

people place heritage

# CONTEXT

## HERITAGE GAP STUDY: REVIEW OF 17 HERITAGE PRECINCTS STAGE 2 REPORT

Final report, version 4  
August 2014  
Revised October 2016



Prepared for  
City of Yarra

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### Report Register

This report register documents the development and issue of the report entitled *Heritage Gap Study: Review of 17 heritage precincts Stage 2 report* undertaken by Context Pty Ltd in accordance with our internal quality management system.

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## POST-PANEL REVISIONS

This addendum was prepared in October 2016 to set out the changes between the recommendations of this report, as prepared in August 2014 by Context Pty Ltd, and the implementation of the associated Amendment C173 in actuality.

In some cases, Context Pty Ltd recommended changes to recommendations and/or place and precinct citations on the basis of information provided during the community consultation process. In others, the Amendment C173 (Part 2) Panel report of 12 July 2016, recommended changes, which the Yarra City Council adopted at its meeting of 19 September 2016. There are also several changes that Council decided independent of the panel process.

For clarity, all of these changes are listed below and noted in the body of this report, primarily in the form of added footnotes. In the case where changes to the place and precinct citations themselves were recommended, the citations have been revised both in this report and in the HERMES heritage database, with a description of the changes noted in the list below.

Changes introduced into this report:

- *Doonside Industrial Precinct* – not introduced into the Yarra Heritage Overlay.  
Due to a VCAT consent order, the C173 Panel was precluded from considering properties comprising a large the proposed precinct (61-77 Burnley Street), without which Context Pty Ltd no longer supported the introduction of the Heritage Overlay.  
The Panel recommended that the existing HO375 be retained on 81-95 Burnley Street, instead of absorbing it into the precinct.  
This has been noted in this report, but the citation has been retained.
- *Gardner Street Precinct* – remove External Paint Controls from this precinct.  
As this proposed precinct incorporates part of the existing HO325 Kennedy Street Precinct, where there are already Paint Controls, they were recommended to be carried over to the Gardner Street Precinct in this report.  
The Panel found that they were not warranted, and recommended that these controls be removed.  
This has been noted in this report.
- *132 Somerset Street* in Gardner Street Precinct – grading changed from Contributory to Not Contributory.  
On the basis of a late submission, objecting to the grading of this 1920s house, Yarra City Council resolved to regrade it.  
This has been noted in this report and on the precinct map.
- *HO308 Barkly Gardens Precinct extension & 236-238 Mary Street* – remove reference to 1930s houses being contributory to the precinct.  
A submitter called for a 1930s house at 31 Brighton Street to be regraded from Not Contributory to Contributory. Context Pty Ltd reviewed the precinct and concluded that 1930s houses had been appropriately excluded from the period of significance. This review also noted that the 1930s duplex at 236-238 Mary Street was incorrectly graded Contributory, and this should be corrected.  
This has been noted in this report and on the precinct map. In addition, a revised version of the precinct citation has replaced the previous one with a more detailed indication that only interwar houses of the 1920s are Contributory.
- *84 York Street* in HO338 West Richmond Precinct extension – regrade from Contributory to Not Contributory.  
A submitter objected to the inclusion of this house as a Contributory property. By the time the Panel inspected it in May 2016, it had been demolished. Thus they recommended a change in grade to Not Contributory.  
This regrading has been noted in this report and on the precinct map.
- *48 Smith Street* in HO338 West Richmond Precinct extension – note recent alterations in the precinct citation.

A submitter objected to the inclusion of this house as a Contributory property, on the basis of alterations that had been made between 2011 and 2014. Context Pty Ltd maintained that the house was still Contributory, but that these changes could be documented in the precinct citation. The Panel agreed with this approach.

A revised version of the precinct citation has replaced the previous one.

- *Eleazer Lesser Duplexes* – retain 62-68 Appleton Street and 389-391 Highett Street as a serial listing. Move 158-160 Somerset Street to the Gardner Street Precinct. Remove 114-120 Burnley Street from the amendment.

The Panel found that the four groups of semi-detached houses that comprise the proposed serial listing were too stylistically different with different levels of intactness to comprise a serial listing. The Panel recommended that they be re-evaluated as individual places or parts of precincts.

Context Pty Ltd carried out this re-evaluation and recommended that the group of identical houses (62-68 Appleton Street, 389-391 Highett Street and 114-120 Burnley Street) remain a serial listing, while the pair with a somewhat different appearance (158-160 Somerset Street) be joined to the adjacent Gardner Street Precinct.

The Yarra City Council adopted this revised approach, though decided to abandon 114-120 Burnley Street entirely.

These changes have been noted in this report and at the start of the serial listing citation. In addition, a note has been made on the Gardner Street Precinct map regarding the addition of 158-160 Somerset Street, and these addresses have been added to the extent noted in the precinct citation.

- *Cremorne Industrial Buildings* – no serial listing to proceed; 9-11 and 80-82 Cremorne Street to remain in existing HOs (HO463 & HO367); 85-99 Cremorne Street and 1-9 Gordon Street to get individual HOs; 60-88 Cremorne Street has been demolished (no further action).

The Panel found that the use of serial listing was inappropriate in this case, but that individual Heritage Overlays should be pursued for the three surviving buildings without current protection.

Each building already has its own place citation, so the change in HO listing has been noted in this report.

- *Richmond Industrial Buildings* – no serial listing to proceed; 6 Brougham Place to retain existing HO462; new individual HOs for 8 and 26 Brougham Place and 14 Risley Street. These changes have been noted in this report and at the start of the serial listing citation.

## EXECUTIVE SUMMARY

This section provides a summary of the findings and recommendations of Stage 2 of the *Heritage Gap Study: Review of 17 Heritage Precincts* (hereafter referred to as the Heritage Gap Study 2013). For further information please refer to Chapter 4.

### Findings

The findings of the Stage 2 Heritage Gap Study 2013 are:

#### Locally significant

- There are seven (7) precincts of local significance and six (6) precincts that form extensions to three existing heritage overlay (HO) precincts (refer to Table A and section 3.1). There is also a small extension to the HO342 Cremorne precinct. Appendix C contains the citations for precincts of local significance and precinct extensions.
- There are nine (9) Individually Significant places and three (3) Individually Significant 'group thematic or serial' listings (refer to table A and section 3.2). Appendix D contains the citations for Individually Significant places and 'group thematic or serial listings'.

**Table A: Locally significant precincts and places and precinct extensions**

Place or precinct	2009 Graeme Butler Study*
<b>Precincts</b>	
Building Society Cottages	Part of Lincoln Street precinct
Church Street North	Church Street North precinct
Doonside Industrial **	Doonside precinct
Highbett Street	Highbett Street precinct
Lincoln Street	Lincoln Street precinct
Wells Street	Part of Lincoln Street precinct
Yarraberg	Yarraberg precinct
<b>Precinct extensions</b>	
Barkly Gardens (HO308)	Cotter Street, Rooney Street and Yarra Street precincts
Cremorne (HO342)	HO342 Cremorne
Gardner Street (part of existing HO325)	Murphy Street precinct plus southern part of existing HO325 Kennedy Street precinct
West Richmond (HO338)	Hoddle Street and York Street precincts
<b>Group thematic or serial listings</b>	
<i>Eleazer Lesser Edwardian Duplexes</i> *** 62-68 Appleton St, 114-120 Burnley St, 389-391 Highett St and 158-160 Somerset St, Richmond  (Lots 1 & 2 LP123204; Lot 1 TP107818; Lot 1 LP35488; Lot 1 TP160291, Lot 1 TP550577; Lot 1 TP 189449; Lot 1 TP209816; Lots 7 & 8 LP29443; Lot 1 TP193547; Lot 1 TP195036)	Contributory within the Murphy Street and Yarraberg precincts.

\* Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2, 2009*.

<b>Place or precinct</b>	<b>2009 Graeme Butler Study*</b>
<p><i>Richmond Industrial Buildings*</i> 6-8 and 26 Bromham Pl and 14 Risley St, Richmond</p> <p>(Lots 1-23 PS505239; Lot 1 LP4391; Lot 36 LP1179)</p>	Contributory within the Bromham-Risley Industrial and Highett Street precincts
<p><i>Cremorne Industrial Buildings*</i> Factory (Former) 9-11 Cremorne St, Cremorne (Lot 1 LP127953)</p> <p>L. Arthur Cartage Contractor Garage (Former), 60-88 Cremorne St, Cremorne (Lot 2 PS416600)</p> <p>Melbourne Wire Works (Former) 85-99 Cremorne St (south end, cnr. Kelso St), Cremorne (Lot 1 TP837407)</p> <p>Nuttelex offices and factory (Former), 1-9 Gordon St, Cremorne (Lot 1 TP685099)</p>	<p>Contributory (Swan Street precinct)</p> <p><i>Note: not identified by Stage 1, identified and assessed as a result of comparative analysis in Stage 2 for other Cremorne industrial buildings</i></p> <p>Contributory (HO342 Cremorne precinct extension)</p> <p>Contributory (HO342 Cremorne precinct extension)</p> <p>Contributory (Balmain Street, Cremorne precinct)</p>
<b>Individual places</b>	
Somerset Terrace, 54-64 Baker St, Richmond (Lots 1-6 LP50164)	Contributory (Lincoln Street precinct)
House & fence, 70 Baker St, Richmond (Lot 1 TP621713)	Contributory (Lincoln Street precinct)
Wilford Terrace 137-51 Cremorne St, Cremorne (Lot 1 TP215821; Lot 1 TP179967; Lot 1 TP392115; Lot 1 TP374715; Lot 1 TP371391; Lot 1 TP329500; Lot 1 TP242788; Lot 1 TP383748)	Contributory (HO342 Cremorne precinct extension)
Terrace, 21-33 Cubitt St, Cremorne (Lots 1-7 LP8645)	Contributory (HO342 Cremorne precinct extension)
Houses, 58 & 60 Cubitt St, Cremorne (lot 1 TP555771; Lot 1 TP741972)	Individually Significant (HO342 Cremorne precinct extension)
Victorian Duplexes, 59-85 Gardner St, Richmond (Lots 1 & 2 LP89298; Lot 2 TP699907; Lot 2 TP605227; Lot 2 TP817318; Lot 1 TP384658; Lots 1 & 2 LP37153; Lot 1 TP231836; Lot 1 TP402213; Lot 1 TP407728; Lot 1 TP433387; Lots 1 & 2 LP45982)	Contributory within the Murphy/Gardner Street precinct
West Richmond Railway Station complex, Highett Street & Muir streets, Richmond (Lot 1 TP915854; Lots 19-23 LP1329; Lot 1 TP937482 & part Egan Street reserve)	Individually Significant (part HO338 West Richmond precinct and part Hoddle Street precinct)
Henry Walters' Boot Factory (Paragon Shoes), 38-	Contributory (Regent Street Industrial precinct)

Place or precinct	2009 Graeme Butler Study*
50 Regent St and 35-47 Lt Hoddle St, Richmond (Lots 1-6 PS343363; Lots 1-23 PS413742)	
Russell Bros. Tannery (Former), 27-57 Rooney St, Richmond (Lots 1 & 2 TP219516)	Contributory (Rooney Street precinct)

### Not significant

- There are five (5) precincts, seven (7) places and one (1) 'group thematic or serial' listing that do not meet the threshold for local significance. Appendix E provides the information gathered about the place, precinct or listing and explains the reasons why they do not meet the threshold.
  - Baker Street precinct (part of the Lincoln Street precinct identified by the 2009 Study)
  - Cubitt & Dover streets precinct (part of the HO342 Cremorne precinct extension)
  - Gordon Street precinct (part of the Balmain Street, Cremorne precinct)
  - Hull Street precinct
  - Swan Street West precinct
  - Terrace, 98A-108 Balmain Street, Cremorne
  - Timber Cottages serial listing, 104, 110, 114 & 118 Chestnut Street, Cremorne
  - Madeline Terrace, 110-118 Dover Street, Cremorne
  - Sydenham Hotel (Richmond Tavern), 10 Elizabeth Street, Richmond
  - Terrace, 53-59 Garfield Street, Richmond
  - Terrace, 11-17 Howard Street, Richmond
  - Clark House, 143 Kent Street, Richmond
  - Terrace, 35-41 Stephenson Street, Cremorne

### Changes to existing HO precincts

Table B lists the changes to the existing HO precincts. Section 3.1 explains the reasons for the proposed changes.

**Table B: Changes to existing HO precincts**

Precinct	Changes
HO308 Barkly Gardens	<p><b>Changed heritage status:</b></p> <p>From Individually Significant (IS) to Contributory (C) – 2 Rose St From C to Not Contributory (NC) – 31 &amp; 45 Brighton St, 4 James St, 236-238 Mary Street*</p> <p>From NC to C – 41 Brighton St, 22 Burgess St, 208, 226 &amp; 234 Mary St, 4 &amp; 6 Rose St</p> <p><b>Removed:</b></p> <p>73 Brighton St</p>
HO325 Kennedy Street	<p>Precinct split into two separate precincts:</p> <ul style="list-style-type: none"> <li>– Northern section comprising that part of HO325 in Johnson, Cole, Hollick and Kennedy streets retains existing HO number and precinct name.</li> <li>– Southern section comprising that part of HO325 in Buckingham, Gardner and Kent streets with the addition of the</li> </ul>

Precinct	Changes
	Murphy Street precinct is renamed as the Gardner Street precinct and will be allocated a new HO number.

## Recommendations

The recommendations of the Stage 2 Heritage Gap Study 2013 are:

1. The City of Yarra prepares and exhibits an amendment to the Yarra Planning Scheme to implement the findings of the Stage 2 Heritage Gap Study 2013. This amendment should:
  - Update the references in the LPPF of the Yarra Planning Scheme to include specific reference to the Stage 2 Heritage Gap Study 2013, as appropriate.
  - Replace the existing schedule to the heritage overlay in the Yarra Planning Scheme with a new schedule, which:
    - Adds the new precincts, places and ‘group thematic or serial’ listings listed in Table A in the Executive Summary.
    - Amends the HO schedule for the revised HO325 Kennedy Street precinct by adding tree controls for street trees only and for the HO308 Barkly Gardens precinct by adding tree controls to Barkly Gardens only.
    - Applies external paint controls to the places listed in Table 3.2 in Chapter 3.
    - Applies tree controls to the West Richmond Railway Station complex.
    - Deletes the Amendment C149 Individually Significant places within the precinct or precinct extensions that will now form part of the precinct HO.
    - Updates the ‘City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012’ in accordance with the recommendations of this report.
  - Amend the relevant Yarra Planning Scheme HO maps in accordance with Table A in the Executive Summary, to add the new places and precincts and to amend the boundaries of HO308, HO325, HO338 and HO342.
  - Amend the boundaries of HO368 House and Stables, protected as an individual place on the HO as part of Amendment C149 from 10 Pearson Street, Cremorne, to: 10 Pearson Street and 11 Chapel Street, Cremorne, both on the HO Schedule and the HO map.
  - Correct the street address of HO278 Kilmarnock in the HO Schedule from ‘19 Murphy Street’ as currently shown to: 15 Murphy Street.
  - Correct the street address and place name of HO266 in the HO Schedule from ‘117 Hoddle Street Richmond, House’ as currently shown to: 117 Hoddle Street and 2A Egan Street Richmond, House and Stable.
2. That Council give consideration to:
  - Undertaking the updates to the *City of Yarra Heritage Review Thematic History* (1998) set out in section 3.3.
  - Assessing the potential Individually Significant places listed in Table 3.4 of section 3.4.
  - Preparing new statements of significance for the Individually Significant places listed in section 3.4. Note: As these places are already protected in the HO this may be considered a lower priority than the assessment of the potential Individually Significant places.



# 1 INTRODUCTION

## 1.1 Purpose

This report provides the findings and recommendations of Stage 2 of the *Heritage Gap Study: Review of 17 Heritage Precincts* (hereafter referred to as the Heritage Gap Study 2013).

The purpose of the Heritage Gap Study 2013 is to review the assessment of 17 precincts proposed by the *City of Yarra Heritage Gap Study: Stage 2*, completed by Graeme Butler and Associates in 2009 (hereafter referred to as the 2009 Study) and to make further recommendations where necessary. This review will inform a future amendment to the Yarra Planning Scheme, and further progress the ongoing heritage gaps work by the City of Yarra.

Stage 1 of the Heritage Gap Study 2013, completed in May 2013, made preliminary recommendations (refer to chapter 2), which included not proceeding with several precincts and instead assessing potentially Individually Significant places and 'group thematic or serial' listings within them, and assessing some precincts as extensions of existing precincts already included in the heritage overlay (HO). The specific tasks associated with Stage 2 therefore were to:

- Assess the heritage precincts, precinct extensions and potential Individually Significant places or 'group thematic or serial' listings recommended by Stage 1.
- Assess the heritage precincts, precinct extension and Individually Significant places formerly proposed for inclusion in the HO342 Cremorne precinct extension by Amendment C149.
- Prepare a report, which is suitable for inclusion in the Yarra Planning Scheme as a reference document that includes statutory recommendations to implement the Stage 2 study via a planning scheme amendment.

## Acknowledgement

The kind assistance of Robert Ousley at the Richmond & Burnley Historical Society is acknowledged.

## 1.2 Methodology

The Heritage Gap Study 2013 was prepared in accordance with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) 1999 and its guidelines. All terminology is consistent with the Burra Charter.

The methodology and approach was also guided by:

- The VPP Practice Note *Applying the Heritage Overlay* (2012) (hereafter referred to as the 'VPP Practice Note').
- The standard methodology used by Context in the assessment of heritage places and precincts (Refer to Appendix B). In addition to the above, this considers relevant Independent Panel reports and, in particular, the Advisory Committee report for the *Review of Heritage Provisions in Planning Schemes*<sup>1</sup> (The Advisory Committee Report), which was completed in August 2007.
- The *Amendment C149 Review of Heritage Places & Precincts*, March 2013 (hereafter referred to as the 2013 Peer Review), prepared by Context Pty Ltd.
- The Panel Report for Amendment C149 to the Yarra Planning Scheme.

<sup>1</sup> *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage* (The Advisory Committee Report), August 2007.



## Summary of key tasks

Table 1.1 lists key tasks associated with the assessment of precincts, precinct extensions and potential Individually Significant places and 'group thematic or serial' listings.

**Table 1.1 – Stage 2 assessment**

Place type	Stage 2 assessment
Precincts	<p>Review and update history, and undertake further historic research as required (see below).</p> <p>Prepare a comparative analysis (see below).</p> <p>Assess against Hercon criteria (see Appendix B).</p> <p>If considered to meet the threshold of local significance:</p> <ul style="list-style-type: none"> <li>– Review and update descriptions having particular regard to changes since the 2009 Study.</li> <li>– Prepare a new statement of significance.</li> <li>– Undertake further fieldwork inspection, if required (see below).</li> <li>– Review and confirm or change, as appropriate, the heritage status of places (e.g. Individually Significant, Contributory, Not Contributory) and precinct boundaries in accordance with the new statement of significance (see below).</li> <li>– Prepare new precinct schedules and maps showing Individually Significant, Contributory and Not Contributory places.</li> <li>– Except for places included in Amendment C149, prepare new statements of significance for Individually Significant places that are individually listed in the HO, or recommend the preparation of a new statement of significance as a future action (see below).</li> <li>– Prepare statutory recommendations (see below).</li> </ul>
Precinct extensions	<p>Undertake general edits of the Barkly Gardens (HO308), Cremorne (HO342), Kennedy Street (HO325) and West Richmond (HO338) precincts in accordance with the 2013 Peer Review recommendations (see below).</p> <p>Review and update historical and descriptive information from the Cotter Street, Hoddle Street, Murphy Street, Rooney Street and Yarra Street precincts and integrate into the relevant precinct citations.</p> <p>Undertake further historic research as required (see below).</p> <p>Prepare a comparative analysis for the HO308, HO325, HO338 and HO342 precincts (see below).</p> <p>Assess against Hercon criteria (see Appendix B).</p> <p>Review and update the statements of significance for the precincts including the precinct extensions.</p> <p>Prepare new precinct schedules and maps showing Individually Significant, Contributory and Not Contributory places for the extensions to the precincts.</p> <p>Except for places included in Amendment C149, prepare new statements of significance for Individually Significant places that are individually listed in the HO, or recommend the preparation of a new statement of significance as a future action (see below).</p> <p>Prepare statutory recommendations (see below).</p>

Place type	Stage 2 assessment
Potential Individually Significant places and 'group, thematic or serial listings'	<p>Review and extract relevant historic and descriptive information from the relevant precinct citation in the 2009 Study.</p> <p>Undertake further historic research as required (see below).</p> <p>Prepare a comparative analysis (see below).</p> <p>Assess against the Hercon criteria (see Appendix B).</p> <p>If considered to meet the threshold of local significance:</p> <ul style="list-style-type: none"> <li>– Prepare a detailed description.</li> <li>– Prepare a statement of significance.</li> </ul> <p>Prepare statutory recommendations (see below).</p>

### General edits

The 2013 Peer Review recommended 'general edits' of the precinct citations prepared for the 2009 Study to improve legibility and expression and ensure consistency with the VPP Practice Note. These edits include:

- Shortening the statement of significance by moving historical background and descriptive information to separate sections within the citation.
- Replacing the RNE criterion with the relevant Hercon criterion, which are moved from the 'How' section of the statement of significance to be next to the relevant statement under 'Why' to clearly demonstrate the link between the criterion and why the place is significant.
- Removing and editing as required to remove information that is out of date.

### Fieldwork

The precincts and individual places were inspected and documented in Stage 1. Follow up fieldwork and inspections were carried out in Stage 2, as required, following detailed research and assessment to confirm intactness of places, inspect comparative examples, and confirm precinct boundaries and the heritage status of places.

### Historic research

The historic research considered a range of primary and secondary sources including historic maps, plans and photographs held by the State Library of Victoria, City of Yarra and the Richmond and Burnley Historical Society, Richmond Council rate books, Sands & McDougall Directories, Land Victoria title and subdivision records, previous heritage studies including the 2009 Study and other recent gaps studies, the 1985 *Richmond Conservation Study* and the 1998 *City of Yarra Heritage Review*, on-line databases and other sources (e.g. Australian Architectural Index and Australian Dictionary of Biography), typological heritage studies, and other relevant local histories such as *Hard Yakka: 100 years of Richmond industry*.

### Comparative analysis

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

As a result of the comparative analysis carried out for industrial buildings within Cremorne, one additional Individually Significant place was identified during Stage 2 – this is the former

factory at 9-11 Cremorne Street, which was originally identified by the 2009 Study as a Contributory place within the Swan Street West precinct.

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

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

The heritage status of places (Individually Significant, Contributory or Not Contributory) was reviewed having regard to the new statement of significance (see also Appendix B).

Generally speaking, the status of the majority of places did not change following Stage 2 assessment. However, a small number of places in the Highett Street precinct and York Street precinct extension were identified as being potentially Individually Significant due to their early construction date (prior to 1870 and some possibly earlier). Pending further assessment, however, the status of these places has remained as Contributory and they are identified for future assessment (see section 3.4).

In one instance where a precinct was not recommended in Stage 2 (Gordon Street), the Individually Significant former Nuttelex offices and factory at 1-9 Gordon Street was fully assessed instead. It was identified by the 2009 Study as Contributory, but re-assessed as Individually Significant following further research and comparative analysis. It is recommended for protection on the Heritage Overlay as part of the Cremorne Industrial Buildings serial listing.

### **Statutory recommendations**

Generally speaking, the precinct boundary will be the same as the HO boundary. However, the HO boundary applied to the precinct may be different – for example, if it is proposed to retain an existing individually listed HO place, which has different controls to the precinct.

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

For individual places that are Individually Significant, the HO will usually be applied to the whole of the property as defined by the title boundaries. However, in accordance with the VPP Practice Note there are three exceptions, being large sites, some containing a complex of buildings, of which only one is significant. In these cases the HO is applied only to that building. They are: the former L. Arthur Cartage Contractor Garage at 60-88 Cremorne Street, Cremorne; the former Melbourne Wire Works at 85-99 Cremorne Street, Cremorne; and the former Russell Bros. Tannery at 25-57 Rooney Street, Richmond.

Specific controls (e.g., external paint controls, tree controls, prohibited uses) will be recommended having regard to the significance of the place and future management in accordance with the VPP Practice Note.

### **Individually Significant places**

The new precincts and precinct extensions identified by the 2009 Study contain a small number of Individually Significant places, which are already individually listed in the HO schedule and maps or proposed for inclusion by Amendment C149. The approach to these places was as follows:

- Individually Significant places proposed for individual inclusion in the HO by Amendment C149 have a statement of significance in the current format recommended by the VPP Practice Note and do not require updating. Stage 1 identified the places that should retain their individual HO (e.g., because of specific controls such as external paint, trees etc. or because they have different heritage values to the precinct) or should become part of the

precinct HO when one is applied (refer section 2.1). The Stage 1 findings were reviewed on the basis of the detailed research in Stage 2 and confirmed or amended as required.

- Individually Significant places already listed in the HO assessed by the 1998 *City of Yarra Heritage Review* have a statement of significance which requires minor editing to change it to the format recommended by the VPP Practice Note. The scope of the project allowed new statements of significance to be prepared for these places (refer to Appendix D). This was undertaken as a 'desktop' exercise using the existing information in the Hermes database.

Some of the existing precincts already in the HO for which extensions are proposed (HO308 Barkly Gardens, HO325 Kennedy Street, HO338 West Richmond) and have been reviewed by Stage 2 also contain Individually Significant places, many of which were originally assessed by the 1985 *Richmond Conservation Study*. The creation of new format statements of significance for these places was outside the scope of this project. Section 3.4 provides a list of Individually Significant places for which it would be desirable in future to prepare a statement of significance in the current format.

## 2 STAGE 1 & HO342 CREMORNE REVIEW SUMMARY

### 2.1 Heritage Gap Study 2013 Stage 1 Findings

This section summarises the findings of the scoping exercise and preliminary recommendations of Stage 1 of the Heritage Gap Study 2013. Full details can be found in the Stage 1 report.

#### Review of 17 precincts

In summary, since the 2009 Study the following has happened:

- There has been demolition of buildings, which has diminished the physical and visual integrity of some precincts.
- Amendment C149 has been exhibited, gone through the Independent Panel Stage, as of 5 August, is now at Council adoption stage and has been sent to the Minister for Planning for approval. Amendment C149 proposes to include Individually Significant properties in several precincts as individual places in the HO.
- The 2013 Peer Review found that the ‘group, thematic or serial listing’ approach to heritage precinct mapping used by the 2009 Study where a single HO area was ‘broken down into a number of contributory HO fragments that were not necessarily contiguous’ is not correct having regard to the recent changes to the VPP Practice Note.

On this basis, Stage 1 of the Heritage Gap Study 2013 identified:

- Nine (9) precincts from the 2009 Study that meet the threshold of local significance subject to further assessment and comparative analysis in Stage 2. Of these, two precincts – York Street and Murphy Street were also considered as potential extensions to HO338 West Richmond precinct and HO325 Kennedy Street precinct, respectively.
- Three (3) new precincts of potential significance, which were part of larger precincts from the 2009 Study and require further assessment.
- Four (4) precincts that do not meet the threshold of local significance and should be assessed in Stage 2 as extensions of adjoining existing HO precincts.
- Four (4) precincts that do not meet the threshold of local significance and do not require further assessment.
- Eleven (11) potential Individually Significant places and four (4) ‘group thematic or serial’ listings outside of precincts as a consequence of deletion of precincts that are not significant and changes to other precinct boundaries.

Table 2.1 lists the precincts and places under each category.

**Table 2.1 – Summary of Stage 1 findings**

Status	Name of place or precinct
<i>Precincts of local significance</i>	Church Street North Doonside Highett Street Hull Street Lincoln Street Murphy Street Swan Street West Yarraberg York Street

Status	Name of place or precinct
<i>Precincts of potential significance</i>	Baker Street (formerly part of Lincoln Street) Gordon Street (formerly part of Balmain Street) Wells Street (formerly part of Lincoln Street)
<i>Precinct extensions</i>	Cotter Street, Rooney Street and Yarra Street, as extensions to HO308 Barkly Gardens Hoddle Street, as an extension to HO338 West Richmond
<i>Precincts that are Not significant</i>	Alphington Village Commercial Balmain Street, Cremorne Bromham-Risley Street Richmond Industrial Regent Street Industrial
<i>Places of potential individual significance</i>	<ol style="list-style-type: none"> <li>1. Terrace, 98A-108 Balmain Street (formerly part of Balmain St precinct)</li> <li>2. Somerset Terrace, 54-64 Baker Street (formerly part of Lincoln St precinct)</li> <li>3. House &amp; fence, 70 Baker Street (formerly part of Lincoln St precinct)</li> <li>4. West Richmond Railway Station complex and railway bridge abutments on Egan, Elizabeth, York and Garfield streets (part of West Richmond, Hoddle St and Regent St precincts)</li> <li>5. Richmond Tavern, 10 Elizabeth Street (formerly part of Regent St precinct)</li> <li>6. Duplexes, 59-85 Gardner Street (part of Murphy St precinct)</li> <li>7. Terrace, 53-59 Garfield Street (formerly part of York St precinct)</li> <li>8. Terrace, 11-17 Howard Street (formerly part of Yarra St precinct)</li> <li>9. House, 143 Kent Street (part of Murphy St precinct)</li> <li>10. Factories, 38-46 Regent Street (formerly part of Regent St precinct)</li> <li>11. Factory, 27 Rooney Street (formerly part of Rooney St precinct)</li> </ol>
<i>Potential 'group, thematic or serial' listings</i>	<ol style="list-style-type: none"> <li>1. 'Timber cottages' - 104-118 Chestnut St (formerly part of Balmain St precinct)</li> <li>2. 'Richmond Industrial Buildings' - 8 &amp; 26 Bromham Pl and 14 Risley St (formerly part of Bromham-Risley St and Highett St precincts)</li> <li>3. 'Edwardian duplexes' - 62-68 Appleton St, 20-26 Crown St, 114-120 Burnley St, 389-391 Highett St, 158-160 Somerset St (formerly part of Murphy St and Yarraberg precincts)</li> <li>4. 'Building Society cottages' - 48-62 Lincoln Street, 49-59 Laity Street and 4-14 McKay St (formerly part of Lincoln St precinct)</li> </ol>

### Amendment C149 places

Stage 1 found that:

- All places within each precinct proposed for individual inclusion in the HO by Amendment C149 appear to be Individually Significant to the precinct.
- If a HO is introduced over the whole of the precinct the Amendment C149 places should remain as individually listed (i.e., separate to the precinct) only if they have different specific controls (e.g., external paint, trees etc.).

## 2.2 HO342 Cremorne review

The 2009 Study identified an extension to the HO342 Cremorne precinct, which was proposed for inclusion in the HO by Amendment C149. However, the 2012 Peer Review found that the non-contiguous form of the precinct extension was not supported by the VPP Practice Note and also was not justified by the statement of significance. Accordingly, Council resolved not to proceed with HO342 precinct extension and decided to further assess the places forming part of the proposed precinct extension.

The City of Yarra decided that it would be appropriate and logical to assess the proposed HO342 precinct extension places as part of Stage 2 of the Heritage Gap Study 2013.

Of the places proposed for inclusion in HO342 by the 2009 Study the 2013 Peer Review identified the following that required further assessment:

- One precinct of potential significance, which comprises the properties at the north end of Cubitt and Dover streets generally between Stephenson and Fitzgibbon streets, including some places in Fitzgibbon Street.
- One potential precinct extension to HO342, which comprises the properties on the north side of Balmain Street between Cubitt and Gwynne streets and the house at 171 Dover Street.
- Seven potential Individually Significant places:
  - L. Arthur Cartage Contractors Garage (Former), 60-88 Cremorne Street
  - Melbourne Wire Works (Former), 85-99 Cremorne Street,
  - Wilford Terrace, 137-51 Cremorne Street
  - Terrace, 21-33 Cubitt Street
  - Houses, 58-60 Cubitt Street
  - Madeline Terrace, 110-18 Dover Street
  - Houses, 35-41 Stephenson Street

The other places proposed for inclusion in the HO342 precinct extension (which are predominantly single houses or small groups of two or three houses) are of Contributory significance and do not require further assessment.



## 3 STAGE 2 FINDINGS

### 3.1 Precincts and precinct extensions

#### Individually Significant

Stage 2 has confirmed the significance of the following new precincts at the local level:

- Church Street North
- Building Society Cottages (part of the Lincoln Street precinct in the 2009 Study)
- Doonside Industrial
- Highett Street
- Lincoln Street
- Wells Street (part of the Lincoln Street precinct in the 2009 Study)
- Yarraberg.

Stage 2 has also confirmed the small extension to the HO342 Cremorne precinct and the following precincts as logical extensions to existing HO precincts:

- Cotter Street, Rooney Street and Yarra Street – HO308 Barkly Gardens
- Hoddle Street and York Street – HO338 West Richmond
- Murphy Street – HO325 Kennedy Street (southern section).

Of the precinct extensions, the York Street precinct and Murphy/Gardner Street precinct could form 'stand-alone' precincts in their own right, however, given the strong thematic/historic associations and physical/visual connections with, respectively, HO338 West Richmond and the southern part of HO325 Kennedy Street it was decided instead to make them part of the existing precincts.

As there are two thematically and geographically distinct parts of the existing HO325 Kennedy Street precinct, with a cohesive interwar development grouped around Kennedy Street in the northern section, and Victorian and Edwardian development in the southern section, it is recommended to split them into two separate precincts, as discussed below.

#### Not significant

Five (5) precincts, as listed below, are not significant at the local level. Appendix E provides the information gathered about the precincts and explains the reasons why they do not meet the threshold.

- Baker Street (formerly part of the Lincoln Street precinct identified by the 2009 Study)
- Dover & Cubitt streets (formerly part of the HO342 Cremorne precinct extension)
- Gordon Street (formerly part of the Balmain Street, Cremorne precinct)
- Hull Street
- Swan Street West

The Stage 2 assessment also found that all the Individually Significant places within the Hull Street, and Dover & Cubitt streets precincts are either included in the HO or proposed for inclusion by Amendment C149.



Two Individually Significant places - the former Nuttelex offices and factory within the Gordon Street precinct, and the former factory at 9-11 Cremorne Street within the Swan Street West precinct - have been assessed as part of Stage 2 (see section 3.2).

### **Barkly Gardens (HO308)**

The Stage 2 assessment supports the small extensions in Brighton Street south (part of the Yarra Street precinct identified by the 2009 Study), Cotter Street west (Cotter Street – 2009 Study), and Madden Grove and Rooney Street (Rooney Street – 2009 Study), as recommended by Stage 1.

The existing HO308 Barkly Gardens citation has been reviewed and a new history, description, comparative analysis, assessment against criteria and statement of significance prepared for the precinct, as extended. This assessment confirms that the period of significance for the precinct includes the buildings constructed from c.1855 to c.1925, which includes key phases of development represented by the housing stock.

On this basis, the precinct boundaries have been adjusted to remove one place and include several new places as follows:

- 73 Brighton Street is removed from the precinct, as it is an altered Edwardian house that will be isolated by changes proposed by Amendment C149 that will remove all of the Not Contributory places surrounding it. As such, it makes a limited contribution to the heritage values of the precinct.
- 28 and 30 Brighton Street are added to the precinct. Both of these houses, which date from the late nineteenth century, are historically associated with, and visually connected to the HO308 precinct. 30 Brighton Street is Individually Significant and already individually listed the HO, while no.28 is a Contributory place that contributes to the precinct and also provides a related setting for no.30.
- The properties at 150, 161-165 & 169-177 Brighton are added to the precinct. This includes Contributory places and Not Contributory places and will ensure a consistent precinct boundary (see also comments in section 1.2 methodology).

In addition, the heritage status of interwar places constructed prior to 1930 within the existing HO342 precinct has been changed to Contributory. The status of one Individually Significant place at 2 Rose St has been changed to Contributory as it is altered and is not exceptional due to its historic or aesthetic qualities. The status of some other sites has been changed due to the demolition of buildings (refer to Appendix A for a full list of these places).

The assessment has also confirmed the significance of the mature Oak and Pepper trees within the Barkly Gardens reserve, which contribute to the historic and aesthetic values of the precinct.

A new statement of significance (refer to Appendix D) has been prepared for the Individually Significant places, Maroura & Korein at 164 & 166 Brighton Street, which were assessed by the 1998 *City of Yarra Heritage Review*.

The precinct also contains several Individually Significant places, for which it would be desirable to prepare a statement of significance in the current format (see section 3.4).

### **Building Society Cottages**

The Building Society Cottages precinct originally formed part of the Lincoln Street precinct identified by the 2009 Study.

The Stage 1 Study identified the potential significance of these cottages, and several other identical cottages in Laity and McKay streets, as a 'group, thematic or serial' listing. However, detailed assessment and comparative analysis found that a serial listing is not appropriate and instead identified a small precinct comprising the houses at 48-64 Lincoln Street.

The Stage 2 assessment confirms the significance of the Building Society Cottages precinct at the local level for its historic and architectural values.

### **Church Street North**

The Church Street North Precinct was identified by the 2009 Study.

The Stage 2 assessment confirms the significance of the Church Street North precinct at the local level for its historic and aesthetic values.

The boundaries of the precinct and the heritage status of places within it as recommended by the 2009 Study have been changed – please refer to the table in Appendix A for a summary of the changes. In particular, the precinct boundaries were tightened to ensure that the buildings within it are contiguous.

The draft Stage 1 precinct boundary included the interwar garage at 147 Church Street as a Contributory place within the precinct. The detailed research and assessment, however, made it clear that the significance of the precinct is in its 19<sup>th</sup>-century development.

Accordingly, grading of 147 Church Street has been changed to Not Contributory to the precinct, and it is recommended for individual assessment (refer section 3.4).

It is also recommended that the interwar Andrewartha Showroom (HO377), 115 Church Street, retain its own HO number. While a landmark in the precinct, it does not contribute to its significance.

### **Cremorne (HO342) precinct extension**

The Stage 2 assessment supports the small extension to include the nineteenth century buildings at 27-31 & 43-47 Balmain Street and 171 Dover Street as recommended by the 2013 Peer Review.

As part of the assessment the existing HO342 Cremorne precinct citation has been reviewed and a new citation including a history, description, comparative analysis, assessment against criteria and statement of significance has been prepared for the precinct, as extended. This assessment confirms that the period of significance for the precinct includes the buildings constructed from c.1885 to c.1925, which includes key phases of development represented by the housing stock.

The research has identified the early construction date (c.1885) of part of the terrace row at 46-58 Balmain Street. Further assessment of this place is desirable (see section 3.4).

### **Doonside**

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

The Stage 1 assessment confirms that the entire Repco site, at 81-95 Burnley Street, stretching eastward as far as 26 Doonside Street, the former Repco Offices (HO252) forms part of the precinct. As the Repco Offices are closely linked historically and architecturally with the Doonside Precinct, it is appropriate to be included in the precinct as an Individually Significant place (A new statement of significance - refer to Appendix D - has been prepared for HO252, which was originally assessed by the 1998 *City of Yarra Heritage Review*).

However, the recommendation for individual HO listing for 81-95 Burnley Street (HO375), as part of Amendment C149, was brought before Panel Hearing. The recommendation of the panel was for only the Burnley Street frontage of these buildings, to a depth of 34 metres, be protected. This leaves a large area of secondary buildings and open space between HO375 and the Repco Offices (HO252). Ideally, the remaining part of the Repco site (excluded from HO375 by the Panel) would be a Contributory element of the Doonside Precinct, as it illustrates the ongoing development of the Repco site and links it to the Repco Offices.

However, the very recent Panel decision appears to prevent this approach, so only the front 34

metres of the Repco site is now recommended for inclusion in HO as part of the Doonside Precinct.

The Stage 1 draft precinct boundary also tentatively included 70 Burnley/171 Buckingham Street, a large factory that stands opposite the precinct. It was thought that there might be a link with 67 Burnley Street, based on similar architectural details. Detailed research, however, did not turn up any relationship (shared ownership, use, etc.). Moreover, the building does not contribute to the strong Moderne architectural character of the precinct, so it has been excluded from the final precinct extent.

### **Highett Street**

The Stage 2 assessment confirms the significance of the Highett Street precinct at the local level for its historic and aesthetic values.

The Stage 1 draft precinct boundary included some interwar houses within the precinct as Contributory places. The detailed research and analysis has, however, confirmed that the period of significance for this precinct includes only the buildings constructed from c.1855 to c.1915, which includes two key phases of development. The precinct is especially notable for containing rare examples of early (i.e. pre-1875) houses.

Accordingly, the Stage 1 draft precinct boundaries have been adjusted slightly to exclude one interwar house and one very altered nineteenth century building (12 and 14 Bank Street) and change the status of the interwar house at 138 Highett Street to Not Contributory.

The house 1 Bosisto Street is potentially Individually Significant despite its alterations because of its potential early date of construction (c.1868). Further assessment is desirable (see section 3.4).

New statements of significance (refer Appendix D) have been prepared for the following Individually Significant places assessed by the 1998 *City of Yarra Heritage Review*:

- HO227 – House, 6 Bosisto Street, Richmond
- HO340 & HO341 – Houses, 148 & 150 Highett Street, Richmond

### **Kennedy Street (HO325) precinct and extension**

As noted above, Stage 2 assessed the Murphy Street precinct as identified by the 2009 Study as an extension to the HO325 Kennedy Street precinct.

As a consequence of the Stage 2 assessment two separate precincts have been created:

- Kennedy Street precinct (HO325), which comprises that part of existing HO325 precinct in Johnson, Cole, Hollick and Kennedy streets.
- Gardner Street precinct, which comprises that part of HO325 in Buckingham, Gardner and Kent streets, with the addition of the Murphy Street precinct.

#### ***Kennedy Street precinct***

This section of the existing HO325 precinct, which comprises the northern section, has a distinct and separate history and character to the rest of the precinct. It was not subdivided until 1927 and exclusively contains houses of similar designs constructed from 1928 to 1937. As such it is considered to form a separate and distinct precinct.

The Stage 2 assessment has confirmed the significance of the Kennedy Street precinct at the local level for its historic and aesthetic values.

The assessment has also confirmed the significance of the mature Ash trees in Cole and Kennedy streets, which contribute to the historic and aesthetic values of the precinct.

A new and separate precinct citation including a history, description, comparative analysis, assessment against criteria and statement of significance has been prepared.

### **Gardner Street precinct**

These areas - the southern section of HO325 and the Murphy Street precinct - have a similar history and character. They were subdivided in the nineteenth century and contain a mix of housing predominantly from the late nineteenth century and early twentieth century, with a smaller amount of interwar infill.

The Stage 2 assessment has also confirmed the significance of the Gardner Street precinct at the local level for its historic and aesthetic values.

A new and separate precinct citation including a history, description, comparative analysis, assessment against criteria and statement of significance has been prepared.

In assessing the precinct, the housing stock was found to be of a generally high level of intactness. For this reason, houses on the edge of the Stage 1 precinct boundaries of low intactness and architectural interest, at 91-95 Somerset Street, have now been excluded from the precinct extent.

New statements of significance (refer Appendix D) have been prepared for the following Individually Significant places assessed by the 1998 *City of Yarra Heritage Review*:

- HO243 – Weston house, 13 Coppin Street, Richmond
- HO265 – House, 345 Highett Street, Richmond
- HO271 – House, 86 Kent Street, Richmond
- HO278 – Kilmarnock, 15 Murphy Street, Richmond [NB: Address is given incorrectly in current HO Schedule as '19 Murphy Street'.]

