persons' home. The 3.6-hectare site was reserved at the instigation of George Coppin in 1869 as accommodation for needy elderly people. The first cottages were built on the site in 1870, paid for by Coppin himself. All the other cottages constructed thereafter on the site were donated by other wealthy patrons, and reflect Australian domestic architecture from colonial bluestone to 1960s home units. The site became a village in miniature, and features offices, a theatre, clock tower and other buildings. Mature trees are scattered throughout the site, and the scale of plantings reinforces the domestic scale of the place.

Remnant Fabric (Man Made)

The site features a remarkably intact complex of buildings from various periods. A full investigation of the site is required to identify significant landscape elements.

Remnant Fabric (Vegetation)

The site features many mature trees and extensive shrub plantings. These include Bhutan Cypress (*Cupressus torulosa*), Liquidambar (*Liquidambar styraciflua*) Golden and Dutch Elms (*Ulmus glabra* 'Lutescens' & *U. x hollandica*), Common Oak (*Quercus robur*), Bull Bay (*Magnolia grandiflora*) and Karaka (*Corynocarpus laevigatus*). Privet (*Ligustrum ovalifolium*), Mirror Bush (*Coprosma repens*) Sweet Pittosporum (*Pittosporum undulatum*) and Photinia (*Photinia glabra*) are used extensively as formal hedge plantings along boundaries and throughout the site. Highly maintained annual beds are featured throughout the site, particularly in front of the cottages, and are representative of a largely outmoded landscape feature.

Potential Threats

Removal of mature trees due to the construction of new buildings. Reduction in the level of maintenance on the site, which would lead to the removal of some or all of the annual beds, as well as a deterioration in the quality of hedges and potential amenity life of mature trees.

Management Steps

The Old Colonists' Cottages require a detailed conservation study that would outline the history and development of the site, and identify elements of heritage significance. Policies could then be prepared to ensure the ongoing conservation of this important site.

Statement of Significance

The landscape of the Old Colonists' Association Cottages is of significance as a contemporary setting for a unique and early community development. The landscape reflects the development of the site, and maintains a number of highly intensive horticultural features that are rarely utilised today and reinforce the heritage character of the buildings complex.

Reference

Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. South Yarra, 1989..

Site:	Rushall Park Old Colonists' Cottages	Significance:	A
Address:	Rushall Crescent, Fitzroy North	Map Ref:	30 D12
Access:	Restricted	Survey Date:	25/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[x]
Planning Scheme	[x]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[x]
Register of the National Estate	[x]
HO Controls	[x]

Description

The residential garden at 39-41 Park Crescent, Alphington, is an overgrown and partially intact garden associated with an early house in the Alphington area.

Remnant Fabric (Man Made)

The frontage of the house is bounded by an old, seemingly original picket fence, which requires restoration. A full investigation of the site with the owner's permission may uncover other significant landscape elements.

Remnant Fabric (Vegetation)

The site features a number of mature trees and shrubs, which represent typical plantings from the turn of the century. They include Cotton Palm (*Washingtonia robusta*), Canary Island Date Palm (*Phoenix canariensis*), Sweet Pittosporum (*Pittosporum undulatum*) and Loquat (*Eriobotrya japonica*). The dense nature of the plantings does not allow a full inventory of the site, so a more detailed investigation is required.

Potential Threats

The site is poorly maintained, so a potential risk is the loss of significant vegetation through failure to maintain the garden. Development of the site would also severely impact on the heritage character of the garden.

Management Steps

Inform the owners of the heritage value of the garden and seek their assistance in its ongoing conservation.

Statement of Significance

The garden at 39-41 Park Crescent, Alphington, is of local interest as an early and partially intact domestic landscape in the Alphington area. The garden represents early planting styles and layouts from the late 19th/early 20th century, which have largely been developed over the ensuing years. The site contributes significantly to the heritage character of the surrounding precinct.

Site:	Residential Garden	Significance:	C
Address:	39-41 Park Crescent, Alphington	Map Ref:	30 K12
Access:	Restricted	Survey Date:	25/5/98

Intactness:
E [ ] G [x] F [ ] P [ ]

Condition:
E [ ] G [ ] F [ ] P [x]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

The grounds of the Fitzroy North Primary School contain a number of mature, exotic trees, associated with the notable Victorian school building.

Remnant Fabric (Man Made)

None noted.

Remnant Fabric (Vegetation)

The site features a number of mature exotic trees. Specimens include Pepper Tree (*Schinus molle*), Desert Ash (*Fraxinus oxycarpa*), English Elm (*Ulmus procera*) and a short row of Dutch Elm (*Ulmus x hollandica*) on the southern boundary of the site. An unusual oak tree, which appears to be a Common Oak (*Quercus robur*) hybrid is located in the south western section of the site. All the trees are in reasonable condition. Most of the significant trees are located in the vicinity of the old wing of the school, and native trees and shrubs are planted elsewhere, forming an effective landscape scheme.

Potential Threats

Removal of senescent specimens and failure to replace them with the same species, particularly introduction of native trees to the south western section of the site..

Management Steps

Preparation of a management plan for the mature exotic trees on the site that would outline a regular maintenance program for the trees, and ensure senescent specimens are replaced with the same species, maintaining some degree of heritage character to the site.