### **Lincoln Street**

The proposed Lincoln Street precinct originally formed part of the larger Lincoln Street precinct identified by the 2009 Study. Stage 1 found that the Lincoln Street precinct was too fragmented and instead recommended the assessment of three separate precincts, Baker Street, Lincoln Street and Wells Street, as well as two individual places (54-64 and 70 Baker Street) and one potential 'group, thematic or serial listing' comprising Building Society Cottages in Lincoln, Laity and McKay streets.

The Stage 2 assessment confirms the significance of the revised Lincoln Street precinct, which comprises the houses at 55-81 & 80-92 Lincoln Street and 26 & 28 Johnson Street, at the local level for its historic and aesthetic values.

The Stage 1 draft precinct boundary has been adjusted slightly to exclude the Victorian house at 44 Johnson Street as this is now visually disconnected from the precinct by the recent two-storey house constructed at 40-42 Johnson Street (which replaced a Contributory Victorian house identified in the 2009 Study).

### **Wells Street**

The Wells Street precinct originally formed part of the Lincoln Street precinct identified by the 2009 Study. Stage 1 found that the Lincoln Street precinct was too fragmented and instead recommended the assessment of three separate precincts, Baker Street, Lincoln Street and Wells Street, as well as two individual places (54-64 and 70 Baker Street) and one potential 'group, thematic or serial listing' comprising Building Society Cottages in Lincoln, Laity and McKay streets.

The Stage 2 assessment confirms the significance of the Wells Street precinct, which comprises 2, 3, 4, 5 & 8 Wells Street at the local level for its historic and aesthetic values.

### **West Richmond (HO338) precinct extensions**

Stage 1 identified the Hoddle Street precinct as a logical extension to HO338 West Richmond (NB: The West Richmond precinct as originally recommended by the 1985 *Richmond Conservation Study* included the same area west of the railway line within the precinct boundary).

Stage 1 recommended the assessment of York Street as a separate precinct, however, research and analysis confirmed the strong thematic/historic associations and physical connection of the York Street precinct with the HO338 West Richmond precinct and therefore it has been assessed as an extension to HO338.

Stage 2 has confirmed that these two areas form logical extensions to HO338 West Richmond precinct.

The existing HO338 West Richmond precinct citation has been reviewed and a new history, description, comparative analysis, assessment against criteria and statement of significance prepared for the precinct, including both the Hoddle Street and York Street extensions.

The Stage 2 assessment confirms that the period of significance for the precinct includes the buildings constructed from c.1855 to c.1940, which includes key phases of development represented by the building stock.

Accordingly, the heritage status of interwar places within the Hoddle Street precinct extension recommended by the 2009 Study has been changed to Contributory, while the boundary has been adjusted to include some interwar places that were excluded. Other changes have been made to ensure a consistent boundary and to include existing Individually Significant places at 117 Hoddle Street and 1 and 2A Egan Street within the precinct boundary (refer to Appendix A).

The research has also identified several houses in the York Street extension area of potential early (i.e., c.1855 or 1860) construction date. Further assessment of these places is desirable (see section 3.4).

New statements of significance (refer Appendix D) have been prepared for the following Individually Significant places assessed by the 1998 *City of Yarra Heritage Review*:

- HO256 – Perseverance, 1 Egan Street, Richmond
- HO266 – House and stables, 117 Hoddle Street and 2A Egan Street, Richmond [NB: The name and address of the place in the current HO Schedule should be updated to reflect the subdivision of this property.]

### **Yarraberg**

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

The Stage 1 assessment proposed that duplexes within the precinct, at 20-26 Crown Street, might be listed as part of a 'serial listing' of distinctive Edwardian duplexes, along with 62-68 Appleton Street, 158-160 Somerset Street, 114-120 Burnley Street, and 389-391 Highett Street.

Further research, however, found that the Crown Street houses were the work of a different builder than the others, and for this reason they have been removed from the 'serial listing' (but retained as Contributory in the Yarraberg Precinct).

A new statement of significance (refer to Appendix D) has been prepared for the Individually Significant place, Queens Terrace at 9-17 Crown Street, which was assessed by the 1998 *City of Yarra Heritage Review*.

## 3.2 Places and 'group, thematic or serial' listings

### Individually Significant

Table 3.1 lists the places assessed by Stage 2 to be Individually Significant. This includes places that are Individually Significant and form part of a 'group thematic or serial listing'. Appendix D contains the new citations for these places and serial listings. It is noted that:

- Most of the places or serial listings were formerly within precincts that Stage 1 or Stage 2 of the Heritage Gap Study 2013 assessed as Not Significant. The two exceptions are the Eleazer Lesser Edwardian Duplexes serial listing and the Victorian Duplexes at 59-85 Gardner Street.
- There are no places identified as Individually Significant by the 2009 Study, which have been changed to Contributory or Not significant.

**Table 3.1: New Individually Significant places and 'group thematic or serial' listings**

Place	Address	2009 Study heritage status
Eleazer Lesser Edwardian Duplexes serial listing	62-68 Appleton St, 114-120 Burnley St, 389-391 Highett St and 158-160 Somerset St, Richmond	Contributory within the Murphy Street and Yarraberg precincts.
Richmond Industrial Buildings serial listing	6-8 and 26 Bromham Pl and 14 Risley St, Richmond	Contributory within the Bromham-Risley and Highett Street precincts
Cremorne Industrial Buildings serial listing	9-11, 85-99 & 88 Cremorne St and 1-9 Gordon Street	Contributory within Swan Street West and Balmain Street precincts and HO342 Cremorne precinct extension  <i>Note: 9-11 Cremorne St not identified by Stage 1, identified and assessed as a result of comparative analysis in Stage 2 for other Cremorne industrial buildings.</i>
Somerset Terrace	54-64 Baker St, Richmond	Contributory within the Lincoln Street precinct
House & fence	70 Baker St, Richmond	Contributory within the Lincoln Street precinct
Wilford Terrace	137-51 Cremorne St, Cremorne	Contributory within the HO342 Cremorne precinct extension
Terrace	21-33 Cubitt St, Cremorne	Contributory within the HO342 Cremorne precinct extension
Houses	58 & 60 Cubitt St, Cremorne	Individually Significant within the HO342 Cremorne precinct extension
Victorian Duplexes	59-85 Gardner St, Richmond	Contributory within the Murphy/Gardner Street precinct
West Richmond Railway Station	Highett Street & Muir streets, Richmond	Individually Significant (part HO338 West Richmond precinct and part Hoddle Street precinct)
Henry Walters' Boot Factory	38-50 Regent St and 35-47 Lt	Contributory within the Regent



Place	Address	2009 Study heritage status
(Paragon Shoes)	Hoddle St, Richmond	Street Industrial precinct
Russell Bros. Tannery (Former)	27-57 Rooney St (Lots 1 & 2 TP219516), Richmond	Contributory within the Rooney Street precinct

### Specific HO controls

The findings in relation to specific HO controls for individual places and ‘group thematic or serial listings’ are:

- Internal alteration controls are not required for any of the individual places or serial listings.
- Tree controls are required only for the West Richmond Railway Station, which retains significant plantings associated with the development of the station.
- There are no outbuildings or fences, which should be made ‘not exempt’ under Clause 43.01-3.
- There are no places for which prohibited uses should be permitted. It is considered that the existing zonings of the various industrial buildings listed above provide an appropriate range of uses, and some are located in Business zones for which it would be inappropriate to enable consideration of prohibited uses such as residential conversion that could conflict with surrounding uses.
- External paint controls should apply to the places listed in Table 3.2.

**Table 3.2: External paint controls to apply**

Place	Address	Rationale
Somerset Terrace	54-64 Baker St, Richmond	Encourage a consistent colour scheme to enhance and reveal the significance of the terrace and encourage removal of paint from brickwork.
House & fence	70 Baker St, Richmond	Encourage conservation of original/appropriate colour scheme.
Wilford Terrace	137-51 Cremorne St, Cremorne	Encourage a consistent colour scheme to enhance and reveal the significance of the terrace and encourage removal of paint from brickwork.
Terrace	21-33 Cubitt St, Cremorne	As above
Houses	58 & 60 Cubitt St, Cremorne	As above
West Richmond Railway Station	Hihett Street & Muir streets, Richmond	Encourage conservation of original/appropriate colour scheme.

### Not significant

The following places and ‘group thematic or serial’ listings do not meet the threshold of local significance:

- Terrace, 98A-108 Balmain Street, Cremorne (formerly part of Balmain St precinct)
- Timber cottages ‘serial listing’ - 104-118 Chestnut Street, Cremorne (formerly part of Balmain St precinct)

- Madeline Terrace, 110-18 Dover Street, Cremorne (formerly part of HO342 Cremorne precinct extension)
- Houses, 35-41 Stephenson Street, Cremorne (formerly part of HO342 Cremorne precinct extension)
- Richmond Tavern, 10 Elizabeth Street, Richmond (formerly part of Regent St precinct)
- Terrace, 53-59 Garfield Street, Richmond (formerly part of York St precinct)
- Terrace, 11-17 Howard Street, Richmond (formerly part of Yarra St precinct)
- House, 143 Kent Street, Richmond (part of Murphy St precinct)

Appendix E contains the information gathered about these places and the reasons why they do not meet the threshold of local significance.

### 3.3 City of Yarra Heritage Review Thematic History, 1998

#### Potential new themes

The Stage 2 assessment has identified potential missing themes in the thematic history. This document was prepared for Council by Allom Lovell & Associates in 1998, as Volume 1 of the *City of Yarra Heritage Review*. At present Chapter 2 of the thematic history focuses upon nineteenth century residential subdivision and development. The detailed research carried out for Stage 2, however, has also identified important phases of development in Richmond in the early twentieth century as development recovered after the Depression, and again during the inter-war period, when the population of Richmond peaked.

Because of this, it is difficult to attach twentieth century residential subdivisions such as Cole's Paddock, Johnson Street and the like to a theme, apart from the very general theme of 3.1 *A home to call one's own*.

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

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

#### Slums and public housing theme

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

- From its inception in 1938 until about 1955 because of the housing shortage the Housing Commission of Victoria actually did little slum clearance and focused instead on building new houses for Victorians. The HO331 Racecourse Housing estate in Richmond was one of the first estates constructed by the Commission to provide housing for people in need



(this is mentioned in passing at the end of section 3.1 and should be moved to section 3.3 or at least cross-referenced).

- The St Laurence estate in Fitzroy is notable as the second slum reclamation area declared by the Commission in Melbourne and represented the return of the Commission to slum clearance, once the housing crisis had eased by the mid-1950s.

### Industry theme

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

- Boot making was also an important industry in Richmond, which still contains several factories associated with the industry.
- The tannery industry in Richmond is briefly mentioned in connection with boot and shoe making, but could be expanded.
- The Doonside precinct and the Richmond Hill industrial sub-precinct are deserving of mention as evidence of the importance of Richmond as a centre of manufacturing during the early to mid-twentieth century.

Once this review is completed it would be desirable to undertake a review of industrial buildings throughout Richmond to identify any remaining examples that are potentially Individually Significant – some examples identified by Stage 2 are listed in Table 3.4 below.

### Transportation theme

Section 5.5 ‘Public and Private Transport’ of the thematic history is quite comprehensive in its treatment of transportation in the nineteenth century (bridges, trains, trams). The coverage of the twentieth century, however, is restricted to information about the electrification of trams lines in the first few decades. The impact of the motor car is nearly entirely neglected, for example widening of roads, the construction of motor garages and petrol stations, and the inclusion of garages with houses from the 1920s onwards.

Due to this gap, it is quite difficult to properly carry out comparative analysis and assess the heritage values of motor garages, such as 147 Church Street, Richmond.

## 3.4 Future work

### Individually Significant places requiring a new format statement of significance

Table 3.2 lists, by precinct, the Individually Significant places (Note: places listed are houses unless otherwise specified), which require a statement of significance in the format recommended by the VPP Practice Note.

**Table 3.3: Individually Significant places requiring a new format statement of significance**

Precinct	Places requiring new SoS
HO308 Barkly Gardens	The Gardener’s Arms Hotel (Former), 51 Brighton Street 2 Burgess Street 235, 245 Coppin Street 11, 14, 22 James Street 24, 28 Lesney Street 240 Mary Street 7 Rose Street
HO325 Kennedy Street	97 Kent Street

Precinct	Places requiring new SoS
HO338 West Richmond	7, 25, 27 Bowen Street 33 Egan Street 4-6, 8, 10, 15, 17-19, 18, 20, 22, 21-23, 25, 27, 26, 41, 43, 45, 51-53, 67 Erin Street 44, 46, 50, 55 (Kingston Hotel), 68, 69 Highett Street 157-59, 167 Hoddle Street 2-6, 11, 13, 15 Moorhouse Street 9 Muir Street 16, 18 Normanby Place
HO342 Cremorne	188-190 Cubitt Street

### Potential Individually Significant places

The Stage 1 assessment, which established the budget and priority actions for Stage 2, included site inspections and a desktop review of the precinct citations prepared by the 2009 Study. Wherever possible, places of potential individual significance (particularly those that would fall outside precinct boundaries) were identified for full assessment in Stage 2. However, this could only be done on the basis of the information in the 2009 Study, and the precinct histories in that study are often very limited and do not include specific detail about when buildings were constructed apart from generalised date ranges. The detailed research carried out for Stage 2 has therefore identified a number of additional places that are potentially Individually Significant.

Table 3.4 lists these potential Individually Significant places requiring assessment:

**Table 3.4: Potential Individually Significant places requiring assessment**

Precinct	Place	Comments
<i>Church Street North</i>	Garage (former), 147 Church Street	A Streamlined Moderne garage of the 1940s, of potential historical and aesthetic significance. Included in the precinct as Contributory in the 2009 Study, but found to be unrelated to the significant themes of the precinct by the Heritage Gap Study (Stage 2).
<i>Cremorne (HO342)</i>	Terrace, 46-58 Balmain Street	Of relatively early date (c.1885 or earlier) and possibly associated with former Lunatic Asylum.
<i>Not applicable</i>	Factory, 41-53 Cremorne Street	Identified as a result of comparative analysis carried out for the interwar factories in Cremorne assessed by Stage 2. Constructed c.1951 and designed by architect P.J. O'Connor in the Moderne style. Overpainted, but reasonably intact.
	Factory, cnr. Cremorne St and Harcourt Pde (west side)	Identified as a result of comparative analysis carried out for the interwar factories in Cremorne assessed by Stage 2. Interwar factory with Moderne influences, reputedly designed by Harry Norris. Originally part of a large complex on both sides of Cremorne Street
	Former Nuttelex Factory and sign, 594 Church Street	Identified as a result of historic research and comparative analysis of the c.1920s Nuttelex factory in Gordon Street assessed by Stage 2. Potential historic and aesthetic significance. Of note for the distinctive signage to both the Chapel Street and Balmain Street elevations.
		<i>Note: The above places may not be the only surviving interwar factories in Cremorne. It is recommended that Council undertake a comprehensive survey of all surviving</i>

Precinct	Place	Comments
		<i>interwar industrial buildings in Richmond, perhaps following the review of the thematic history.</i>
<i>Highbett Street</i>	House, 1 Bosisto Street	Of very early date (prior to 1870), which would make it a rare example of early house. It retains the characteristic form of an early house with a high, hipped roof and projecting bay windows.
<i>Regent Street</i>	Garfield Street railway bridge abutments	The railway abutments in Egan Street have been assessed as part of the West Richmond Station. The other railway bridges and their abutments between Egan Street and Victoria Park Station, including those over Garfield Street, should be assessed in the future to determine if any are of individual significance.
<i>West Richmond (HO338) (originally part of York St precinct)</i>	39 Shelley Street	Historic research suggests an early (pre-1870) construction date. Although altered, it appears to have an early building form.
	10 Smith Street	As above
	35 Smith Street	As above
	48 Smith Street	As above
<i>West Richmond (HO338) (originally part of Hoddle St precinct)</i>	97 York Street	As above
	Former Cigarette Factory 103-105 Hoddle Street	This modest factory retains original Art Deco façade decoration, which incorporates a boomerang, a trademark of the cigarette company that once occupied this building. May be considered as part of the survey of interwar industrial buildings.

## 4 RECOMMENDATIONS

### 4.1 Introduction

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

- Statutory recommendations to implement key findings of the study.
- Further work including potential future updates to the thematic history and assessment of places.

### 4.2 Statutory recommendations

It is recommended that the City of Yarra prepare and exhibit an amendment to the Yarra Planning Scheme to implement the findings of the Stage 2 Heritage Gap Study 2013.

This amendment should:

- Update the references in the LPPF of the Yarra Planning Scheme to include specific reference to the Stage 2 Heritage Gap Study 2013, as appropriate.
- Replace the existing schedule to the HO in the Yarra Planning Scheme with a new schedule, which:
  - Adds the new precincts, places and ‘group thematic or serial’ listings listed in Table A in the Executive Summary.
  - Amends the HO schedule for the revised HO325 Kennedy Street precinct by adding Tree controls for street trees only and for the HO308 Barkly Gardens precinct by adding Tree controls to Barkly Gardens only.
  - Applies external paint controls to the places listed in Table 3.2 in Chapter 3.
  - Applies tree controls to the West Richmond Railway Station complex.
  - Deletes the Amendment C149 Individually Significant places within the precinct or precinct extensions that will now form part of the precinct HO. These are listed in Table 4.1.
  - Updates the ‘City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012’ in accordance with the recommendations of this report.

A revised HO Schedule showing recommended controls forms Attachment F to this report.

**Table 4.1 – Amendment C149 Individual HO places to be removed**

Precinct	HO place to be removed and added to precinct as Individually Significant
Doonside	HO375, Repco, 81-95 Burnley Street*
Barkly Gardens (HO308 (Yarra Street precinct extension))	HO384, 167 Brighton Street, Richmond
Church Street North	HO378, Bristol Hotel, 135 Church Street, in Church Street North Precinct HO379, Naughten’s Hotel (DT’s), 164 Church Street, in Church Street North Precinct HO380, Lentell Building, 178 Church Street
Gardner Street (part of existing HO325 Kennedy Street precinct)	HO385, 53 Gardner Street, Richmond

Precinct	HO place to be removed and added to precinct as Individually Significant
	HO386, 82 Gardner Street, Richmond HO389, 361 Highett Street, Richmond HO398, 28 Murphy Street, Richmond HO403, 150 Somerset Street, Richmond HO404, 154 Somerset Street, Richmond (Former Richmond Fire Station)
Highett Street	HO387, Terrace, 193-97 Highett Street
West Richmond (HO338)	HO392, House, 139 Hoddle Street, Richmond (Hoddle Street precinct extension)
	HO402, House, 33 Smith Street, Richmond (York Street precinct extension)
Yarraberg precinct	HO369, Duplexes, 2-6 Appleton Street and 97-103 Burnley Street, Richmond
	HO370, 24 Appleton Street, Richmond

- Amend the relevant Yarra Planning Scheme HO maps in accordance with Table A in the Executive Summary, to add the new places and precincts and to amend the boundaries of HO308, HO325, HO338 and HO342. The recommended extent of the HO for the precincts and precinct extensions is shown on the precinct maps, which form part of the citations in Appendix C. The extent of the HO for precincts should include the properties shown on the precinct map as well the roadways between the properties. Where only the properties on one side are included then the HO boundary should be along the centre of the road.

The extent of the HO for individual places is usually the whole property as defined by the title boundaries with the exception of the following places, which should have a smaller extent including only the identified significant features, as follows.

L. Arthur Cartage Contractors Garage (Former), 60-88 Cremorne St, Cremorne	Include only the 1937 industrial building situated on Lot 2 PS416600
Melbourne Wire Works (Former), 85-99 Cremorne Street, Cremorne	Include only the c.1942 building at the corner of Cremorne and Kelso streets. (Note: The building extends along Kelso Street and has a secondary frontage to Dover Street)
Russell Bros Tannery (Former), 27-57 Rooney Street, Richmond	Include only the c.1924 brick building, which is contained within Lots 1 & 2 TP219516

- Amend the boundaries of HO368 House and Stables, protected as an individual place on the HO as part of Amendment C149 from 10 Pearson Street, Cremorne, to: 10 Pearson Street and 11 Chapel Street, Cremorne, both on the HO Schedule and the HO map. Currently only the House at 10 Pearson Street is covered by HO368, as the rear half of the block – containing the Stables – has been subdivided off to create 11 Chapel Street.
- Correct the street address of HO278 Kilmarnock in the HO Schedule from ‘19 Murphy Street’ as currently shown to: 15 Murphy Street.
- Correct the street address and place name of HO266 in the HO Schedule from ‘117 Hoddle Street Richmond, House’ as currently shown to: 117 Hoddle Street and 2A Egan Street Richmond, House and Stable.

### 4.3 Further work

It is recommended that Council give consideration to:

- Undertaking the updates to the *City of Yarra Heritage Review Thematic History* (1998) set out in section 3.3.
- Assessing the potential Individually Significant places listed in Table 3.4 of section 3.4.
- Preparing new statements of significance for the Individually Significant places listed in section 3.4. Note: As these places are already protected in the HO this may be considered a lower priority than the assessment of the potential Individually Significant places.

### 4.4 Management of Hermes records for precincts

The information contained in this report will be transferred to the Hermes database as part of Stage 3 of the Heritage Gap Study 2013. For heritage precincts it is usual practice to create a 'parent' record, which contains the history, description, comparative analysis, recommendations, statement of significance for the precinct, and then a series of 'child' records (which are attached to the parent record) for the individual properties that are contained within the precinct. A PDF copy of the precinct citation (i.e., a print out of the 'parent' record) can be attached to the 'child' record so that people can quickly see what is important about the precinct.

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

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

- Create (or modify, if already existing) a single parent record for each precinct with the relevant information (history, description, comparative analysis, statement of significance).
- Insert a standard statement in all child records that directs users to the precinct record for information about the significance of the place. For example:  
*This place is within the [insert name of precinct]. Please refer to the precinct Hermes record no. XX for a history, description and statement of significance for this precinct.*
- Avoid creating multiple Hermes records for the same place.
- Using the common name (House, Shop etc.) for individual Hermes records rather than the address.

## APPENDIX A – SUMMARY OF FINDINGS

Abbreviations used: IS – Individually Significant, C – Contributory, NC – Not Contributory

Precinct	Stage 1 assessment	Stage 1 recommendations	Stage 2 assessment	Changes from 2009 Study
<b>Alphington Village</b>	Not significant as a precinct	<b>Remove:</b> 750 & 760 Heidelberg Road 756 Heidelberg Road (NB: this is HO71)	Precinct is not significant.	<b>Removed:</b> 750-754 & 760-764 Heidelberg Road
<b>Balmain Street</b>	Not significant as a precinct	Do not assess Balmain Street as defined by the 2009 Study. Assess 1-11 & 2-18 Gordon Street as a potential precinct Assess the terrace at 98A-108 Balmain Street as a potential Individually Significant place. Assess 104-118 Chestnut Street as a potential group, thematic or serial listing of the four contributory timber cottages.	Gordon Street precinct, the terrace at 98A-108 Balmain Street and the 'group thematic or serial' listing at 104-118 Chestnut Street are Not significant.  Former Nuttrex offices and factory, 1-9 Gordon Street is Individually Significant as part of the Cremorne Industrial Buildings serial listing.	<b>Changed heritage status:</b> 1-9 Gordon Street from C to IS <b>Removed:</b> 69 Balmain Street (HO365) 75 Balmain Street (HO366) 80-82 Balmain Street (HO367) 79-83 Balmain Street 84-108 Balmain Street 90-122 Chestnut Street 2-18 Gordon Street
<b>Barkly Gardens (HO308)</b>	Not applicable	Assess Cotter Street, Rooney Street and Yarra Street as precinct extensions.	Cotter Street, Rooney Street and Yarra Street confirmed as precinct extensions.	[See also comments for Cotter Street, Rooney Street & Yarra Street] <b>Added to precinct:</b> 28 Brighton Street <b>Added to precinct (retains existing individual HO):</b> 30 Brighton Street <b>Changed heritage status:</b> From IS to C – 2 Rose St From C to NC – 31 & 45 Brighton St, 4 James St, 236-238 Mary Street* From NC to C – 41 Brighton St, 208, 22 Burgess St, 226 & 234 Mary St, 4 & 6 Rose St <b>Removed:</b>



Precinct	Stage 1 assessment	Stage 1 recommendations	Stage 2 assessment	Changes from 2009 Study
<b>Bromham-Risley Street</b>	Not significant as a precinct	Do not assess Bromham-Risley Street Precinct as defined by the 2009 Study. Assess the former factory complex at 6-8 Bromham Pl and the former York Boot factory, 14 Risley St, as a 'group thematic or serial' listing with the factory at 26 Bromham Pl from the Highett Street precinct (see below).	Industrial building 'group thematic or serial' listing comprising 6-8 and 26 Bromham Pl and 14 Risley St, Richmond is Individually Significant.	73 Brighton St <b>Tree controls:</b> Applied to the Barkly Gardens reserve only <b>Removed:</b> 12, 16-18, 20 & 24 Risley Street
<b>Church Street North</b>	Local significance	Assess Church Street North Precinct comprising 97-147 & 156-178 Church Street.	Precinct of local significance	<b>Added:</b> 176A Church Street (NC) <b>Changed heritage status:</b> 123-125 Church Street from NC to C 147 Church Street from C to NC <b>Removed:</b> 59-71 and 196-206 Church Street
<b>Cotter Street</b>	Precinct extension	Assess as an extension of the Barkly Gardens (HO308) precinct.	Extension to HO308 Barkly Gardens precinct	No changes - as defined by the 2009 Study.
<b>Creormore (HO342)</b>	Not applicable	Assess HO342 Creormore precinct extension places, which were removed from Amendment C149.	27-31 & 43-47 Balmain St and 171 Dover St are added to HO342 Creormore precinct. The following places are Individually Significant: - 68-80 (70) Creormore St - 85-99 Creormore St (in Creormore Industrial Buildings serial listing) - 137-51 Creormore St - 21-33 Cubitt St - 58-60 Cubitt St	<b>Not added to precinct:</b> 9-13, 17 Balmain St 10-16, 20, 22, 34, 36, 48, 78-82, 106, 108 Cubitt St 12, 14, 110-18 & 13-29, 37, 39, 49, 51, 57-61, 71, 77, 81, 85, 117 & 119 Dover St 1 & 6 Fitzgibbon St 35-41 Stephenson St <b>Not added to precinct – assessed as Individually Significant:</b> 68-80 (70) Creormore St 85-99 Creormore St



Precinct	Stage 1 assessment	Stage 1 recommendations	Stage 2 assessment	Changes from 2009 Study
<b>Doonside</b>	Local significance	Assess Doonside Precinct comprising 61-95 & 70 Burnley Street (aka 171 Buckingham Street) and 1-9 & 26 Doonside Street.	The following precinct and places are Not significant: <ul style="list-style-type: none"> <li>- Cubitt &amp; Dover streets precinct</li> <li>- 110-18 Dover St</li> <li>- 35-41 Stephenson Street</li> <li>- All other places</li> </ul> Precinct of local significance	137-51 Cremorne St 58-60 Cubitt St  No changes, apart from redefinition of boundary of 81-95 Burnley Street (Repco Factory) in accordance with C149 Panel recommendation, to encompass only a depth of 34 metres from the Burnley Street boundary
<b>Highbett Street</b>	Local significance	Assess Highbett Street precinct comprising 143-155, 185-197 & 112-162 Highbett St, 2-14 Bank St, and 1-9 Bosisto Street.  Assess 26 Bromham Place as part of 'group, thematic or serial' listing of three industrial places in Bromham Place and Risley Street (see above).	Precinct of local significance  Stage 1 boundaries amended to exclude 12 & 14 Bank Street, and include 6 Bosisto Street.  Heritage status of 138 Highbett Street changed from C to NC.	<b>Added (retains existing individual HO):</b> 6 Bosisto Street <b>Removed:</b> 5-11 & 12 & 14 Bank Street 2 & 4 Bosisto Street 26 Bromham Place 108-10, 141 & 141A, 164, 183 & 215-279 Highbett Street 9 Newlands Street 3-7 & 8, 22, 24, 38, 40, 42, 44, 46, 50, 52 & 54-6 Somerset Street. 1, 3, 4 & 5 Thomas Street <b>Changed heritage status:</b> 138 Highbett Street – from C to NC
<b>Hoddle Street</b>	Precinct extension	Assess as an extension of the West Richmond (HO338) precinct.	Added to HO338 West Richmond precinct	<b>Added to precinct (Amendment C149):</b> 129 & 139 Hoddle St <b>Added to precinct (retains existing individual HO):</b> 117 Hoddle St & 2A Egan St (HO266)

Precinct	Stage 1 assessment	Stage 1 recommendations	Stage 2 assessment	Changes from 2009 Study
<b>Hull Street</b>	Local significance	Assess Hull Street Precinct, comprising 18-20 & 25-31 Bosisto Street, 7 & 4-16 Cameron Street, 3-21 Hull Street, and 14-34 Thomas Street.  HO403, 9 Hull Street and HO383, 25-31 Bosisto Street to be Individually Significant to the precinct.	Precinct not of local significance.	<p>1 Egan St (HO256)  <b>Added:</b>                      9 Egan Street (NC)                      1-3 Freeman Street (C)                      107 (C), 111 (C), 113 (C), 119 (NC), 121 (NC) &amp; 141 (C) Hoddle Street                      2A Jika Place (NC)                      18 Otto Place (NC)  <b>Changed heritage status:</b>                      3 Otto Pl from C to NC</p> <p><b>Removed:</b>                      12-20 Bosisto Street                      25-31 Bosisto Street (HO372)                      2-16 Cameron Street                      5-21 &amp; 22-26 Hull Street                      1-5 McCoun Street                      12-34 Thomas Street</p>
<b>Kennedy Street (HO325)</b>	Not applicable	Not applicable	<p>Two new precincts created:</p> <ul style="list-style-type: none"> <li>- Gardner Street – includes Victorian-Edwardian section of HO325 with Murphy Street extension.</li> <li>- Kennedy Street – includes interwar section of HO325 in Johnson, Cole, Hollick and Kennedy streets.</li> </ul>	<p>Separate citations created for two precincts. (See also discussion of Murphy Street extension, below.)</p> <p><b>Tree controls:</b>                      Applied to the street trees in Cole and Kennedy streets only.</p>
<b>Lincoln Street</b>	Not of local significance as a precinct	Do not assess Lincoln Street as defined by the 2009 Study. Assess 15-47 Baker Street as a potential precinct. Assess Somerset Terrace at 54-64 Baker Street as a potential Individually Significant place. Assess the inter-war house and fence at 70 Baker Street	<p>Baker Street precinct is not of local significance. Somerset Terrace, and the house and fence at 70 Baker Street are each Individually Significant. Lincoln Street precinct is Locally significant. Precinct boundary</p>	<p><b>Added:</b>                      67 (C), 69 (NC), 71 (C), 73 (NC), 75 (C), 77 (C) &amp; 80 (C) Lincoln Street  <b>Changed heritage status:</b>                      54-64 Baker St from C to IS                      70 Baker St from C to IS</p>

Precinct	Stage 1 assessment	Stage 1 recommendations	Stage 2 assessment	Changes from 2009 Study
<b>Murphy/Gardner Street</b>	Local significance	<p>as a potential Individually Significant place.</p> <p>Assess 53-81 &amp; 80-92 Lincoln Street and 26-44 Johnson Street as a potential precinct.</p> <p>Assess 48-62 Lincoln Street, 49-59 Laity Street and 4-14 McKay Street as a 'group thematic or serial listing' of Victorian single fronted cottages of distinctive design reputedly for a Building Society.</p> <p>Assess 1-5 and 2-8 Wells Street as a potential precinct.</p>	<p>adjusted to exclude 40-44 Johnson Street.</p> <p>Wells Street precinct is of local significance as recommended by Stage 1.</p> <p>The Building Society Cottages in Lincoln and McKay streets do not form a group thematic or serial listing. The houses at 48-64 Lincoln Street form a small precinct that is locally significant.</p>	<p><b>Removed:</b></p> <p>1-65, 71-95 &amp; 66, 66A, 68 &amp; 76-80 Baker Street</p> <p>40, 42 &amp; 44 Johnson Street</p> <p>27 &amp; 29 Jubilee Street</p> <p>9 &amp; 11 Lambert Street</p> <p>52 Lincoln Street</p> <p>2-14 &amp; 5-13 McKay Street</p> <p><b>Removed from precinct and assessed as Individually Significant:</b></p> <p>Somerset Terrace 54-64 Baker Street</p> <p>House &amp; fence 70 Baker Street</p> <p><b>Removed from precinct and assessed as separate precinct:</b></p> <p>48-64 Lincoln Street (Building Society Cottages precinct)</p> <p>2, 3, 4, 5 &amp; 8 Wells Street (Wells Street precinct)</p>
		<p>Assess Murphy Street Precinct as a potential extension to HO325 – Kennedy Street Precinct.</p> <p>Assess 143 Kent Street as potentially Individually Significant to the precinct.</p> <p>Assess row of duplexes at 59-85 Gardner Street as Individually Significant to the precinct.</p> <p>Assess 114-120 Burnley Street, 389-391 Highett Street, and 158-160 Somerset Street as part of serial listing, along with 62-68 Appleton Street and 20-26 Crown Street, as they are all of similar design potentially by the same builder.</p>	<p>Murphy Street precinct extension confirmed; renamed Gardner Street Precinct and combined with southern part of HO325 – Kennedy Street precinct</p> <p>Duplexes at 59-85 Gardner Street confirmed as Individually Significant to the precinct.</p> <p>House at 143 Kent Street found to be only contributory to the precinct (not of Individual Significance).</p> <p>Serial listing of Edwardian duplexes at 114-120 Burnley Street, 389-391 Highett Street, and 158-160 Somerset Street, as well as 62-68</p>	<p><b>Added:</b></p> <p>1-3 &amp; 2-8 Allans Place (NC)</p> <p>1 Coppin Street (NC)</p> <p>3-11 &amp; 15 Coppin Street (C)</p> <p>13 Coppin Street (S – HO243)</p> <p>83-91 Davison Street (NC)</p> <p>323 Highett Street (Lot 1 PS614841) (NC)</p> <p>335-337, 356 &amp; 349-357 Highett Street (NC)</p> <p>130 Kent Street (NC)</p> <p>1-9, 10 Koorang Lane (NC)</p> <p>29-29A &amp; 40-42 Murphy Street (NC)</p> <p>114-116 &amp; 128-130 Somerset Street (NC)</p>

Precinct	Stage 1 assessment	Stage 1 recommendations	Stage 2 assessment	Changes from 2009 Study
<b>Regent Street</b>	Not of local significance as a precinct	Do not assess Regent Street Precinct as defined by the 2009 Study. Assess Richmond Tavern, 10 Elizabeth Street, as a potential individual place Assess the factory group at 38-50 Regent Street and 35-49 Lt Hoddle Street as a potential individual place Assess railway bridge abutments on York & Garfield streets as part of whole railway line Add 14 Garfield Street to HO418	Appleton Street, found to be Individually Significant and removed from the precinct.  Precinct is not of local significance. The factory group at 38-50 Regent Street and 35-49 Lt Hoddle Street confirmed as an Individually Significant place. Richmond Tavern found not to be of Individual Significance. Assessment of railway bridge abutments recommended as future work.	132 Somerset Street (C) * <b>Changed heritage status:</b> 344 Highett Street from C to NC 9, 38A & 42/2 Murphy Street from C to NC 109 & 133 Somerset Street from C to NC 59-85 Gardner Street from C to S <b>Removed:</b> 81 Davison Street 371-383 Highett Street 89-95 Somerset Street 114-120 Burnley Street, 389-391 Highett Street, and 158-160 Somerset Street** (serial listing) <b>Changed heritage status:</b> 38-50 Regent Street & 35-49 Lt Hoddle Street from C to IS 14 Garfield Street from C to IS (part of HO407) <b>Removed:</b> 10-14 Elizabeth Street 16 Garfield Street 60 Regent Street 10 York Street
<b>Rooney Street</b>	Precinct extension	Assess 1-15 Madden Grove and 2-18 & 40-60 Rooney Street as an extension of Barkly Gardens (HO308) precinct. Assess former Tannery at 27-57 Rooney Street as a potential Individually Significant place Assess Swan Street West Precinct, comprising 30-40	Rooney Street precinct extension confirmed. Former Tannery at 27-57 Rooney Street is Individually Significant.	<b>Changed heritage status:</b> 27-57 Rooney Street from C to IS <b>Removed (Amendment C149):</b> 28-34 Rooney Street 20-24 Rose Street
<b>Swan Street</b>	Local significance		Precinct not of local significance.	<b>Changed heritage status:</b> 9-11 Cremorne Street from C to IS

Precinct	Stage 1 assessment	Stage 1 recommendations	Stage 2 assessment	Changes from 2009 Study
<b>West</b>		Swan Street. Exclude from potential precinct the Greyhound Hotel, 60-62 Swan Street, which has an individual HO (HO405).	Former factory, 9-11 Cremorne Street is Individually Significant as part of the Cremorne Industrial Buildings serial listing.	<b>Removed:</b> 26-42 Swan Street 60-62 Swan Street (HO405)
<b>West Richmond (HO338)</b>	-	Assess Hoddle Street as a precinct extension.	Hoddle Street and York Street precincts extension confirmed. York Street also added as an extension due to strong thematic/historic associations and visual/physical connections.	No changes to HO338 West Richmond precinct other than the precinct extensions.
<b>Yarra Street</b>	Precinct extension	Assess 154-186 and 161 & 167-177 Brighton Street as an extension of Barkly Gardens (HO308) precinct. Assess 11-17 Howard Street as a potential Individually Significant place.	Brighton Street precinct extension confirmed. Boundaries extended to include 150 and 163-65 Brighton St. 11-17 Howard Street is Not significant.	<b>Added:</b> 150 (NC), 161 (C), 163-165 (NC) & 169-177 & 178 (C) Brighton Street <b>Added (Amendment C149):</b> 167 Brighton Street <b>Removed:</b> 188 Brighton Street 609 Church Street 19-25 Howard Street 2-8, 15 & 17 Yarra Street
<b>Yarraberg</b>	Local significance	Assess Yarraberg Precinct comprising 2-38 Appleton Street, 13-31 Blazey Street, 97-133 Burnley Street, 9-39 & 12-18 Crown Street. Assess 62-68 Appleton Street and 20-26 Crown Street as a serial listing (along with 114-120 Burnley Street, 389-391 Highett Street and 158-160 Somerset Street) HO375, 24 Appleton Street, and HO374/HO386, 2-6 Appleton Street and 97-103 Burnley Street are Individually Significant to the precinct.	Yarraberg precinct confirmed of local significance. Significance of 62-68 Appleton Street as part of Edwardian Duplexes serial listing confirmed. 20-26 removed from serial listing of Edwardian Duplexes and retained in precinct (C).	<b>Added:</b> 117-119 Burnley Street (NC) <b>Removed:</b> 57, 58 & 60 Appleton Street 62-68 Appleton Street (serial listing) 7-29 & 8-28 North Street <b>Changed heritage status:</b> 107 Burnley Street from C to NC 123 Burnley Street from NC to C 27 Crown Street from C to NC
<b>York Street</b>	Local significance	Assess York Street precinct comprising 42-80 Lennox St,	York Street added as an extension to	<b>Added:</b>

STAGE 2 FINDINGS & RECOMMENDATIONS

Precinct	Stage 1 assessment	Stage 1 recommendations	Stage 2 assessment	Changes from 2009 Study
		<p>1 New St, 2-54 &amp; 37. 57 Peers St, 30-40 &amp; 39-43 Shelley St, 3-39 &amp; 4-48 Smith St and 40-96 &amp; 51-97 York St.</p> <p>Assess 53-59 Garfield Street as a potential Individually Significant place.</p>	<p>the HO338 West Richmond precinct.</p> <p>53-59 Garfield Street is Not significant.</p>	<p>60 Lennox Street (C) [Substation]                      37 &amp; 57 Peers Street (both NC)                      39 (C) &amp; 41 (NC) Shelley Street                      3, 4, 5, 9 &amp; 23 (NC) and 7 (C) Smith Street  <b>Changed heritage status:</b>                      22 Peers Street to NC                      94 York Street to NC &amp; 84 York St *  <b>Removed:</b>                      89-93 &amp; 98-102 Elizabeth Street                      38, 40 &amp; 51-59 Garfield Street                      10 &amp; 12 Lennox Street                      1 Peers Street                      2-30 Regent Street                      30 Shelley Street                      38, 39-49 York Street</p>

## APPENDIX B – CONTEXT METHODOLOGY

### Establishing a threshold of local significance

#### What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the ‘threshold’ of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing ‘thresholds’ that provide practical guidance to distinguish places of ‘mere heritage interest from those of heritage significance’ have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria (which were used in the 2006 Study) may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines ‘threshold’ as follows:

*Essentially a ‘threshold’ is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is ‘Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision - making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.<sup>2</sup>*

#### How is a threshold defined?

The Advisory Committee Report cites the Bayside C37 and C38 Panel report, which notes that:

*With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.*

*There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgments.<sup>3</sup>*

While there are application guidelines for the use of the AHC criteria (Developed in 1990 these are known as the AHC *Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for Heritage Victoria, which noted that they may require rewriting to ‘make them clearly applicable to places of local significance’.

On this basis, the Panel made the following conclusions:

*As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.*

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State - wide. They would include **rarity in the local context, condition/degree of intactness,***

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<sup>2</sup> Advisory Committee Report, p.2-41

<sup>3</sup> Advisory Committee Report, p.2-32



*age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.* (Emphasis added)

*This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.*<sup>4</sup>

### What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are Individually Significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. It is simply not the case that every building typology will be mentioned in such a study.* (Emphasis added)

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’.<sup>5</sup>

### Context approach

In accordance with the Advisory Committee comments a series of local ‘tests’ have developed to determine whether a place or precinct meets the threshold of local significance using the Hercon criteria. It is noted that a precinct need only meet one ‘test’ or criteria in order to meet the threshold of local significance. Meeting more than one ‘test’ does not make the precinct more significant – it simply means that the precinct is significant for a variety of reasons. The tests are:

- The place or precinct is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- The place or precinct may be rare within the municipality or to a township or locality. It may contain very early buildings, or be of a type that is under-represented within the locality (Criterion B).
- If it is a representative example of a place or precinct type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and it will usually have a high degree of intactness (if a precinct, a high proportion of the places will be contributory) (Criterion D).
- The place or precinct has distinctive aesthetic qualities that set it apart from other places. The design, scale, siting or detailing may impart landmark qualities. Usually, the place or precinct will have a high degree of intactness when compared to other places. (Criterion E)
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in

<sup>4</sup> Advisory Committee Report, p.2-45

<sup>5</sup> Warrnambool Planning Scheme. Amendment C57 Panel Report, December 2008, Jennifer A. Moles, Chair

the locality. The place will usually have a high degree of intactness when compared to other places (Criterion F).

- The place has strong social or historic associations to a locality (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
  - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
  - The association has resulted in a deeper attachment that goes beyond utility value.
  - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, precincts places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The place or precinct is common within the municipality or local area and/or already well-represented in the HO, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the municipality.
- The social or historical associations are not well established or demonstrated.

## What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes*, which made the following comments in the final report submitted in August 2007:

*Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.*<sup>6</sup>

The Advisory Committee Report considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

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<sup>6</sup> Advisory Committee Report, p.2-48

The Panel went on to note that criteria suggested by the Hobsons Bay C34 Panel, ‘may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations’. It concluded that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.***<sup>7</sup> (Emphasis added)

Guidelines for this approach (Referred to as ‘Group, thematic or serial listings’) were included in the 2012 update of the VPP Practice Note ‘Applying the heritage overlay’.

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Panel considered that:

*..the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*<sup>8</sup>

How a place is defined as either ‘Significant’, ‘Contributory’ or ‘Not Contributory’ is discussed below.

### Context approach

The previous section already provides guidance for determining whether or not a precinct meets the threshold of local significance. For our purposes, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that individually or as a group illustrate important themes set out in the thematic history.
- The places within a precinct may or may not adjoin one another. Where individual places do not form a contiguous grouping they will have a strong and demonstrated thematic or historic association as set out in the VPP Practice Note and will be of Individually Significant rather than of Contributory significance.
- Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both). Precincts that are historically significant will include elements such as housing styles and subdivision layouts that are representative or typical of a particular era or type. Precincts of aesthetic significance will be distinguished by the high or exceptional quality of the housing design and/or estate layout and features when compared to other examples.
- They may contain a high proportion of Significant or Contributory properties (see definitions below).

### When is a place Significant, Contributory or Not Contributory?

For heritage precinct areas Context use the following definitions, which are based upon those from *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (2007) prepared by the Heritage Council:

- A *Significant* place is a single heritage place that has cultural heritage significance independent of its context. That is, if the precinct did not exist, they are places of local significance that could be eligible for individual inclusion in the HO. These places may also contribute to the significance of a precinct. *Significant* places will usually have a separate

<sup>7</sup> Advisory Committee Report, p.2-55

<sup>8</sup> Advisory Committee Report, p.2-54

citation and statement of significance. A ‘Significant’ place is the same as ‘Individually Significant’ in the City of Yarra.

- *Contributory* places are those that contribute to the significance of a heritage precinct, but would not be significant on their own.
- *Not Contributory* places do not contribute to the significance of a heritage precinct. In some instances, a *Significant* place may be considered *Not Contributory* within a precinct. For example, an important Modernist house within a Victorian era precinct.

Whether a place is ‘Significant’, ‘Contributory’ or ‘Not Contributory’ will depend on the reasons for significance expressed in the statement of significance. ‘Not Contributory’ places will include the places that are not associated with the reasons for significance and may include places that would otherwise be considered ‘Contributory’, except that they have been substantially altered and have a low level of integrity. On the other hand, a building may have been altered (new windows, changed colour scheme, minor additions) and still be considered Contributory. Table D.1 provides a broad outline of how the integrity of a building affects the level of significance of a place within a precinct.

**Table D.1 – Integrity and level of significance within a precinct**

<b>Integrity</b>	<b>Comments</b>	<b>Level</b>
High	<p>The building appears to be very intact externally with little change to the principal elevations (i.e. façade and side walls) – i.e. weatherboards and/or roofing iron may be original, windows and front door are original. Most if not all of other original detailing is intact. Other features that contribute to the setting of the place such as fences, garden plantings etc. may be intact.</p> <p>Note: This term may be applicable to a building where an addition/s has been made, but the form and detailing of the original section of the building remains intact.</p>	Contributory or Significant
Moderate	<p>Minor alterations have been made, but much of the original form and detailing remain intact. Where materials or detailing have been replaced, similar or ‘like for like’ materials have often been used. Where changes have been made they are often reversible - such as the replacement of windows and doors within existing openings. Where additions have been made they are sited or of such a scale that they do not overwhelm the original building – e.g. they have been made to rear or secondary elevations and do not affect the principal or primary elevations of the building or are smaller freestanding structures.</p>	Contributory
Low	<p>Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Cladding materials have been replaced using different materials. The roof has been significantly modified or removed entirely. Chimneys have been removed, windows and door have been replaced, and the form/size may also have been altered. Many of the changes are not readily reversible.</p>	Not Contributory

### **Context approach**

In accordance with the above definitions:

- Individually Significant places will usually have a High degree of integrity. Exceptions to this rule may include places that because of their rarity are considered to meet the threshold despite having a lower degree of integrity – this is often true of very early places, or places that have primarily archaeological values.
- The majority of places within a precinct will be assessed as ‘Contributory’ unless:
  - They are a place of individual significance that has an individual citation and/or is individually listed in the HO Schedule.

- They have low integrity or are Not Contributory for other reasons.

## APPENDIX C – PRECINCTS OF LOCAL SIGNIFICANCE

### C.1 Barkly Gardens (HO308)



#### History

##### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

##### **Historical background**

###### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888



most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### ***Precinct history***

The Barkly Gardens precinct is situated on part of Crown Portions (CPs) 7 and 8 (sold in March 1849 to John Robert Murphy for 452 pounds and 428 pounds respectively), and 9 and 10 in the Parish of Jika Jika. Each Crown Portion fronted the Yarra River and the government roads, Church and Swan streets, formed the east (to CP7) and north (to all CPs) boundaries, respectively.

The northern boundary of the precinct is formed by the railway, which opened in September 1860 as a branch from Richmond Station to Hawthorn and cut through the northern part of the Crown Portions. A station was opened nearby just to the west of Church Street when the railway opened. In 1867 this station was renamed as East Richmond.

#### ***West of Barkly Gardens (Crown Portions 7 & 8)***

This part of the precinct comprises land generally between Mary Street and Brighton (contained within CP8) and the lots along the west side of Brighton Street (part of CP7) extending from the railway line to the Yarra River. As noted above, this was the land first purchased in 1849 by John Murphy.

The first subdivision of Murphy's land was made prior to 1855 and the Green Plan of 1853 shows that Occupation Road (Brighton Street, which ran along the border between the two Crown Portions) and some east-west streets (not named, but possibly Lesney St, Amsterdam St, and the sections of Willow and Yorkshire sts off Church St, west of Brighton St) were planned or in existence by that time.

The Green Plan of 1853 appears to show part of the subdivision set out in a (undated, but prior to 1856) land sale handbill prepared by the noted architect and surveyor, Charles Laing, entitled 'Plan of suburban lands being portion nos. VII and VIII at Richmond in the Parish of Jika-Jika', which offered lots for sale in (from north to south) James, Rose, Berlin, Frankfort, Hamburg, and Amsterdam streets. This plan shows the distinctive pattern of subdivision that survives, largely intact, today including the network of rear laneways and minor streets. Also shown (outside of the precinct) are Albert (west of Brighton Street) and Harvey (north of the railway) streets. To the east Crown Allotment 9 is marked as 'Government Reserve' (part of this would later become Barkly Gardens – see below).



Butler (2009) suggests that the German street names were possibly a bid to lure immigrants from that country who had come to Victoria for the gold rush. However, due to anti-German sentiment during World War I the street names were changed with Berlin becoming Barkly, Frankfort replaced by Burgess, and Hamburg becoming Cotter Street.

To the south of Amsterdam Street Murphy sold land to John Wilkinson in 1852: Wilkinson then created Yarra Street and the western section of York (now Yorkshire) Street and divided off lots to persons such as Alex Clarke and Arthur Allen (Butler, 2009).

The final major subdivision of CPs 7 & 8 in the nineteenth century was the 'Pride of Richmond' estate, prepared by George Kelly, surveyor. This estate included lots in the southern sections of Brighton and Mary streets (generally below the right-of-way south of Amsterdam St) and in Seymour (the eastern section of Yorkshire St between Brighton and Mary streets), Durham and Howard streets, as well as three in Yarra Parade facing the river. A c.1881 sale by John Coverlid (land agent of Swan Street) of the remaining allotments within the estate including several on the north side of Seymour (Yorkshire) Street and in Mary and Brighton streets was promoted as the 'Cheapest land in Richmond' and being 'within three minutes walk' of the East Richmond and Burnley railway stations.

The Kearney Plan of 1855 shows that development of the precinct had begun. The subdivision plan by Charles Laing is shown in outline and most of the buildings are concentrated in the area to the north of Rose Street. Buildings shown on that plan (i.e. built prior to 1855) that survive today include the houses at 30 and 36 Lesney St, 230 Mary St and 11 Rose St. Other known pre-1870 dwellings within this area include the pair of houses at 13-15 James St (constructed in 1857 of local bluestone for Eagen McKenzie, Richmond's first postmaster), the house at 14 James St (built in 1864 of local bluestone for James Dickson who founded the Richmond based cordial company that took his name), the house at 22 James St, the timber cottage at 28 Lesney St, and the bluestone house at 240 Mary St (*Richmond Conservation Study*). The Kearney Plan of 1855 also shows a cluster of buildings on the west side of Brighton Street at its south end near York and Yarra streets, however, none of those buildings survive today.

The residential development by the 1870s led to the need for a school. Richmond Primary School (originally known as Brighton Street School SS1396) was built as a single-storey symmetrical Gothic revival building with polychromatic dressings, opening in 1874 on the block purchased in 1873, which was bounded by Berlin (Barkly) Avenue and Mary, Burgess and Brighton streets. A new school was built at the Mary Street end of the site in 1976-78, and the original buildings demolished.

Apart from the small group shown on the Kearney Plan in Brighton Street little development occurred in the area to the south of Richmond Primary School until the land boom of the late Victorian-era. For example, directories in the mid 1880s listed only four persons in Hamburg (Cotter) Street at the east end near Mary Street. However, the street was near full by 1890 after Murphy sold land in the street to Henry Liddiard in 1885 who mortgaged his property to the Melbourne Permanent Building Society: they began selling house lots (with houses) to persons such as Geo Deslandes, Thomas Rowling, John Longley, Thomas Stripling, Fred Hayden, and Jens Appel, among others. A later resident of the street was a Mr T. Palmer, landscaper 'landscape pruning, and laying-out a specialty, illustrated estimates given': an indication of the market gardens that still occupied the old Cremorne site and other riverside locations in South Richmond at that time. The houses in Hamburg (Cotter) Street and elsewhere may have been based on standard architect designs: the architects, Thomas Watts & Sons and Crouch & Wilson designed timber cottages for building societies in this area (Butler, 2009).

The MMBW plans from the 1890s shows that this section of the precinct was almost fully developed. However, some areas of vacant remained such as the orchards, which are shown surrounding houses on large allotments at the south-east corner of Davis and Brighton streets, and in the southern part of the precinct, particularly along Mary Street and Brighton Street.

The gaps shown on the MMBW plans were mostly built on by the 1920s. For example, three houses at 63-67 Brighton Street were built c.1915 on part of the orchard shown in 1895, while

the inter-war houses at 226 and 242 Mary Street were built on part of the gardens of the Victorian houses that still survive at 222 and 240, respectively.

#### *Barkly Gardens (Barkly Square) (Crown Portion 9)*

Barkly Square was developed on the site of a quarry and first appears on an 1865 survey map. The gardens, named in honour of Sir Henry Barkly, were developed with avenues of trees along a geometrical pattern of gravel paths and with beds featuring specimen trees.

By the 1890s the reserve had been transformed from 'a waste ground into a charming garden and recreation ground'. In 1897 Richmond Council changed the name to Barkly Gardens after 'old residents of the city' successfully opposed the alternative suggestion, 'The Queen's Reserve'. The renamed Barkly Gardens were formally opened and dedicated to public use at Jubilee celebrations held in June 1897 to mark 60 year's reign of Queen Victoria (*The Argus*, 11 June 1897, p.3; 22 June 1897, p.6).

A bandstand was erected at the gardens in 1900 and thousands were attracted to the band recitals held in this rotunda on Sundays (*The Argus*, 11 October 1900, McCalman, 1984:13). The rotunda was replaced in 1924 (*The Argus*, 22 October 1924, p.9).

#### *East of Barkly Gardens (Crown Portion 10)*

This section of the precinct is located in Crown Portion 10, as sold in 1849. The land to the east of Elizabeth (now Coppin) Street was shown as largely vacant on an 1865 plan, which shows Barkly Square, a 'stone breaking mill' on the south side of the railway reserve, 'fellmongers' on the approximate site of 41 Rose Street (later Warren & Strang) and a rectangle with the word (Richmond) 'Borough Abattoirs' stretching from the corner of Berlin (Barkly Ave) and Burnley streets. Rooney Street did not appear on this plan (Butler, 2009).

The industrial and quarrying activities appear to have delayed any residential development of this area until the 1880s. Land along the east side of Coppin Street is thought to have been sold in the period 1880-1882 and housing development may have been encouraged by the opening in May 1880 of Burnley (originally Burnley-street) Railway Station not far to the east. A government survey plan showed 50 new 'building lots' between Rooney and Elizabeth (Coppin) Streets, with the purchasers' names including: some of the adjoining lessees such as Searle, as well as Cornell, Thompson, Pickard, Kidston, Winter, Nathan, Kelly, Hillman, Hood, Saxton, Backhouse, Burns, Stephens and Gleadell. Many were buyers of multiple blocks, as investors (Butler, 2009).

Coppin Street first appeared in the directories in 1885 when Joseph Baeck was listed at no.253. By 1890 there were nine listings in Coppin Street north of Rose Street and six between Rose and Berlin (Barkly Ave) streets (SM).

Rooney Street was first listed in the directories by 1888. At that time there were 14 listings, which comprised three tanneries (including the McKay & Russell Tannery) and about 11 houses, most to the south of Rose Street. The first houses included nos. 52, 54 & 56, which were listed in 1888, and no.18, which appeared by 1889. The remaining houses built in the nineteenth century in Rooney Street were all constructed within the next four years. The attached pair at nos. 40-42 was first listed in 1891 and by the following year had been joined by the house at no.4 and 'Loughrea Terrace', which was listed as five vacant houses in 1892 and again in 1895. Also constructed by 1892 was 'Constanza Terrace' in the section of Madden Grove between Coppin and Rooney streets (SM).

The 1895 MMBW Detail Plan No.919 shows the extent of development in Coppin and Rooney streets by that time. In Coppin Street the number of houses to the north of Rose Street has remained the same, but there are a further six houses (making a total of 12) to the south of Rose Street. The plan also shows that some of the Coppin Street houses (nos. 231, 233, 237 & 243) had elaborate front garden layouts in the Victorian style. There has been no further development in Rooney Street since 1892 and the houses listed above are among about 20 along the west side of the street. Also shown are the terrace row (Costanza Terrace) at 1-8 Madden Grove, and the house at 2 Rose Street.

The gaps along Coppin Street and the west side of Rooney Street were mostly filled in by 1920 (SM).

### **Sources**

A.H. Massina & Co. (c.189-?) 'Pride of Richmond' [cartographic material] Geo. Kelly, licensed surveyor

Charles Laing, 'Plan of suburban lands being portion nos. VII and VIII at Richmond in the parish of Jika-Jika' [cartographic material] (Note: The plan is not dated but was prepared prior to 1856 as the Church Street bridge erected that year is not shown – a 'suspension bridge' is instead shown on the plan).

Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

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

Land Victoria

McCalman, Janet, *Struggletown: Portrait of an Australian Working Class Community 1900-1965*, 1984

Melbourne and Metropolitan Board of Works Detail Plans:

- No.915, dated 1895 (includes northern sections of streets to the north of Richmond Primary School: Berlin [Barkly] Ave; Davis St; Little Berlin [Goodwin] St; James St; Lesney St; Little James St; Little Rose St; Rose St, and Shamrock St)
- No.919, dated 1895 (Madden Grove and Coppin, Rooney and Rose streets)

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the 'Egan Plan')

Sands & McDougall Melbourne Directories (SM) – 1880-1920

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

### **Description**

The Barkly Gardens precinct is a residential area surrounding the Barkly Gardens, which comprises houses predominantly from the nineteenth century, with a small amount of Edwardian and inter-war houses. It can be broadly divided into three sections:

- North of Richmond Primary School
- South of Richmond Primary School
- East of Barkly Gardens

As with most other heritage precincts in Richmond the development themes revolve around strong a Victorian-era residential core matched here by Edwardian-era development and with inter-war as visually related infill, allowing the area to be largely built-up by the start of World War II.

Victorian era housing is almost all timber, and much of it is rows of identical single-fronted cottages, plus some double-fronted examples – both block-fronted and asymmetrical. There are also several small groupings of single-storey rendered terraces, and a few double-fronted rendered Victorian houses with decorative parapets, many of them Individually Significant.

Many of the duplexes or terrace rows lack an expressed party wall or fire-wall divisions between houses and house roofs, as Richmond lay beyond the control of the Melbourne Building Act.

The early Edwardian houses carry on the block-fronted form of the Victorian houses, with a transition to turned timber verandah posts and red-brick chimneys. Later Edwardian houses in the precinct are a mix of timber and face brick. They include a number of duplexes, large and small, gable-fronted cottages, and double-fronted, asymmetrical houses of a substantial size. Gables are decorated with scalloped weatherboards, half-timbering or ornamental trusswork.

The Contributory interwar houses dating from the 1920s include gable-fronted bungalows in Mary Street at nos. 226 (as less common attic style), 234 (brick with rendered upper walls), and 240 (in brick with timber shingles and half-timbering to the gables, and a low brick fence), 41 Brighton Street, and 6 Rose Street.

#### *North of Richmond Primary School*

This includes the northern section of Brighton and Mary streets and streets to the north of Richmond Primary School: Barkly Ave; Davis St; Goodwin St; James St; Lesney St; Little James St; Little Rose St; Rose St, and Shamrock St.

As this was the first area to be developed it contains some of the earliest houses, including some that date to c.1855 (refer to History). Several are constructed of local bluestone and some may be prefabricated. They are:

- The gable-fronted bluestone houses at 13-15 James Street, which are a rare and example of the Gothic influence.
- The timber house and stables at 36 Lesney Street. This house contains rare features such as the half-round spouting of the east window bay, early brass window furniture, and the shiplap board cladding, which suggests that the original building was an imported, pre-fabricated one.
- The simple weatherboard cottage with hipped roof at 30 Lesney Street and the adjoining similar house at 28 Lesney Street.
- The stone and brick house at 230 Mary Street.
- The house with walls of ruled render at 11 Rose St. This has a distinctive 'broken' hip roof extending to form the return verandah, and a later projecting gable.

Other early houses probably dating from prior to 1870 include the c.1864 two-storey house with rendered bluestone façade at 14 James Street, the house at 22 James Street (cnr. Mary St, which has rare detailing such as the shiplap boards and French doors that suggest it may be prefabricated), and the house constructed of stone with a double-hipped slate roof at 240 Mary Street.

The majority of the balance of the housing dates from the late Victorian period and comprises single or double-fronted cottages and houses constructed of timber or brick with small or no front or side setbacks. Of note is the very small cottage of unusual form with a side entrance and return verandah at 11 James Street. Another distinctive feature of this section is the housing in very narrow streets such as Shamrock and Goodwin.

There are three terrace rows including 6-12 James Street (which has a less common transverse gable roof), and two examples in Brighton Street at nos. 38-42 and 82-86: the former has a simple parapet with a single central pediment; while each house in the latter example has its own curved pediment flanked by consoles and other stucco detailing such as urns.

Most Victorian houses were originally single storey – apart from the example cited above exceptions include the former Minister's residence at 30 Brighton Street (A good example of the Italianate style), the terrace pair at 57-59 Brighton St, the house at 24 Lesney Street, and the house at 2 Rose St. With the notable exception of 30 Brighton Street, these houses have a

terrace form with wing walls and cast iron detailing to the verandahs: 57-59 Brighton and 2 Rose are rendered with the roof concealed behind a parapet with a simple corner, and 2 Rose also has a central pediment; 24 Lesney Street is of bi-chromatic brick and retains early stables at the rear.

The other two-storey building is the former Gardener's Arms Hotel, which is typically built to the street with a splayed corner entrance and a two-storey verandah to the Brighton Street elevation.

This section also contains some Federation, Edwardian and interwar houses. The Edwardian houses include fine Queen Anne style villa at 3 Rose Street, and the semi-detached gable-fronted cottages at 63-7 Brighton Street.

The interwar houses dating from the 1920s include gable-fronted bungalows in Mary Street at nos. 226 (a less-common attic style), 234 (brick with rendered upper walls) and 240 (in brick with timber shingles and half timbering to the gable ends, and a complementary low brick fence), 41 Brighton Street and 6 Rose Street. There are also 1930s brick duplexes at 236-8 Mary Street (U-shaped in plan with a hipped tile roof and complementary low brick fence with wrought iron gates) and 25-31 Brighton Street.

#### *South of Richmond Primary School*

This area includes the houses in the southern sections of Brighton and Mary streets, and in Amsterdam, Burgess, Cotter and Yorkshire streets. As much of this area was developed in a relatively short period during the late nineteenth century 'boom' era, many streets have very consistent streetscapes of typical single and double fronted Victorian era cottages and houses.

For example, Cotter Street, west of Brighton Street, contains a relatively intact group of small weatherboard clad, late Victorian-era houses, although most houses have been altered in detail. Stylistic attributes are limited but include the typical Italianate detailing used in this period, with decorated front verandahs framed in timber, shallow front setbacks, hipped corrugated iron clad roofs; three-light windows and four-panel doors. Most houses are single fronted except for numbers 8 and 10; the former having distinctive verandah detail.

The Victorian era houses range from relatively simple timber cottages to more elaborate villas, which demonstrate the Italianate influence through the use of detailing false ashlar boards and asymmetrical planning with projecting faceted bay (e.g. the house at 28 Cotter St and the pair at 34 & 36 Cotter St).

This area also contains several terrace rows including the notable group in Brighton Street between Cotter and Amsterdam streets, which comprises Behemore Terrace (nos. 122-130), Elm Grove Terrace (133-121) and the four houses 'Clare', 'Ennis', 'Dysart' and 'Ruan' at nos. 123-29.

Interspersed amongst the Victorian housing are houses dating from the next phase of development in the early twentieth century, which similarly comprise both single (e.g. 151, 153 Brighton St) and double fronted cottages and houses. They include the identical gable-fronted cottages at 290 and 292 Mary Street. Very intact, they have half-timbered and rendered detailing to the gable ends and verandahs with timber fretwork.

Also of note are the attached Federation brick bungalows at 164 ('Maroura') and 166 ('Korein') Brighton Street, which retain the original iron palisade fence. They form part of a group of Federation/Edwardian dwellings on the west side of Brighton St, which includes the asymmetrical houses at nos. 168 and 170, and the symmetrical cottage at no.178, which has a notable verandah with central gable and intact timber fretwork.

Interwar houses include the group of three bungalows at 280-84 Mary Street. They are of similar design (which suggests they are the work of the same builder) with a hip tile roof extending to form a verandah at one side of a projecting gable.



Almost all houses were originally single storey. The two exceptions in Brighton Street include the landmark former shop and residence at No.154, once occupied by Patrick Hehir a grocer, and another two-storey late Victorian house covered in creepers at No.167.

This section also contains one former early industrial building at 131-141 Brighton Street. Now converted to apartments, it retains its distinctive brick façade with triple pediments. Directly opposite at no.138 is former Victorian era shop, which features a parapet with moulded cornice, vermiculated corbels and a central pediment.

#### *Barkly Gardens (Barkly Square)*

The historic section of Barkly Gardens reserve is the area contained within Mary Street, Madden Grove, Coppin Street and Barkly Avenue. Barkly Gardens has a semi-formal layout comprising serpentine pathways in a 'figure eight' formation with connecting paths to the corners and sides. The pathways are lined with avenue plantings of mature Oaks (*Quercus sp.*) and Peppers (*Schinus molle*). Peppers are also planted along the edges of the reserve. The mature trees are interspersed with replacement plantings. In the south-west corner of the reserve is a collection of post-war buildings and a playground.

#### *East of Barkly Gardens*

This includes the housing on the east side of Coppin Street, facing Barkly Gardens, the terrace row at 10-15 Madden Grove, the Victorian house at 2 Rose Street, and the late Victorian and Federation houses along the west side of Rooney Street.

Coppin Street has a very intact and cohesive streetscape, which contains a mix of single and double-fronted late Victorian cottages and houses with a small number of Federation and Edwardian villas. All were originally single storey (some now have later double storey additions) and in contrast to the majority of the houses in the areas to the west of Barkly Gardens, which are mostly set directly on the street, all have front garden setbacks that complement the Barkly Gardens. Notable examples include:

- 235 Coppin Street – this has an unusual double pediment.
- 245 Coppin Street – Of otherwise typical form, this house is distinguished by the projecting central gable and the intact verandah detailing.

The section of Madden Grove within the precinct contains a single late Victorian terrace row, which comprises eight houses with a single, undivided hip roof and a continuous verandah along the front (again demonstrating the lack of fire protection for houses outside the 'Melbourne Building Act'). The terrace has very plain detailing comprising a simple parapet with a single cornice and a central pediment flanked by consoles. The narrow front doors have toplights and some houses retain original or early 2 pane double hung sash windows (e.g. 1, 9, 13, 15). The terrace has a moderate degree of external integrity: the presumed bi-chromatic brick has been painted over; some of the original bi-chrome brick chimneys with rendered caps have been removed; and the window to no.5 has been replaced. The appearance of the terrace is also marred by unsympathetic high fences.

The housing in Rooney Street is contained in two groups. The group to the north of Rose Street is dominated by 'Loughrea Terrace', which contains five bi-chrome (some now over-painted) houses with a transverse gable roof. Unlike the nearby terrace in Madden Grove the party walls extend beyond the roofline to provide fire protection. 'Loughrea Terrace' has detailing that is typical of 'boom' era including the central pediment with balusters, and cement details such as urns, eaves brackets, masks, roses and consoles. Other original detailing includes the terracotta and cream tiles to the verandahs, tripartite windows, and four panel doors. The terrace has a moderate degree of external integrity – it appears that all of the verandahs have been altered in detail and it is not clear whether any of the surviving cast iron friezes are original. Two of the bi-chromatic brick and render chimneys set along the roof ridge have been removed and three of the houses have been over-painted. None of the front fences are original, but most are sympathetic.

The section to the south of Rose Street includes a pair of late Victorian bi-chromatic brick houses at nos. 40-42 that are notable for the intact 'boom' era detailing such as the raised central pediment flanked by consoles and topped with acroterions, brick chimney with rendered mouldings, and decorative cement mouldings to the parapet and wings. There is also a timber Edwardian house with Queen Anne styling at no.48, two single fronted Victorian timber cottages at 54-56 and an attached pair of Federation brick cottages at 58-60.

#### *Street layout and infrastructure*

Street infrastructure throughout the precinct varies. Streets, generally in the section to the north of the Primary School such as Davis, James, Rose and Shamrock streets and the northern sections of Brighton and Mary streets as well as Yorkshire Street, retain traditional basalt pitchers but in most other streets this has been replaced with concrete kerbing. A number of original laneways survive including the laneway running from James to Davis streets (which is fully paved in bluestone), and Little James Street, Little Rose Street and the laneway from Burgess to Yorkshire streets (which comprise asphalt with a central bluestone gutter). All footpaths are asphalt as traditional.

#### Comparative analysis

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO342 Cremorne comprises a mix of late nineteenth century and early twentieth century housing.



The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

This large residential precinct compares with the Richmond Hill (HO332) and West Richmond (HO338) precincts. All of these precincts contain a range of housing dating from very early (i.e., pre-1860) houses and cottages through to inter-war houses and duplexes. The Barkly Gardens precinct is also notable for the central reserve that gives the precinct its name. The development of Barkly Gardens as a central garden square (it was originally known as Barkly Square), which is flanked on two sides by housing follows English traditions of residential garden square planning and is the only example of its type in Richmond. A comparable example within the City of Yarra is Edinburgh Gardens in North Fitzroy.

The proposed additions to the Barkly Gardens precinct (comprising houses in Brighton Street south, Cotter Street west, Madden Grove and Rooney Street) are logical extensions. They are historically associated with the precinct as they formed part of the same subdivisions and were developed at the same time. The intactness of the areas and the housing within it is also comparable to the existing precinct.

## Assessment against Criteria

### *Criterion A:*

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

Barkly Gardens precinct demonstrates important phases in the residential development of Richmond from the mid-nineteenth century to the interwar period from the earliest settlement through the late Victorian boom, and to the final phase of recovery and infill development during the early twentieth century. The presence of some former shops and a hotel demonstrates how local neighbourhoods were self-contained with commercial and social amenities usually within walking distance.

### *Criterion B:*

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

The Barkly Gardens precinct contains a significant number of rare early houses including some that date prior to 1855, which are clustered in and around Lesney, James and Mary streets. It is also notable for the rare examples of very narrow streets or laneways containing housing. Many of the narrow streets containing housing of this type were declared as 'slums' by the Housing Commission of Victoria and destroyed as part of the slum reclamation by the Commission after World War II.

### *Criterion C:*

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

Not applicable.

### *Criterion D:*

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

The Barkly Gardens precinct demonstrates the principal characteristics of residential precincts in Richmond that were largely developed prior to World War II being comprised of predominantly Victorian era housing, supplemented by Edwardian and interwar infill. Overall, the intactness of the building stock to the period prior to World War II is very high and creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways.

The late Victorian housing is typical of its era, ranging from small timber cottages and rendered terraces, to double-fronted asymmetrical and block-fronted houses, and Boom-style houses

with idiosyncratic parapets. The precinct also illustrates the range of modest to middle-class Edwardian houses, including gable-fronted cottages, brick duplexes, and substantial timber and brick villas with intact timber fretwork. Typically, interwar bungalows are represented to a lesser extent.

The precinct also demonstrates other characteristics of nineteenth century subdivisions such as regular allotment pattern served by rear laneways. The distinctive pattern of rear laneways, some of generous width, in the section west of Barkly Gardens that was part of the c.1853 subdivision is of particular note.

The development of Barkly Gardens as a central garden square (it was originally known as Barkly Square), which is flanked on two sides by housing follows English traditions of residential garden square planning is also of note as the only example of this type in Richmond.

*Criterion E:*

*Importance in exhibiting particular aesthetic characteristics.*

The Barkly Gardens has aesthetic importance as a traditional nineteenth century square English garden square, which enhances the setting of the houses in Mary and, in particular, Coppin streets, which were designed to face toward the gardens and have generous garden setbacks that enhance the visual connection.

*Criterion F:*

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

Not applicable.

*Criterion G:*

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

Barkly Gardens (former Barkly Square) has important social and cultural associations as a park that has been enjoyed by the local community for over 140 years.

*Criterion H:*

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

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

## Statement of significance

*What is significant?*

The Barkly Gardens precinct, comprising 21-41 & 20-36 Amsterdam St, 1 & 5-17 Barkly Ave, 17-69, 79-83, 101-167 & 28, 30, 38-86, 114-148, 154, 164-186 Brighton St, 2-22 Burgess St, 227-283 Coppin St, 3-41 & 4-38 Cotter St, 1 & 3 Durham St, 9-11 Goodwin St, 3-17 & 4-22 James St, 12-36 Lesney St, 1-15 Madden Gve, 208-242, 248-254 & 266-320 Mary St, 2-18 & 40-60 Rooney St, 3-11, 4-12 & 16 Rose St, 1-11 Shamrock St and 14-18 & 25-45 Yorkshire St and Barkly Gardens reserve is significant. The following buildings and features contribute to the significance of the precinct:

- The buildings constructed from c.1855 to c.1925, as shown on the precinct map.
- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights with a smaller amount of two storey dwellings), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth/early twentieth form and layout of the Barkly Gardens and the surviving mature plantings of Oaks (*Quercus sp.*) and Peppers (*Schinus molle*).

- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

The following buildings are Individually Significant to the precinct: 49-55 and 167 Brighton Street; 2 Burgess Street; 235 & 245 Coppin Street; 11-15, 14 & 22 James Street; 24, 28 & 30 Lesney Street; 230 & 240 Mary Street; 2, 7 & 11 Rose Street; as well as HO231 – 30 Brighton Street, HO232 – 164-166 Brighton Street, and HO273 – 36 Lesney Street.

Non-original alterations and additions to the Contributory or Individually Significant buildings shown on the precinct map, post-World War II plantings and buildings in Barkly Gardens, and other post-World War II houses and buildings are not significant.

*How it is significant?*

The Barkly Gardens precinct is of local historic and aesthetic significance to the City of Yarra.

*Why it is significant?*

The precinct is historically significant as tangible evidence of important phases in the residential development of Richmond from the mid-nineteenth century to the interwar period from the earliest settlement through the late Victorian boom, and to the final phase of recovery and infill development during the early twentieth century. The presence of some former shops and a hotel demonstrates how local neighbourhoods were self-contained with commercial and social amenities usually within walking distance. The significance of the precinct is enhanced by the presence of rare early houses, including some that date prior to 1855, which are clustered in and around Lesney, James and Mary streets. It is also notable for the very narrow streets or laneways containing small cottages, once relatively common but now increasingly rare in Richmond. (Criteria A & B)

The precinct is significant as an enclave that is characteristic of the residential areas in Richmond that largely developed prior to World War II and comprise predominantly Victorian era housing, supplemented by Edwardian and interwar infill, which is complemented by traditional streetscape materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways. Overall, the intactness of the building stock to the period prior to World War II is very high. (Criterion D)

The precinct also demonstrates other characteristics of nineteenth century subdivisions such as regular allotment pattern served by rear laneways. The distinctive pattern of rear laneways, some of generous width, in the section west of Barkly Gardens that was part of the c.1853 subdivision is of particular note. The development of Barkly Gardens as a central garden square (it was originally known as Barkly Square), which is flanked on two sides by housing follows English traditions of residential garden square planning is also of note as the only example of this type in Richmond. (Criterion D)

Barkly Gardens (originally known as Barkly Square) has aesthetic importance as a traditional nineteenth century English garden square, which enhances the setting of the houses in the adjoining street, which in Coppin Street were designed to face toward the square and have generous garden setbacks that enhance the visual connection. Barkly Gardens is also socially significant as a park that has been enjoyed by the local community for over 140 years. (Criteria E & G)

### Statutory recommendations

Extend the HO308 Barkly Gardens precinct to include the Brighton Street south, Cotter Street west, Madden Grove and Rooney Street extensions and by adding 28 Brighton St and removing 73 Brighton St as shown on the precinct map.

Amend the HO schedule to specify that tree controls apply to Barkly Gardens, or list the Barkly Gardens individually in the HO schedule with tree controls. The trees to be protected are the mature Oaks (*Quercus* sp.) and Pepper trees (*Schinus molle*).

Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan for HO308 Barkly Gardens by changing the status of places and adding or removing new places as shown on the precinct map.



- Legend**
- Individually significant
  - Contributory
  - Contributory (changed in 2013 Study)
  - Not contributory
  - Not contributory (changed in 2013 Study)
  - Removed from precinct (changed in 2013 Study)
  - Part of existing HO308 but grading changed in 2013 study
  - Precinct boundary amendment
  - Yarra HO region

**HO308 Barkly Gardens, Richmond Precinct extension**



NB: These precinct maps reflect the recommendations of Amendment C149.

\* The 1930s houses at 236-238 Mary Street have also been regraded from Contributory to Not Contributory during the implementation stage of the 2013 Study.





Legend

- Contributory
- Contributory (changed in 2013 Study)
- Not contributory
- Not contributory (changed in 2013 Study)
- Removed from precinct (changed in 2013 Study)
- Part of existing HO308 but grading changed in 2013 study
- Precinct boundary amendment
- Yarra HO region

HO308 Barkly Gardens, Richmond  
Precinct extension  
Detail of Brighton Street



\* The 1930s houses at 236-238 Mary Street have also been regraded from Contributory to Not Contributory during the implementation stage of the 2013 Study.



- Legend
- Individually significant
  - Contributory
  - Contributory (changed in 2013 Study)
  - Not contributory
  - Not contributory (changed in 2013 Study)
  - Part of existing HO308 but grading changed in 2013 study
  - Precinct boundary amendment
  - Yarra HO region

HO308 Barkly Gardens, Richmond  
Precinct extension  
Detail of Yarra and Cotter streets







Legend

- Contributory
- Not contributory
- Not contributory (changed in 2013 Study)
- Precinct boundary extension
- Yarra HO region

HO308 Barkly Gardens  
Precinct extension, Richmond  
Detail of Rooney Street



## C.2 Building Society Cottages

48, 50 & 54-62 Lincoln Street, Richmond



54-64 Lincoln Street

### History

#### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

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

streets, reduce frontages and build whatever they liked. Closer development of Richmond was also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries (where fur or wool was removed from hides), starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady'. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37).

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

### **Place history**

Lincoln and Laity streets are part of the 27 acre Crown Portion 45, first sold in 1851 to banker (Sir) William Highett for 823 pounds. Howitt created an estate south of Victoria Street that included Baker and Lincoln streets and ended on the line of Buckingham Place (now Laity Street): it was between Johnson and Church streets. The allotments extended from street to street in a regular pattern with larger corner lots; later development created more irregular shaped lots. Land sales progressed from the plan from the early 1850s with lot 32 (66x330 feet frontages to Baker and Lincoln), for example, being sold in 1853 by Highett to Alfred Bickwell for 124 pounds, allowing for a tidy profit given the original Crown Portion price (Butler, 2009).

The Kearney Plan of 1855 shows that the present street layout was in place. There is one building in Lincoln Street at the northwest corner of Catherine (now Lambert) Street, while Laity Street (not named) is vacant.

Development of Lincoln Street was underway by the 1870s and continued during the development boom of the 1880s. In 1875 Lincoln Street between Lambert and Johnson streets contained about seven houses, which increased to 15 by 1880 and 20 by 1885. The construction of Taviuni Terrace added a further seven houses to the north side of Lincoln Street by 1887. Laity Street (known as Buckingham Place in the nineteenth century) was slower to develop. In 1880 there were no listings on the north side between Lambert and Johnson streets and only four by 1890. (MMBW, SM).

Prior to December 1889 the Melbourne Diocese of the Church of England owned the block on the east side of Lambert Street between Lincoln and Laity streets. Directories record that the St Matthias Church of England Sunday School occupied the site during the mid to late 1880s (LV, SM).

In December 1889 the church sold the land to the Metropolitan Permanent Building and Investment Society of Collin Street, Melbourne, which had 16 identical timber cottages erected by 1890. The houses are first listed in the 1891 directory when all, bar one, were occupied. By 1895, however, when the depression hit four of the houses in Lincoln Street and five of the Laity Street houses were listed as vacant (LV, SM). Reputedly, the houses were constructed to a standard design prepared for the society by an architect (Butler, 2009).

The Metropolitan Permanent Building and Investment Society was founded in 1864 in Melbourne (*The Argus*, 29 January 1867 p.6). In February 1890 at the 26<sup>th</sup> annual meeting of the society it was submitted that ‘the business of the society continued to expand in a satisfactory manner, the advance made and deposits received being in excess of those in any previous year’ (*The Argus*, 26 February 1890 p.9). However, like many building societies it was greatly affected by the economic depression that emerged soon afterwards and by 1892 the society had agreed to voluntary liquidation. In 1892 when presenting the 28<sup>th</sup> annual balance sheet to shareholders the directors advised that ‘... not only the continued shrinkage of all the operations of the society, but also the complete want of confidence manifested by the depositors in this society and kindred institutions, which has led to the stoppage of payment by your society’ (*The Argus* 1 March 1892 p.8, 19 May 1893 p.5).

The liquidators commenced selling off property owned by the society, which mostly comprised cottages (In 1901 the properties still held by the society included 364 cottages of brick and wood, 42 ‘large dwelling houses’, 2 factories, 2 hotels, 7 terraces of two-storey houses and shops, as well as land in suburban Melbourne and the country, and leasehold of 80 brick and wood cottages). In the 1899 annual report the liquidators regretted that ‘sales of property had not been more extensive’, but they had ‘done their best’. While offers had been made, ‘many had not come up to what was considered a proper value and therefore were not accepted’. Nonetheless, the liabilities of the society had been reduced from 680,000 pounds to 195,000 pounds by 1899. (*The Argus*, 8 March 1897 p.4, 6 April 1899 p.6, 14 May 1901 p.8).

These houses in Lincoln and Laity streets were eventually sold in batches from 1901 to 1908. The houses in Lincoln Street were sold in a single lot, while the Laity Street houses were sold in three lots of two, four and two cottages (LV).

### Sources

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

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

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Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1043 and 1046 (dated 1899) 1048 (1898), 1049 (1897), 1055 (1897)

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the ‘Egan Plan’)

Sands & McDougall Melbourne Directories (SM) – 1870-1945

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

## Description

This small precinct comprises the seven of the surviving 13 houses built by 1890 for the Metropolitan Permanent Building and Investment Society at 48, 50 and 54-62 Lincoln Street. The adjoining five houses constructed for the society at 49-55 and 59 Laity Street, are excluded from the precinct, as they are less intact. The post-war house at 52 Lincoln Street, which replaced one of the original cottages, is included in the precinct as a Not contributory place.

The houses are single fronted timber cottages of typical form with a hipped roof with a corbelled brick chimney, and a post supported convex verandah. The front walls are clad in Ashlar boards to imitate ruled masonry and other detailing typical of period includes the paired eaves brackets separated by 'cricket-bat' moulds. However, what sets these simple cottages apart from other similar examples is the detailing, which suggests the involvement of an architect. This detailing includes:

- The distinctive moulded timber pilasters to the front windows and doors.
- The unusual toplights above the front doors with faceted and sawtooth detailing.
- The faceted and chamfered detailing to the roof and verandah fascia.

The houses are also slightly elevated, which increases their streetscape presence. The exception is 48 Lincoln Street, which may have been lowered. One house has been demolished and replaced with two-storey brick house at no.52.

The condition and integrity of the surviving houses varies. The most altered houses are nos. 48, 56 and 58. Changes include removal of chimneys and replacement of the timber verandah floor with concrete to nos. 56 and 58. No.58 retains timber verandah posts, but has 'hit and miss' brick balustrade, while the posts and balustrade to no.56 have been replaced with wrought iron and a brick wing wall constructed on the west end of the verandah. The verandah to no.48 has been replaced with a low skillion profile. There is a two-storey addition at the rear of no.50, but it is set well back and not highly visible.

The form of most of the other surviving verandahs is appropriate and some have been restored sympathetically using similar materials. None of the houses appear to have the original balustrade. It also appears that the verandahs originally had a cast-iron frieze, but most have been removed. The frieze at 54 Lincoln Street does not appear to be original.

## Comparative analysis

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

In addition to these precincts there are also smaller groups of houses (or 'mini-precincts') either included in the HO or proposed for inclusion in the HO, for example:

- HO277 Davis' houses – a group of houses at 1-11 and 2-14 Mitchell Street, Richmond, which were constructed by the same builder.



- 1-11 Dickens Street and 160-66 Lord Street, Richmond (proposed for inclusion in the HO by Amendment C157).

Individually Significant small groups of houses such as these typically have strong historic connections and visual cohesion, as they were constructed at the same time for a single owner.

This small precinct compares to these examples, as it comprises houses constructed to the same design for a single owner. As noted in the Description, the late Victorian single fronted timber cottages in the precinct are common throughout Richmond, however, what sets these simple cottages apart from other similar examples is the detailing, which suggests the involvement of an architect. Apart from the Laity Street houses, this group of houses compares the following examples with the same detailing in northeast Richmond, which were probably also constructed for the Metropolitan Permanent Building and Investment Society:

- 8-16 Gardner Street and 95-105, 108-110 & 114-16 Buckingham Street (part of the HO325 Kennedy Street precinct)
- 18 Gardner Street, proposed for inclusion in HO325
- 5 & 4-14 McKay Street (not included in the HO)

This group compares to the rows of houses in Gardner Street and Buckingham Street in terms of its extent and the intactness of the houses. Comparatively, the groups of houses in McKay streets are less intact.

## Assessment against Criteria

### Criterion A:

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

The Building Society Cottages precinct provides tangible evidence of the speculative housing constructed by building societies at the peak of the late nineteenth century boom and of the rapid development that was happening at that time in Richmond.

### Criterion B:

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

Not applicable

### Criterion C:

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

Not applicable.

### Criterion D:

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

The Building Society Cottages precinct comprises a group of originally identical single-fronted late Victorian cottages. The typical form of the cottages, single fronted with hipped roof and post-supported verandah, is enhanced by the distinctive detailing to the windows, doors and fascia that sets them apart from other single fronted timber cottages of this era.