Statement of Significance

The mature exotic trees at North Fitzroy Primary School are of local interest as early plantings associated with an important local building. The trees contribute significantly to the heritage character of the site and the surrounding precinct, and to the amenity of the neighbourhood generally.

Site:	Fitzroy North Primary School	Significance:	C
Address:	Cnr Alfred Crescent & Best Street, North Fitzroy	Map Ref:	30 B12
Access:	Restricted	Survey Date:	28/5/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [ ] G [x] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

Description

A pair of mature exotic trees in the gront garden of a fine Victorian house at 78 Rowe Street, North Fitzroy..

Remnant Fabric (Man Made)

The street frontage to the property is bounded by a timber and wire mesh fence, and iron and mesh gate. This style of fencing was popular during the inter-War period, and represents a latter addition to the property.

Remnant Fabric (Vegetation)

The site is dominated by a pair of fine, fastigiate Italian Cypress trees (*Cupressus sempervirens*). The eastern tree is notably taller, the western wider, suggesting the trees were grown from seed, and represent different clonal material. The trees appear to be in fine vigour, and have outgrown the scale of the garden. The trees appear to be contemporary with the house.

Potential Threats

Removal of the trees, or removal of the upper canopy in an attempt to shape or control the trees' growth.

Management Steps

Inform the owners as to the importance of these plantings, and seek their assistance in the ongoing conservation of the trees.

Statement of Significance

The Italian Cypress trees are of local interest as rare survivors of original plantings associated with a Victorian terrace house. The trees provide a contemporary setting to the house, and form a local landmark. They contribute significantly to the amenity of the local neighbourhood.

Site:	Remnant Trees	Significance:	C
Address:	78 Rowe Street, North Fitzroy	Map Ref:	30 C12
Access:	Restricted	Survey Date:	28/5/98

Intactness:
E [ ] G [ ] F [x] P [ ]

Condition:
E [x] G [ ] F [ ] P [ ]

Existing Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
Planning Scheme	[ ]
National Trust	[ ]

Recommended Heritage Listings:

Victorian Heritage Register	[ ]
Register of the National Estate	[ ]
HO Controls	[x]

APPENDIX A   SUMMARY LIST

Suburb	Street	No	Site	VHR	RNE	NT Sig. Trees	Grade
Alphington	Park Cres	39-41	Residential Garden				C
Fitzroy North	Cnr Alfred Cres & Best St		Fitzroy North Primary School				C
Fitzroy North	Rowe St	78	Remnant Trees				C

Suburb	Street	No	Site	VHR	RNE	NT Sig. Trees	Grade
Burnley	The Boulevard		Burnley Gardens		Rec	Yes	A
Richmond	Cnr Highett St & Church St		City Reserve				C
Richmond	Muir Street		West Richmond Station				C
Fitzroy North	Rushall Crescent		Rushall Station Reserve				C
Clifton Hill	B/W North Terrace & South Terrace		Darling Gardens			Yes	B
Fitzroy North	Brunswick Road & Alfred Cres		Edinburgh Gardens			Yes	B
Fitzroy North	B/W Rushall Station and Queens Parade		Railway Reserve				C
Fitzroy North	Alfred Crescent		Street Trees				C
Carlton North	Pigdon Street		Median Planting				B
Carlton North	Canning Street		Median Planting				C
Carlton North	Bounded by Curtain, Newry, Rathdowne & Canning Streets		Curtain Square		s	•	C
Richmond	Erin Street	29	Elim Rehabilitation Centre				C
Richmond	Barkly Ave, Madden Gve, Coppin & Mary Sts.		Barkly Gardens				C
Richmond	The Boulevard		The Boulevard Parklands				B
Clifton Hill	Queens Parade		Street Trees				B
Clifton Hill	Heidelberg Road		Perimeter Planting, Coulson & Knott Reserves				C
Clifton Hill	Field Street		Quarry Park				C
Fairfield	Yarra Bend Road		Westfield Reserve				C
Fitzroy North	Nth of Park St, West of Mark & Apperly Sts.		Old Railway Reserve				C
Fairfield	Fairfield Park Drive		Fairfield Park				B
Yarra Bend	Yarra Bend Road		Yarra Bend Park	Rec	Yes		A
Fitzroy North	Barkly St		Street Trees				C
Abbotsford	St Heliers St		Former St Heliers Convent		Rec	Yes	A
Alphington	Coate Avenue		Coate Park				C
Alphington	Coate Avenue		Median Planting				C
Alphington	Yarraford Street		Street Trees				C
Yarra Bend	Yarra Bend Road		Fairfield Hospital		Yes	Yes	B
Fitzroy	Brunswick St	25-39	Barcelona Terrace		Rec		B
Fitzroy	Napier Street, b/w Moor Street & Johnston Street						C
Collingwood	Park Street		Gahan Reserve				C
Alphington	Farm Road		LaTrobe Golf Club			Yes	C
Alphington	Roemer Cres		Street Trees				C
Alphington	Riverview Grove		Aphington Park				C
Alphington	Lucerne Cres	52	Residential Garden				C
Abbotsford	End of Shamrock St		Remnant Trees				C
Fitzroy North	Rushall Cres		Rushall Park Old Colonists Association		Yes		A