### Criterion E:

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

The Building Society Cottages precinct has associations with the Metropolitan Permanent Building and Investment Society, which is demonstrated by the distinctive design features used on the houses constructed by the society.

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

The Building Society Cottages precinct, which comprises the cottages, constructed by 1890 for the Metropolitan Permanent Building and Investment Society, at 48, 50 and 54-62 Lincoln Street, Richmond is significant. The houses are single fronted timber cottages of typical form with a hipped roof with a corbelled brick chimney, and a post supported convex verandah. The front walls are clad in Ashlar boards to imitate ruled masonry and other detailing typical of period includes the paired eaves brackets separated by 'cricket-bat' moulds. Notable detailing includes the distinctive moulded timber pilasters to the front windows and doors, the unusual toplights above the front doors with faceted and sawtooth detailing, the faceted and chamfered detailing to the roof and verandah fascia. The houses are also slightly elevated, which increases their streetscape presence.

Non-original alterations and additions to the Contributory houses and the post-war house at No. 52 are not significant.

***How it is significant?***

The Building Society Cottages precinct is of local historic and architectural significance to the City of Yarra.

***Why it is significant?***

The precinct is historically significant as tangible evidence of the speculative housing constructed for building societies at the peak of the late nineteenth century boom and of the rapid development that was happening at that time in Richmond. (Criterion A)

The precinct is architecturally significant as a representative group of originally identical single-fronted late Victorian cottages. The typical form of the cottages, single fronted with hipped roof and post-supported verandah, is enhanced by the distinctive detailing to the windows, doors and fascia that sets them apart from other single fronted timber cottages of this era. (Criterion D)

The precinct is historically significant for its associations with the Metropolitan Permanent Building and Investment Society, which is demonstrated by the distinctive design features used on the houses constructed by the society. (Criterion H)



**Statutory recommendations**

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

Amend the Yarra HO schedule to include this precinct, add it to the Yarra HO maps, and update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan to include all of the places within its boundaries.

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



Legend

- Contributory
- Not contributory
- Precinct boundary
- Yarra HO region

Building Society Cottages, Richmond,  
Heritage Precinct



### C.3 Church Street North Precinct



#### History

##### **Thematic context**

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

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

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

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

**5.0 Local Council and council services:** 5.5 Private and public transportation

**7.0 Leisure and entertainment in the suburbs:** 7.1 Licensed hotels and 'sly grog'

##### **Historical background**

###### *Development of Richmond*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. These allotments were mainly intended for development as small farms, however,

many of the purchases in Richmond were speculative for allotments that were quickly subdivided and resold. Reserves were created for police purposes, and for churches, recreation, produce market, schools and a mechanics' institute (O'Connor, 1985:9-10).

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

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked. Closer development of Richmond was also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries (where fur or wool was removed from hides), starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady'. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37).

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

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### **Precinct history**

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

This precinct is part of an early subdivision that was created by John Huggins prior to the 1850s. Hence some of the remaining houses and the commercial building along Church Street are from the early Victorian-era, providing an earlier commercial concentration than most other streets in Richmond. The 1855 Magee plan shows only a thin scattering of buildings on Huggins' estate. A land sale handbill of 1858 promoted allotments in the area, which were owned by investors Westgarth, Ross & Company at this date.

By 1860, the east side of Church Street was mostly vacant land, between Bridge Road and Kent Street, with the exception of a butcher and grocer. North of this, only five houses existed between Kent and Baker streets. The west side of Church Street at this date listed only a nurseryman and a builder, between Bridge and Victoria streets (SM).

By 1880, Church Street between Cameron Street to the south and Little Buckingham Street to the north, was densely populated with a combination of both residences and commercial premises (SM). By 1897-8, both sides of Church Street (within the precinct) were fully developed (MMBW detail plans nos. 1050, 1051, 1053 & 1054).

Historically important sites in the precinct are the early hotels in Church Street, located at or near the corners of Highett, Somerset and Kent Streets. These include the Prince of Wales Hotel, run by Wootton in the 1890s, Mrs Williams in the mid 1890s, and Michael Callanan in the early 1900s, located on land that was first acquired by Robert Monarch. Other early hotels are the former Queens Arms Hotel and Bristol Hotel (1862), located at or near the Somerset Street corner, and James Naughton's Hotel (c1875-1884) at the Highett Street intersection. All are an indication of how important this area was, as an early residential estate with numerous associated gathering places (SM as cited in Butler 2009:66).

Associated with these early hotels are the other Victorian-era commercial buildings that adjoin them and complement them. These are places in Church Street south of Highett Street, including the former house of James Lentell, rate collector and house agent, built in 1878 (SM as cited in Butler 2009:66).

Three brick buildings within the precinct are of a similar form, with distinctive parapeted end gables. These are located at 123-5, 137 and 156-62 Church Street. The buildings at 123-5 and 156-62 do not appear on the 1898 MMBW plan, however, the footprint of the building represented at 137 Church Street may be that of the existing building (MMBW detail plan no. 1051 pt1045 & 1046). This suggests they may have all been built around the turn of the century.

By 1920, a majority of the east side of Church Street, north of Highett Street was occupied by shops and trades, with the number of residences increasing north of Kent Street. The west side of Church Street between Cameron and Rule streets remained a combination of shops, trades, and residences. This remained the case in 1940 (SM).

The S. Andrewartha Showrooms (mantle-piece, later furniture maker) demonstrates the continued importance of this strip in the early 20th century (SM as cited in Butler 2009:66). The site of the showrooms, 115-117 Church Street, was previously occupied by a 'Timber Rack Workshop' with a saw mill to the rear (east) in 1898 (MMBW detail plan no.1051, pt1045 & 1046). Andrewartha Furniture Manufacturers was established in Richmond in 1900. The existing buildings on Church Street were built for the company between 1915 and



1925 (Hermes no. 169470). This large interwar building is a local landmark and is individually protected on the Yarra HO, but is not part of the precinct.

The Mathers family, AI & AW Mather (later AF & AW Mather), created a motor garage on the corner of Highett Street, at 156-162 Church Street, some time between 1940 and 1947 (SM). The corner building (No. 162), seen on the 1898 MMBW plan, was demolished to create vehicle access, while the earlier two-storey, gabled building adjacent was incorporated into the motor garage. The Mathers also built a Streamlined Moderne garage across the street, at 147 Church Street, in the late 1930s, but this is outside of the precinct.

### **Sources**

Butler, Graeme & Associates (2009), 'City of Yarra Heritage Gap Study, Stage Two'.

Green, William, 1853 'Map of Melbourne and suburbs from Government plans and private survey', as cited in O'Connor et al. (1985), 'Richmond Conservation Study'.

Hermes no. 169470, City of Yarra citation for '115-117 Church St, Richmond'.

Magee, John Steel, 1855 'Municipal Map of Richmond' drawn from Hodgkinson survey, Lands Department, as cited in O'Connor et al. (1985), *Richmond Conservation Study*.

MMBW maps, accessed online at State Library of Victoria.

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

Sands & McDougall Directories (SM), viewed at State Library of Victoria (unless cited in Butler 2009).

### **Description**

This largely commercial precinct is located around the Church and Highett streets intersection with a dense and coherent streetscape on the east side of Church Street between Highett and Lt Buckingham streets, and a smaller collection on the west side, focussed around Highett Street. The precinct borders on the early residential subdivision around Kent and Somerset streets and in addition to the mainly mid-Victorian-era commercial buildings there is some contiguous and contemporary residential development that contributes to the period expression.

The precinct character is typically two-storey with a parapeted street façade with splayed corner entries. There is also a row of single-storey shops, between Highett and Somerset streets. No. 137, on the corner of Somerset Street, has an early form with a high hip roof partially hidden behind a simple parapet, and appears to date from the 1860s or early 1870s. It is rendered, with traces of ochre-colour limewash below the parapet.

A two-storey parapeted shop row occupies the north corner with Kent St, with the south corner occupied by the Prince of Wales Hotel (109 Church Street). Another two early hotels are the former Queens Arms (No. 133) and Bristol hotels (No. 135), sited at or near the corner of Somerset Street. The Bristol Hotel, which is Individually Significant, has a well proportioned and detailed elevation to Somerset Street with banded rustication, quoins and finely worked bluestone base. These buildings are echoed in the former Naughton's Hotel at the south-west Highett Street corner (No. 164, Individually Significant).

There are three buildings of similar form, having two-storeys and a parapeted, gable-end roof. Two of them, at 123-125 and 137 Church Street, are set back behind shops, were constructed c1900 of pressed red brick, and served as bakehouses for the first half of the 20<sup>th</sup> century. A similar building, at No. 156, sits at the front of its allotment, and appears to have been built first as a shop.

Further south is the significant former James Lentell building, at 178 Church Street (Individually Significant). Designed with Tudor stylistic characteristics, the building has diamond pattern brick-panels and window-spandrels, with incised render-decoration on the façade and an intact timber shopfront, with splayed entry, with glazed doors.



Most of the two-storey shops have modern shopfronts, as is typical for commercial buildings of this era, but have intact first-floor facades. The row of three, two-storey shops at Nos. 103-107 have replacement first-floor windows, as well, but all retain cast decoration above the windows, balloons along the parapet, and a Dutch-influenced pediment above the chamfered corner. The James Lentell Building (No. 178), and possibly the c1860s shop at No. 137, is the only shop to retain its original shopfront, though the hotels have generally retained intact ground floors or at least the original door and window openings. Apart from the shops at Nos. 103-107 and 178, the Victorian-era shops and hotels are restrained in their decoration, as was common prior to the Boom era of the late 1880s.

Houses in the precinct include a terrace of three Victorian bichrome brick houses at the north end (Nos. 99-103). The central one retains an early or original two-storey rear wing, which is a rare building type, also seen at 63-71 Church Street (in a separate, individual HO). At the southern end, No. 176 is a single-storey bichrome Victorian house, highly intact apart from overpainting of the cream brick accents. As they are smaller in scale than most of the shops and set back behind small front gardens, the houses are a recessive element in the precinct, but are a typical inclusion in a small, local shopping strip.

On the north-west corner of Highett Street is the former James Jones general store that has also been used as a motor garage by the Mather family: this has a Victorian-era gabled form that relates to the precinct but has been altered. There are two other two-storey brick buildings with parapeted end gables quite similar to this one at the rear of Nos. 125 and 137.

### **Comparative analysis**

The Church Street North Precinct encompasses a shopping strip which was one of the earliest to develop in Richmond, but was eclipsed by the late 1880s by Bridge Road, and continued to cater to the needs of local residents. As such, it is smaller in scale, and includes similar architectural forms than the major shopping strips along the nearby Bridge Road (HO310), Cremorne's Swan Street (HO335) which developed during the Boom of the late 1880s and in the early 20<sup>th</sup> century. It is better compared with Victoria Street (proposed HO419), and the Johnston Street Precinct, Collingwood (HO324), which combines retail outlets and hotels for a local market, with the occasional terrace house. Both of these precincts, however, contain a substantial number of Edwardian-era shops as well.

In comparison, while smaller in extent, the Church Street North Precinct is more consistent in displaying built form of the Victorian era, particularly the pre-Boom era, with a small contribution from the interwar period. It has a greater consistency in built form, with very few Not Contributory buildings, and a similar level of intactness of the individual buildings (intact upper floors and parapets, new shopfronts).

### **Assessment against Criteria**

#### **Criterion A:**

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

The Church Street North Precinct was largely developed between 1860 and 1880, as is reflected by its consistent mid-Victorian character. Its importance at this time is demonstrated by the large number of hotels contained in a very small area. While an important early shopping strip in Richmond, it was overtaken by the nearby Bridge Road after the coming of Richmond's first cable tram along it in 1885. It continued to serve the local community, with minor developments around the turn of the century, including the construction of two bakehouses.

#### **Criterion B:**

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

Not applicable.

**Criterion C:**

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

Not applicable.

**Criterion D:**

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

The Church Street North Precinct contains a wide selection of mid-Victorian commercial buildings – shops, shops plus residence, and hotels – dating from the 1860s to 1880s. They illustrate typical features of this era including stuccoed facades, parapets concealing hipped roofs, and Italianate details.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The Church Street North Precinct, comprising 97-147 and 156-178 Church Street, Richmond. On the east side, the precinct extends northward from the Highett Street intersection, and southward on the west side. The precinct primarily comprises commercial buildings of the 1860s to 1880s, including shops and a concentration of hotels. There are also a few bi-chrome brick houses of the same era, one with a rare two-storey rear wing (No. 99). The precinct is largely intact to its 19<sup>th</sup>-century form.

Contributory elements include one and two-storey Victorian-era shops and residences:

- Most with living accommodation located on the upper level or at the rear;
- Configured as continuous building rows with no front or side boundary setbacks;
- Typically parapeted in form with concealed pitched roofs;
- Typically with vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;
- Typically with stuccoed facades having simple ornamentation and trabeation derived from Italian Renaissance architecture and also the Edwardian-era (pressed red brick) bakehouses;

- Once typically with post-supported street verandahs, timber and iron construction, with cantilever awnings for 20th century buildings;
- Once typically with large display windows at ground level, with recessed tiled or stone paved entries, also some metal framed (brass, copper) shopfronts for early 20th century buildings.

Contributory elements also include:

- Traditional street elements such as bluestone pitcher crossings, kerbs, and gutters, cast-iron grates, and asphalt footpaths.

The Victorian-era hotels at Nos. 135 and 164, and the shop at No. 178 are Individually Significant. The Andrewartha Showroom (No. 115) is Individually Significant, but does not contribute to the significance of the precinct. The vacant lot at 139 Church Street is Not Contributory. At 125 Church Street, the shop itself is Not Contributory, but the red-brick bakehouse behind it is Contributory.

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

The Church Street North Precinct is of local historical and aesthetic significance to the City of Yarra.

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

Historically, it is a tangible illustration of one of Richmond's earliest shopping strips, which developed primarily between 1860 and the 1880s. Its importance at this time is demonstrated by the concentration of four former or existing hotels in a small area, which served as key community hubs during the 19<sup>th</sup> century. It was eclipsed by Bridge Road once a cable tram line began to run on that street in 1885, but continued to serve the local community. (Criterion A)

The precinct is representative as a visually coherent and largely intact grouping of mid-Victorian commercial buildings – shops, shop-residences, and hotels – dating from the 1860s to 1880s. They illustrate typical features of this era including stuccoed facades, parapets concealing hipped roofs, and Italianate details. (Criterion D)

### **Statutory recommendations**

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

Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan by adding the Church Street North precinct.

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

- Apply external paint controls.



Legend

- Individually significant
- Contributory
- Contributory (changed in 2013 Study)
- Not contributory
- Not contributory (changed in 2013 Study)
- Precinct boundary
- Yarra HO region

Church Street North, Richmond, Commercial Heritage Precinct



## C.4 Cremorne Precinct (H0342)



### History

#### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

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



streets, reduce frontages and build whatever they liked. Closer development of Richmond was also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries (where fur or wool was removed from hides), starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady'. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37).

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

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

#### *Development of Cremorne*

The Crown Portions (CPs) making up the Cremorne area (CPs 1-6), sold in 1846 and 1849, were long slim potentially agricultural lots between Swan Street and the Yarra River with the Government roads, Punt Road and Church Street, as the west and east boundaries (Butler, 2009). The CPs were quickly subdivided and the Kearney Plan of 1855 shows the early street network including Cremorne, Cobitt (Cubitt), Barney (Dover), Yarra (Gwynne), Stephenson streets and the western section of Balmain Street had been formed and were partially built up.

The Kearney Plan also shows the 'Cremorne Gardens', which were located south of Balmain Street, and gave the area its name. Founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853, they consisted of



extensive ornamental planting, pavilions, grottoes and bridges and were named after the Cremorne Gardens in London (Butler, 2009).

The advent of the two railway routes across the north and down the centre of Cremorne in 1857-8 (via Richmond to Brighton) and 1860 (via Richmond to Hawthorn) meant that the locality was physically bisected and detached from other Richmond urban groupings and developed a distinct community, which was served by public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished) (Butler, 2009).

The first industries, such as the Cremorne Brewery and malt house, were established in the 1850s along the riverside and until 1900 there was little industry to the north of Balmain Street, which was a dense residential area with numerous corner shops, hotels and some community buildings. In the early to mid-twentieth century the area to the north of Balmain Street was transformed into a mixed residential and industrial area. By the 1930s the Cremorne area was one of three in Richmond designated by Council for industry (MMBW; *The Argus*, 21 July 1939, p.7).

### **Precinct history**

Residential and industrial development of the area to the south of Balmain Street between Cremorne Street and the railway was delayed first by the Cremorne Gardens founded by James Ellis and, after 1863 when the gardens was closed, the 'Lunatics and Inebriate's Asylum' that was established by J.T. Harcourt, J.P. Then, in the early 1880s, Thomas Bent, the 'notorious parliamentarian, Brighton resident, land speculator and councillor' acquired the site. Bent subdivided the land, which was offered for sale in 1885 as the 'Cremorne Estate' (Butler, 2009).

A real estate handbill for the Cremorne Estate shows that the subdivision was bounded by Cremorne and Balmain streets and the railway and contained 280 lots. The lots had frontages to the aforementioned streets and to the southerly continuations of Cubitt, Dover and Gwynne streets, as well as four new cross streets, Vickery and Munro, and two others named for the developer (Thomas and Bent streets). This handbill also shows that the Asylum buildings were still extant, occupying all the land in the block contained by Balmain, Cubitt, Bent and Dover streets. Also shown are five of the seven houses at 46-58 Balmain Street, which are described as 'four roomed brick houses'. By c.1887 this row was extended by two houses (SM).

Cubitt Street developed quickly in the first few years. The first house in Cubitt Street south of Balmain Street, the residence of Mr Hankinson on the east side of the street, is listed in the 1886 Directory. By the following year 15 houses were listed on the east side and 4 on west, increasing to a total of 25 houses in 1888. The first three houses in Bent Street were listed in 1888. Dover Street was slower to develop with the first three houses not appearing until after 1890.

The 1895 MMBW Plan shows the partial development of precinct by that time. In Balmain Street the south side between Cubitt and Gwynne streets was fully developed and there was only one vacant lot on the north side in the same block: the plan shows the corner shops at nos. 27-29 and two house pairs at 41-43 and 45-47. The Balmain Street group also included the corner shop at no.38 occupied in 1890 by H.T. Liddiard, grocer.

In Cubitt Street there were several groups of houses separated by vacant land in 1895: on the east side there are two groups at 127-37 and 151-161 (some of these houses have been demolished and the properties do not form part of the precinct – see Description) separated by a larger house on a vacant lot (facing Gwynne St), and then a continuous row from 167 to 197; while on the west side there was a group of six houses at 142-52 and then an isolated pair of houses at 182-84 to the south of Bent Street. In Bent Street there are three houses (the present nos. 28-32), while Dover Street was undeveloped north of Bent Street (although part of the old Asylum Building appears to occupy part of the land) and contained three houses south of Bent Street, including the brick cottage at no.171.

The gaps in the precinct were mostly built upon in the early 1900s. In Cubitt Street the single fronted cottages at nos. 123 & 125 and 163 & 165 on the east side were listed in the directories by 1915, while on the west side nos. 158, 160, 170 and 186 appeared by 1920. The single fronted cottages at 143-53 Dover Street were there by 1915; the house at no.155 was there by 1920, by which time no.34 Bent Street was the only vacant site between Dover and Cubitt streets. The houses at 34 Bent Street, and at 188-194 Cubitt Street were built by 1925 (SM).

### **Sources**

Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

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

Land Victoria

Melbourne and Metropolitan Board of Works Detail Plan No.913, dated 1895

Melbourne: Troedel & Co. (1885) 'Cremorne, Richmond [cartographic material] / Nathaniel Munro, surveyor'

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the 'Egan Plan')

Sands & McDougall Melbourne Directories (SM) – 1880-1925

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

### **Description**

The Cremorne precinct is a residential area that comprises the intact sections of the Cremorne Estate as described in the History. It is centred on the section of Cubitt Street south of Balmain Street, and also includes houses along part of the east side of Dover Street, and in Bent Street. The Balmain Street section includes the buildings on both sides between Cubitt and Gwynne streets. While the houses on the north side did not form part of the Cremorne Estate they are of the same period (Victorian) and so have a strong historic as well as visual connection.

As with most other heritage precincts in Richmond the development themes revolve around strong a Victorian-era residential core matched here by Edwardian-era development and with inter-war as visually related infill, allowing the area to be largely built-up by the start of World War I.

The late Victorian houses almost exclusively comprise single fronted cottages, constructed of timber or bi-chromatic brick and either detached or attached as part of a pair or row (e.g. 28-32 Bent St). There is one double-fronted example at 177 Cubitt Street. The late Victorian style is evident in features such as bi-chrome or rendered chimneys, stucco detailing to wing walls such as consoles and vermiculated corbels, tripartite windows to the main elevation, and the use of Ashlar boards to some timber examples. Most have a hipped roof form; the exceptions are the less common transverse gable (e.g. 43 Balmain St, 131 & 142-44 Cubitt St), and the adjoining row of four identical detached gable-fronted cottages at nos. 146-52 Cubitt Street.

Of note is the row of seven bi-chromatic brick terrace houses at 46-58 Balmain Street, which were constructed in two stages c.1885 to c.1887 and are the oldest houses in the precinct (and one of the oldest terrace rows in Cremorne more generally). The early date of these houses is

demonstrated by the undivided hip roof and continuous front verandah (i.e., no dividing wing walls).

The precinct also contains some commercial buildings dating from the Victorian era. These include in Balmain Street the single storey shop and residence at no.38 and the double storey former shops and residences directly opposite at nos. 27-31. Although both buildings have been altered they have characteristic form and siting, being built on both street boundaries with a splayed corner and roofs concealed by a parapet with a simple cornice framed by corbels and consoles. There is also an altered timber former corner shop and residence at 167 Cubitt Street.

The Federation houses in the precinct include both single fronted cottages (e.g. 123-25 Cubitt St) and double fronted houses (e.g. 158, 160, 170 Cubitt St), which demonstrate the transition from the Victorian style.

The Edwardian houses include simple gable fronted timber cottages with minimal decoration (e.g., 143-53 Dover St) as well as houses that demonstrate Queen Anne influences such as asymmetrical planning, hip roofs with prominent projecting gables facing the street, half timbering to the gable ends, verandahs with ornamental timber frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with coloured toplights) (e.g. 24 Bent St, 186 Cubitt St, 155 Dover St). The Queen Anne influence can also be seen in the intact pair of gable-fronted cottages at 163-65 Cubitt Street and the similar cottage at 26 Bent Street.

The inter-war houses include the gable-fronted bungalow at 34 Bent Street, and the unusual gable-fronted attached pair sharing a single roof divided by a central brick party wall at 188-90 Cubitt Street, which is very intact and retains original detailing including half-timbering and shingling to the gable ends and paired verandah posts with simple brackets set on dwarf brick piers. The adjoining equally intact single gable-fronted houses to the south (nos. 192 & 194) have similar detailing, which suggests that the same builder constructed all three. Another, earlier, example of the gable-fronted attached pair with dividing central wall type is at 20-22 Bent Street.

The majority of houses are relatively intact (or sympathetically restored) when viewed from the street. Common alterations include over-painting of face brickwork, alteration to or replacement of front verandahs, replacement of front windows, and removal of chimneys. There are some visible second storey additions.

Fences are uniformly low allowing views of the houses, which are set close to the frontage. None are original, but many are reproductions that are sympathetic to the housing style. Other features that contribute to the historic character of the precinct are the bluestone kerb and channel and the bluestone laneways.

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct

- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO342 Cremorne comprises a mix of late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

The Cremorne precinct comprises housing from two key periods: the late nineteenth century boom and the early twentieth century. As such it compares to the two other precincts in Cremorne: the HO323 Green Street precinct, and the Wellington Street precinct, which is proposed for inclusion in the HO by Amendment C149.

The proposed small extensions to the Cremorne precinct are logical additions because they are historically associated either as part of the original subdivision (171 Dover St) or have the same construction date (27-31 & 43-47 Balmain St, 171 Dover St). In the case of Balmain Street, the proposed additions are part of the related Victorian-era streetscape that includes the south side already within HO342.

## **Assessment against Criteria**

### **Criterion A:**

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

The Cremorne precinct is a residential area that demonstrates two important phases in the development of Cremorne during the late nineteenth and early twentieth centuries. Although the majority of housing dates from after 1886, it does include one terrace row at 46-58 Balmain Street partly constructed prior to 1885, which is notable as one of the earliest surviving examples in Cremorne. The existing and former commercial buildings demonstrate how local shops within walking distance served small neighbourhood areas in the nineteenth and early twentieth centuries.

### **Criterion B:**

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

Not applicable.

**Criterion C:**

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

Not applicable

**Criterion D:**

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

The Cremorne precinct demonstrates the principal characteristics of residential precincts in Richmond that were largely developed prior to World War II being comprised of predominantly Victorian era housing, supplemented by Edwardian and interwar infill, with commercial buildings on corner sites. Overall, the intactness of the building stock to the period prior to World War I is very high and creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways.

The late Victorian housing is typical of its era, ranging from small timber cottages and rendered terraces, to double-fronted asymmetrical and block-fronted houses, and Boom-style houses with idiosyncratic parapets. The precinct also illustrates the range of modest to middle-class Edwardian houses, including gable-fronted cottages, brick duplexes, and substantial timber and brick villas with intact timber fretwork. Typically, interwar bungalows are represented to a lesser extent.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

The Cremorne precinct meets Criterion H as a speculative subdivision associated with Thomas Bent, one of the notorious figures in the 'land boom' era in Melbourne. Bent's connection is remembered by the naming of Bent Street.

**Statement of significance**

***What is significant?***

The Cremorne precinct, comprising 27-31, 38-58 & 43-47 Balmain St, 20-34 Bent St, 123-31, 155-195, 142-194 Cubitt St, and 143-155 & 171 Dover St, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses, constructed in the period from c.1885 to c.1925 at 40-58 & 43-47 Balmain St; 20-34 Bent St, 123-31, 155-165 & 169-195 and 142-52, 158, 160 & 170-194 Cubitt St, and; 143-155 & 171 Dover St.
- The shop and residence at 38 Balmain St, and the former shops and residences at 27-31 Balmain St and 167 Cubitt St.
- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

Non-original alterations and additions to the Contributory buildings listed above, and other houses and buildings are not significant.

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

The Cremorne precinct is of local historic and aesthetic significance to the City of Yarra.

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

The precinct is historically significant as a well-preserved example of a residential area that demonstrates the two key phases in the development of Cremorne during the late nineteenth and early twentieth centuries. Although the majority of housing dates from after 1886, it does include one terrace row at 46-58 Balmain Street partly constructed prior to 1885, which is notable as one of the earliest surviving examples in Cremorne. The existing and former commercial buildings demonstrate how local shops within walking distance served small neighbourhood areas in the nineteenth and early twentieth centuries. It is also historically significant as a speculative subdivision associated with Thomas Bent, one of the notorious figures in the 'land boom' era in Melbourne. Bent's connection with the precinct is recalled by the naming of Thomas and Bent streets. (Criteria A & H)

The precinct is significant as an enclave that is characteristic of residential precincts in Richmond that were largely developed prior to World War II being comprised of predominantly Victorian era housing, supplemented by Edwardian and interwar infill with commercial buildings on corner sites. Overall, the intactness of the building stock to the period prior to World War II is very high and creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways. (Criterion D)

#### **Statutory recommendations**

Extend the HO342 Cremorne precinct to include 27-31 & 43-47 Balmain Street and 171 Dover Street as shown on the precinct map. Update the Yarra HO schedule and HO maps to show this.

Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan for HO342 Cremorne precinct by adding 27-31 and 43-47 Balmain Street and 171 Dover Street as Contributory places.





Legend

- Contributory
- Precinct boundary extension
- Yarra HO region

HO342 Cremorne Street Precinct extension



## C.5 Doonside Industrial Precinct \*



### History

#### **Thematic context**

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

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

#### **Historical background**

##### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

#### *Secondary industry in Yarra*

Cited from the *City of Yarra Heritage Review: Thematic History* (Allom Lovell, 1998:44-45):

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, [constructed] 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. ... 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. ...

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.

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. The largest and most impressive group of modern buildings covered in the survey was of course the MacRobertson confectionery manufacturing complex.

#### **Precinct history**

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

An early subdivision plan (LV, in Butler, 2009) shows the initial break up of the Crown Portion to builder and contractor David Mitchell (Burnley St, part north half), Edward John Burnley (south half of the portion, inheritor of William Burnley's estate) and others including John Clark and William Baker.

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

The Doonside Industrial Precinct straddles Mitchell's and Burnley's allotments. David Mitchell married Isabella in 1856, daughter of James Dow, an engineer at Langlands Iron Foundry, and built the house Doonside, 75 Burnley Street, where Doonside Street now intersects. A plaque was mounted (on the current 77 Burnley Street) in 1938 to mark the location of the birthplace of his daughter, Helen Mitchell, in 1861, who was to become the famed opera singer Dame Nellie Melba (Campbell 1974:259-60).

Allen & Tuxen's 1888 Map shows new tram car sheds in Victoria Street and the MMBW plan (detail plan no. 1078) from 1902 shows the outline of David Mitchell's grand house, 'Doonside'. At the back of his house and grounds was a large Timber Works and closer to the river an old brick kiln and Mitchell's Cement Works, with engine rooms, furnace and puddling mills. A vast clay hole ('Old Clay Hole') was to the north-east from the mansion touching the cement works on the north. There was a fire at Mitchell's Cement Works in 1888. It was rebuilt with a new production line of Adamant plaster and, in 1890, a Portland cement factory was built, using lime from his Cave Hill property at Lilydale (Butler 2009:86). On the Yarra River bank, at the end of Appleton St, was the large Colonial Tannery complex. To the west of the tannery, along the north side of Appleton Street were a number of houses and cottages at this date (MMBW detail plan no. 1078, 1902).

Following this early industrial use was a new wave of factory construction that did not depend on river access for drainage and water, but instead faced main roads such as Burnley Street. Large holdings were subdivided into 50-56 feet wide lots fronting Burnley, Doonside and David streets in 1931 (LV:Lodged Plan 13552). It was at this time that Mitchell's house, 'Doonside', was demolished, as it stood in the path of the newly demarcated street that was to be given its name (*Argus*, 9 Jan 1931:5).

Elliott Cairnes' survey plan from that era shows a line-up of industry as it was then along Burnley Street, with Ruwolt Engineering Works to the north on Victoria Street (demolished) and then, going south, McPherson's Bolt Works, a house terrace in front of the first modest stage of Russell Engineering and the newly entered £14 paid for the later Jex Company site at the corner. New lots had been created along David and Doonside streets and a chemical factory was shown at the Appleton and David Street corner (Butler, 2009). Changes in manufacturing during the interwar period led to new single-storey factories on large blocks of land which could contain the entire plan on a single level. An article of 1938 named this as the reason 'factories are moving to districts where the required space can be obtained at a reasonable price', such as the area of the Doonside Precinct (*Argus*, 20 Jan 1938:6).

The factory buildings that followed in the late interwar period represented some iconic names in Australian products and retailing such as the Jex Steel Wool factory (branch office 77-79 Burnley Street, head office at Box Hill), and Repco auto parts.

#### *61 & 65 Burnley Street*

The large factory at 61 Burnley Street first appears in the Sands & McDougall Directory between 1936 and 1940, occupied by Platers Pty Ltd, electroplate manufacturers by 1940, then addressed as 55-63 Burnley Street (SM). Previously in 1902, number 61 was occupied by a fire brigade station at the north boundary, and a small house at the south boundary (then 63 Burnley Street) (MMBW detail plan no. 1078, 1902).

The factory at 65 Burnley Street first appears in the Sands & McDougall Directory between 1931 and 1935, occupied by Chandler Brothers, lime merchants in 1935. Previously in 1902, number 65 was a grassed area, north of David Mitchell's 'Doonside' house at 75 Burnley Street (MMBW detail plan no. 1078, 1902). As nos. 61 and 65 Burnley Street have a continuous frieze along their facades, it appears that when no. 61 was being built between 1936 and 1940,



the existing building at no. 65 was remodelled to match. Until recently, the two buildings were attached, as shown on old Google Maps aerials, but since then, the southernmost bay of no. 61 has been demolished to create a driveway to the rear of the site.

#### *67 Burnley Street*

In 1902, 67 Burnley Street was part of David Mitchell's property 'Doonside' (MMBW detail plan no.1078, 1902). The factory at number 67 first appears in the Sands & McDougall Directory between 1936 and 1940, occupied by Avery's Garden Insecticide Co., seed merchants, in 1940. From 1941, the factory was occupied by Horticultural Industries Pty Ltd, pest destroyer manufacturers (SM).

#### *Jex factory, 77 Burnley Street*

The single storey building at 77 Burnley Street was built in 1937-38, for the manufacturers of Jex steel wool. The factory was designed by architect Eric C Beedham and constructed by the Snider Construction Company. The factory is red brick with a cement rendered parapet (since painted and rendered over). Originally, a clock was located in the parapet of the chamfered corner entrance. The design was noted in an article in 1938, as it represented the modern design trend in factories, which enabled assembly on a single level. The construction of the factory followed the 1931 demolition of David Mitchell's house 'Doonside'. A stone was inserted into the wall near the main entrance, recording the birthplace of Dame Nellie Melba (*Argus* 20 Jan 1938).

Eric Beedham (1895-1947) was educated and trained in Hobart, but had settled in Melbourne by 1927. He initially focused on residential commissions, but began to specialise in factory design in the 1930s, many of them in South Melbourne. Both in partnership with architect John Wright, 1934-37, and in his own practice, Beedham was responsible for many Streamlined Moderne factories during that decade. He continued designing industrial buildings in the 1940s until his premature death in 1947. Apart from Jex, Beedham designed another factory in Richmond, for the Rola company in 1938, on Yarra Boulevard, Richmond (Built Heritage, nd).

#### *RepcO, 81-95 Burnley Street*

Robert Geoffrey Russell set up the Russell Manufacturing Co. Pty Ltd (automotive spare parts, accessories and general equipment) in North Melbourne in 1927. In 1930 his factory moved to the former plaster-making factory, Stucold Plastic Art Co., on the north-east corner of Burnley and Appleton streets, Richmond (SM as cited in Raworth 2013:4). The trade name Repco was registered in that year. The factory is first listed in the Sands and McDougall Directory in 1931 as Russell Manufacturing, motor accessories, at 89-95 Burnley Street. To the north of the factory, nos. 85 and 87 were occupied by houses (SM as cited in Raworth 2013:14). The company gradually expanded its works to Doonside Street (Allom Lovell 1998:122).

In 1938, the *Argus* reported that a new foundry and warehouse had been built. This is believed to be current Moderne building on the corner of Appleton Street, which would have replaced the earlier plaster factory (Raworth 2013:4-5, 8). The building at 26 Doonside Street (HO252) was built for the Russell Manufacturing Co. c1939. The first floor of the present building served as laboratories, and the ground floor was for offices (Allom Lovell 1998:121).

In March 1942, Russell Manufacturing Co. purchased the land to the north along Burnley Street, on the corner of Doonside Street. The existing building located on the south-east corner of Burnley and Doonside streets was built in 1942. A picture of this building from 1943 shows that it had variegated cream bricks with render dressings (since overpainted) (SM, shown in Raworth 2013:5).

The factory was expanded in 1943 (RepcO Co. records). The factory expansion was described in a 1943 advertisement in the Sands & McDougall Directory (cited in Raworth 2013:5): 'RepcO is closely associated with Australia's war effort on the industrial front and is engaged in producing its quota of munitions and war equipment as well as a steady flow of automotive

parts for essential services. To meet the extra strain placed on the manufacturing division, a new plant and extension of its foundry were completed.'

By the end of World War II, a majority of the Russell Factory development was completed, excluding the south-east corner of 81 Doonside Street (1945 aerial photo). Architect Arthur Baldwinson may have been involved in works at 81 Doonside Street in 1946 (Library of NSW).

By 1958 the factory development extended as far as 13 and 15 Appleton Street. From 1962, the Russell Manufacturing storage facility was located at 21-27 Appleton Street (SM, cited in Raworth 2013:6). In the 1960s, the Brabham Formula One engine was developed in the adjoining Repco factory, as the company moved into high-performance engine construction (Brabham BT24).

#### *1-9 Doonside Street*

Doonside Street was created shortly after 1931, as indicated by a subdivision plan (Lodged Plan 13552), but was not yet listed in the 1935 Sands & McDougall directory, suggesting that nothing had been built there by 1934. An advertisement appeared in the *Argus* in 1939 (2 Sep 1939:20), which located Leggett Products Pty Ltd on Doonside Street, Richmond, indicating that the factory at 1-9 Doonside Street had been built by this date. Considering its stylistic details, it was likely to have been built shortly before 1939.

In 1941, the lot directly 'off 65 Burnley Street' was occupied by Leggett Products Pty Ltd, rubber goods manufacturers. In 1950, Leggett Products still occupied the factory, now 'off 77 Burnley Street' (SM). Leggett manufactured rubber products, including bicycle tyres (*Argus*, 11/01/1939:5).

Aerial dating to 1945, of the Repco Factory, University of Melbourne library, as cited in Raworth (2013).

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The *Argus*.

## Description

This compact precinct is centred on Doonside Street, on the east side of Burnley Street. It is located just north of the Yarraberg residential area, and the factories of the precinct were built in what was formerly a residential area (including open land connected with 'Doonside' house.

The precinct comprises late interwar industrial buildings, all of which were constructed within a ten-year period, between c1931 and 1942. As such, they can all be loosely termed 'Moderne' in style, providing overall visual continuity, but with different approaches to ornament and massing that illustrate changes over that decade.

The earliest factory, at 65 Burnley Street, is a single-storey building constructed to the streetfront. It has a gabled hip roof, hidden behind a parapet with a sawtooth soldier-course brick frieze. The frieze continues to No. 61, which is a single-storey, hip roof building, again concealed behind the parapet, set back from the footpath to allow for a carpark. This long, symmetrical building has a shallow breakfront at either end, which is slightly taller than the nine bays between them. The entrance is at the centre of the building. Window bays are divided by stripped-back fluted Doric pilasters. There are Jazz Moderne geometric fountain-like *bas reliefs* beneath the frieze and as pilaster capitals (NB: pilaster capitals only to the north breakfront, as the south one has been partially demolished).

Jazz Moderne floral *bas reliefs* and fluted details are applied to the parapet above the chamfered corner entrance of the single-storey Jex factory, at 77 Burnley Street. There is a stepped detail around the doorway and a curved concrete hood above it.

67 Burnley Street, built between 1936 and 1940, is a small, single-storey building with gabled roof, concealed behind a parapet with a cement moulding along the top.

A ziggurat detail, also typical of the Jazz Moderne, is seen above a former entrance in the southern half of the Repco building of c1938, a single-storey rendered structure. The northern half, of 1942, shows the transition to a more restrained Streamline Moderne. This section is two-storey, constructed of brick with render dressings. The horizontal is emphasised by inset lined in the brick and the render parapet, as well as concrete strip hoods above the large, multipane steel windows. The chamfered corner is the decorative focus, with vertical glass-brick windows in a striking render surround.

Leggett's factory, 1-9 Doonside Street, of c1935-39, is a two-storey brick building with a rendered upper floor. It is a very large building, which occupies the entire allotment, with a series of five parallel roofs, all hidden behind the front and side parapets. The side walls are of red brick, which is likely the colour of the brick to the front, which has been overpainted. Like the 1942 Repco building, Leggett's balances long horizontal bands with a vertical 'tower' at the centre of the façade, which marks the entrance. On either side are brick 'pillars' stepping up to the centre section which bears the raised letters 'Leggett's' set on a diamond. There are tall vertical windows below it, and shallow concrete hood over the two doorways. The windows are

multipaned steel with brick piers between them. Leggett's evinces a less decorative approach, move toward Functionalism.

In regard to intactness, the southern breakfront of 61 Burnley Street has been partially demolished to create a driveway to the rear yard. 65 Burnley Street has been re-rendered and partially clad with stone. The windows of 67 Burnley Street have been enlarged, and the façade may have been stripped of detail. The face brick of 77 Burnley Street has been rendered over. The brick of the Repco buildings, 81-95 Burnley Street, has been overpainted, and part of the single-storey section raised to two storeys. Leggett's, at 1-9 Doonside Street, has also been overpainted.

### **Comparative analysis**

As Richmond and Cremorne, and Yarra more widely, have been an industrial powerhouse since the late 19<sup>th</sup> century, there are many industrial buildings protected within its heritage precincts, though most of these precincts have a residential focus. The exceptions are:

- HO349 Rosella Preserving Co., Cremorne – This precinct comprises factory buildings of the Rosella Preserving Company, built in stages from 1905 to c1936. The buildings are of red brick, ranging in size from one to three storeys, and are simply ornamented with pilasters, corbelled cornices, and *bas-bas relief* Rosella signed on some parapets. Alterations are mainly some overpainting and new openings and windows. While united by their red facebrick, signage and proximity, the Rosella buildings demonstrate a range of styles. The precinct is discontinuous, but there are visual relationships between some of the buildings.
- HO337 Victoria Park, Abbotsford – This precinct is divided into a large residential sub-precinct, and a small industrial sub-precinct known as the Trenerry Estate. The buildings in it were constructed in the interwar period (1919-1930s) as part of a number of complexes, including the Austral Silk & Cotton Mills, the Yarra Falls Spinning Mills, and the Byfas building. The buildings range in height from a single-storey, to the massive four-storey spinning mills. Stylistically, they could be termed as utilitarian, but have landmark value due to their size and prominent siting at Dights Falls.
- HO332E Richmond Hill, Richmond – This section of the Richmond Hill Precinct, known as the South Industrial Sub-area, developed in the early 20<sup>th</sup> century and interwar period, and was mainly associated with the clothing manufacture industry. It includes a number of Moderne factory buildings (e.g., 61 Stewart St), as well as a range of Edwardian and interwar factories, some of which are quite plain, and others landmarks largely due to their massive scale. Red facebrick is a visually unifying factor, though a number of contributory buildings have been overpainted.

In comparison with these three precincts or sub-precincts, Doonside is similar in size to Rosella and the Victoria Park sub-precinct, but is smaller than the Richmond Hill South Industrial sub-precinct. All three of the comparators have some or most of the factories dating from the interwar period, but none even comes close to short construction date range seen in Doonside. As a result, while the use of red facebrick and large scale link the factories in the other precincts together, none exhibits the level of stylistic consistency seen in Doonside.

### **Assessment against Criteria**

#### **Criterion A:**

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

Doonside illustrates the 19<sup>th</sup> and early 20<sup>th</sup> century approach to locating industrial works in the inner suburbs, where there would be ample access to workers, it follows on from David Mitchell's Doonside industrial development begun in the 1850s in this area. The factories, particularly those on Burnley Street, illustrate the shift from multi-storey mills, such as those

on the Trenerry Estate, Abbotsford, to a large factory floor on one level, sometimes with offices above.

Some of the brands produced in these factories, such as Repco auto parts and Jex steel wool, were considered Australian icons.

**Criterion B:**

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

Not applicable

**Criterion C:**

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

Not applicable

**Criterion D:**

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

The factories of Doonside Precinct are representative of industrial buildings of the late interwar era, with pitched roofs concealed behind parapets, the use of facebrick and cement render dressings, multipaned steel windows, and Moderne styling.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

A number of the factories have distinctive architectural details of their time, including Jazz Moderne bas reliefs to 61 and 77 Burnley Street, a Jazz Moderne ziggurat motif above the former entry of 95 Burnley Street, striking vertical entrance 'towers' to 81 Burnley Street and 1-9 Doonside Street paired with horizontal 'speed' lines on the former, and the Leggett's signage on 1-9 Doonside. The precinct is exceptional in its stylistic consistency of industrial buildings within the City of Yarra, thanks to its rapid development.

**Criterion F:**

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

Not applicable

**Criterion G:**

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

Not applicable

**Criterion H:**

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

Doonside is associated with industrialist David Mitchell, whose house gave its name to Doonside Street. His Cement Works stood just to the east of the precinct. Mitchell's mark on the area is commemorated by a plaque on the 1938 Jex building, 77 Burnley Street, which commemorates the former side of 'Doonside' house, as the birthplace of Mitchell's daughter, Dame Nellie Melba.

## **Statement of significance**

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

Doonside Industrial Precinct, comprising 61-91 Burnley Street and 1-9 & 26 Doonside Street, Richmond. It is a grouping of factory buildings constructed during the 1930s and early 1940s. They include the places where iconic Australian brands, such as Jex steel Wool and Repco auto parts, were manufactured.

The contributory and significant elements are large inter-war factory complexes having typically:

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

Nos. 61-65, 67 and 77 Burnley Street and 1-9 Doonside Street are contributory to the precinct. 81-95 Burnley Street and 26 Doonside Street (HO252) are Individually Significant to the precinct.

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

The Doonside Industrial Precinct is of local aesthetic and historic significance to the City of Yarra.

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

Aesthetically, as a concentration of interwar factories around the intersection of Burnley and Doonside streets, which are exceptional in their stylistic consistency. The earlier ones – at 61-65, 77 and 91 Burnley Street – exhibit decorative traits of Jazz Moderne, including simplified classical pilasters, cast geometric bas reliefs, and the stepped ziggurat motif. The later buildings – 85 Burnley Street, 1-9 Doonside Street and 26 Doonside Street – have striking vertical entrance ‘towers’, 85-91 Burnley Street has incised ‘speed’ lines, characteristics of the Streamlined Moderne, and 26 Doonside Street exhibits an interesting and sophisticated composition with a limited palette of materials (cream and glazed brown brick). The factory at 1-9 Doonside Street has less of a horizontal emphasis, instead showing an avant-garde Functionalist influence. (Criterion E)

Historically, as a tangible illustration of industrial development that was so important in Richmond from its earliest years. In the Yarraberg area, David Mitchell – owner of ‘Doonside’ house and the cement works beside it – was the pioneer of this development. In the 1930s, Richmond City Council zoned Yarraberg as one of three areas set aside for manufacturing, leading to its rapid redevelopment during this decade. The buildings constructed during this period demonstrate the modern preference for single-level factory floors, sometimes with offices above. (Criterion A)

## **Statutory recommendations**

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

Update the ‘City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012’ incorporated plan by adding the Doonside precinct.

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

- Apply external paint controls.



Legend

- Individually significant
- Contributory
- Contributory (changed in 2013 Study)
- HO boundary
- Precinct boundary
- Yarra HO region

Doonside, Richmond, Heritage Precinct





## C.6 Gardner Street Precinct

*Note: This includes the parts of the existing HO325 Kennedy Street Precinct, including 39 & 41 Johnson Street, and all properties in Gardner, Buckingham and Kent streets, plus the Murphy Street precinct as identified by Stage 1. The northern section comprising Johnson, Hollick, Cole and Kennedy streets now forms part of the revised Kennedy Street Precinct (see section C.8).*



### History

#### **Thematic context**

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

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

**3.0 Mansions, villas and sustenance housing:** the division between rich and poor: 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked. Closer development of Richmond was



also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries (where fur or wool was removed from hides), starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady'. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37).

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

Development recommenced in the early twentieth century. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression. Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### ***Precinct history***

This precinct straddles Crown Portions 34 and 41. Portion 41 which totalled 28 acres, was sold to William Burnley in 1849 (at a low £5/12/- per acre) (LV, Butler). Green's 1853 plan shows them blank, as does the 1855 Magee map, with only Somerset Street shown and one or two buildings east of Church Street. Coppin Street did not extend north of Bridge Road at this date. William Burnley died by 1860, leaving his property to Edward John Burnley who subdivided a number of allotments from 1861 (LV, Butler, 2009).

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

was to be the civic and religious centre of Richmond but there is little trace of it today (Butler 2009:116-7).

An 1874 map (Whitehead & Co.) shows Palmer, Murphy and Gardiner streets, while Somerset had been extended east to Burnley Street, to form with Kent Street a matrix for residential development. By 1888 at the height of the boom in Richmond's population growth, the west end of Palmer Street had extended up at an angle towards State School no.1567, the market and Richmond Reserve. Most of the existing streets were in place for house construction by this date (Allen & Tuxen).

A further government survey of town lots took place in 1884 (surveyed by Michael Callanan, Lands Department District Surveyor) when the block bounded by Highett, Burnley, Murphy and Coppin streets was sold, with many lots along Murphy and Highett streets going to the Victoria Estate Company Ltd. Among the estates sold in this area was one titled the 'Heart of Richmond Estate' with, for example, lots at the corner of Coppin and Murphy streets auctioned on a Wednesday 2 May 1888 with Lot 8 (later the site of 1-3 Murphy St) sold for £8. The auction was advertised as one where businessmen might secure an investment 'that must increase in value by leaps and bounds' (Butler 2009:117).

By 1898, Buckingham and Kent streets, just west of Gardner Street, were fully developed with groups of uniform cottages, which extended to front Gardner Street. There was the occasional larger house located amongst the cottages. To the south of this, Somerset and Highett streets were also fully developed with houses of various sizes, with the exception of the odd vacant lot. Highett Street was lined with street trees at this date (MMBW detail plan no. 1051, parts 1045 & 1046, 1898).

In 1899, the part of the precinct that is east of Gardner Street, bound by Palmer, Burnley and Kent streets was about half developed. The densest development within this section was the land bound by Highett, Davison, Murphy and Burnley streets; and to the north, the block bound by Kent, Gardner, Somerset and Davison streets. This development was dominated by houses of various sizes. The south side of Murphy Street (at the west end) was mostly vacant, except for one house, and a row of duplexes fronting Gardner Street (MMBW detail plan no. 1052, 1899). This row at 59-85 Gardner Street consisted of eight duplexes (the one at 87-89 since demolished), built between 1886 and 1888, for James Rose, physician (SM; LV: V1679/F740). The south-west portion of the precinct in 1898-9 consisted of duplexes and houses on Gardner Street, between Murphy and Highett streets, with housing development behind this, including on the laneway called Allan's Place. The remainder of this block was vacant, as was the portion of the land fronting Gardner Street, between Palmer and Murphy streets (MMBW detail plan no. 1053, 1898). The vacant land would later be filled by Edwardian and interwar development.

A land sale of 1904 offered 12 building blocks along Murphy Street, west of Burnley Street, as the former property of the late A Cameron. The lots were sold along with a large brick store and stable building at the corner that was stated as easily converted to a factory, as an indication of the rising industrial development in the Edwardian-era at Richmond and elsewhere in inner Melbourne (Butler 2009:117).

There was extensive development during the Edwardian period, filling most of the remaining house blocks in the south part of the precinct. The interwar period saw the completion of all streetscapes, with infill development at 125 Somerset Street, 331 Highett Street, and 38 Murphy Street. In other cases, interwar houses replaced Victorian ones (110 & 112 Somerset Street, 150, 154 & 156 Kent Street). These houses reflect the ongoing development of Richmond as population peaked in the 1920s.

### **Sources**

Allom Lovell & Associates, *City of Yarra Heritage Review Volume 1: Thematic History*, 1998.

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## Description

The Gardner Street Precinct is centred on the north-south axis of Gardner Street, stretching from Buckingham Street at the north almost to Palmer Street at the south. Other north-south streets in the precinct are Coppin and Davison, and other east-west streets are Kent, Somerset, Hihett and Murphy.

As with most other heritage precincts in Richmond the development themes revolve around strong a Victorian-era residential core matched here by Edwardian-era development and with inter-war as visually related infill, allowing the area to be largely built-up by the start of the Second War.

Victorian era housing is almost all timber, and much of it is rows of identical single-fronted cottages, plus some double-fronted examples – both block-fronted and asymmetrical - and a distinctive row of duplexes along the south end of Gardner Street (Individually Significant). Many of the duplexes lack an expressed party wall or fire-wall divisions between houses and house roofs, as Richmond lay beyond the control of the Melbourne Building Act. There are also several small groupings of single-storey rendered terraces, and a few double-fronted rendered Victorian houses with decorative parapets, many of them Individually Significant. Of particular interest are two early houses with narrow, parallel roof forms, at 333 Hihett Street and 27 Gardner Street, terraces with high transverse gabled roofs, and a group of single-fronted timber cottages with unusual faceted and sawtooth detailing to the doors and windows (119-121 Buckingham Street, 6-18 Gardner Street). There are also two early corner shops which face each other on the corner of Kent and Gardner streets, one of timber, the other rendered.

The early Edwardian houses carry on the block-fronted form of the Victorian houses, with a transition to turned timber verandah posts and red-brick chimneys. Later Edwardian houses in the precinct are a mix of timber and face brick. They include a number of duplexes, large and small, gable-fronted cottages, and double-fronted, asymmetrical houses of a substantial size. Gables are decorated with scalloped weatherboards, half-timbering or ornamental trusswork.

There is a smaller number of interwar buildings in the precinct, mainly Arts & Crafts and California Bungalows. The California Bungalows at 150, 154-156 Kent Street are similar to those seen in the adjacent development in the Johnson Street Precinct. Beside them is an interwar shop at No. 148. Further south, the Arts & Crafts Bungalow at 38 Murphy Street is finished in roughcast render and retains an attractive brick front fence with a chain detail. There is also a late Edwardian duplex and a handsome corner villa at 5-7 and 15 Coppin Street, which integrate a standard Edwardian form with California Bungalow verandah supports, illustrating the transition between the two styles.

Some of the Individually Significant places within the precinct include the house 'Mornington', at 361 Highett Street, that sets the character for Victorian-era villas in the area, while 'Portarlington Villa' at 150 Somerset Street presents as an uncommon villa type for this part of Richmond. The double-fronted Victorian house at 86 Kent Street has an unusual Dutch gabled roof. The former Richmond Metropolitan Fire Station at 154 Somerset Street, although altered, is a key former utility building, now residential. The Metropolitan Fire Brigade used Richmond station as their first training ground outside of Eastern Hill in the post Second War period.

The house or 'Bijou Residence' at 53 Gardner Street has strong Edwardian-era stylish that is reminiscent of the architects, Ussher & Kemp (Henry Kemp designed and developed many row houses in Burnley St, Richmond in the Edwardian-era). The house at 82 Gardner Street is another distinctive Edwardian-era design, with deeply arched fretted verandah frieze work. A later Individually Significant example is the inter-war 28 Murphy Street that was recognised in the 1980s and 1990s heritage studies for its distinctive detailing.

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO342 Cremorne comprises a mix of late mid to late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West

Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

In comparison, the Gardner Street Precinct is relatively large, with over 350 properties in it. Like the other residential precincts in Richmond, it contains a good representation of Victorian house types, but with a larger representation of Edwardian housing as well, and final infill development with interwar houses. This reflects the pattern of development in Richmond, which generally spread from the south-west corner of the city, where it was most closely linked with Melbourne, leaving the north-east the last area to be developed (with the anomaly of Yarraberg). The housing stock of all three eras is generally well-preserved and contains many attractive examples that retain typical or distinctive decorative features of their era.

## Assessment against Criteria

### **Criterion A:**

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

The Gardner Street Precinct is a well-preserved residential area that primarily demonstrates the later phases of Richmond's development, late Victorian, Edwardian, and to a lesser extent, interwar. Richmond's development began from the west, near Melbourne and transportation routes, leaving the north-east part of the city the last to develop.

### **Criterion B:**

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

Not applicable.

### **Criterion C:**

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

Not applicable.

### **Criterion D:**

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

Gardner Street Precinct demonstrates the principal characteristics of residential precincts in Richmond being comprised of predominantly Victorian era housing, supplemented by Edwardian and interwar infill. Overall, the intactness of the housing stock to the period prior to World War II is very high. The late Victorian housing is typical of its era, ranging from small timber cottages and rendered terraces, to double-fronted asymmetrical and block-fronted houses, and Boom-style houses with idiosyncratic parapets. The precinct also illustrates the range of modest to middle-class Edwardian houses, including gable-fronted cottages, brick duplexes, and substantial timber and brick villas with intact timber fretwork. Typically, interwar bungalows are represented to a lesser extent.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

A number of the Individually Significant buildings in the precinct satisfy this criterion, but they are address in separate citations.

### **Criterion F:**

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

Not applicable.



**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The Gardner Street Precinct is significant, comprising: 95-121 & 100-126 Buckingham Street, 1-15 Coppin Street, 78-80 & 83-91 Davison Street, 6-88 & 21-85 Gardner Street, 308-384 & 321-369 Highett Street, 39-41 Johnson Street, 70-156, 67-131 & 137-143 Kent Street, 1-45 & 12-48 Murphy Street, and 95-157 & 104-160\* Somerset Street, Richmond.

There was a very small amount of development in the precinct in 1855, on Kent Street and Somerset Street, but it did not begin to develop in earnest until the 1880s. Development stalled with the 1890s depression, leaving more than half of the eastern part of the precinct vacant. Construction began again in the early 20<sup>th</sup> century, leaving a large legacy of Edwardian houses, as well as a few that show a transition to the interwar bungalow styles, and some fully fledged examples. Among them are a few corner stores (Victorian and interwar), as was common in residential areas before widespread car ownership.

Contributory elements have typically:

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

Contributory elements also include:

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

The following buildings are Individually Significant to the precinct: 53, 59-85 & 82 Gardner Street, 97 Kent Street, 361 Highett Street, 28 Murphy Street, 150 & 154 Somerset Street; also HO243 – 13 Coppin Street, HO265 – 345 Highett Street, HO278 – 15 Murphy Street, HO270 – 72 Kent Street, and HO271 – 86 Kent Street.

**How it is significant?**

The Gardner Street Precinct is of local aesthetic and historical significant to the City of Yarra.

**Why it is significant?**

The precinct is of aesthetic significance as an enclave of late Victorian, Edwardian and early interwar housing in Richmond. Its well-preserved housing stock demonstrates the principal

characteristics of late Victorian housing, ranging from small timber cottages and rendered terraces, to double-fronted asymmetrical and block-fronted houses, and Boom-style houses with idiosyncratic parapets. It also illustrates the range of modest to middle-class Edwardian houses, including gable-fronted cottages, brick duplexes, and substantial timber and brick villas with intact timber fretwork. (Criterion D)

The precinct is historically significant as a tangible illustration of the final major phases of Richmond's development. As development began from the west, near Melbourne and transportation routes, leaving the northeast part of the city the last to be built up. As such, the precinct contains many intact and well-detailed examples of late Victorian and Edwardian architecture, as well as a smaller number of interwar houses. (Criterion A)

### **Statutory recommendations**

As existing, HO325 Kennedy Street includes both the renamed Gardner Street precinct and the new Kennedy Street precinct (see section C.8). HO325 currently has external paint controls, but no other specific controls. It is recommended that:

- The new Kennedy Street precinct retains the existing HO325. The existing external paint controls will continue to apply.
- The new Gardner Street precinct, which includes the Murphy Street extension, is assigned a new HO number in the schedule and on the maps. The existing external paint controls will continue to apply. \*

Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan for HO and the HO schedule and maps by:

- Transferring the properties at 39 & 41 Johnson Street, and in Gardner, Buckingham and Kent streets from the HO325 Kennedy Street precinct to the new Gardner Street precinct.
- Adding the Murphy Street properties to the new Gardner Street precinct with the level of significance as shown on the precinct map.



Legend

- Individually significant
- Individually significant (changed in 2013 Study)
- Contributory
- Contributory (changed in 2013 Study)
- Not contributory
- Not contributory (changed in 2013 Study)
- Precinct boundary amendment
- Yarra HO region

Gardner Street, Richmond Heritage Precinct extension



NB: The precinct map reflects the recommendations of Amendment C149.

\* Yarra City Council have decided to regrade 132 Somerset Street from Contributory to Not Contributory.

\*\* 158-160 Somerset Street have been added to the Gardner Street Precinct as Contributory properties.



## C.7 Highett Street Precinct



### History

#### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments

in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### **Precinct history**

The Highett Street precinct is on part of Crown Portions 36 (sold in 1839 to Fred Wigan) and 39 (John Muston, 1839). Highett Street is laid out along the boundary between the two Crown Portions and the surrounding land was among the first in Richmond to be subdivided. The Green Plan of 1853 shows Highett Street and the grid of streets to the south formed by Thomas, Bridge (now Bosisto), Orphir (now Cameron), Hill (now Hull) and Bank (not named on the map). To the north of Highett Street 'Buckingham Place' is shown, which appears to follow (for part of its length) the present day Bromham Place.

The Kearney Plan of 1855 (see below) shows the limited extent of development at that time. The south side of Highett Street between Thomas and Church streets is largely vacant, except for some buildings at the corner of Thomas Street, and there are no buildings shown in Bridge (Bosisto) or Bank streets north of Orphir (Cameron) Street. On the north side of Highett Street several buildings are shown between Church Street and Bromham Place, and several along the east side of Bromham Place itself. To the west of Bromham Place the mansion 'Erindale' can be seen within its spacious grounds, set well back from Highett Street.

Of the early buildings shown on the Kearney Plan as within this precinct none appear to survive today. The oldest surviving house appears to be the stone cottage at 6 Bosisto Street, which was constructed in 1858 for (and probably by) the owner, John Pollock, a stonemason (Hermes, ).

Development of this precinct was well underway by 1875. By then there were 7 houses on the north side of Highett Street between Bromham Place and Church Street, while the section on the south side between Thomas and Bridge (Bosisto) streets was almost fully developed. There were a further four houses on the south side between Bridge and Bank streets and four more in block to Church Street. Bridge (Bosisto) and Bank streets were also partially developed at this time (SM).

Among the houses known to have been built by 1875 were the stone cottages at 148 and 150 Highett Street, which were erected in 1870-71 for (and possibly by) the owner, William Waring, who was a mason (Hermes, 103850) and the house at 1 Bosisto Street, which was constructed by 1868 when it is listed in the Directory as occupied by Charles Reynell. Reynell was still in residence in 1886. Other houses possibly built by c.1875 include 6 and 8 Bank Street, and 162 & 189 Highett Street (SM).

By 1880 both the north side of Highett Street from Bromham Place and Church Street, and the south side from Thomas to Church Street were almost fully developed (SM). The houses built by c.1880 include 122-128, 134, 152, 160, 185-87, 193-97 Highett Street.



The extent of development by 1898 is shown on the MMBW plans. It appears from the MMBW plans that the only new development in Highett Street (within the precinct) since 1880 was the construction c.1890 of the two-storey terrace pair at nos. 112-14 Highett Street. The only vacant portion at that time was the land to the west of Bromham Place, which was still part of the grounds of 'Erindale'.

In 1903, as development was recommencing after the 1890s depression, the frontage of 'Erindale' was subdivided creating 8 lots along the west side of Bromham Place and a further ten along Highett Street. One of the Highett Street lots was reserved for the street now known as Belgium Avenue (LV, LP4391). Houses on the new Highett Street lots were built between 1900 and 1915. The first house was at no.149, occupied by Edmund Wain in 1905 and by 1910 Wain's house was one of seven, two of which remained vacant. All lots were built on by 1915.

At around the same time some of the nineteenth century houses on the south side of Highett Street were demolished: the old houses at nos. 116 & 118 Highett Street, occupied over a long period by the Kell family, were replaced by a semi-detached pair of brick houses, while a new brick residence, asymmetrical in plan with a projecting bay, replaced a simple double fronted house (with no bay) shown on the 1898 MMBW plan (SM).

In the post-World War II era the group of Edwardian houses on the north side of Highett Street were only ones between Lennox Street and Bromham Place not to be demolished by the Housing Commission of Victoria as part of its slum reclamation program.



*Kearney Plan of 1855*

### **Sources**

Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

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

Land Victoria (LV), Lodged Plan (LP) as cited

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans Nos. 1050 (dated 1898) and 1054 (dated 1897)

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the 'Egan Plan')

Sands & McDougall Melbourne Directories (SM) – 1870-1915

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

## Description

The Highett Street precinct is a residential area, which includes properties on the north and south sides of Highett Street, generally extending from Church Street to Thomas Street, and parts of Bank and Bosisto streets north of Cameron Street.

As with most other heritage precincts in Richmond the development themes revolve around strong a Victorian-era residential core matched here by a discreet section of Edwardian-era development as visually related infill, allowing the area to be largely built-up by the start of World War I.

The Victorian era houses include:

- Cottages from the early to mid-Victorian era, which include the stone house at 6 Bosisto St and the attached stone houses at 148-50 Highett St (please refer to the individual citations for a detailed description of these houses). Another early house is 1 Bosisto Street, which has a distinctive high-hipped roof, twin window bays and concave form verandah (a similar house directly opposite at No.2 was demolished c.2012).
- Double-fronted timber cottages with transverse gable or hip roofs – e.g., 6 Bank St (which has a triple-gable form), 134 Highett St (the projecting hip is a later addition), 160 (M-hip roof) and 162 Highett St (single gable).
- Houses from the mid to late Victorian-era include 193-197 Highett Street, which is a characteristic Italianate single-storey, single-fronted polychrome brick terrace, but with uncommon double-storey rear wings, the very intact attached pair at 185-87 Highett Street and the intact asymmetrical villa at no. 189 Highett Street and the altered house at no.152. The two-storey Italianate style polychrome brick pair at 112-114 provides a contrast to the otherwise single-storey scale of the precinct.

On the north side of Highett Street west of Bromham Terrace is a group of houses built in the first decade of the twentieth century. The early twentieth century houses at 149-55 Highett Street are well-preserved examples of the detached villa form that illustrates the transition of from the Victorian styles into the Federation and Edwardian period. This is particularly illustrated by the Italianate influences shown in nos. 149 and 153, but with the simplified decoration of the Federation period. The house at no.143, constructed at the same time as this group, is in the Queen Anne style.

Other early twentieth century houses include the attached pair at nos. 116-18, and the asymmetrical house at No.136.

The plane trees that line either side of Highett Street were planted in the late twentieth century. They have amenity value, but are not significant.

## Comparative analysis

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were

further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO342 Cremorne comprises a mix of late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

The Highett Street precinct comprises housing from the mid to late Victorian period, with one section dating to the first decades of the twentieth century. It is notable as a precinct that contains several examples of early houses dating from c.1855 to c.1875 that illustrate the early origins of this area as one of the first in Richmond to be subdivided and developed. The discreet group of early twentieth century houses on the north side of Highett Street, west of Bromham Place are also notable as an illustration of the closer subdivision and development that was a consequence of the subdivision of mansion estates as development recommenced after the 1890s depression.

## Assessment against Criteria

### **Criterion A:**

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

The Highett Street precinct demonstrates the first phase of residential development in Richmond from mid to late Victorian era, and the second phase of development in the early twentieth century when the remaining larger nineteenth century estates began to be subdivided and developed.

**Criterion B:**

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

While the precinct predominantly contains houses associated with the development boom of the 1880s to early 1890s it is notable for containing rare examples of pre-1870 houses that demonstrate the early development of Richmond.

**Criterion C:**

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

Not applicable

**Criterion D:**

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

The precinct is an enclave that is characteristic of the residential areas in Richmond that largely developed prior to World War I and comprise housing that is expressive of the two key development areas in the nineteenth and early twentieth centuries. Overall, the intactness of the building stock to the period prior to World War I is very high.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

## **Statement of significance**

### **What is significant?**

The Highett Street precinct, comprising Highett Street, Bank Street, Bosisto Street, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses at 114-18, 122-30, 134-36, 148-52, 160-62 & 143, 149-55, 185-97 Highett St; 6 & 8 Bank St, and 1, 3, 6, 7 & 9 Bosisto St.

- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

The following buildings are Individually Significant to the precinct: 193-197 Highett Street, HO227 – 6 Bosisto Street, and HO340 and HO341 – 148-150 Highett Street.

Non-original alterations and additions to the Contributory buildings listed above, and other houses and buildings are not significant.

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

The Highett Street precinct is of local historic significance to the City of Yarra.

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

The precinct is historically significant as tangible evidence of the first phase of residential development in Richmond from mid to late Victorian era, and the second phase of development in the early twentieth century when the remaining larger nineteenth century estates began to be subdivided and developed. While the precinct predominantly contains houses associated with the development boom of the 1880s to early 1890s it is notable for containing rare examples of pre-1870 houses that demonstrate the early development of Richmond. (Criteria A & B)

The precinct is an enclave that is characteristic of the residential areas in Richmond that largely developed prior to World War I and comprises housing that is expressive of the two key development areas in the nineteenth and early twentieth centuries. Overall, the intactness of the building stock to the period prior to World War I is very high. (Criterion D)

#### **Statutory recommendations**

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

Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan by adding the Highett Street precinct.

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





Legend

- Individually significant
- Contributory
- Not contributory
- Not contributory (changed in 2013 Study)
- Precinct boundary
- Yarra HO region

Highett Street, Richmond,  
Heritage Precinct



## C.8 Kennedy Street Precinct (HO325)

*Note: This includes the northern section of the existing HO325 Kennedy Street. The southern section comprising houses at 39 & 41 Johnson Street and in Gardner, Buckingham and Kent streets now forms part of the Gardner Street precinct (see section C6).*



### History

#### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments

in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### **Precinct history**

The Kennedy Street precinct comprises part of Crown Portion 44, a 27 acre lot first sold in June 1849 (Butler, 2009). While development occurred in the areas to the west (CP45 – see Hermes citations for Lincoln Street and Wells Street precincts) and south (CP41 – see citation for Gardner Street precinct) from as early as the 1860s this area, broadly bounded by Victoria, Burnley, Buckingham and Johnson streets, known as Cole's Paddock (after a nursery established by Thomas Cole on the eastern side of Burnley St), remained almost completely vacant until the first decade of the twentieth century.

As residential development recovered in the early 1900s the eastern section of Cole's Paddock was subdivided into just over 100 house lots, which were offered for sale in 1907 (Leslie and Davison streets) and 1911 (Bennett Street) (please refer to the Cole's Paddock precinct citation).

The remaining undeveloped section, along the eastern side of Johnson Street was subdivided into 60 'villa' lots and offered for sale in 1928 as the 'Heart of Richmond' estate by land agents Coghill & Haughton. The lots faced the east side of Johnson Street and three 'dead end' streets Hollick, Cole and Kennedy. A promotional handbill noted the location 'only 2 ½ miles from the G.P.O.' and advised that:

Foresight Has Been Displayed in the Lay-out of This Estate, the Surveyors Bearing in Mind That INVESTORS Will Erect Villas in Pairs for Letting Purposes, and the Requirement of the HOME BUILDERS Has Not Been Overlooked...

The estate featured 'made Road Frontages, Water, Gas, Electricity Light, and Sewer Main Available' and lots were offered on 'easy terms of £5 deposit, 20/- monthly with interest of 6 Per Cent, payable quarterly and residue in 5 Years (SLV).

The first '6 houses being built' were listed in Johnson Street in 1929 and by 1931 all the houses in Johnson Street were completed. The first houses in Hollick Street (nos. 2-10) were listed in 1930 and by 1931 they were joined by the houses on the north side of the street (nos. 1-7). Meanwhile the first seven houses in Cole Street (nos. 1-7) were erected by 1930 and further four houses were 'being built' on the south side, which were completed by 1931 (SM).

The onset of the 1930s Depression appears to have temporarily brought a halt to development as no houses are listed in Kennedy Street until 1936 when nos. 1-5 are listed and the remaining houses at no.7 and 2-8 are described as 'being built'. All houses in the estate were complete by 1937 (SM).

The street trees in Kennedy and Cole streets appear to have been planted soon after the houses were completed – they can be seen in a 1945 aerial photograph.

### Sources

Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

Land Victoria

Melbourne 1945 photomaps, University of Melbourne map collection accessed online [<http://www.lib.unimelb.edu.au/collections/maps/historical/1945melb/>] 5 June 2013

Sands & McDougall Melbourne Directories (SM) – 1928-1937

State Library of Victoria (SLV) 'Heart of Richmond Estate: Richmond [cartographic material]' (1928)

### Description

The Kennedy Street precinct is a residential area comprising houses built on the 'Heart of Richmond' estate on the east side of Johnson Street between Victoria and Laity streets, and the 'dead end' streets that lead off Johnson: Hollick, Cole and Kennedy. As noted in the History, all of the houses were built in standard designs over a decade from 1928 to 1939, with most of the building occurring in a concentrated two-year period from 1929 to 1931. As a consequence the precinct has a very consistent and cohesive interwar residential character, which is enhanced in Hollick and Kennedy streets by mature Ash (*Fraxinus sp.*) trees.

The houses, all constructed of timber, are in the interwar bungalow style with Arts & Crafts detailing, predominantly double-fronted with a smaller number of single fronted types. The houses are in a range of standard designs with subtle variations in form and detailing to create variety and interest.

For the double fronted houses the basic types are the gable-fronted bungalow and the bungalow with hipped roof and projecting gable. The gable end usually features half timbering or shingling. There is usually one plain brick chimney.

Both types usually include a hip roofed porch verandah, which in the hip roof type is contiguous with the main roof and in the gable fronted type is separate, that (in most examples) extends across the projecting gable (exceptions include nos. 23, 25, 29, 31, 35 Johnson St). The verandah is supported on rendered columns and (in most examples) with a rendered and face brick balustrade. The columns are variously square, a combination of twisted and square, tapered on a square base, diamond on a square base, tuscan column on a square base, or stepped.

Windows to the projecting elevations are usually bow or half circle with a shingled 'skirt', other windows to the main elevation are side hung casements with toplights, arranged in triples.

The single fronted types (1 Johnson St, 2-10 Hollick St) have similar form with hip and gable roofs, a broad hipped porch and similar detailing.

There are some 'individual' designs: for example, the house designed to fit within the irregular shaped lot at the south corner of Hollick and Johnson streets (9 Johnson), which has the circular bay window set into the corner of the wall and a secondary porch at the side, and the simple hipped roof bungalow at 21 Johnson St.

In Kennedy Street the houses (built several years later) are all gable fronted, but have slightly different detailing. Instead of bow windows there are either three-sided bays, or box bays. Windows are double hung sash and some have leadlight or diamond pattern mullions to the upper sash.



The precinct as a whole has a high degree of intactness with only one Not Contributory house (33 Johnson). The integrity of the houses varies. Common alterations include enclosure of porches, and replacement of verandah columns.

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO342 Cremorne comprises a mix of late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

This is a rare example of a complete interwar residential estate in Richmond, which is notable for its very high degree of intactness to the interwar period. While it may be compared with the adjacent Cole's Paddock precinct the housing within that precinct while broadly consistent in era/style is less consistent in design and there have been more intrusions by non-original buildings.



Another comparison is the group of late inter-war duplexes of identical design constructed in 1939-40 in Fordham Court and Goodwood Street, and the Housing Commission of Victoria Racecourse estate of c.1941, which similarly comprises houses in a standard range of designs.

It is also notable for the early street tree planting – very few precincts in Richmond contain original or early tree plantings. Ash trees are a typical interwar planting. Comparative examples include the Plane trees along the west side of Bendigo Street, and the Oaks lining Highett Street, both of which date from the late nineteenth or early twentieth centuries.

## **Assessment against Criteria**

### **Criterion A:**

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

The Kennedy Street precinct is associated with the final phase of residential development in Richmond prior to World War II when the last of the major undeveloped areas were subdivided and built upon

### **Criterion B:**

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

Not applicable.

### **Criterion C:**

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

Not applicable.

### **Criterion D:**

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

The Kennedy Street precinct is a well-preserved example of an interwar residential area. The detached bungalow houses with front garden setbacks, the regular subdivision layout and the mature Ash trees set within grassed nature strips with asphalt footpaths and bluestone kerb and channel are all typical of the ‘garden suburb’ character of interwar residential areas. The precinct is notable for its very high degree of intactness to the interwar period.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The Kennedy Street is a well-preserved interwar housing estate, which notable for the very consistent inter-war streetscapes created by the use of standard designs with subtle variations in form and detailing to create variety and interest. The mature Ash trees and traditional asphalt footpaths and bluestone kerb and channel enhance aesthetic qualities of the precinct.

### **Criterion F:**

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

Not applicable.

### **Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The Kennedy Street precinct, comprising the houses constructed in the period from c.1928 to c.1937 at 1-19, 19A-35 Johnson St, 1-7 & 2-8 Cole St, 1-7 & 2-10 Hollick St, and 1-7 & 2-8 Kennedy St, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses at 1-19, 19A-31 & 35 Johnson St; 1-7 & 2-8 Cole St, 1-7 & 2-10 Hollick St, and; 1-7 & 2-8 Kennedy St.
- The homogeneous interwar streetscapes created by the consistency of building forms (symmetrical single-fronted or asymmetrical double fronted bungalows with pitched gabled or hipped roofs prominent porch/verandahs supported on rendered brick piers facing the street, one storey wall heights), materials (walls of weatherboard with brick chimneys) Arts & Crafts detailing, and consistent front and side setbacks.
- The twentieth century subdivision pattern comprising detached houses on regular allotments with front garden setbacks.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel and the mature Ash (*Fraxinus sp.*) in Hollick and Kennedy streets.

Non-original alterations and additions to the Contributory houses listed above, the house at 33 Johnson Street and any other buildings constructed after World War II are not significant.

**How it is significant?**

The Kennedy Street precinct is of local historic and aesthetic significance to the City of Yarra.

**Why it is significant?**

The precinct is historically significant as a residential subdivision that provides tangible evidence of the final significant development phase in Richmond prior to World War II when the last of the major undeveloped areas were subdivided and built upon. The detached bungalow houses with front garden setbacks, the regular subdivision layout and the mature Ash trees set within grassed nature strips with bluestone kerb and channel are all typical of the 'garden suburb' character of interwar residential areas. The significance of the precinct is enhanced by its very high degree of intactness to the interwar period. (Criteria A & D)

It is aesthetically significant as a well-preserved interwar housing estate, which is notable for the very consistent streetscapes created by the use of standard house designs with subtle variations in form and detailing to create variety and interest. The mature Ash trees and traditional asphalt footpaths and bluestone kerb and channel enhance aesthetic qualities of the precinct. (Criteria D & E)

**Statutory recommendations**

As existing, HO325 Kennedy Street includes both the renamed Gardner Street precinct (see section C.6) and the new Kennedy Street precinct. HO325 currently has external paint controls, but no other specific controls. It is recommended that:

- The new Kennedy Street precinct retains the existing HO325, which is amended to include tree controls over the Ash street trees in Cole and Kennedy streets. The existing external paint controls will continue to apply.

- The new Gardner Street precinct, which includes the Murphy Street extension, is assigned a new HO number in the schedule and on the maps. The existing external paint controls will continue to apply.\*

The other recommendation is to update the ‘City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012’ incorporated plan for HO and the HO schedule and maps by:

- Transferring the properties at 39 & 41 Johnson Street, and in Gardner, Buckingham and Kent streets from the HO325 Kennedy Street precinct to the new Gardner Street precinct.
- Adding the Murphy Street properties to the new Gardner Street precinct with the level of significance as shown on the precinct map.



## C.9 Lincoln Street Precinct



### History

#### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on

Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

### **Precinct history**

The Lincoln Street precinct is part of the 27 acre Crown Portion 45, first sold in 1851 to banker (Sir) William Highett for £823. Howitt created an estate south of Victoria Street that included Baker and Lincoln Streets and ended on the line of Buckingham Place: it was between Johnson and Church St. The allotments extended from street to street in a regular pattern with larger corner lots; later development created more irregular shaped lots. Land sales progressed from the plan from the early 1850s with lot 32 (66 x 330 feet frontages to Baker and Lincoln), for example, being sold in 1853 by Highett to Alfred Bickwell for £124, allowing for a tidy profit given the original Crown Portion price (Butler, 2009).

The Green Plan of 1853 plan showed today's basic street pattern with Lincoln, Baker, Lambert Streets and a street (James) in the approximate location of McKay Street but the Kearney Plan of 1855 showed only a score or so houses thinly distributed across the blocks. South of Lincoln Street were Laity and Buckingham Streets but no structures: most houses were between Lincoln and Baker. Adjoining on the east was Thomas Cole's large paddock, shown as covered with vegetation, and further east again was his magnificent Richmond nursery on the banks of the Yarra River (Butler, 2009).

By 1880 there were eight houses on the north side of Lincoln Street between Lambert and Johnson streets. This included the houses at 67, 69 (now demolished) and 71. There were seven listings on the south side, but as the numbering has changed it is difficult to know which houses are included. However, it appears by 1885 that the houses at 80-88 are listed as the occupants remain steady until the numbering becomes consistent with the present (SM).

Taviuni Terrace is first listed in 1887 when only three houses were occupied. There continued to be several vacancies over the next few years until it achieved full occupancy by 1900 (SM).

MMBW plans show that the precinct was partially developed by 1899. Taviuni Terrace, along with the houses at 67, 71 and 80-92 Lincoln Street and the corner shop and residence at 92



Lincoln are shown, which in 1894 was a butcher and by 1900 was occupied by Hugh Fox, a greengrocer. A large vacant site, containing the present-day nos. 73-81 Lincoln St and 26 & 28 Johnson St, is at the north corner of Lincoln and Johnson streets (MMBW, SM).

The houses at 26 and 28 Johnson Street were built by 1900. In 1910 the houses at 77 and 79 were listed, with the final three houses at 73, 75 and 81 appearing in 1915 (SM).

### **Sources**

Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

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

Land Victoria (LV), Lodged Plan (LP) as cited

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1043 and 1046 dated 1899

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the 'Egan Plan')

Sands & McDougall Melbourne Directories (SM) – 1875-1915

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

### **Description**

The Lincoln Street precinct is a residential area comprising the houses at 51-81 & 80-92 Lincoln Street and 26 & 28 Johnson Street.

As with most other heritage precincts in Richmond the development themes revolve around strong a Victorian-era residential core matched here by Edwardian-era development as visually related infill, allowing the area to be largely built-up by the start of World War I.

The Victorian era houses are all in timber and include one gable-fronted cottage (67 Lincoln) and several double fronted houses (71, 80, 82, 88 & 90 Lincoln) with hipped or gabled roofs and some retaining rendered or brick chimneys. The altered double fronted cottages at nos. 71, 80 and 88 have a transverse gable roof that appears to be two (rather than the usual one) rooms deep and appear to be work of the same builder. No.71 has been sympathetically restored, no.80 has non-original tiles on the roof and an altered verandah but retains original windows with a multi-paned upper sash, and no.88 is the least intact, but retains what appears to be an original carved bargeboard on the east side gable. Similar houses are found in this area in the Wells Street precinct, off Baker Street. No.90 has a typical symmetrical form with a M-hipped roof, while and use of Ashlar boards (to imitate a stucco wall finish) and the asymmetrical form of the house at no.82 demonstrates the Italianate influence.

Of note within the precinct is 'Taviuni Terrace', a row of seven houses with rich ornamentation such as cast iron frieze (some altered or removed), and stucco decoration to parapets and end walls including scrolls, masks, consoles and urns and tripartite windows that characterises the late Victorian 'boom' era style. The parapet features a moulded cornice and raised central pediments to each house with the central and end houses featuring more elaborate pediments flanked by moulded pillars and consoles and topped with a half circle inset with a clam and surmounted by an acroterion. It is also notable for retaining a rare iron palisade front fence to all houses. The terrace, overall, has a moderate degree of integrity. The

cast iron verandah frieze has been removed or altered, and windows to 61, 63 & 65 have been replaced

Another notable Victorian-era house is the asymmetrical Gothic-style villa at 86 Lincoln Street with its distinctive carved barge and ogee verandah form. The adjoining house at no.84, which has been altered, has identical form and presumably had similar detailing.

The other Victorian-era building is the former grocer's shop and residence at the corner of Lincoln and Johnson streets. Although altered, it demonstrates its former use by its form and siting on the street boundaries with a hipped roof and a splayed corner, and retains some original details such as the rendered chimney and bluestone foundations.

The early Edwardian houses carry on the block-fronted form of the Victorian houses, with a transition to turned timber verandah posts and red-brick chimneys. They include small, gable-fronted cottages, and double-fronted, asymmetrical houses of a substantial size. Gables are decorated with scalloped weatherboards, half-timbering or ornamental trusswork. They include:

- The altered single fronted timber cottages with hipped roofs at 75 & 77 Lincoln Street.
- The relatively intact double fronted timber house with an M-hipped roof at 79 Lincoln Street, which demonstrates the transition from the Victorian style through its symmetrical form, M-hipped roof and eaves brackets. The Federation era is illustrated by the corbelled brick, rather than rendered, chimneys.
- The timber house with a hipped roof at 81 Lincoln Street. This relatively intact simple symmetrical house has a front door with toplight flanked by simple double-hung sash windows. The skillion verandah has timber fretwork detailing. There is one corbelled brick chimney with terracotta pots.
- The asymmetrical timber houses at 26 and 28 Johnson Street. Both are relatively intact and of similar design (with mirror-image layouts) each has a hipped roof (no.26 with gablets) and a projecting gable with half-timbering. No.26 demonstrates the transition from the Victorian era through the use of Ashlar boards, tripartite windows and cast iron decoration, while no.28 is made more distinctively Edwardian by the triple side-hung casement windows with toplights, and timber fretwork to the verandah. Both have corbelled brick chimneys.

The integrity of the houses varies, although some are relatively intact as noted above. Common alterations include replacement of windows, removal of chimneys and alterations to verandahs.

Apart from Taviuni Terrace, none of the front fences are original. However, they are uniformly low and many are sympathetic to the house style. Both Lincoln and Johnson streets have traditional bluestone kerb and channel and asphalt footpaths.

The late inter-war house at no.69 and the c.1970s house at no.73 are Not Contributory.

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct

- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO342 Cremorne comprises a mix of late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

This small precinct is notable in two respects, for the inclusion of the uncommonly large terrace row, Taviuni Terrace, which is a notable landmark in the street and for the number of relatively early houses dating from c.1880, which includes nos. 67 and 71, and possibly the houses at nos. 80-88.

## **Assessment against Criteria**

### **Criterion A:**

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

The Lincoln Street is a well-preserved example of a residential area that demonstrates two important phases in the development of Richmond during the late nineteenth and early twentieth centuries. It is notable for including a number of houses dating from c.1880, which are among the earliest in this part of Richmond, where development occurred somewhat later. It is also notable for Taviuni Terrace, which is representative of the large terrace rows that were constructed during the land boom. The former corner shop demonstrates show local shops within walking distance served small neighbourhood areas in the nineteenth and early twentieth centuries.

### **Criterion B:**

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

Not applicable

**Criterion C:**

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

Not applicable.

**Criterion D:**

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

The Lincoln Street precinct demonstrates the principal characteristics of residential precincts in Richmond that were largely developed prior to World War I and are comprised of predominantly Victorian era housing, supplemented by Edwardian infill, with commercial buildings on corner sites. Overall, the intactness of the building stock to the period prior to World War I is very high and creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths and bluestone kerb and channel.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The Lincoln Street precinct, comprising the houses and one former shop and residence constructed in the period from c.1885 to c.1925 at 51-81 & 80-92 Lincoln Street and 26 & 28 Johnson St, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses at 53-67, 71, 77-81 & 80-90 Lincoln Street and 26 & 28 Johnson St.
- The former shop and residence at 92 Lincoln Street.
- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).

- Taviuni Terrace, which is notable within the precinct as a large terrace with Victorian ‘boom era’ detailing and an original iron palisade.
- The nineteenth century subdivision pattern comprising regular allotments.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel.

Non-original alterations and additions to the Contributory buildings listed above, and other houses and buildings are not significant.

***How it is significant?***

The Lincoln Street precinct is of local historic and aesthetic significance to the City of Yarra.

***Why it is significant?***

It is historically significant as a well-preserved example of a residential area that demonstrates two important phases in the development of Richmond during the late nineteenth and early twentieth centuries. It is notable for including a number of houses dating from c.1880, which are among the earliest in this part of Richmond, where development occurred somewhat later. It is also notable for Taviuni Terrace, which is representative of the large terrace rows that were constructed during the land boom. The former corner shop demonstrates how local shops within walking distance served small neighbourhood areas in the nineteenth and early twentieth centuries. (Criteria A)

The Lincoln Street precinct demonstrates the principal characteristics of residential precincts in Richmond that were largely developed prior to World War I and are comprised of predominantly Victorian era housing, supplemented by Edwardian infill, with commercial buildings on corner sites. Overall, the intactness of the building stock to the period prior to World War I is very high and creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths and bluestone kerb and channel. (Criterion D)

**Statutory recommendations**

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

Update the ‘City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012’ incorporated plan by adding the Lincoln Street precinct.

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





Legend

- Contributory
- Contributory (changed in 2013 Study)
- Not contributory
- Not contributory (changed in 2013 Study)
- Precinct boundary
- Yarra HO region

Lincoln Street, Richmond,  
Heritage Precinct



## C.10 Wells Street Precinct



### History

#### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked. Closer development of Richmond was

also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries (where fur or wool was removed from hides), starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady'. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37).

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

### **Precinct history**

Wells Street (originally known as Little Baker Street and from 1895 as De Feu Street) is part of the 27 acre Crown Portion 45, first sold in 1851 to banker, (Sir) William Highett for 823 pounds. Howitt created an estate south of Victoria Street that included Baker and Lincoln Streets and ended on the line of Buckingham Place: it was between Johnson and Church St. The allotments extended from street to street in a regular pattern with larger corner lots; later development created more irregular shaped lots. Land sales progressed from the plan from the early 1850s with lot 32 (66 x 330 feet frontages to Baker and Lincoln streets), for example, being sold in 1853 by Highett to Alfred Bickwell for 124 pounds, allowing for a tidy profit given the original Crown Portion price (Butler, 2009).

The Green Plan of 1853 plan shows the original street pattern with Lincoln, Baker, and Lambert streets and a street (James) in the approximate location of McKay Street. Wells street, however, is not shown on that plan or the Kearney Plan of 1855, nor is it shown on Whitehead's map of 1874 (O'Connor, 1985:23).

It appears that Wells Street is the result of a c.1886 subdivision and it is shown on Allen & Tuxen's 1888 map (O'Connor, 1985:24). The first listings appear in the 1886 directory when seven people are listed 'off' Baker Street. In 1887 it was listed as 'Little Baker Street' again with seven listings. By 1895 it is known as De Feu Street (SM).

The 1899 MMBW plan shows only six houses in De Feu Street, which suggests that one had already been demolished by that time. The houses at nos. 2, 3, 4 and 8 are shown (all with front verandahs), along with a small house at no.1 that has since been demolished. There is a house at no.7, but it lacks the projecting bay of the present house on this site, which suggests that it was replaced (or significantly altered) in the early twentieth century.

### **Sources**

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985 (includes Whitehead's 1874 Map of Richmond, p.23 and Allen & Tuxen's 1888 Map of Richmond, p.24)

Land Victoria (LV), Lodged Plan (LP) as cited

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1043 and 1046 dated 1899

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the 'Egan Plan')

Sands & McDougall Melbourne Directories (SM) – 1880-1911

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

### **Description**

Wells Street is a short cul-de-sac leading off the north side of Baker Street. It contains five timber houses dating from the late nineteenth or early twentieth century.

The houses on the west side and No.3 date from the late nineteenth century. They are double fronted timber cottages with transverse gable roofs, two rooms deep, and front verandahs, all built to the street alignment. As originally constructed, the cottages had symmetrical facades with central front doors with toplights flanked by double-hung sash windows. Nos. 4 and 8 are the most intact – no.4 retains early two pane sash windows and both have reconstructed verandahs (no.8 may retain its original profile). At no.2 the windows have been replaced and the verandah replaced. At No.3 the original front door has been removed and the verandah reconstructed (although it may retain its original form). Visible additions include the carports to nos. 3 and 4.

The early twentieth century timber house at no.5 is asymmetrical in plan is relatively intact and has a hip roof with a projecting bay with half-timbering. It is also built very close to the street. Detailing such as paired eaves brackets and 'cricket bat' mouldings illustrate the transition from the Victorian era. The front door has sidelights and highlights and the windows are tall, double-hung sash. There is one corbelled brick chimney.

The street has been remade in the twentieth century, but retains narrow asphalt footpaths and bluestone kerbing

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.



Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO342 Cremorne comprises a mix of late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

Despite its small size the Wells Street precinct is notable as an example of the ‘unplanned’ or ‘ad hoc’ residential subdivisions created during the land boom of the late nineteenth century. As noted by the *City of Yarra Heritage Review: Thematic History* (1998:14):

*... the lack of controls on the size and orientation of subdivision allotment and the width of roads, together with a general lack of co-operation and co-ordination between landowners, led to the emergence of an ad-hoc street pattern and allotment layout.*

The thematic history includes a quote from Edmund Finn (Garryowen) who in ‘looking back on the chaos of the 1880s’ cites a Public Works Committee report, which declared 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 ...’ (1998:15).

However, many of these small cul-de-sac subdivisions were declared as ‘slums’ by the Housing Commission of Victoria and destroyed as part of the slum reclamation program after World War II. Others in this area shown on MMBW plans have simply vanished – nearby examples include three houses shown as part of ‘Lincoln Square’, which was contained within the rear yard of two of the houses forming part of ‘Taviuni Terrace’ at 63-65 Lincoln Street, and ‘Jubilee Terrace’ that once fronted Jubilee Place and has been replaced by the flats at 52 Baker Street.



Complete subdivisions that contain most of the original houses, and in timber, as at Wells Street are very rare.

### **Assessment against Criteria**

#### **Criterion A:**

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

The Wells Street precinct provides tangible evidence of the ‘unplanned’ or ‘ad-hoc’ residential subdivisions that were created during the land boom of the late nineteenth century.

#### **Criterion B:**

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

The Wells Street precinct is a rare example of an ‘unplanned’ or ‘ad hoc’ nineteenth century residential subdivision. Many of these subdivisions were declared as ‘slums’ by the Housing Commission of Victoria and destroyed as part of the slum reclamation program after World War II. Others in this area shown on MMBW plans have simply ‘vanished’ – e.g. three houses shown as part of ‘Lincoln Square’, which was contained within the rear yard of two of the houses forming part of ‘Taviuni Terrace’ at 63-65 Lincoln Street, and the nearby ‘Jubilee Terrace’ that once fronted Jubilee Place and has been replaced by flats at 52 Baker Street.

#### **Criterion C:**

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

Not applicable.

#### **Criterion D:**

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

The Wells Street precinct is a typical example of an ‘unplanned’ or ‘ad hoc’ residential development of the nineteenth century. Typically, it comprises a short, effectively ‘dead-end’ street containing houses built on or close to the street frontage. Overall, the precinct has a relatively high degree of intactness with one house demolished (no.1) and one original nineteenth century house replaced early in the twentieth century (no.5).

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The Wells Street precinct is a visually cohesive late nineteenth residential area, which is notable for the strong sense of enclosure created by the narrow street with houses built on or close to the frontage.

#### **Criterion F:**

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

Not applicable.

#### **Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The Wells Street precinct, comprising the houses constructed in the period from c.1885 to c.1910, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses at 2, 3, 4, 5 & 8 Wells Street.
- The overall consistency of building forms (pitched gabled or hipped roofs, one storey wall heights), materials and detailing (walls of weatherboard, brick or render chimneys, post-supported verandahs facing the street), and siting (small or no front and side setbacks).
- The nineteenth century subdivision pattern comprising regular allotments.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb.

Non-original alterations and additions to the Contributory buildings listed above, and other houses and buildings are not significant.

**How it is significant?**

The Wells Street precinct is of local historic and aesthetic significance to the City of Yarra.

**Why it is significant?**

The Wells Street precinct is historically significant as an example of the ‘unplanned’ or ‘ad-hoc’ residential subdivisions that were created during the land boom of the late nineteenth century. Typically, it comprises a short, effectively ‘dead-end’ street containing houses built close to the street frontage. The significance of the precinct is enhanced by its rarity value as one of the few relatively intact surviving examples in Richmond. (Criteria A, B & D)

The Wells Street precinct is aesthetically significant as a visually cohesive late nineteenth residential area, which is notable for the strong sense of enclosure created by the narrow street with houses built on or close to the frontage. (Criterion E)

**Statutory recommendations**

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

Update the ‘City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012’ incorporated plan by adding the Wells Street precinct.

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



Wells Street, Richmond,  
Heritage Precinct



## C.11 West Richmond Precinct (HO338)

This precinct includes Hoddle Street and York Street precinct extensions



### History

#### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.2 A street layout emerges; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population

in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

### **Precinct history**

This large precinct comprises two areas that developed simultaneously, but quite separately and with different patterns of development that reflect the differing social status of each area. In the early days of settlement, Richmond was 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'. These wealthier and more influential residents settled on the elevated land of the Richmond Hills, while the 'poorly drained and mud-filled areas' were settled by working-class Melburnians' (Allom Lovell, 1998:23).

As noted above, this pattern of settlement was already apparent by the 1850s with early maps by Kearney and Magee showing 'large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development' (O'Connor, 1985:11).

This precinct demonstrates both aspects of Richmond's historic residential development. The southern section extending from Erin to Highett streets (the 'Richmond Hill') predominantly contains large villas and mansions associated with the wealthy and middle class, while the northern section extending from Egan Street to Smith ('York Street and environs') is mostly working class housing, and includes a cluster of very early cottages around Smith and Shelley streets.

At the western edge of the precinct, Hoddle Street contains a fascinating range of buildings that illustrate several phases of development over a 100-year period.

### **Precinct history – Richmond Hill**

The Richmond Hill area is part of two Crown Portions 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, Highett erected the mansion Yalcowinna on the south side of Erin Street, where the Epworth hospital now stands. William Hull purchased a



section of Highett's allotment and built a large stone residence in the early 1850s on the Bridge Road frontage. Next door was George James' residence (both demolished). Wrede immediately sold his 1839 allotment to James Hodgson (one of the first members of the Legislative Assembly). By 1855 it had been subdivided into the present street layouts (Butler, 2009).

The Green Plan of 1853 shows that the main boundary streets of Hoddle, Highett, Lennox and 'Richmond Bridge Road' had been formed along with what appears to be Erin Street. The Kearney Plan of 1855 shows two large houses in Erin Street, one on the north and one on the south as well as several houses along the north and south sides of Hoddle Street. Among these houses appear to be the first stage of the house at 139 Hoddle Street, and possibly the very altered house at 145 Hoddle Street.

Also shown on the 1855 Plan are two houses on the south side of Highett Street at this time, set back from the street with formal gardens. The Edwardian-era houses at 44 and 46 Highett Street have early wings at the rear as an indication of this earlier phase (Butler, 2009).

The sale of part of the Honourable William Highett's property in 1872 provided new sites along the east side of Hoddle Street south of where it intersected with Highett Street, as laid out by surveyor Thomas Adair. The Egan Plan of 1873 shows that Muir and Bowen streets, together with part of the rear laneway to Highett Street properties, had been formed by that time. In 1889 the mansion 'Yooralbyn' (29 Erin St, later renamed 'Elim') was built for merchant William Harper.

The MMBW plans of the late 1890s show that the Richmond Hill area was almost fully developed at that time. Erin Street contains large villas and terrace rows, many of which survive today, particularly on the north side, and the south side west of Normanby Place. There are also four large mansions set in expansive grounds – the three on the south side (including 'Yalcowinna' and 'Millew') have been demolished for the expansion of Epworth Hospital, while Elim on the north (29 Erin St) has been retained, including a significant part of its grounds as an annexe to the Hospital. Not shown on the MMBW plans is the grand pair of attached houses 'Urbrae' erected in 1901 at the south corner of Hoddle Street for Dr. Tom Boyd and Dr. William Boyd.

To the south and south of Erin Street, Moorhouse Street, Muir Street, Lennox Street and Normanby Place contain slightly less grand houses on smaller allotments. Bowen Street, by comparison, contains some relatively modest cottages.

The MMBW plans also shows the distinctive siting of the houses along the south side of Highett Street. Slightly elevated above the street because of the fall in the land at this point, the majority of the dwellings (both single and double fronted) have very generous garden setbacks, many with elaborate Victorian era garden layouts shown on the plan. By way of contrast, the dwellings on the north side of Highett Street have much more typical small front setbacks.

The introduction of the railway through the area from Clifton Hill to Princes Bridge in 1901 necessitated a rearrangement of the street network at the western end of Highett Street, which was truncated where it met the railway (to accommodate the new West Richmond Railway Station) and re-routed via Muir Street and to a new connection with Hoddle Street further to the south (now Freeman St). The severed western section of Highett Street was renamed Jika Place in 1982.

The opening of the railway in 1901 added impetus to the recovery in development already beginning and several new houses were erected in the Edwardian-era and inter-war periods close to the station, and scattered through the adjoining streets. The development of Hoddle Street during the later inter-war period is described below.

The construction of the railway also required the demolition of several houses in Highett and Muir Streets, which were replaced by new houses in the fashionable Queen Anne style – the houses at 1 Freeman Street and 2 Jika Place were built following the opening of the station.

**Precinct history – York Street and environs**

The northern section of the precinct from Egan to Smith streets is part of Crown Portion (CP) 38, sold in the 1839 land sales to Robert Wrede for 700 pounds, and CP47. It was one of the first areas in Richmond to be subdivided and developed for housing because of its proximity to Melbourne Town. John Jones Peers, builder and developer created the structure for this area with the formation of the east-west roads of York and Gipps (Egan) Streets with his land dealings from 1849-1851 (Butler, 2009).

The Green Plan of 1853 shows Smith Street (running east west along the boundary of CPs 38 & 47) and James (Shelley) Street, as well as the (then unnamed) York Street cutting across the middle of CP38. The present-day Lennox Street is named as Barney Street between Highett and Smith Sts and Separation Street north of Smith Street.

The Kearney Plan of 1855 shows that Smith Street was partially developed by that time. There are also buildings shown on the west side of James (Shelley) Street and scattered along the north side of York Street. There are no streets or buildings between York Street and Gipps (Egan) Street.

Of the early buildings shown on the Kearney Plan it is not known whether any survive today. Potentially early houses (based on their architectural form and location relative to buildings shown on the Kearney Plan) include nos. 39 Shelley Street, 10, 35 & 48 Smith Street, and 97 York Street.

Directories show that Separation (Lennox), Shelley and Smith streets, the western end of Egan Street and the north side of York Street developed steadily from the 1860s to the 1880s. By 1885 there were 18 houses in Smith Street (8 on the north side and 10 on the south), while in Shelley Street the houses at 32, 34, 36, 38 and 41 were listed and the early house at no.39 Shelley Street was one of two unnumbered houses between Little Elizabeth (Garfield) and Smith streets. York Street in 1885 contained over 20 houses on the north side between Regent and Separation streets. Meanwhile, the early 1880s listings in Separation (Lennox) Street included the All Nations Hotel, and John Cornish, a butcher, to serve the needs of residents. The All Nations Hotel at 64 Lennox Street, first licensed in 1870 to Anton Schultz, was described as having two sitting rooms and two bedrooms. Schultz was followed by James Ingham (1872-73) (SM).

In Egan Street there were over 20 listings in the 1870 Directory when it was still known as 'Gipps Street North'. The Directory of 1875, which includes some numbers, shows that the houses on the north side were concentrated at the western end near Hoddle Street.

After largely piecemeal development of Crown Portion 38, a major residential subdivision occurred in 1886 creating around 171 house lots, 21-25 feet wide, between York and Highett streets including two new streets named New and Peers (the latter named after J.J. Peers who owned the site previously) and also in Leeds, Hoddle and Highett Streets (LV, LP 1329). The lots were sold between February 1887 and 1889, just in time for the land boom, and many were quickly built on. By 1890 there were 12 houses listed in Peers Street, and 15 houses had been built on the south side of York Street. There was similar development on both sides of Egan Street. New houses at the eastern end within the 1886 subdivision began to appear in the 1887 directory, while at the western end on the south side four new houses at nos. 2-8 were listed by 1890 (SM).

The development of this part of the precinct by 1898 is shown on the MMBW plans. In the north, there are several gaps in Smith Street with nos. 5, 6, 8, 12, 14, 15, 17, 18, 21, 23, 24, 25, 26, 28, 30, 31, 33 and 34 still vacant. Along the west side of Lennox Street, a small commercial centre has emerged to the south of Smith Street corner, with a single storey shop at no.44 and double storey shops and residences at nos. 46-48 (these originally were served by a central carriageway entrance providing access to the rear yard). South of York Street, the corner site was still vacant, but all of the remaining sites heading south to Highett Street were occupied by houses, some with attached shops.

In Peers Street there were houses on about half of the lots in two groups: at the western end from New Street including nos. 2-24; then a large gap until the small group of five houses at nos. 52-60. In York Street on the south side the terrace of four houses at 40-46 was in place, then a gap before a group of 15 houses from no.60 to no.88 and then several vacant lots to Lennox Street. By comparison the north side was more fully developed between no.41 and Lennox Street with only nos. 67-71 and 95 remaining vacant. Egan Street, on the other hand, was almost fully developed, the only vacant site in the position of the future West Richmond Railway Station.

In the early twentieth century, as development recommenced, some early houses were replaced. In Smith Street, for example, the Victorian house shown on the 1898 MMBW plan at no.20 was replaced c.1905 by the three semi-detached cottages with hipped roofs at nos. 22-26. Soon after, the neighbouring house at no.16 Smith Street was demolished and replaced c.1915 by three gable-fronted cottages now at nos. 16-20. Meanwhile, in York Street, an attached pair of brick houses replaced two cottages at nos. 81-83 (now nos.79-81) In Shelley Street a Queen Anne style villa replaced the Victorian cottage at no.40 (SM).

As noted above, the construction of the railway in 1901 also required the demolition of several houses – perhaps most dramatic was the destruction the middle four houses in the terrace row of eight at 13-27 Egan Street. The four remaining houses, two on the west (13, 15) and the others on the west (25, 27) provide a reminder of this dramatic intervention.

In Smith, York, Hoddle and Peers streets the gaps shown on the 1898 MMBW plan were filled in by the early 1900s. The houses at 28, 33 & 34 Smith Street, and 48, 50, 52, 58, 90, 92 and 94 York Street were listed in the Directories by 1915, while in Peers Street only nos. 26 and 44 remained vacant in 1910 and four houses (nos. 95-101 Hoddle St) were built on the vacant site at the south corner of York and Hoddle streets by 1915 and three houses at nos. 123-27 Hoddle Street in the same period. The Lennox Street commercial centre also continued to develop with the construction in 1905 of Mahoney's shop, residence and stables at the south corner of York Street (SM).

By the inter-war period most of the remaining sites had been built on and some more early houses were replaced. In Smith Street new houses were built on sites that had remained vacant since the nineteenth century (nos. 12, 15, 21, 23) or to replace old houses (nos. 19, 27, 29). In Peers Street, houses were built on vacant sites at nos. 26 and 44 (SM).

### ***Inter-war development along Hoddle Street***

The population growth after World War I encouraged further redevelopment as the last of the remaining mansion estates were subdivided and old houses were demolished to make way for new.

Flat development had been underway in other parts of Melbourne including nearby East Melbourne and across the river in South Yarra since World War I, but purpose built flats did not begin to appear in Richmond until the early 1930s (although boarding houses, particularly as conversions of larger houses and mansions had emerged from the late nineteenth century). As was typical, most of the early flats were situated along, or close to, main roads or transport routes (Sawyer, 1982).

Several blocks of flats were constructed along the length of Punt Road/Hoddle Street in the 1930s and 1940s. One of the first was 'Lancaster Lodge', which was constructed by 1935 at 213-15 Punt Road (Hermes, 102951). In the West Richmond precinct an old house with a 'shingle roof' at the south corner of Highett Street (now Jika Place) was demolished in 1938 to make way for 'modern flats', which were listed by 1940 as the 'Graham Court' flats (*The Argus*, 21 May 1938, p.14; SM). In the same year, 'Urbae Flats', built on the south side of Erin Street on part of the grounds of the mansion of the same name, also appeared in the Directory (SM). Between these two blocks 'Honiton Flats' were constructed by 1941 on the south corner of Freeman Street on vacant land left over from the time that the railway was constructed (Hermes, 102518).

By the 1930s the continuing growth of secondary industry and consequent demand for land led to the designation by Richmond Council of the area between Victoria and Highett streets, west of Lennox Street as one of three industrial 'zones' (*The Argus*, 21 July 1939, p.7). The designation of this area gave recognition to existing industry in areas such as Regent and York streets, which had been attracted to the area by the opening in 1901 of the railway and the resultant proximity to the stations at West and North Richmond. As a progression from rail transport, the growth of motor vehicle use in turn encouraged developments on the higher-profile sites in Hoddle Street by industries able to ply their trade via road (Butler, 2009).

For example, in 1937 the Relova Redressing Laundry was erected at 127-35 Hoddle Street. Like many modern factories of the period its was designed was a striking streamlined Moderne style, by the architect, Walter Mason (Hermes, 167678). Another Moderne-influenced factory was erected c.1935 at 103-05 Hoddle Street for the Australian Automatic Cigarette Paper Company Pty Ltd, best known for their 'Boomerang' brand cigarette papers (SM).

### **Sources**

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

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Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1043 and 1046 (dated 1899) 1048 (1898), 1049 (1897), 1055 (1897)

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the 'Egan Plan')

Sands & McDougall Melbourne Directories (SM) – 1870-1945

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

### **Description**

The West Richmond precinct contains some early Victorian-era residential sites but the majority of the housing is from the late Victorian-era and Edwardian-era. As noted in the history, the Richmond Hill section contains predominantly grand houses and villas, including some mansions with a smaller amount of more modest housing. By comparison, the northern section around York Street almost exclusively contains modest working class housing.

As with other heritage precincts in Richmond the development themes revolve around strong a Victorian-era residential core matched here by Edwardian-era development and with inter-war as visually related infill, allowing the area to be largely built-up by the start of World War II.

The precinct is comprised of various subdivisions comprising lots with varying frontage widths. Housing is both detached and attached, but usually has similar form (hipped and gabled roofs, front verandahs, parapets), materials, ornament and siting, creating visually cohesive streetscapes. However, there are also some more heterogeneous streetscapes (e.g. Hoddle Street, Smith Street) that illustrate the various phases of development over time.

The Victorian houses include both detached and attached examples, the latter as duplexes or rows. Many of the duplexes lack an expressed party wall or fire-wall divisions between houses and house roofs, as Richmond lay beyond the control of the Melbourne Building Act.

The late Victorian houses often demonstrate Italianate influences such as asymmetrical massing with a faceted bay, stucco wall finish (interpreted as false Ashlar boards on the timber houses) or polychromatic brickwork (e.g. nos. 15 & 17), as well as the rich ornamentation such as cast iron verandahs, rendered chimneys and stucco decoration to parapets and end walls including scrolls, masks, consoles and urns that characterises boom era housing. This is particularly evident in the Richmond Hill area.

The Federation houses demonstrate the transition between the late Victorian to the Federation/Edwardian styles often having the symmetrical form of the former and the simplified decoration and red face brickwork of the latter. The early Edwardian houses carry on the block-fronted form of the Victorian houses, with a transition to turned timber verandah posts and red-brick chimneys. Later Edwardian houses in the precinct are a mix of timber and face brick. They include a number of duplexes, large and small, gable-fronted cottages, and double-fronted, asymmetrical houses of a substantial size. Gables are decorated with scalloped weatherboards, half-timbering or ornamental trusswork.

The Queen Anne influences is also evident in some houses through the asymmetrical planning, hip roofs with prominent projecting gables facing the street, half timbering to the gable ends, verandahs with ornamental timber frieze or valance, tall brick and render chimneys with terracotta pots, and casement sash windows (sometimes with coloured toplights).

Interwar buildings range from gable-fronted timber bungalows to flats and factories in the Streamlined Moderne style.

### **Area A: The Richmond Hill**

The Richmond Hill area, which comprises the part of the precinct extending from Bridge Rad to Highett Street, contains housing predominantly dating from the mid to late Victorian period, with a smaller number of houses from the early twentieth century. Erin Street is especially notable for the large villas and terrace rows, particularly on the north side, and the south side west of Normanby Place. No fewer than 27 places are Individually Significant; most of the houses are highly intact and many retain original front and side fences. The former 'Elim' (also known as 'Yooralbyn') mansion and its grounds on the north side at no.29 (now part of Epworth Hospital) is a landmark within the precinct. Another notable house is no.15, which is an early and exemplary example of a Victorian polychrome brick villa.

To the south and south of Erin Street, Moorhouse Street, Muir Street, Lennox Street and Normanby Place contain slightly less grand houses on smaller allotments. They include single and double storey terrace rows, some with extravagant boom-era decoration and detached single and double fronted villas. As in Erin Street many houses retain original front and side fences, which enhance the aesthetic qualities of the area. Bowen Street, by comparison, contains some relatively modest cottages, including attached pairs with undivided roofs (e.g. 15-17 and 25-27).

Highett Street contains dwellings from the late nineteenth to early twentieth century. The streetscape is notable for the slightly elevated siting of the dwellings on the south side above the street, most with very generous garden setbacks, which contain some mature plantings – the Canary Island Palm at no.58 is a notable specimen. By way of contrast, the dwellings on the north side of Highett Street have much more typical small front setbacks. The inter-war Kingston Hotel is a local landmark.

One distinctive aspect of Highett St is a stepped side lane that runs off the street up the hill to the south, an element more typical of inner Sydney suburbs.

At the western end of Highett Street the West Richmond Railway Station is situated within the dog-leg created by the road realignment and terminates the vista looking west along the street. The Edwardian era brick station complex is complemented by mature landscaping including Canary Island Palms and Pepper Trees.

Of the early twentieth century houses, some are in the Queen Anne style – for example, 1 Freeman Street, 2 Jika Place, 3 Muir Street, and 44, 46 and 51 Highett Street.



*Area B: York Street and environs*

This section of the precinct comprises Peers and Smith streets, York Street between New and Lennox streets, Shelley Street between Garfield and Smith streets and the west side of Lennox Street between Smith Street and just south of Peers Street. It is mostly a residential area with nearly half of the houses dating from the Victorian era and nearly a quarter from the Edwardian-era (Butler, 2009). Lennox Street contains several existing and former commercial uses.

The street configuration in the precinct is typically that of ad-hoc development with narrow streets such as Peers Street placed as if a rear service lane for York Street but also having house frontages.

The precinct contains some houses that appear to date from the early Victorian period (c.1855 to c.1875). They include simple double-fronted timber cottages with steeply pitched gable or hip roofs (10, 35 & 48 Smith St, and 97 York St) and one rendered brick house with a hip roof clad in slate (39 Shelley St). All of these houses have been altered, but all still retain their characteristic early form and, occasionally, siting with either a very small (e.g. 10 Smith) or very large (97 York) front setback. Some retain early detailing such as the cast-iron frieze to 10 Smith St. 48 Smith Street was altered in 2011, with the removal of a chimney and replacement of the original skillion verandah and timber posts.

The late Victorian houses are typically single or double fronted cottages or houses, constructed of timber or brick, with hipped roofs and rendered brick chimneys. They are mostly detached, although some single fronted houses form attached pairs (76-78 Lennox St) or small rows (68-72 Lennox St and 40-46 York St). The Italianate influence of the late Victorian 'boom' era is exemplified in houses like 11 Smith Street with its symmetrical verandahed style, tripartite windows and bi-chromatic chimney brickwork, and the stuccoed terrace row at 40-46 York Street with its unusual raised arched parapet entablature. Two unusual Victorian-era houses at 1 New Street and 2 Peers Street, which are both built hard against the street.

Also of note are the late Victorian houses at the eastern end of Egan Street including 'Perseverance', a two-storey freestanding symmetrical Italianate bi-chromatic brick terrace house. 'Longton' and 'Trentham' the two-storey attached in the Italian Renaissance Revival style at nos. 3-5, and the Italianate house at the south corner of Hoddle Street, which retains original stables at the rear.

Lennox Street contains a number of commercial buildings including the double storey shops and residences at nos 46-48. At the York Street corner, the simply detailed All Nations Hotel is a local landmark. Opposite this is the Edwardian-era Mahoney's shop & residence, which is a fine, two-storey, early Edwardian corner red brick shop with unusual decoration, some residual Boom characteristics and a Jacobean influence. It includes surviving shop front, stables and a rare early, cantilevered verandah. Another early timber shopfront with recessed central entry survives at 80 Lennox Street

The single-fronted cottages of the Federation period (e.g. 22-26 Smith Street and 90-94 York St) are almost indistinguishable from the late Victorian houses in terms of their form and detailing.

The Edwardian-era is represented by the well-preserved gable-fronted timber cottages at 16-20 Smith Street, and the brick attached pair at 79-81 York Street. A notable Edwardian-era house is 33 Smith St, which is described as being a 'Transition style building featuring Victorian and Edwardian elements: the projecting gable features, timber strap work on roughcast, and a wavy barge board' (Hermes). Also in Smith Street is the attached pair at 6-8, and the house at 40 Shelley Street, which are fine and intact examples of the Queen Anne style.

The inter-war period is seen at 15 Smith Street, a modest gable-fronted Californian Bungalow style weatherboard house, and the larger more articulated 27 Smith Street.

### **Area C: The Hoddle Street edge**

This includes all the properties along Hoddle Street. The development along Hoddle Street illustrates key phases in the development of Richmond from first settlement to the mid-twentieth century.

The first phase of settlement is represented by some houses that date, in part, from c.1855 including the Individually Significant house at 139 Hoddle Street (built in stages) and the altered house at 145 Hoddle Street, once part of a row of four similar houses between Highett Street and Cross Street shown on early maps (now Freeman St)

The high status of the 'Richmond Hill' during the nineteenth century is demonstrated by the quality of houses to the south of Freeman Street, which include richly decorated Late Victorian 'boom' era terrace row 'Hillside Terrace' at nos. 155-59, the very intact Italianate villa at no.167 and 'Urbrae', the mansion at no.171-83.

The recovery of the early twentieth century is demonstrated by several single and double fronted houses, including some that illustrate the transition from the Victorian style. For example, the Edwardian-era house at no. 99 is a well-proportioned double fronted brick residence, symmetrical in plan, with coupled windows and notable verandah decoration with cast iron elements. Another interesting, although altered, single-fronted house at no.123 retains an unusual Art Nouveau parapet. Adjoining it on the south side are two relatively intact double-fronted cottages.

Interspersed amongst these early houses and grand villas are blocks of interwar flats. They include 'Graham Court' at the south corner of Jika Place, the former 'Honiton Flats' at the south corner of Freeman Street and 'Urbrae Flats' at the south corner of Erin Street. Of these, 'Honiton Flats' is the most architecturally interesting, being a well-resolved example of the Streamlined Moderne style. In contrast, while the other two blocks exhibit some Moderne influences (e.g. horizontal glazing bars to the windows) they are far more conservative.

Also dating from the interwar period are two factories. The former Relova Redressing Laundry at no.129 is a landmark building in the Streamlined Moderne style. Although now converted to apartments it retains key elements of the original design including the striking circular tower. The smaller former Australian Automatic Cigarette Paper Company factory at no.103-05 also retains original Moderne detailing, which includes 'Boomerang' in Art Deco script set vertically within the piers at either end of the building. 'Boomerang' was the brand of the cigarette papers manufactured by the company.

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct

- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO342 Cremorne comprises a mix of late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

The West Richmond precinct including the extensions compares to the similarly scaled HO332 Richmond Hill precinct on the south side of Bridge Road. The Richmond Hill precinct similarly contains a mix of middle and upper middle class housing, as well as working class cottages. The range of development from the mid-nineteenth century to the mid-twentieth century is also comparable.

The proposed additions to the West Richmond precinct (the section between the railway and Hoddle Street and from Egan Street to Smith Street) are logical extensions. They are historically associated with the precinct as they formed part of the same subdivisions and were developed at the same time. They are physically connected to the precinct and the overall intactness of the extension areas and the housing within them is also comparable to the existing precinct.

## **Assessment against Criteria**

### **Criterion A:**

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

The precinct provides tangible evidence of the key phases in the residential development of Richmond from the time of earliest settlement in the 1850s to the inter-war period and demonstrates how the areas closest to Melbourne town were the first to be subdivided and developed. It is also important for demonstrating an important phase of development in the late interwar period, which was characterised by industrial and higher density residential development.

The precinct is of note as a vivid illustration of how class distinctions were reflected in the design and location of housing from the earliest time of settlement in Richmond. The substantial mansions and villas in and around Erin Street, in particular, demonstrate the early importance of Richmond Hill as a suburb favoured by wealthy and the elite, overlooking the working class housing that developing on the flat areas around Smith and York streets.

**Criterion B:**

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

The West Richmond precinct contains a significant number of early houses including some that date prior to 1855 and several that were built prior to 1870. Houses of this date are very rare in Richmond.

**Criterion C:**

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

Not applicable.

**Criterion D:**

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

The West Richmond precinct demonstrates the principal characteristics of residential areas in Richmond that were largely developed prior to World War II and are comprised of predominantly Victorian era housing, supplemented by Edwardian and interwar infill, with commercial buildings in small groups and on corner sites. Overall, the intactness of the building stock to the period prior to World War II is very high and creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths and bluestone kerb and channel.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The Richmond Hill area has aesthetic significance as an enclave of grand Victorian houses, which enhanced by its hillside topography, mature plantings and unusual urban elements such as the obliquely-sited West Richmond railway station, and a stepped lane off Highett Street. The aesthetic qualities of the buildings in the precinct are enhanced by traditional streetscape materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways. Erin Street is notable as a grand nineteenth century streetscape containing of some of Richmond's most substantial late nineteenth century houses, most with extravagant 'Boom era' decoration and many retaining original front and side fences. At the centre of the precinct is the former 'Elim' mansion, still set within its grounds, which is a local landmark. Highett Street is also notable the distinctive historic landscape character created by the elevated siting of the houses on the south side with generous garden setbacks, which is very rare in Richmond.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

The precinct around Erin Street has special associations with various eminent persons who lived there and were important in the development of Richmond and Victoria such as Dr Tom Boyd and Dr William Boyd for whom 'Urbrae' was built in 1901.

## **Statement of significance**

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

The West Richmond precinct, comprising the houses, flats, commercial and industrial buildings constructed in the period from c.1855 to c.1945, is significant. The following buildings and features contribute to the significance of the precinct:

- The houses, flats and other buildings constructed between c.1855 and c.1945 and shown as Contributory, or Individually Significant on the precinct map.
- The former Relova Redressing Laundry and the former Australian Automatic Cigarette Paper Company Pty Ltd in Hoddle Street.
- The West Richmond Railway Station complex including the mature plantings.
- The overall consistency of building forms (pitched gabled or hipped roofs), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street set out on two levels as required with cast-iron detailing and timber detailing for Federation/Edwardian-era houses), and siting (small or no front and side setbacks except in certain streets).
- The original front and side fences to many houses.
- The contrast between the grand housing on Richmond Hill with the more modest working class housing on the flat areas around York Street.
- The nineteenth century subdivision pattern comprising regular allotments served by rear laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel and bluestone laneways, including the unusual stepped laneway off Highett Street.

The following buildings and places are Individually Significant to the precinct: the West Richmond Railway Station complex; 7 & 25-27 Bowen Street; 33 & 45 Egan Street; 2-10, 15-27, 18-22, 26, 39-53, 57 & 67 Erin Street; 23, 44, 46, 50, 55, 68, 69 & 70 Highett Street; 129, 139, 151-157 & 167 Hoddle Street; 64, 66 & 128-130 Lennox Street; 2-6, 3, 9-15 Muir Street; 16-18 Normanby Place; 33 Smith Street; as well as HO256 – 1 Egan Street, HO257 – 29 Erin Street, HO266 – 117 Hoddle Street & 2A Egan Street, and HO267 – 171 Hoddle Street.

Non-original alterations and additions to the Contributory or Individually buildings shown on the precinct map, and other houses and buildings are not significant.

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

The West Richmond precinct is of local historic and aesthetic significance to the City of Yarra.

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

The precinct provides tangible evidence of the key phases in the residential development of Richmond from the time of earliest settlement in the 1850s to the inter-war period and demonstrates how the areas closest to Melbourne town were the first to be subdivided and developed. It is also important for demonstrating an important phase of development in the late interwar period, which was characterised by industrial and higher density residential development. The precinct is of note as a vivid illustration of how class distinctions were reflected in the design and location of housing from the earliest time of settlement in Richmond. The substantial mansions and villas in and around Erin Street, in particular, demonstrate the early importance of Richmond Hill as a suburb favoured by wealthy and the



elite, overlooking the working class housing that developing on the flat areas around Smith and York streets. (Criteria A)

The precinct demonstrates the principal characteristics of residential areas in Richmond that were largely developed prior to World War II and are comprised of predominantly Victorian era housing, supplemented by Edwardian and interwar infill, with commercial buildings in small groups and on corner sites. Overall, the intactness of the building stock to the period prior to World War II is very high and creates visually cohesive and consistent streetscapes that are complemented by traditional public realm materials such as asphalt footpaths and bluestone kerb and channel. (Criterion D)

The Richmond Hill area within the precinct has aesthetic significance as an enclave of grand Victorian houses, which enhanced by its hillside topography, mature plantings and unusual urban elements such as the obliquely-sited West Richmond railway station, and a stepped lane off Highett Street. The aesthetic qualities of the buildings in the precinct are enhanced by traditional streetscape materials such as asphalt footpaths, bluestone kerb and channel and bluestone laneways. Erin Street is notable as a grand nineteenth century streetscape containing of some of Richmond's most substantial late nineteenth century houses, most with extravagant 'Boom era' decoration and many retaining original front and side fences. At the centre of the precinct is the former 'Elim' mansion, still set within its grounds, which is a local landmark. Highett Street is also notable the distinctive historic landscape character created by the elevated siting of the houses on the south side with generous garden setbacks, which is very rare in Richmond. (Criterion E)

The Richmond Hill area within the precinct is historically significant for its associations with various eminent Victorians and others who lived there and were important in the development of Richmond. (Criterion H)

### **Statutory recommendations**

Extend the HO338 West Richmond precinct to include the Hoddle Street and York Street extensions as shown on the precinct map.

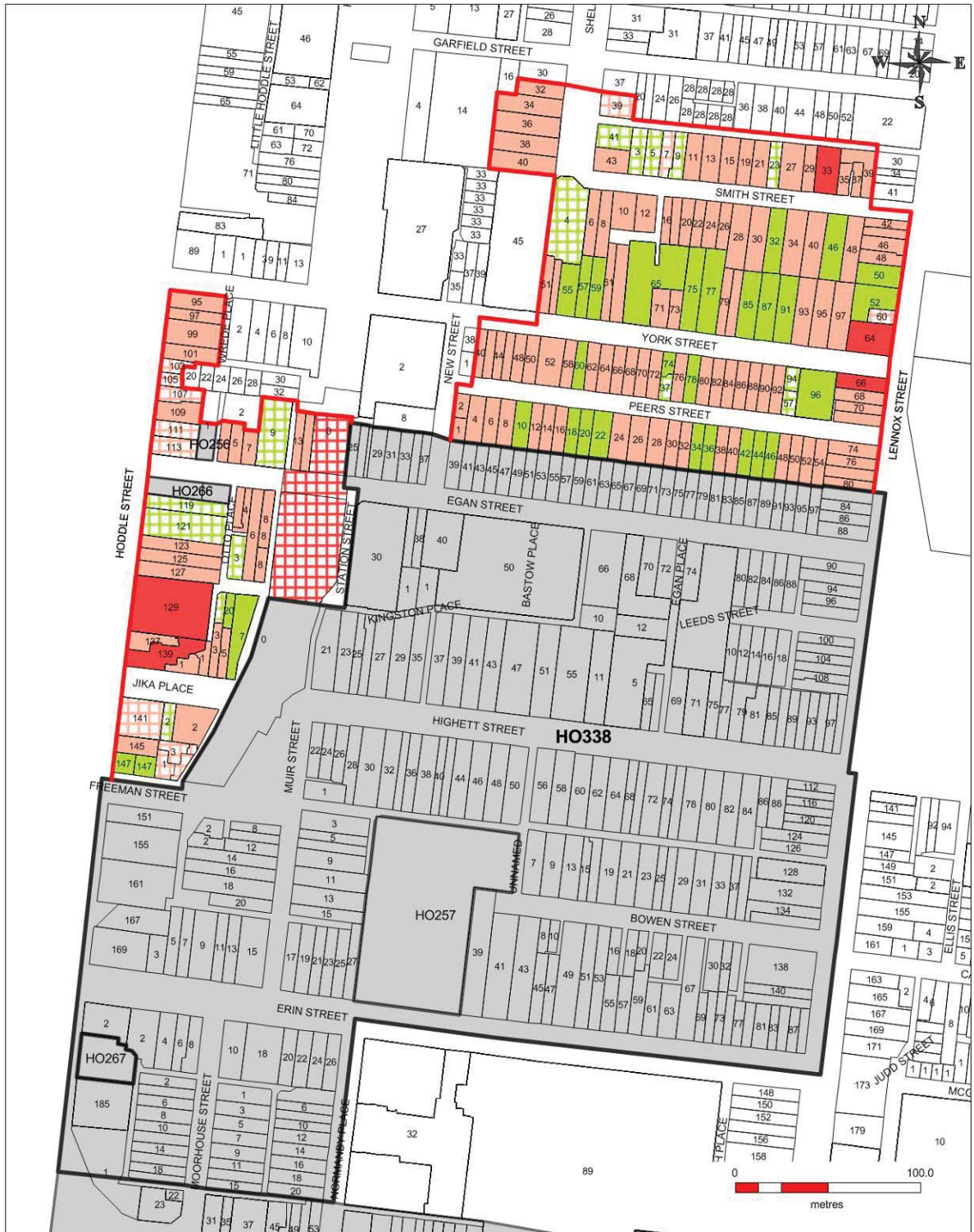
Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan for HO338 West Richmond by adding the places within the precinct extension areas in Hoddle Street and York Street as shown on the precinct map.

### **Future assessment**

It would be desirable to assess the following places of potential individual significance within the York Street extension due to their potentially early construction date (c.1860 or earlier):

- 39 Shelley Street
- 10, 35 & 48 Smith Street
- 97 York Street

The existing HO338 West Richmond precinct also contains over 30 buildings identified as 'Individually Significant', which have limited documentation and should also be assessed.



- Legend
- Individually significant
  - Individually significant (changed in 2013 Study)
  - Contributory
  - Contributory (changed in 2013 Study)
  - Not contributory
  - Not contributory (changed in 2013 Study)
  - Precinct boundary extension
  - Yarra HO region

HO338 West Richmond Residential Precinct extension





Legend

- Individually significant
- Individually significant (changed in 2013 Study)
- Contributory
- Contributory (changed in 2013 Study)
- Not contributory
- Not contributory (changed in 2013 Study)
- Precinct boundary extension
- Yarra HO region

**HO338 West Richmond  
Residential Precinct extension  
Detail of Hoddle Street**







Legend

- Individually significant
- Contributory
- Contributory (changed in 2013 Study)
- Not contributory
- Not contributory (changed in 2013 Study)
- Precinct boundary extension
- Yarra HO region

HO338 West Richmond Residential Precinct extension  
Detail of York Street



\* The house at 84 York Street was demolished after the Panel hearing in 2016, so it has been regraded from Contributory to Not Contributory.

## C.12 Yarraberg Precinct



### History

#### **Thematic context**

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

**3.0 Mansions, villas and sustenance housing:** the division between rich and poor: 3.1 A home to call one's own

**4.0 Developing local economies:** 4.2 Secondary industry; 4.4 Smaller retailers: strip shopping

#### **Historical background**

##### *Development of Richmond*

In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood and further sales were held in 1845. In 1846 Richmond's population was 402, however, by 1857 it had reached over 9,000 as the influx of immigrants in the wake of the gold rush created a demand for housing.



Major residential subdivisions occurred in the north and west and retail and commercial centres emerged along Bridge Road and Swan Street (O'Connor, 1985:10-11).

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore, Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

### **Precinct history**

Among the largely undeveloped Crown Portions (CP) in this area, as evident on William Green's 1853 map, was a dense subdivision of the 25 acre CP33 known as 'Yarraberg', which was first sold to James Jackson in 1849 as agricultural land (O'Connor 1985:69). By the 1850s the formerly agricultural land was subdivided and the streets, today's North, Crown, and Blazey streets, were indicative of an early node of residential development (LV).

The Yarraberg Township was initially created for investor, William Francis Splatt, and located 'near the Richmond Bridge'. It included North, Crown, River and Bridge (now Blazey) streets. Splatt started selling the lots in 1853 (LV).

William Splatt was born in 1810 and arrived at Port Phillip in 1841, developing his merchandising business in the wharf precinct of Queen St, Melbourne, during the formation of Port Phillip in the 1840s. He was voted a Member of the Legislative Council in the new Colony of Victoria from 1851-1856. He and his brothers, Thomas and Edmund, held numerous major pastoral leases in the Colonies of New South Wales and Victoria in the 1840s-1850s, including Roseneath, Emu Station, Dergholm, Fifteen Mile Creek, Spring Station and Tatong, among others (Billis & Kenyon 1974:142).

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

A plan of the Township of Yarraberg, dated between 1858-78, shows the extent of the township 'on the Yarra River at Richmond Bridge,' bound by the current Murphy Street to the south, Burnley Street to the west, the Yarra River to the east and North Street at the north. This map noted that the designated lots were the property of Charles Vaughan Esquire JP. Vaughan was a Member of the Legislative Council and chairman of the Fitzroy Council. The plan showed that approximately half the lots had already been sold, mainly those close to the river and those fronting Burnley Street. Some lots in North Street are noted with houses built. A 'stockade' was marked at the south-east corner of the estate, on land purchased by a Mr Barrow. (SLV map collection).

Other investors in the original plan created their own subdivisions, including Robert Byrne, who sold lots 57-67 on North Street and 74-83 on Crown Street, to Robert Roberts in 1867-8, for £168 (LV).

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

Whitehead's 1874 Map shows North, Crown and Blazey streets connected by Vaughan Street. The MMBW plan (detail plan no. 1079) from 1901 shows groups of houses along most streets with about an 80% development rate. The buildings located within the precinct boundary at this date were a variety of freestanding houses and cottages, terraced houses and the occasional duplex. One of the distinctive developments at Yarraberg in the early 1900s was a series of red brick duplexes on the corner of Burnley and Appleton streets designed by architect, Henry Hardie Kemp, purchased under his wife's name, Charlotte Kemp (see separate citation).

Contractor Joseph Hollow was responsible for two distinctive groups of Edwardian duplexes, with bichrome chimneys of unusual design. They are the brick duplexes at 20-26 Crown Street and the timber duplex behind it, at 25-27 Blazey Street, all constructed 1912 and 1915 (LV: V3600/F961 & V3600/F961; SM).

During the 19th century the Yarraberg settlement was always known as a separate entity to the rest of the Richmond Municipality (East Ward). As it was located next to the early Richmond industrial centre, its development included small cottages to house workers, who found employment nearby. Even in the mid 20th century there was a sense of pride for those who had been raised in Yarraberg, with Councillor O'Connell responding to a claim, in 1936, that poor health in inner-suburban Melbourne was often associated with Richmond: 'I come from a little village called Yarraberg and it would compare favourably with other suburbs.' At this date, Richmond Council was responsible for health and welfare within its boundaries, before the formation of the Housing Commission of Victoria and the resulting slum clearance, linked with community health improvement. The early 20th Century Yarraberg Mission Hall, once located at 59-61 Crown Street, was part of this concern for the poor (Butler 2009:157).

### Sources

Allom Lovell & Associates, *City of Yarra Heritage Review Volume 1: Thematic History*, 1998.

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Billis, RV & AS Kenyon (1974), *Pastoral Pioneers of Port Phillip*, Melbourne, as cited in Butler, Graeme & Assoc. (2009).

Green, William, 1853 'Map of Melbourne and suburbs from Government plans and private survey', as cited in O'Connor et al. (1985), 'Richmond Conservation Study'.

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

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Sands & McDougall Directory, viewed at the State Library of Victoria.

State Library of Victoria (SLV), map collection, 'Plan of the Township of Yarraberg'

Whitehead & Co., E. 1874 'Map of Melbourne and suburbs compiled and published by E. Whitehead & Co', as cited in Butler, Graeme & Assoc. (2009)

## Description

The Yarraberg Heritage Precinct has irregular boundaries, following the mostly Victorian and Edwardian streetscapes between east-west streets Appleton and Blazey, between the north-south streets of Burnley and Vaughan. That part of the estate east of Vaughan Street is now 20<sup>th</sup>-century industrial development. Some Victorian-era residential development survives on North Street, but has been heavily and unsympathetically altered, so has been excluded from the precinct.

The precinct includes largely modestly sized single and double-fronted residences, distributed equally in origin from among the Victorian and Edwardian-eras, with a small number of interwar infill development. Most of the Victorian houses are single-fronted timber cottages, many rows by a single builder, for example, alternating hipped and gable-fronted cottages at 19-23 and 29-31 Crown Street. There are also more substantial double-fronted Victorian timber houses at 18 and 38 Appleton Street and 39 Crown Street. Of particular interest is an early timber house at 21 Blazey Street, with a narrow transverse gable roof, beaded weatherboards, two-over-two windows, and an intact verandah. Another early terrace with no divisions in its roof is that at 109-113 Burnley Street, with its simply hipped and slated roof. (NB: The north end house at No. 107 was recently demolished.) Among the few Italianate style late Boom-style villas are 24 Appleton Street (Individually Significant), with its ornate cement detailing and projecting room bay, and the coloured brick version at 121 Burnley Street. The only two-storey Victorian houses in the precinct are Queen's Terrace of 1890, at 9-17 Crown Street (Individually Significant).

The duplex form became more prevalent in the Edwardian era. These include the pair of Federation-style brick duplexes at 20-26 Crown Street with unusual details such as red brick chimneys with cream brick caps, fishscale pressed metal shingles to the front gables and intact turned verandah posts and friezes. The same unique chimneys are also seen on the timber duplex at 25-27 Blazey Street. There are also two substantial and well detailed double-fronted houses of this era at 23 Blazey Street (timber) and 36 Appleton Street (brick). The houses at 37 Crown Street also retains fine late Edwardian timber verandah details. Individually Significant buildings from the Edwardian-era are the duplexes at 2-6 Appleton Street and 97-115 Burnley Street developed c1912 by Charlotte Kemp, and believed to have been designed by her husband, noted architect Henry Kemp.

There is a small number of California Bungalows from the interwar era. Two very handsome and intact examples are the double-fronted weatherboard houses at 13 and 17 Blazey Street.

There is some early commercial development along Burnley Street such as the Victorian-era shop & residence at No. 115, which sits alongside residential development. A handsome Edwardian-era two-storey commercial row stands out at 125-131 Burnley Street, adjoining a

one storey corner grocer's shop at No. 133. There is a Moderne shop of the 1930s at No. 123, with incised horizontal speed lines in its rendered parapet.

Overall, the intactness of the buildings is high, with limited replacement of windows and loss of verandah details. The Edwardian weatherboard house at 32 Appleton Street has an intrusive upper storey addition, but still contributes to the precinct as it is half of a duplex with No. 34 (which is intact).

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO342 Cremorne comprises a mix of late mid to late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

In comparison, the Yarraberg Precinct is on the small side, with about 70 houses on four streets. It is surrounded by industrial development on three sides, and was a very discrete and

well-defined neighbourhood, accounting for three streets with houses and/or shops on one side (Appleton, Blazey and Burnley).

Similar to the southern part of the Kennedy Street Precinct, which contains mainly Victorian and Edwardian houses, the majority of the houses are timber and are typical of their era rather than outstanding. The exceptions are the Edwardian duplexes at the corner of Appleton and Burnley streets (Individually Significant) and the brick and timber duplexes on Crown and Blazey streets with characteristic bi-chrome brick chimneys.

More important than the architectural values is the strong separate identity of this hamlet, which was once a satellite suburb of Richmond. There has been a large amount of unsympathetic changes to houses and redevelopment within Yarraberg over the past few decades, and the precinct protects those sections that are most intact and illustrate its history from the mid 19<sup>th</sup> century to the interwar era.

## **Assessment against Criteria**

### **Criterion A:**

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

The precinct is a tangible illustration of Yarraberg, one of the first group of residential estates in the City, set in place by the 1850s at a crossing of the Yarra River as distinct from those early Richmond residential areas that grew because of proximity to Melbourne Town.

During the 19th century the Yarraberg settlement was always known as a separate entity to the rest of the Richmond Municipality, and this identity was still strong during the interwar period. As it was located next to the early Richmond industrial centre, its development included small cottages to house workers, who found employment nearby.

### **Criterion B:**

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

Not applicable.

### **Criterion C:**

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

Not applicable.

### **Criterion D:**

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

Yarraberg Precinct provides a good representation of working class housing of the Victorian era, most of them small-scale and constructed of timber with detailing standard to their era. To a lesser extent, it represents Edwardian housing, much of it in the form of duplexes with prominent and decorative front gables, and timber California Bungalows of the interwar era. The commercial development on Burnley Street is also representative of these three eras. These three development eras correspond to the main growth periods seen across Richmond.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

A number of the Edwardian-era houses display unusual and attractive details, including the Tudor-style details of the duplexes at the corner of Appleton and Burnley streets (Individually Significant), and the Edwardian brick duplexes on Crown Street and those on Blazey Street with very distinctive bi-chrome brick chimneys.



**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

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

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

Yarraberg Precinct, comprising 2-38 Appleton Street, 13-31 Blazey Street, 97-133 Burnley Street, and 9-39 & 12-30 Crown Street.

The Township of Yarraberg was laid out in the early 1850s by investor William Francis Splatt, on the banks of the Yarra River near a crossing to Hawthorn. Sales of land along North, Crown, River and Bridge (now Blazey) streets began in 1853. Pre-1855 house construction was concentrated near the river, but this has been replaced by 20<sup>th</sup>-century industrial development.

The current housing stock is primarily Victorian-era and Edwardian-era houses and shops, with a number of well preserved examples from the immediate post First-War era. Many of them are small cottages that housed workers who found employment in the nearby industrial areas, including David Mitchell's 'Doonside' industrial estate just to the north.

Contributory buildings have typically:

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

Contributory elements also include:

- Small front gardens, bordered by low front fences, typically of timber picket.

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

The following buildings are of individual significance to the precinct: 2-6 & 24 Appleton Street, 97-105 Burnley Street, and HO248 – 9-17 Crown Street.

***How it is significant?***

The Yarraberg Precinct is of local aesthetic and historical significance to the City of Yarra.

***Why it is significant?***

The precinct is of historical significance as a tangible illustration of Yarraberg, one of the first group of residential estates in the City, set in place by the 1850s at a crossing of the Yarra River as distinct from those early Richmond residential areas that grew because of proximity to Melbourne Town. During the 19th century the Yarraberg settlement was always known as a separate entity to the rest of the Richmond Municipality, and this identity was still strong during the interwar period. As it was located next to the early Richmond industrial centre, its development included small cottages to house workers, who found employment nearby, as well as shops on Burnley Street to serve the locals. (Criterion A)

Yarraberg Precinct provides a good representation of working class housing of the Victorian era, most of them small-scale and constructed of timber with detailing standard to their era. To a lesser extent, it represents Edwardian housing, much of it in the form of duplexes with prominent and decorative front gables, and timber California Bungalows of the interwar era. The commercial development on Burnley Street is also representative of these three eras. These three development eras correspond to the main growth periods seen across Richmond. (Criterion D)

A number of the Edwardian-era houses display unusual and attractive details, including the Tudor-style details of the duplexes at the corner of Appleton and Burnley streets (Individually Significant), and the Edwardian brick duplexes on Crown Street and those on Blazey Street with very distinctive bi-chrome brick chimneys. (Criterion E)

**Statutory recommendations**

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

Update the 'City of Yarra Review of Heritage Overlay Areas. Appendix 8, Revised March 2012' incorporated plan by adding the Yarraberg precinct.

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



- Legend
- Individually significant
  - Contributory
  - Contributory (changed in 2013 Study)
  - Not contributory
  - Not contributory (changed in 2013 Study)
  - Precinct boundary
  - Yarra HO region

Yarraberg Heritage Precinct



## APPENDIX D – INDIVIDUALLY SIGNIFICANT PLACES & SERIAL LISTINGS

This includes the new citations prepared for the Individually Significant places assessed by Stage 2 and the new statements of significance prepared for Individually Significant places already included within the HO in any of the proposed new precincts and precinct extensions.

### SERIAL LISTINGS

Please note that the buildings that comprise the proposed Cremorne Industrial Buildings serial listing were assessed individually, so each has its own place citation.

#### D.1 Eleazer Lesser Edwardian Duplexes, 62-68 Appleton Street, 114-120 Burnley Street, 389-391 Highett Street and 158-160 Somerset Street, Richmond\*



*60-68 Appleton Street*



*158-160 Somerset Street*



## History

### **Thematic context**

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

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

### **Historical background**

#### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore, Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

### **Place history**

The duplexes at 62-68 Appleton Street were built between 1912 and 1914, while the duplexes at 114-120 Burnley Street, 389-391 Highett Street and 158-160 Somerset Street were all built



between 1913 and 1915. All were constructed under the sole or joint ownership of financier Eleazor (Elly) Henry Lesser of 363 Clarendon Street, South Melbourne (SM).

The duplexes at 62-68 Appleton Street are not listed in the Sands & McDougall directories in 1910, but appear by 1915. In 1912, Elly H Lesser and James Aron, financiers of 363 Clarendon Street, purchased two lots on the corner of Appleton and Clark streets, which was the extent of the current 62-68 Appleton Street. In 1914 the pair split ownership of the two lots; the western lot (Nos. 66-68) to Lesser and eastern lot (Nos. 62-64) to Aron. They retained ownership until 1931 (after Lesser's death in 1930) (LV: V3777/F311; V3567/F317; Argus 25 Aug 1930:3).

The duplexes at 114-120 Burnley Street, 389-391 Highett Street and 158-160 Somerset Street are not listed in the Sands & McDougall directories in 1910, but all appear by 1915. In 1913, Elly H Lesser purchased land on Burnley Street, bound by Somerset Street to the north and Highett Street to the south, comprising the current extent of this group of houses (LV:V3673/F585).

Lesser was a pawnbroker and later financier who had addresses in both Camberwell and South Melbourne in the early 1900s. In the 1910s he developed a large number of rental properties of a high architectural quality. These include a group of nearly identical brick Federation cottages with distinctive Japanese-inspired gridded verandah friezes at 160-166 Lord Street, 15-21 Bell Street, and 291-293 Burnley Street in 1911-12. These were followed by a terrace of brick Federation cottages with a transverse gable roof and varied decorative gables at 1-11 Dickens Street in 1912. All of these houses are recommended for individual HO protection by Amendment C157.

No architect or builder has been identified for the houses built by Lesser in Richmond.

By the time of his death in 1930, Lesser had amassed an estate valued at 40,000 pounds (*The Argus*, 8 Aug 1930, p 8).

### **Sources**

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

Land Victoria (LV), Certificates of Title, as cited above

Lovell Chen, *City of Yarra Heritage Gaps Study*, 2012. Place citations for 160-166 Lord Street and for 1-11 Dickens Street, Richmond

Sands & McDougall Directory, viewed at the State Library of Victoria.

The Argus.

### **Description**

The duplexes constructed for Elly Lesser in the early 1910s are of two basic façade types, with other minor variations between those on Appleton Street and the Burnley Street group (including those on Somerset and Highett streets). All are double-fronted, tuckpointed red-brick Edwardian house, with a band of rough-cast render below the eaves. All have a high, almost pyramidal hipped roof with a projecting gabled or hipped-roof bay to the front. The projecting bays sit at the centre of each pair, and are divided by high party walls with a vermiculated face. Verandahs sit to the outside of the projecting bays, and have a roof continuous with the main one. Doors have three panels with bolection mouldings beneath glazing.

The Appleton Street houses have paired sash windows with coloured glass highlights, while the Burnley Street group houses have banks of three casement windows with clear or green-glass highlights. The chimneys also differ between the two geographic groups, with red-brick chimneys with a corbelled detail (two horizontal bands intersected by a vertical band on each

face) and a smooth rendered cap on the Appleton Street house. The Burnley Street group all have red-brick chimneys with a projecting cap five courses high.

The two façade types are the following. The Appleton Street houses and those at 114-116 Burnley Street and 389-391 Highett Street are of a striking, Asian-influenced design. The roof to the projecting front gable has a small, half-timbered floating gable above flared eaves supported on decorative timber brackets. The timber verandah posts of these houses are quite simple with bands of incised lines at one and two-thirds up, below the sinuous, Art-Nouveau influenced timber brackets.

The second type is more typical of the Edwardian era, but is highly decorated with timber fretwork. They include the houses at 118-120 Burnley Street and 158-160 Somerset Street. These houses have a simple projecting half-timbered gable set above an ornate timber window hood. The window hood incorporates a complex timber ladder frieze (alternating one wide and two narrow slats) and sunburst brackets supporting it. The same sunburst motif is used for the verandah brackets. The house at 160 Somerset Street has a very intricate front fence incorporating all of these details, which appears to be a modern interpretation though a very sympathetic one.

Alterations to the duplexes include: over-painting of face brick (64-68 Appleton St, 389-391 Highett St), replacement of front door (64 & 68 Appleton St), replacement of front windows within original openings (66 Appleton St), change of window format from vertical to horizontal (68 Appleton St), removal of chimneys (62-64 Appleton St), replacement of corrugated roofing iron with another cladding material (62 Appleton), and construction of a two-storey, rendered rear extension (114 Burnley St). All retain their timber verandah details and the second type houses retain their timber window hoods.

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

The houses in the serial listing are a variant on double-fronted Edwardian domestic architecture. It compares well with houses of this type in Richmond already on the HO, which are noted for their distinctive details, such as 44 Highett Street (Significant in HO338), 97 Kent Street (Significant in HO325), and 109 Richmond Terrace (Significant in HO332). It also compares well with the small terrace of two double-fronted and one-single fronted brick Edwardian houses at 19-23 Rotherwood Street (Significant in HO332), one of which has been over-painted.

They can also be compared to the large group of Edwardian duplexes built as an investment at the corner of Appleton and Burnley streets (Recommended for an individual HO in Amendment C149). These houses are of modest size but have distinctive detailing, and are believed to have been designed by architect Henry Kemp. Many of the individual houses have been altered, but the group is intact enough as a whole to be understood.

They can also be compared with the other houses developed by Elly Lesser in Richmond. While it is likely that Lesser was responsible for the erection of many more houses in Richmond, and beyond, the only other ones identified thus far are single-fronted brick cottages with Japanese-inspired verandahs at 160-166 Lord Street, 15-21 Bell Street, and 291-293 Burnley Street, and the terrace houses with a tile-clad transverse gable roof at 1-11 Dickens Street. While all three groups fall into the category of well-designed Edwardian-era dwellings, they are all quite different in massing and details. This is apart from one detail: the terrace

houses on Dickens Street have the same sunburst bracket to the verandah as the 'type two' house in the serial listing.

In regard to their intactness, some of the serial listed houses have been over-painted, which is quite typical in Richmond. Another, particularly unsympathetic alteration was the reorientation of the windows and replacement of the door of 62 Appleton Street (probably in the interwar period), but the house retains its most distinctive details, including the projecting front bay and its verandah posts and brackets. The intactness of the other houses compares favourably with the comparisons. As a group, their intactness is superior to that of the Henry Kemp houses at the corner of Appleton and Burnley streets.

## **Assessment against Criteria**

### **Criterion A:**

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

The serial-listed houses illustrate the second major period of development in Richmond, that of the Edwardian period. In particular they illustrate the better class of workers' housing of this period, constructed as rental properties by pawnbroker and financier Elly Lesser. Lesser was the developer of a number of well-designed groups of houses during this period in Richmond, including the serial-listed houses as well as 160-166 Lord Street, 15-21 Bell Street, 291-293 Burnley Street, and 1-11 Dickens Street.

### **Criterion B:**

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

Not applicable.

### **Criterion C:**

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

Not applicable.

### **Criterion D:**

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

Not applicable.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The serial listed houses exhibit distinctive aesthetic characteristics. The houses at 114-116 Burnley Street and 389-391 Highett Street exhibit an Asian influence in the flared eaves resting on timber brackets, set below a floating gable. The timber verandah brackets have the sinuous lines and irregular organic form associated with Art Nouveau. The houses at 118-120 Burnley Street and 158-160 Somerset Street are distinguished by complex fretwork to the verandah and window hood, unified by a sunburst motif.

### **Criterion F:**

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

Not applicable.

### **Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

**Statement of significance**

**What is significant?**

The group of houses comprising 62-68 Appleton Street, 114-120 Burnley Street, 389-391 Highett Street and 158-160 Somerset Street, Richmond. All of them are double-fronted, asymmetrical Edwardian duplexes of tuckpointed red brick, with high hipped roofs. They were all constructed between 1913 and 1915 for prolific local developer Eleazer (Elly) Lesser.

**How it is significant?**

The houses are of local architectural and historical significance to the City of Yarra.

**Why it is significant?**

Architecturally, the houses exhibit distinctive aesthetic characteristics. The houses at 114-116 Burnley Street and 389-391 Highett Street exhibit an Asian influence in the flared eaves resting on timber brackets, set below a floating gable. The timber verandah brackets have the sinuous lines and irregular organic form associated with Art Nouveau. The houses at 118-120 Burnley Street and 158-160 Somerset Street are distinguished by complex fretwork to the verandah and window hood, unified by a sunburst motif. (Criterion E)

Historically, the houses illustrate the better class of workers' housing of the Edwardian period, which was Richmond's second major phase of development. In particular, they illustrate some of the high-quality and attractive development by investors in Richmond during this period. (Criterion A)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place.

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

No specific controls.

## D.2 Richmond Industrial Buildings, 6-8 & 26 Bromham Place, 14 Risley Street, Richmond\*



*6-8 Bromham Place*



*26 Bromham Place*





14 Risley Street

## History

### **Thematic context**

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

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

### **Historical background**

#### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore, Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

### **Boot and shoemaking industry**

Cited from the *City of Yarra Heritage Review: Thematic History* (Allom Lovell, 1998:42):

*The most well known and well documented industry was boot manufacturing, which was, in the late-nineteenth century, supplied with local leather from Collingwood and Richmond. Those in Fitzroy appear to have been very small-scale operations, while those Collingwood were run on a grander scale. The Collingwood Tannery & Boot Factory was set up in 1864 with a workforce of twenty; this had increased to 200 by the late-1860s.*

*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. 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. 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. 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'. 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.*

Boot and shoe making was also an important industry in Richmond, which by the 1860s was only second to Collingwood in the scale of operations. In 1861 there were 28 boot and shoe shops employing over 100 workers in Richmond (*Copping it sweet*, p.79, *Hard Yakka*, p.9)

### **Place history**

This area arose from the sub-division of Crown Portion 39, sold in 1839. The L-shaped street (now Bromham Place to Tweedie Place, and Tweedie Place) that bordered a future housing estate had been shown on maps as early as 1853. Tweedie Place was named after James Tweedie of 110 Church Street (SM 1910). The 1855 maps (Kearney; Magee) showed houses on large lots on Highett Street and a large holding facing Church Street, another at the centre of the block and a small housing estate along Rule Street, at the south-east corner, but the rest was paddocks.

As part of Richmond's gradual change from residential to industrial heartland, a small estate was created south of Rislely Street, north of Bromham Place (the section that is now Tweedie Pl) and west of Church Street, as laid out in 1885 by surveyors, Bruford & Braim of Chancery Lane. When the estate was created there were still large houses fronting Church and Highett

streets, so of the 41 house lots created, some were larger lots that fronted Church Street, and smaller lots with 24-25- foot frontages on Risley and Salisbury streets (LV: LP1179). Over time, they were consolidated into large factory lots with only house lots in Risley Street remaining.

In 1898, the land north of Risley Street consisted of rows of houses (fronting Ross Street, since demolished) that were later replaced by the Victorian Housing Commission development. Most of the existing large factory blocks in Risley Street were not evident in 1898. At the west end was a 'boot factory' (H. Perry Boot Factory, recently demolished), and heading east were three smaller factories before houses that fronted Church Street (MMBW detail plan no.1050 & pt. 1047, 1898). The H. Perry Boot Factory had been built in 1889 for Mary Lynch of Garfield Street, North Richmond, widow.

*Melbourne Motzos Factory/ York Boot factory, 14 Risley Street*

James Nation, Robert Gamlin and Alfred Nation, contractors, of Flinders Lane, Melbourne, bought land in Risley Street in the 1870s and sold part of their holding to the industrialist, Barnet Glass, manufacturer, in 1886.

In 1888, Glass sold the site to The Melbourne Motzos and Cooperative Association Limited, of Little Burke Street West (LV:V1840/F859). In December of that year they engaged Scottish architect A.E. Duguid to design a matzo factory for them, which was constructed by William Talbot (Aust. Builders & Contractor's News, 8 Dec 1888).

The Dictionary of Scottish Architect informs us that:

*Alexander Eliezer (or Eleazer - sources vary) Duguid was born in Aboyne in 1850, the second son of William Duguid, a house carpenter, and his wife Jane. A third son, John, born 1839, became a farmer. Alexander trained in his father's business as did his eldest brother William. In April 1868 an advertisement appeared in the Aberdeen Journal which announced that William Duguid, builder, had been in practice for some thirty years in Boghead, Aboyne and at that time his sons were joining him in business. Large new premises were being built in Ballater. In 1871 the family was living in Dee Bank, Glenmuick and at this time the William Duguid senior employed seven men. By 1881 he employed six men. In the early 1880s Alexander studied at Aberdeen School of Art, receiving a full award in the elementary section in August 1881. He presumably continued classes until gaining a qualification in architecture.*

*For health reasons Alexander Duguid emigrated to Australia arriving in Melbourne, Victoria, January 1884 with his wife and young family. [Artefacts gives his date of emigration as 1882]. He practiced in Flemington and Melbourne and as well as private houses, factories and retail premises was responsible for a number of churches and other public buildings. He was also active in civic affairs. Duguid was well established in the community in Melbourne and by the early 1890s was president of the society of teachers of the schools of design.*

*He was still in Melbourne in 1896 as a theodolite was reported as stolen from his office in May of that year. The 1896 Australian depression may have induced him to leave what seems to have been at least in the 1880s a prosperous practice. He left Sydney for South Africa on 24 May 1897 on the mail steamer Prince Regent Luitpold. In South Africa he was in practice in Stellenbosch from 1897 to 1902 when he left for Johannesburg where he appears to have set up practice on his own account. Duguid appears to have worked frequently in Scottish Baronial style, notably for private house designs. His best known building, at least among his contemporaries, was a large house named 'Toward' on the Berea in Johannesburg, in the same baronial style. Duguid was also the first president of the Short Hand Writers' Association.*

*He died in Johannesburg on 22 March 1916.*

During his decade in Melbourne, Duguid was a prolific architect, designing dozens of houses (mostly in the North Melbourne, Kensington, Flemington, Ascot Vale and Moonee Ponds), schools, shops, warehouses and churches (including Wesleyan churches in Kensington, Moonee Ponds and Essendon; Bible Christian churches in North Melbourne and Carlton, and

a Presbyterian church in Flemington (demolished)). His only other recorded factory was a for a belt-maker's in Kensington (Lewis).

In 1893, the *Argus* published an article that was an important notice to the Jewish community of Victoria, announcing 'Motzos unleavened bread' as the only association authorised to manufacture the Passover bread (now spelled 'matzo') (*Argus* 2 Mar 1893:8). The company had specially imported machinery for this purpose, including six dough-rolling machines. The business did not last long, as all of the machinery, including a 7-horsepower portable engine, was sold at auction on 20 December 1894 (*Argus* 15 Dec 1894:2).

In 1898, the footprint of the factory matched that of the building that exists today. At this date, an engine shed was located on the south-east boundary and a second outbuilding was located to the rear of the factory against the east boundary (MMBW detail plan no. 1050 pt1047, 1898). In 1900 the occupant was Thomas A Bird & Co., cap manufacturers (SM).

By 1910, Mrs A. Aarons ran a boot factory at 14 Risley Street, and by 1920 it was listed in the Directory as York Boot Factory under the ownership of Benjamin Aarons (SM). Aarons was the owner of the factory from 1918 until his death in 1943, when it passed to Amelia Arons, his widow (LV: V1840/F859).

The York Boot Factory Pty Ltd gained notoriety when the factory caught fire in 1933. The owner, Mr B Aarons thought the damage bill was about several thousand pounds. His son had noticed thick smoke shortly after the men had left for the day, with the upper level of the one and two-storey brick building aflame. The doors were forced because they had been barricaded against 'factory breakers' - a common crime in the depression era. The fire affected the stock in the first level cleaning room and machinery in the cutting and finishing rooms, ground floor (*Argus* 16 Mar 1933).

#### *Henry Hudson's Unique Boot Factory, 26 Bromham Place*

From the early 1860s, the land located west of Bromham Place (between Highett and Salisbury streets) was owned by Joseph L'Estrange, Esquire (LV: App. 14054). In 1898, this land was occupied by L'Estrange's mansion, 'Erindale', and its grounds (MMBW detail plan no. 1050 pt1047, 1898; *Argus* 8 March 1883:1). Ellen L'Estrange began to subdivide the nine acres from 1887, after the death of her husband (LV:V1944/F753).

L'Estrange sold the land that included 26 Bromham Place to Rose Hudson in 1905 (LV: V1994/F753; V3040/F817). The 1910 Sands & McDougall directory listed Henry Hudson's Unique Boot Factory at no.16 (under an earlier numbering system) and listed Hudson as a resident at no.14, to the north (SM). This suggests that the building at 26 Bromham Place was built for Hudson between 1905 and 1910, as a boot factory.

In 1920, the Unique Boot Factory was owned by Liddle & Hughes, while Rose Hudson still lived at no.14 (SM). Hudson subdivided the land further and 26 Bromham Place was sold to Edgar Gurney and Harold Potter in 1927 (LV: V5289/F647).

By 1953, the building was used for the manufacture of 'Truwear' men's and boys' shirts and pyjamas (*Argus*, 14 May 1953:24).

#### *Francis Howard Pty Ltd, 6-8 Bromham Place*

In 1905, Ellen L'Estrange sold land that included 8 Bromham Place (formerly Rochdale Road) to Hugh Mahon, Member of Parliament (LV:V1068/F512). Born in Ireland, Mahon (1857-1931) was a journalist and politician. As a result of political activism, Mahon fled to Australia in 1882, where he worked as a journalist and married Mary Alice L'Estrange (most likely Ellen's daughter). Mahon entered politics in 1897 and was formally expelled from the House after attacking British policy and the Empire at an Irish Ireland League meeting in 1920. This was the first expulsion in the history of the Commonwealth parliament (Gibney, ADB).

Mahon sold the land of just over 5 acres two years later, in December 1907, to the Civil Service Co-operative Society of Victoria Ltd. (LV:V1068/F512). The Society had been founded in 1902, and held its first meeting in January 1903 with an initial membership of



5,080 public servants (Sydney Morning Herald 10 Jan 1903:9). In 1905, the Society created the Co-operative Credit Bank of Victoria, which was the first credit union in Australia (Merrett, eMelbourne). That same year they also began construction of the Civil Service Co-operative Stores at 114-120 Flinders Street, Melbourne (*The Age* 27 June 1905:1). Similar stores were also found in other major cities of Australia, such as Sydney and Brisbane, in response to demand from the emerging middle class for reasonably priced goods. The co-operative movement was aligned with the trade union movement, as illustrated by the Thomas Burke, who was the first secretary of the Society in Victoria, as well as leading a strike of railwaymen (Hannan, 1979). Only shareholders could shop at these stores, and shared in their profits. In 1910 the Civil Service Stores were as large as any department store, with departments including food (bakery, pastry, groceries, confectionery), stationary, medicines, furniture, jewellery, and clothing for the entire family (PROV 22 Apr 1910). By this time, it had over 9,000 shareholder-members.

In 1907 the Society decided to establish its own bakery to supply its Stores on Flinders Street, as well as 20 shops around the Melbourne area. Its foundation was linked to a strike of bakers at the time, and it was proposed that the bread would be sold at 'the prevailing rates' while union-member bakers working there would receive higher than the standard wage (*Advertiser* 30 September 1907:7). By May 1908 the co-operative bakery had been erected on the Richmond site, at the enormous cost of 18,500 pounds. It covered over an acre and was said to be the largest in the Southern Hemisphere, including stables for 100 horses, a storeroom that could hold 20,000 bags of flour, and ovens that could bake 2,400 loaves in 25 minutes. One innovation was the use of 'mechanical appliances' to make the bread from start to finish, eliminating the need for 'personal contact with the bread' (*Advertiser* 4 May 1908:8). The original name of the northern half of Bromham Place – Rochdale Road – was bestowed by the Society, as the town of Rochdale, near Manchester, England, is considered the birthplace of the co-operative movement.

The fortunes of the Civil Services Stores began to falter soon after, with a loss posted in 1909, 387 pounds of it from the bakery. One critic at the time blamed the 'lavish expenditure at the outset' of an 'unremunerative bakery business' (*Wanganui Chronicle* 8 April 1909:2). Yet in 1911, they announced plans to construct a new Store opposite Flinders Street Station, at a cost of 10,000 pounds (*Building* 12 May 1911:53). In 1913, the Society had to sell their newly built Stores on Flinders Street to Simcha Myer, who moved his Emporium there temporarily during reconstruction of his Bourke Street building. The Stores relocated to leased premises at 270 Flinders Street. The new location continued to lose money, at a rate of 350 pounds a month, so in 1915 the decision was made to move the headquarters of the Society to the Richmond bakery which would be run on 'economic lines ... in the hopes that this would prove a financial success' (*Argus* 10 Jun 1915:10).

After a decade as a bakery, the building switched to more conventional manufacturing, illustrating the march of entertainment technology. In 1920, the property was sold to Francis Howard Pty Ltd of Vere Street, which backs onto Bromham Place (V3246/F085; V4364/F746). In the 1920s, this company manufactured pianos and player pianos (*Argus* 9 August 1924:33). They switched to radio manufacturing by the late 1930s (*Argus* 14 November 1938:17). From 1947, the building served as the registered offices of Precision Electronics Co., radio accumulator manufacturers (*Argus* 18 July 1947:16). In 1960, Natnia Television Engineering Pty Ltd occupied the building (SM). In this same year, Rochdale Road was renamed and became the northern section of Bromham Place.

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## **Description**

The former Melbourne Moztos/York Boot Factory at 14 Risley Street is a modest two-storey brick building three bays wide, with a gable front. The gable sits behind a gabled parapet with a simple coping. Windows have flat brick arches and bluestone sills. There was a loft door at the centre of the first floor, which has been partially filled in to create a window. At the ground floor are three windows and an entry with internal steps leading to the front door.

The face brick has been over-painted, and the window sashes have been replaced.

The former Henry Hudson's Unique Boot Factory at 26 Bromham Place is a small, single-storey red-brick building. It has a monitor roof, a form which is reflected in the decorative rendered front parapet. The parapet sits above a cornice and is embellished with a cast-cement acroterion at the apex, ogee curves to either side, and pilasters with cast-cement urns at either end (only the basis of the urns remain). The built date has been removed from the apex of the parapet, but appears to have read '1907'.

The façade is divided into three bays by simple brick pilasters: a narrow entry bay at the centre flanked by wider window bays. Below the cornice, only the north half of the façade is intact. The northern window bay has a flat brick arch with a vermiculated keystone, chamfered brick reveals, and a rendered sill. Below the window is a roughcast panel. The window itself has four long vertical panes below two highlights. The entry door had the same vermiculated keystone and chamfered brick reveals, but it has been narrowed to allow for a large roller door (which has replaced the south window bay, as well).

Windows on the north and south side elevations have flat brick arches and rendered sills, with the same window form as on the façade. A doorway on the south side elevation has been infilled.

The former Civil Service Co-operative Bakery at 6-8 Bromham Place is an imposing red-brick factory complex with four wings facing onto Bromham Place, all of which have parapeted gable fronts. At the north end of the complex are two single-storey gabled wings, at the south end is a single gabled wing of the same size. Between them is a massive, 3.5-storey building with a six-bay façade. In the apex of its gable is a large, semi-circular window with multiple lights. Larger versions of this window are seen in the gables of the northern and southern single storey wings.

Other windows to all of the wings have brick flat arches and bluestone sills. They have been filled in to the façade of the northernmost wing, and enlarged to the ground-floor of the 3.5-storey wing.

Alterations include the creation of garage-door openings at the centre of each of the four wings, the replacement of all window sashes with single pane glazing, and the sandblasting of the brick (likely to remove over-painting). All rear outbuildings have been demolished.

### Comparative analysis

As Richmond and Cremorne, and Yarra more widely, have been an industrial powerhouse since the late nineteenth century, there are many industrial buildings protected within its heritage precincts, though most of these precincts have a residential focus. The exceptions are:

- HO349 Rosella Preserving Co., Cremorne – This precinct comprises a ‘serial listing’ of factory buildings of the Rosella Preserving Company, built in stages from 1905 to c1936. The buildings are of red brick, ranging in size from one to three storeys, and are simply ornamented with pilasters, corbelled cornices, and *bas relief* Rosella signage on some parapets. Alterations are mainly some over-painting and new openings and windows. While united by their red face brick, signage and proximity, the Rosella buildings demonstrate a range of styles. The precinct is discontinuous, but there are visual relationships between some of the buildings.
- HO337 Victoria Park, Abbotsford – This precinct is divided into a large residential sub-precinct, and a small industrial sub-precinct known as the Trenerry Estate. The buildings in it were constructed in the interwar period (1919-1930s) as part of a number of complexes, including the Austral Silk & Cotton Mills, the Yarra Falls Spinning Mills, and the Byfas building. The buildings range in height from a single-storey, to the massive four-storey spinning mills. Stylistically, they could be termed as utilitarian, but have landmark value due to their size and prominent siting at Dights Falls.
- HO332E Richmond Hill, Richmond – This section of the Richmond Hill Precinct, known as the South Industrial Sub-area, developed in the early twentieth century and interwar period, and was mainly associated with the clothing manufacture industry. It includes a number of Moderne factory buildings (e.g., 61 Stewart St), as well as a range of Edwardian and interwar factories, some of which are quite plain, and others landmarks largely due to their massive scale. Red face brick is a visually unifying factor, though a number of contributory buildings have been over-painted.

When comparing the three industrial buildings individually, it is clear that the former Civil Service Co-operative Bakery is the standout for its landmark quality. In this it compares favourably with large, distinctive former industrial buildings of individual significance including: Bedgoods Shoe Factory, 10 Waltham Place, Richmond (HO332E); the Beath Scheiss & Co Factory complex, 108 Sackville Street, Collingwood (HO321); and the Ace Billiard Factory, 52 Charles Street, Fitzroy (HO334).

The two-storey, parapeted gable-front factory form of 14 Risley Street is seen in a handful of buildings on the HO, all of them outside Richmond. They include two contributory buildings – 442-444 Station Street, Collingwood (HO326) and 3 Bedford Street, Collingwood

(HO324) – and a more intact and highly detailed Individually Significant example at 18 Leicester Street, Fitzroy (HO334).

The Edwardian single-storey factory with an embellished parapet, as at 26 Bromham Place, is rather more common in Richmond (and the rest of Yarra). Richmond examples include more intact contributory examples, such as 417-419 Bridge Road (HO310) and 131 Brighton Street (HO308). As this form is common in Richmond, and 26 Bromham Place is of moderate intactness, it is clearly not of architectural significance.

## **Assessment against Criteria**

### **Criterion A:**

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

Together, the three former industrial buildings are a tangible illustration of the importance of industry in Richmond, ranging from the production of foodstuffs, clothing and footwear, and later electronics. The former factory at 14 Risley Street both illustrates the presence of the Jewish community in Melbourne, and – with the Unique Boot Factory – illustrates the boot manufacturing industry, which was one of the best known and documented in the City of Yarra. The boot manufacturing industry began in this area in the late nineteenth century, with the large Perry Boot Factory, at the corner of Risley Street and Bromham Place. It was recently demolished.

The former bakery at 6-8 Bromham Place illustrates the heyday of the co-operative movement in Victoria. When the Civil Service Co-operative Bakery was constructed in 1908, it was said to be the largest in the Southern Hemisphere, and introduced hygienic, mechanised production, which nearly eliminated human contact with the bread. The bakery supplied the Civil Services Stores in Melbourne, as well as at least 20 other affiliated shops.

### **Criterion B:**

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

Not applicable.

### **Criterion C:**

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

Not applicable.

### **Criterion D:**

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

The c1888-93 factory by architect A.E. Duguid at 14 Risley Street illustrates a nineteenth-century small-scale factory form, which is seen scattered through the City of Yarra, with its brick construction, narrow, two-storey façade and parapeted gable, and domestic-sized window and door openings.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The former bakery at 6-8 Bromham Place is a local landmark due to the size of the central wing and the dramatic zigzag form of its four gable-fronted wings.

### **Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The three former industrial buildings at 6-8 and 26 Bromham Place and 14 Risley Street, Richmond are significant. The small, two-storey brick factory at 14 Risley Street was built c1888-93 for the Melbourne Motzos and Cooperative Association Ltd., before housing a cap manufacturer's in 1900, and the York Boot Factory from 1910 to the 1940s. The small, single-storey brick building at 26 Bromham Place was built as Henry Hudson's Unique Boot Factory, c1905-10. The monumental, red-brick factory with a 3.5-storey central building and 1.5-storey wings on either side, at 6-8 Bromham Place, was constructed in 1908 for the Civil Service Co-operative Society of Victoria Ltd. to supply their Civil Service Stores in Melbourne. In 1920 its use switched to manufacture of increasingly sophisticated entertainment systems: first pianos and player pianos, then radios, and finally televisions.

Non-original alterations and additions to the buildings are not significant.

**How it is significant?**

The factories are of local historical and aesthetic significance to the City of Yarra.

**Why it is significant?**

Historically, the three buildings together are a tangible illustration of the importance of industry in Richmond, ranging from the production of foodstuffs, clothing and footwear. The former factory at 14 Risley Street both illustrates the presence of the Jewish community in nineteenth-century Melbourne, and – with the Unique Boot Factory – illustrates the boot manufacturing industry, which was one of the best known and documented in the City of Yarra. Its presence was a dominant one in the immediate area, anchored by the large Perry Boot Factory, at the corner of Risley Street and Bromham Place, which has been demolished. Though it is gone, the remaining two boot factories continue to mark this important local theme.

In addition, 6-8 Bromham Place illustrates the heyday of the co-operative movement in Victoria. When the Civil Service Co-operative Bakery was constructed in 1908, it was said to be the largest in the Southern Hemisphere, and introduced hygienic, mechanised production, which nearly eliminated human contact with the bread. The bakery supplied the Civil Services Stores in Melbourne, as well as at least 20 other affiliated shops. (Criterion A)

Architecturally, the former bakery at 6-8 Bromham Place is a local landmark due to its scale and the dramatic zigzag form of its four gable-fronted wings. (Criterion E)

The c1888-93 matzo factory, designed by architect A.E. Duguid, at 14 Risley Street illustrates a nineteenth-century small-scale factory form, which is seen scattered through the City of Yarra, with its brick construction, narrow, two-storey façade and parapeted gable, and domestic-sized window and door openings. (Criterion D)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place (serial listing).

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

No specific controls



## D.3 CREMORNE INDUSTRIAL BUILDINGS

### D.3A Factory (Former), 9-11 Cremorne Street, Cremorne\*



#### History

##### **Thematic context**

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

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

##### **Historical background**

###### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore, Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large

\* This did not go ahead as a serial listing. Instead, each of the factories has an individual HO, except for 60-88 Cremorne Street, which has been demolished.

emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression.

Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

### *Development of Cremorne*

The Crown Portions (CPs) making up the Cremorne area (CPs 1-6), sold in 1846 and 1849, were long slim potentially agricultural lots between Swan Street and the Yarra River with the Government roads, Punt Road and Church Street, as the west and east boundaries (Butler, 2009). The CPs were quickly subdivided and the Kearney Plan of 1855 shows the early street network including Cremorne, Cobitt (Cubitt), Barney (Dover), Yarra (Gwynne), Stephenson streets and the western section of Balmain Street had been formed and were partially built up.

The Kearney Plan also shows the 'Cremorne Gardens', which were located south of Balmain Street, and gave the area its name. Founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853, they consisted of extensive ornamental planting, pavilions, grottoes and bridges and were named after the Cremorne Gardens in London (Butler, 2009).

The advent of the two railway routes across the north and down the centre of Cremorne in 1857-8 (via Richmond to Brighton) and 1860 (via Richmond to Hawthorn) meant that the locality was physically bisected and detached from other Richmond urban groupings and developed a distinct community, which was served by public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished) (Butler, 2009).

The first industries, such as the Cremorne Brewery and malt house, were established in the 1850s along the riverside and until 1900 there was little industry to the north of Balmain Street, which was a dense residential area with numerous corner shops, hotels and some community buildings. In the early to mid-twentieth century the area to the north of Balmain Street was transformed into a mixed residential and industrial area. By the 1930s the Cremorne area was one of three in Richmond designated by Council for industry (MMBW; *The Argus*, 21 July 1939, p.7).

### **Place history**

As noted above, Cremorne, north of Balmain Street, became a centre of industry during the twentieth century. By 1925 the industrial or commercial premises listed in the northern section of Cremorne Street included Ergon manufacturing (at no. 9-11) Hoffman, Lenzer & Co. Pty Ltd costume manufacturers (no.44), Cremorne Collar Co. Pty Ltd. (no.50-54), Leicester Knitting Mills (no.56), J. Sutherland & Sons 'sauce and pickle manufacturers' (no.59), J. Sutherland & Sons PL store room (no.60), Mrs A.C. Sampson knitting factory (no.117-19), and Jno. Grant carrier (no.133). Another large factory was operated by J.J. Cash and Co. at the southeast corner of Cubitt and Kelso streets (SM).

The 1896 MMBW plan, however, shows how Cremorne Street was almost exclusively residential in the nineteenth century. North of Kelso (then known as Cross) Street the only non-residential buildings were (on the east side) the State School and Wesleyan Church and (on the west side at the north corner of Little Cremorne St) the Church of England. The only industrial uses were a vinegar factory at nos. 59-61 and a 'wire works' at the rear of a house at no.85-7. This property, at the south corner of Dove (now Stephenson) Street, was vacant (MMBW).

This site remained vacant until 1902 when James Kinsella, 'leather goods manufactory' is listed in the directory. By the following year the proprietor had changed to Herbert Carter & Co. and in 1910 it was occupied by H. Sampson 'hosiery factory', which it remained until 1920 when it was again used for manufacturing leather goods (SM).

### Sources

- Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998  
 Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009  
 John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985  
 Melbourne and Metropolitan Board of Works (MMBW) Plan No.910 dated 1896  
 Sands & McDougall Melbourne Directories (SM) – 1900-30

### Description

The former factory at 9-11 Cremorne Street is a single storey building, constructed of brick (now over-painted) with a gable roof. The symmetrical façade is divided into three bays and has a rendered parapet with a pediment, a moulded cornice with dentilling with a stringcourse below. The central pilasters have vermiculated panels between the stringcourse and the cornices. There are two tall round-head double hung sash windows in the central bay, which were originally flanked by a shorter window (with a flat brick arch) and doorway in each end bay – the doorway at the north end has been partially closed in. There are large square multi-paned metal-framed windows along the north side elevation, which are a later alteration (c1940s-50s).

### Comparative analysis

As Richmond and Cremorne, and Yarra more widely, have been an industrial powerhouse since the late nineteenth century, there are many industrial buildings included in the HO.

Because of the need to update the buildings to install new machinery or techniques of production the buildings rarely survive completely intact. Many have also been converted to a new use (e.g., office and/or residential), which has required changes to the fabric such as replacement and/or enlargement of windows and openings. Very few, if any, retain any original plant or machinery.

The former factory at 9-11 Cremorne Street is an early twentieth century industrial building of relatively utilitarian design, though the detailing of the façade (parapet, vermiculation, pilasters) is more decorative than seen on many early factories. The late nineteenth and early twentieth century factory buildings in Cremorne include large complexes such as the Barrett Burston Richmond Maltings Site (comprising a complex of buildings dating from 1880 to 1960) and the former Bryant and May complex (1909-1934), both of which are included on the Victorian Heritage Register. The HO342 Rosella Preserving Co., Cremorne, which comprises a 'serial listing' of factory buildings of the Rosella Preserving Company, includes some buildings dating from c.1905.

This building does not compare directly with these larger complexes, but is representative of the smaller factories built around the turn of the twentieth century. Very few of these pre-World War I buildings remain – one comparison is the former J. Sutherland vinegar factory at 67 Wellington Street (corner of Blanche St), which dates from c.1900 (note: the 1998 citation

cites a c.1889 construction date, which is incorrect as this building is not shown on the 1896 MMBW plan). This building of two and three stories, which is individually listed in the HO as HO295, has recently been converted to residential use and is now quite altered.

The factory is also one of a several smaller industrial buildings throughout Cremorne, which have been assessed by this Study that demonstrate its transition from a residential to industrial area during the twentieth century. The other factories are:

- The former L. Arthur Cartage Contractor Garage at 60-88 Cremorne Street.
- The former Melbourne Wire Works at 85-99 Cremorne Street, which is a c.1942 building with Moderne influences.
- The former Nuttalex Factory at 1-9 Gordon Street, which is an interwar factory building of utilitarian design, but relatively intact.

## **Assessment against Criteria**

### **Criterion A:**

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

The former factory at 9-11 Cremorne Street provides tangible evidence of the beginnings of the industrial development of Cremorne during the early twentieth century. In the twentieth century Richmond became one of the centres of manufacturing in Melbourne and Cremorne was one of three areas designated for industry within the municipality.

### **Criterion B:**

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

This is one of the small number of pre-World War I industrial buildings in Cremorne.

### **Criterion C:**

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

Not applicable.

### **Criterion D:**

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

Not applicable. This building is typical of the period, but the features are relatively common and it does not meet the threshold of individual significance.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

### **Criterion F:**

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

Not applicable.

### **Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The former factory, constructed by 1902, at 9-11 Cremorne Street, Cremorne is significant. It is a single storey building, constructed of brick (now over-painted) with a gable roof. The symmetrical façade is divided into three bays and has a rendered parapet with a pediment, a moulded cornice with dentilling with a stringcourse below. The central pilasters have vermiculated panels between the stringcourse and the cornices. There are two tall round-head double hung sash windows in the central bay, which were originally flanked by a shorter flat head window and doorway in each end bay – the doorway at the north end has been partially closed in. There are large square multi-paned metal-framed windows along the north side elevation.

Non-original alterations and additions are not significant.

**How it is significant?**

The former factory at 9-11 Cremorne Street is of local historic significance to the City of Yarra.

**Why it is significant?**

It is historically significant as tangible evidence of the beginnings of the industrial development of Cremorne during the early twentieth century. In the twentieth century Richmond became one of the centres of manufacturing in Melbourne and Cremorne was one of three areas designated for industry within the municipality. The significance of the place is enhanced by its rarity value as one of the small number of pre-World War I industrial buildings in Cremorne. (Criteria A & B)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place as part of a serial listing of industrial buildings in Cremorne, which comprises:

- The former factory at 9-11 Cremorne Street
- The former L. Arthur Cartage Contractors Garage, 60-88 Cremorne Street. The HO should apply only to the front part of 60-88 Cremorne Street (Lot 2 PS416600) containing the former L. Arthur Garage.
- The former Melbourne Wire Works, 85-99 Cremorne Street. The HO to apply to the whole of the c.1942 Melbourne Wire Works Building (known as Building 'A' in the Kangan Institute campus) at the corner of Kelso Street
- The former Nuttelex office and factory, 1-9 Gordon Street
- The former Klembro Factory, 80-82 Balmain Street (This building is proposed for inclusion in the HO as part of Amendment C149.)

The places assessed by this Study should be given the same HO number as the former Klembro factory and the HO schedule description should be changed to:

Cremorne industrial buildings

The heritage place includes:

*Factory (Former), 9-11 Cremorne Street*



*L. Arthur Cartage Contractors Garage (Former), 60-88 Cremorne Street*  
*Melbourne Wire Works (Former), 85-99 Cremorne Street,*  
*Nuttelex office and factory (Former), 1-9 Gordon Street*  
*Klembro Factory (Former), 80-82 Balmain Street*

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

External paint controls for 80-82 Balmain Street, only.

### D.3B L. Arthur Cartage Contractors Garage (Former), 60-88 Cremorne Street, Cremorne



#### History

##### **Thematic context**

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

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

##### **Historical background**

###### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s

depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore, Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

### *Development of Cremorne*

The Crown Portions (CPs) making up the Cremorne area (CPs 1-6), sold in 1846 and 1849, were long slim potentially agricultural lots between Swan Street and the Yarra River with the Government roads, Punt Road and Church Street, as the west and east boundaries (Butler, 2009). The CPs were quickly subdivided and the Kearney Plan of 1855 shows the early street network including Cremorne, Cobitt (Cubitt), Barney (Dover), Yarra (Gwynne), Stephenson streets and the western section of Balmain Street had been formed and were partially built up.

The Kearney Plan also shows the 'Cremorne Gardens', which were located south of Balmain Street, and gave the area its name. Founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853, they consisted of extensive ornamental planting, pavilions, grottoes and bridges and were named after the Cremorne Gardens in London (Butler, 2009).

The advent of the two railway routes across the north and down the centre of Cremorne in 1857-8 (via Richmond to Brighton) and 1860 (via Richmond to Hawthorn) meant that the locality was physically bisected and detached from other Richmond urban groupings and developed a distinct community, which was served by public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished) (Butler, 2009).

The first industries, such as the Cremorne Brewery and malt house, were established in the 1850s along the riverside and until 1900 there was little industry to the north of Balmain Street, which was a dense residential area with numerous corner shops, hotels and some community buildings. In the early to mid-twentieth century the area to the north of Balmain Street was transformed into a mixed residential and industrial area. By the 1930s the Cremorne area was one of three in Richmond designated by Council for industry (MMBW; *The Argus*, 21 July 1939, p.7).

### **Place history**

As noted above, Cremorne, north of Balmain Street, became a centre of industry during the twentieth century. By 1925 the industrial or commercial premises listed in the northern section of Cremorne Street included Ergon manufacturing (at no. 9-11) Hoffman, Lenzer & Co. Pty Ltd costume manufacturers (no.44), Cremorne Collar Co. Pty Ltd. (no.50-54), Leicester Knitting Mills (no.56), J. Sutherland & Sons 'sauce and pickle manufacturers' (no.59), J. Sutherland & Sons PL store room (no.60), Mrs A.C. Sampson knitting factory (no.117-19), and Jno. Grant carrier (no.133). Another large factory was operated by J.J. Cash and Co. at the southeast corner of Cubitt and Kelso streets (SM).

The firm of L. Arthur and Co., cartage contractors, were listed in the directory by 1920 when they had a 'stables' at no.126-28 Cremorne Street (SM). Originally the firm used horse-drawn vehicles for carrying goods, before moving to motor transport (Robert Ousley, Richmond &

Burnley Historical Society, pers. comm., 2013). The firm remained at the 126-28 Cremorne St site until the mid-1930s when it constructed new premises for its fleet of trucks further to the north. This site was then used for storage (SM).



*One of the L. Arthur truck fleet (Source: Richmond & Burnley Historical Society)*

In 1936 this property at 70 Cremorne Street still contained an eight-room weatherboard house occupied by Mrs. Elizabeth Tweed, but owned by L. Arthur of 27 William Street, Melbourne. The following year the house had been replaced by the L. Arthur Garage, which had a Net Annual Value of 120 pounds (RB, SM). The firm was still in occupation in the 1990s (SM, *Hard Yakka*).

Established by Lou Arthur, this company specialised in cartage and storage and operated Victoria-wide. This building was the garage for the company's trucks. (Robert Ousley, Richmond & Burnley Historical Society, pers. comm., 2013).

### **Sources**

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

*Hard Yakka, 100 years of Richmond Industry*, City of Yarra, 2001

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

Melbourne and Metropolitan Board of Works (MMBW) Plan No.910 and No.911, both dated 1896

Richmond Rate Books (RB) 1935-36 (No. in rate 4364), 1936-37 (4350)

Sands & McDougall Melbourne Directories (SM) – 1920-70

### **Description**

The former L. Arthur Garage is an interwar factory building, constructed of red brick, with a sawtooth roof concealed by a parapet, which is built on the street boundary. The parapet contains a rendered panel with the name of the company 'L ARTHUR' flanked by 'CARTAGE' and 'CONTRACTOR'. The base of the parapet is marked by a soldier course of bricks set at an angle to create a 'dog tooth' profile. The symmetrical façade is divided into five bays by pilasters: three narrow bays (two at either end and one in the centre contain

rectangular steel-framed multi paned windows; and two larger bays containing the vehicular openings.

The building has a high degree of external intactness.

### **Comparative analysis**

As Richmond and Cremorne, and Yarra more widely, have been an industrial powerhouse since the late nineteenth century, there are many industrial buildings included in the HO. The majority of the surviving twentieth century industrial buildings are simple utilitarian structures, constructed of brick with very little decoration or architectural adornment. Typically, they:

- Are constructed of brick and of one or more storeys.
- Are built up to the street boundary on at least one or more sides.
- Have a sawtooth roof concealed behind a brick parapet, often with a central panel with the name of the firm in rendered lettering.
- Have a façade divided into bays by pilasters, which extend to the parapet and sometimes beyond it. The bays contain large, multi-paned metal-framed windows, and doorway or vehicle openings on the ground level.

The exceptions are the larger, usually architect-designed complexes, for major firms such as the former Bryant & May complex and parts of the former Rosella complex. The broad characteristics described above, however, can still be seen in these complexes.

Many factories of the late 1930s had Moderne detailing, which was usually confined to one section, usually over an entrance or at the front of the building facing the main street to delineate the office component of the building.

Because of the need to update the buildings to install new machinery or techniques of production the buildings rarely survive completely intact. Many have also been converted to a new use (e.g., office and/or residential), which has required changes to the fabric such as replacement and/or enlargement of windows and openings. Very few, if any, retain any original plant or machinery.

The former L. Arthur Cartage Contractors Garage is a typical interwar industrial building of utilitarian design, which is notable for its high degree of external intactness. It compares with the following Individually Significant industrial buildings in Cremorne:

- The c.1930s buildings forming part of HO342 Rosella Preserving Co., Cremorne. HO342 comprises a 'serial listing' of factory buildings of the Rosella Preserving Company, built in stages from 1905 to c.1936. The buildings are of red brick, ranging in size from one to three storeys, and are simply ornamented with pilasters, corbelled cornices, and *bas relief* Rosella signage on some parapets. Alterations include over-painting, new openings and windows, and alterations to and part demolition of some buildings.
- The former Klembro Factory at 80-82 Balmain Street. This a c.1928 two-storey factory, constructed in brick, which is proposed for inclusion in the HO by Amendment C149.

It also compares to the following places also assessed by this Study to be Individually Significant:

- The former Melbourne Wire Works at 85-99 Cremorne Street, which is a c.1942 building with Moderne influences.
- The former Nuttelex Factory at 1-9 Gordon Street, which is an interwar factory building of utilitarian design, but relatively intact.



## Assessment against Criteria

### **Criterion A:**

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

The former L. Arthur Cartage Contractors Garage provides tangible evidence of the industrial development of Cremorne during the interwar period. In the twentieth century Richmond became one of the centres of manufacturing in Melbourne and Cremorne was one of three areas designated for industry within the municipality. The firm of L. Arthur illustrates the related companies that were established to service the growing industrial centre of Cremorne and also demonstrates the increasing use during the interwar period of road vehicles for the transporting of industrial goods.

### **Criterion B:**

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

Not applicable.

### **Criterion C:**

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

Not applicable.

### **Criterion D:**

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

The former L. Arthur Cartage Contractors Garage is a good example of an industrial building of the late interwar period. Typically, it is relatively utilitarian building with limited decoration. It is notable for its high degree of external intactness, which includes the original signage with the company name that forms part of the building's parapet.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

### **Criterion F:**

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

Not applicable.

### **Criterion G:**

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

Not applicable.

### **Criterion H:**

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

Not applicable.

## Statement of significance

### **What is significant?**

The former L. Arthur Cartage Contractors Garage, constructed by 1937, at 60-88 Cremorne Street, Cremorne is significant. It is an interwar building, constructed of red brick, with a sawtooth roof concealed by a parapet, which is built on the street boundary. The parapet contains a rendered panel with the name of the company 'L ARTHUR' flanked by 'CARTAGE' and 'CONTRACTOR'. The base of the parapet is marked by a soldier course of 'dog tooth' profile bricks. The symmetrical façade is divided into five bays by pilasters: three narrow bays (two at either end and one in the centre contain rectangular steel-framed multi paned windows; and two larger bays containing the vehicle openings.

Non-original alterations and additions are not significant.

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

The former L. Arthur Cartage Contractors Garage is of local historic and architectural significance to the City of Yarra.

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

The former L. Arthur Cartage Contractors Garage is historically significant as tangible evidence of the industrial development of Cremorne during the interwar period. In the twentieth century Richmond became one of the centres of manufacturing in Melbourne and Cremorne was one of three areas designated for industry within the municipality. The firm of L. Arthur illustrates the related companies that were established to service the growing industrial centre of Cremorne and also demonstrates the increasing use during the interwar period of road vehicles for the transporting of industrial goods. (Criterion A)

The former L. Arthur Cartage Contractors Garage is architecturally significant as a good example of an industrial building of the late interwar period. Typically, it is relatively utilitarian building with limited decoration. It is notable for its high degree of external intactness, which includes the original signage with the company name that forms part of the building's parapet. (Criterion D)

## Statutory recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place as part of a serial listing of interwar industrial buildings in Cremorne, which comprises:

- The former factory, 9-11 Cremorne Street
- The former L. Arthur Cartage Contractors Garage, 60-88 Cremorne Street. The HO should apply only to the front part of 60-88 Cremorne Street (Lot 2 PS416600) containing the former L. Arthur Garage.
- The former Melbourne Wire Works, 85-99 Cremorne Street. The HO to apply to the whole of the c.1942 Melbourne Wire Works Building (known as Building 'A' in the Kangan Institute campus)
- The former Nuttelex factory and offices, 1-9 Gordon Street
- The former Klembro Factory, 80-82 Balmain Street (This building is proposed for inclusion in the HO as part of Amendment C149.)

The three places assessed by this Study should be given the same HO number as the former Klembro factory and the HO schedule description should be changed to:

Cremorne industrial buildings

The heritage place includes:

*Factory (Former), 9-11 Cremorne Street*

*L. Arthur Cartage Contractors Garage (Former), 60-88 Cremorne Street*

*Melbourne Wire Works (Former), 85-99 Cremorne Street,*

*Nuttelex office and factory (Former), 1-9 Gordon Street*

*Klembro Factory (Former), 80-82 Balmain Street*

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

External paint controls for 80-82 Balmain Street, only.

**D.3C Melbourne Wire Works (Former), 85-99 Cremorne Street (south end, corner Kelso St), Cremorne**



*Cremorne Street elevation*



*Kelso Street elevation*

## History

### **Thematic context**

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

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

### **Historical background**

#### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore, Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

#### *Development of Cremorne*

The Crown Portions (CPs) making up the Cremorne area (CPs 1-6), sold in 1846 and 1849, were long slim potentially agricultural lots between Swan Street and the Yarra River with the Government roads, Punt Road and Church Street, as the west and east boundaries (Butler, 2009). The CPs were quickly subdivided and the Kearney Plan of 1855 shows the early street network including Cremorne, Cobitt (Cubitt), Barney (Dover), Yarra (Gwynne), Stephenson streets and the western section of Balmain Street had been formed and were partially built up.

The Kearney Plan also shows the 'Cremorne Gardens', which were located south of Balmain Street, and gave the area its name. Founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853, they consisted of extensive ornamental planting, pavilions, grottoes and bridges and were named after the Cremorne Gardens in London (Butler, 2009).



The advent of the two railway routes across the north and down the centre of Cremorne in 1857-8 (via Richmond to Brighton) and 1860 (via Richmond to Hawthorn) meant that the locality was physically bisected and detached from other Richmond urban groupings and developed a distinct community, which was served by public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished) (Butler, 2009).

The first industries, such as the Cremorne Brewery and malt house, were established in the 1850s along the riverside and until 1900 there was little industry to the north of Balmain Street, which was a dense residential area with numerous corner shops, hotels and some community buildings. In the early to mid-twentieth century the area to the north of Balmain Street was transformed into a mixed residential and industrial area. By the 1930s the Cremorne area was one of three in Richmond designated by Council for industry (MMBW; *The Argus*, 21 July 1939, p.7).

### **Place history**

The two storey former factory and office building at the north corner of Cremorne and Kelso streets was constructed c.1942 for the Melbourne Wire Works, and at that time was part of a complex that occupied the whole of 85-99 Cremorne Street. This is the site now occupied by the southern part of the Batman Kangan TAFE complex.

The Melbourne Wire Works had its beginnings in 1860 when Henry McIntosh established a wire weaving works in Cremorne Street. On his death the business passed to Mr John Morris, and to Mr John Bone, and the partnership of Morris and Bone was formed. The second partner ultimately retired and in the 1921 the two sons of the senior partner, Messrs. J.S. and H.N. Morris, took over the establishment (*Richmond Guardian*, 26 June 1926, p.2).

The 1896 MMBW plan shows the wire factory and workshop at the rear of a house at 85 Cremorne Street. The MMBW plan also demonstrates how Cremorne Street was almost exclusively residential in the nineteenth century. North of Kelso (then known as Cross) Street the only non-residential buildings were (on the east side) the State School and Wesleyan Church and (on the west side at the north corner of Little Cremorne St) the Church of England. Apart from the 'wire works' the only industrial use shown on the plan was a vinegar factory at nos. 59-61. Morris & Bone 'wire workers' are listed in the 1900 directory at 85 Cremorne Street (SM, MMBW).

A new factory was erected in 1913 and added to in 1924, creating one building that extended from Cremorne to Dover streets. This factory was installed the 'very latest' wire working and weaving machinery that Mr H.N. Morris had purchased on a trip to America, England and Europe. By this time the company was manufacturing a wide range of wire products for domestic and industrial use ranging from fly wire screens to mesh for reinforced concrete slabs and copper wire for wireless installations. A growing market during the 1920s was the 'vogue' for metal gates and wire fences for villa residences, which were rapidly replacing the 'old fashioned' wooden gate and picket fences. The Melbourne Wire Works were kept 'very busy with this class of work' (*Richmond Guardian*, 26 June 1926, p.2).



*Melbourne Wire Works in 1926 (Source: Richmond Guardian 26 June 1926)*

As noted above Cremorne north of Balmain Street became a centre of industry during the twentieth century. By 1925 the Melbourne Wire Works were one of several industrial or commercial premises listed in the northern section of Cremorne Street including Ergon manufacturing (at no. 9-11) Hoffman, Lenzer & Co. Pty Ltd costume manufacturers (no.44), Cremorne Collar Co. Pty Ltd. (no.50-54), Leicester Knitting Mills (no.56), J. Sutherland & Sons 'sauce and pickle manufacturers' (no.59), J. Sutherland & Sons PL store room (no.60), Mrs A.C. Sampson knitting factory (no.117-19), L. Arthur carrier No.126-28), and Jno. Grant carrier (no.133). Another large factory was operated by J.J. Cash and Co. at the southeast corner of Cubitt and Kelso streets (SM).

The wire works began to expand in the 1930s. Mr H.N. Morris, by then factory director and works manager, made further business trips to England, Germany and the United States where he purchased new machinery (SM; *The Argus*, 1 November 1935 p.8). In the late 1930s the company acquired the land between the factory and Kelso Street and erected a new factory by 1942. The valuation of the property owned by the company more than doubled from 470 pounds to 1258 pounds (RB).

Melbourne Wire Works was still at this site in 1960, but soon afterwards the factory was taken over by Greer & Ashburner, who were also wire manufacturers (SM). In 1987 the State Training Board purchased the site, which was developed as the Richmond TAFE College Cremorne Street Campus. As part of the first stage a section of the 1942 building was used for the Auto-electronics department of the college (City of Yarra). The college is now known as the Kangan Institute Richmond Campus and is home to the 'Centre of Fashion' (Kangan Institute website).

### **Sources**

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

City of Yarra, 'Application for modification to Regulation 16.8 of the Victoria Building Regulations', n.d.

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

Kangan Institute website: <http://www.kangan.edu.au/richmond-tafe-course/> [accessed 4 June 2013]

Melbourne and Metropolitan Board of Works (MMBW) Plan No.910 dated 1896

Richmond Rate Books (RB): 1936-37 (No. in rate, 4278); 1940-41 (4263 – factory at 85-93 Cremorne St, and 4264-66 - three WB houses 95, 97 & 99 Cremorne St); 1942-43 (4231)

Sands & McDougall Melbourne Directories (SM) – 1920-50

## Description

This is a late interwar factory and office complex constructed of brick over two storeys, which is built to the street frontage occupying the whole of the site extending from Cremorne Street, along Kelso Street and returning along Dover Street. The front section of the building, facing Cremorne Street, has a rendered parapet, which returns along part of the Kelso Street elevation. The entrance bay is expressed as a vertical 'tower' with a rendered front, framed in brick, that sits slightly proud of the main wall, and steps up at the side. There are two deeply inset tall narrow windows above the entrance within the rendered section. The north corner of the tower is chamfered and along the top at the front and north side there is a series of regularly spaced narrow inset slots. The secondary elevations to Kelso and Dover streets elevations are typically quite plain, with a lip of soldier course bricks along the top of the parapet and regularly spaced window banks beneath continuous concrete lintels. A distinctive feature is the very large original rainwater heads.

The building has a moderate degree of external intactness – the ground level entry to Cremorne Street has been altered and all of the windows have been replaced and some openings changed. A single storey building has been constructed along the north side of the building.

## Comparative analysis

As Richmond and Cremorne, and Yarra more widely, have been an industrial powerhouse since the late nineteenth century, there are many industrial buildings included in the HO. The majority of the surviving twentieth century industrial buildings are simple utilitarian structures, constructed of brick with very little decoration or architectural adornment. Typically, they:

- Are constructed of brick and of one or more storeys.
- Are built up to the street boundary on at least one or more sides
- Have a sawtooth roof concealed behind a brick parapet, often with a central panel with the name of the firm in rendered lettering.
- Have a façade divided into bays by pilasters, which extend to the parapet and sometimes beyond it. The bays contain large, multi-paned metal-framed windows, and doorway or vehicle openings on the ground level.

The exceptions are the larger, usually architect-designed complexes, for major firms such as the former Bryant & May complex and parts of the former Rosella complex. The broad characteristics described above, however, can still be seen in these complexes.

Many factories of the late 1930s had Moderne detailing, which was usually confined to one section, usually over an entrance or at the front of the building facing the main street to delineate the office component of the building.

Because of the need to update the buildings to install new machinery or techniques of production the buildings rarely survive completely intact. Many have also been converted to a new use (e.g., office and/or residential), which has required changes to the fabric such as replacement and/or enlargement of windows and openings. Very few, if any, retain any original plant or machinery.

The former Melbourne Wire Works factory compares with the following Individually Significant industrial buildings in Cremorne:

- The c.1930s buildings forming part of HO342 Rosella Preserving Co., Cremorne. HO342 comprises a 'serial listing' of factory buildings of the Rosella Preserving Company, built in stages from 1905 to c.1936. The buildings are of red brick, ranging in size from one to three storeys, and are simply ornamented with pilasters, corbelled cornices, and *bas relief* Rosella signage on some parapets. Alterations include over-painting, new openings and windows, and alterations to and part demolition of some buildings.
- The former Klembro Factory at 80-82 Balmain Street. This a c.1928 two-storey factory, constructed in brick, which is proposed for inclusion in the HO by Amendment C149.

It also compares to the following places also assessed by this Study to be Individually Significant:

- The former L. Arthur Cartage Contractors garage at 70 Cremorne Street, which is a c.1937 building of more utilitarian design, but very intact.
- The former Nuttalex Factory at 1-9 Gordon Street, which is an interwar factory building of more utilitarian design, but relatively intact.

## Assessment against Criteria

### Criterion A:

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

The former Melbourne Wire Works provides tangible evidence of the industrial development of Cremorne during the interwar period. In the twentieth century Richmond became one of the centres of manufacturing in Melbourne and Cremorne was one of three areas designated for industry within the municipality. The Melbourne Wire Works was one of the first industries established in Cremorne and this factory is associated with a major phase of development of the company in the interwar period when it became one of the largest industrial complexes in Cremorne.

### Criterion B:

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

Not applicable.

### Criterion C:

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

Not applicable.

### Criterion D:

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

The former Melbourne Wire Works is a good example of the factory and office complexes of the late interwar period. Typically, it comprises a more architecturally adorned front section attached to a more utilitarian rear section. The use of Moderne detailing is characteristic of factories of the 1930s, which was intended to demonstrate a modern and forward looking image for companies.

### Criterion E:

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The former Melbourne Wire Works factory, constructed c.1942, at 85-99 Cremorne Street, Cremorne is significant. This is a two storey late interwar factory and office complex constructed of brick with a sawtooth roof concealed by a parapet. The front section of the building, facing Cremorne Street, has a rendered parapet, which returns along part of the Kelso Street elevation. The entrance is marked by a vertical 'tower' with a rendered front, framed in brick, that sits slightly proud of the main wall, and steps up at the side. There are two deeply inset tall narrow windows above the entrance within the rendered section. The north corner of the tower is chamfered and along the top at the front and north side there is a series of regularly spaced narrow inset slots. The secondary elevations to Kelso and Dover streets elevations are typically quite plain, with a lip of soldier course bricks along the top of the parapet and regularly spaced window banks beneath continuous concrete lintels. A distinctive feature is the very large original rainwater heads.

Non-original alterations and additions to the c.1942 factory and other buildings on the site are not significant.

**How it is significant?**

The former Melbourne Wire Works factory at 85-99 Cremorne Street, Cremorne is of local historic and architectural significance to the City of Yarra.

**Why it is significant?**

The former Melbourne Wire Works is historically significant as tangible evidence of the industrial development of Cremorne during the interwar period. In the twentieth century Richmond became one of the centres of manufacturing in Melbourne and Cremorne was one of three areas designated for industry within the municipality. The Melbourne Wire Works was one of the first industries established in Cremorne and this factory is associated with a major phase of development of the company in the interwar period when it became one of the largest industrial complexes in Cremorne. (Criterion A)

The former Melbourne Wire Works is a good example of the factory and office complexes of the late interwar period. Typically, it comprises a more architecturally adorned front section attached to a more utilitarian rear section. The use of Moderne detailing is characteristic of factories of the 1930s, which was intended to demonstrate a modern and forward looking image for companies. (Criterion D)



### Statutory recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place..

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place as part of a serial listing of industrial buildings in Cremorne, which comprises:

- The former factory at 9-11 Cremorne Street
- The former L. Arthur Cartage Contractors Garage, 60-88 Cremorne Street. The HO should apply only to the front part of 60-88 Cremorne Street (Lot 2 PS416600) containing the former L. Arthur Garage.
- The former Melbourne Wire Works, 85-99 Cremorne Street. The HO to apply to the whole of the c.1942 Melbourne Wire Works Building (known as Building 'A' in the Kangan Institute campus)
- The former Nuttelex office and factory, 1-9 Gordon Street
- The former Klembro Factory, 80-82 Balmain Street (This building is proposed for inclusion in the HO as part of Amendment C149.)

The places assessed by this Study should be given the same HO number as the former Klembro factory and the HO schedule description should be changed to:

Cremorne industrial buildings

The heritage place includes:

*Factory (Former), 9-11 Cremorne Street*

*L. Arthur Cartage Contractors Garage (Former), 60-88 Cremorne Street*

*Melbourne Wire Works (Former), 85-99 Cremorne Street,*

*Nuttelex office and factory (Former), 1-9 Gordon Street*

*Klembro Factory (Former), 80-82 Balmain Street*

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

External paint controls for 80-82 Balmain Street, only.

### D.3D Nuttelex office and factory (Former), 1-9 Gordon Street, Cremorne



#### History

##### **Thematic context**

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

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

##### **Historical background**

###### *Development of Richmond*

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

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depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore, Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

### *Development of Cremorne*

The Crown Portions (CPs) making up the Cremorne area (CPs 1-6), sold in 1846 and 1849, were long slim potentially agricultural lots between Swan Street and the Yarra River with the Government roads, Punt Road and Church Street, as the west and east boundaries (Butler, 2009). The CPs were quickly subdivided and the Kearney Plan of 1855 shows the early street network including Cremorne, Cobitt (Cubitt), Barney (Dover), Yarra (Gwynne), Stephenson streets and the western section of Balmain Street had been formed and were partially built up.

The Kearney Plan also shows the 'Cremorne Gardens', which were located south of Balmain Street, and gave the area its name. Founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853, they consisted of extensive ornamental planting, pavilions, grottoes and bridges and were named after the Cremorne Gardens in London (Butler, 2009).

The advent of the two railway routes across the north and down the centre of Cremorne in 1857-8 (via Richmond to Brighton) and 1860 (via Richmond to Hawthorn) meant that the locality was physically bisected and detached from other Richmond urban groupings and developed a distinct community, which was served by public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished) (Butler, 2009).

The first industries, such as the Cremorne Brewery and malt house, were established in the 1850s along the riverside and until 1900 there was little industry to the north of Balmain Street, which was a dense residential area with numerous corner shops, hotels and some community buildings. In the early to mid-twentieth century the area to the north of Balmain Street was transformed into a mixed residential and industrial area. By the 1930s the Cremorne area was one of three in Richmond designated by Council for industry (MMBW; *The Argus*, 21 July 1939, p.7).

### **Place history**

Gordon Street, Richmond was created by a subdivision in the late nineteenth century. The MMBW Plan shows that Gordon Street was exclusively residential in the late nineteenth century. This site remained vacant until the early twentieth century.

It appears that the present factory building at 1-9 Gordon Street was built in stages. The Davison Pty Co. acquired the still vacant site in 1916 and by 1917 had erected a factory, which manufactured confectionary (RB, SM). The valuation of the factory had doubled by 1925, which suggests major alterations or rebuilding (RB). A c.1924 aerial photograph of the nearby Bryant & May factory shows a two storey building in the position of nos. 1-3, with the present single storey (identifiable by its distinctive parapet profile) occupying nos. 5-9 (SLV collection).

In 1928 the factory is listed as vacant for one year until 1929 when J.B. Rees bathing cap manufacturer becomes the occupant of no.1, while nos. 3-9 is listed as vacant. By 1930 the factory was owned by F & H Challingsworth and in the Directory for that year Rees is listed at no.1, no.3 is vacant and no.9 is occupied by 'Halpin' (RB, SM).

The 'Halpin' referred to by the Directory was Hugh Halpin who founded the Nuttelex company in 1932. By 1935 H.W. Halpin, margarine manufacturers is the sole tenant occupying nos. 1-9. The name of the firm changes in the next year to Nuttelex Food Products and then in 1937 Nuttelex is occupant of 1-3 only, while Hodge, Moody & Co, Pty Ltd manufacturing chemists occupied 5-9. In 1939 Dorf products, motor car polish manufacturers are also listed at 5-9. The factories at nos. 1-3 and 5-9 were also listed separately in the rate books from 1935-36 onwards, which suggests further improvements were made (RB, SM). Another undated but c.1930s 'Airspy' aerial of the Bryant & May factory shows that the two storey building seen in earlier images has been replaced by the present single storey building.



*Detail of c.1930s Airspy image (detail) showing Nuttelex factory (Source: Richmond & Burnley Historical Society Collection)*

Nuttelex was still listed as a tenant in 1970 (SM). By then it appears that some of their products were being produced at a factory at the south-west corner of Balmain and Church streets (now closed). Nuttelex is produced at a factory in James Street, Windsor.

Nuttelex manufactured the eponymous brand of margarine, which was the first margarine manufactured and sold in Australia. Margarine was developed in France under Napoleon III by a food chemist, Hippolyte Mege-Mouries, but only appeared in Australia in the late nineteenth century, when the 1893 Margarine Act in Victoria required that it not be coloured to look like butter. Under a 1936 law, it had to be saffron-coloured so it could be distinguished from butter, and soon afterwards, licences and quotas were imposed to limit margarine's competitive position with butter (*The Age*, 'The family spread', 5 November 2006).

In 1941, with the backing of Unilever, Gordon McNally and a partner, Ted Mayes, acquired the Nuttelex licence and business from Hugh Halpin. In 1947 the partnership of McNally and Mayes dissolved and Mayes left to start the Meadow Lea margarine brand, while McNally carried on with the Nuttelex brand. The McNally family was still involved with the company in 2006 (*The Age*, 'The family spread', 5 November 2006).

### **Sources**

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

Melbourne and Metropolitan Board of Works Plan No.914 dated 1895



Richmond & Burnley Historical Society Collection – Airspy image showing Bryant and May factory.

Richmond Rate Books (RB) 1914-15 (No. in rate 3579), 1916-17 (3591), 1917-18 (3587), 1918-19 (3573), 1919-1920 (3568), 1925-26 (3536), 1930-31 (3576), 1935-36 (3543, 3544 & 3545), 1936-37 (3535 & 3536)

Sands & McDougall Melbourne Directories (SM) – 1915-70

State Library of Victoria (SLV) collection: Aerial views of Bryant & May factory, Richmond, Victoria Accession no(s) H2012.195/1; H2012.195/2; H2012.195/3, How they make matches, at Bryant & May's wonderful works at Richmond, Melbourne, Australia (1 January 1924).

## Description

No. 1-9 Gordon Street is a single storey interwar factory, constructed in red brick. As suggested by the History, it appears to have been built in two stages comprising one building at no.1-3, and the other at no.5-9. The façade is divided into regular bays by evenly spaced pilasters that in no.1-3 extend above the parapet height at either end, while at no. 5-9 the pilasters step up in height toward the middle, as does the parapet. The windows to no. 1-3 are triple casements with toplights, while those at no.5-9 are double casements with toplights.

## Comparative analysis

As Richmond and Cremorne, and Yarra more widely, have been an industrial powerhouse since the late nineteenth century, there are many industrial buildings included in the HO. The majority of the surviving twentieth century industrial buildings are simple utilitarian structures, constructed of brick with very little decoration or architectural adornment. Typically, they:

- Are constructed of brick and of one or more storeys.
- Are built up to the street boundary on at least one or more sides.
- Have a sawtooth roof concealed behind a brick parapet, often with a central panel with the name of the firm in rendered lettering.
- Have a façade divided into bays by pilasters, which extend to the parapet and sometimes beyond it. The bays contain large, multi-paned metal-framed windows, and doorway or vehicle openings on the ground level.

The exceptions are the larger, usually architect-designed complexes, for major firms such as the former Bryant & May complex and parts of the former Rosella complex. The broad characteristics described above, however, can still be seen in these complexes.

Many factories of the late 1930s had Moderne detailing, which was usually confined to one section, usually over an entrance or at the front of the building facing the main street to delineate the office component of the building.

Because of the need to update the buildings to install new machinery or techniques of production the buildings rarely survive completely intact. Many have also been converted to a new use (e.g., office and/or residential), which has required changes to the fabric such as replacement and/or enlargement of windows and openings. Very few, if any, retain any original plant or machinery.

The former Nuttalex office and factory is a good example of a small interwar industrial building with typical brick construction and utilitarian form with minimal detailing including dividing of the façade into bays with pilasters, and a stepped pediment. It is also an example of the 'household name' brands that were established in Cremorne during the twentieth century. It compares with the following Individually Significant industrial buildings in Cremorne:



- The c.1930s buildings forming part of HO342 Rosella Preserving Co., Cremorne. HO342 comprises a 'serial listing' of factory buildings of the Rosella Preserving Company, built in stages from 1905 to c.1936. The buildings are of red brick, ranging in size from one to three storeys, and are simply ornamented with pilasters, corbelled cornices, and *bas relief* Rosella signage on some parapets. Alterations include over-painting, new openings and windows, and alterations to and part demolition of some buildings.
- The former Klembro Factory at 80-82 Balmain Street. This a c.1928 two-storey factory, constructed in brick, which is proposed for inclusion in the HO by Amendment C149.

It also compares to the following places also assessed by this Study to be Individually Significant:

- The former L. Arthur Cartage Contractors garage at 70 Cremorne Street, which is a c.1937 building of more utilitarian design, but very intact.
- The former Melbourne Wire Works at 85-99 Cremorne Street, which is a c.1942 building with Moderne influences.

## Assessment against Criteria

### Criterion A:

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

The former Nuttex office and factory provides tangible evidence of the industrial development of Cremorne during the interwar period. In the twentieth century Richmond became one of the centres of manufacturing in Melbourne and Cremorne was one of three areas designated for industry within the municipality. This factory is associated with one of the small to medium sized industries in Cremorne that manufactured a product, Nuttex Margarine, which became a household name in Australia.

### Criterion B:

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

Not applicable.

### Criterion C:

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

Not applicable.

### Criterion D:

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

The former Nuttex office and factory is a good example of a small interwar factory complex with typical brick construction and utilitarian form with minimal detailing. The dividing of the façade into bays separated by pilasters is typical of factories of this era.

### Criterion E:

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

### Criterion F:

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

This building has a special association with Nuttelex as the first building occupied by the company after its formation in Melbourne in 1932 and was continuously occupied by the company for over 40 years. Nuttelex margarine was the first to be manufactured in Australia and is one of the best-known brands in Australia.

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

The former Nuttelex office and factory, constructed c.1917 to c.1935, at 1-9 Gordon Street, Cremorne is significant. It is a single storey interwar factory, constructed in red brick, which appears to have been built in two stages comprising one building at no.1-3, and the other at no.5-9. The façade is divided into regular bays by evenly spaced pilasters that in no.1-3 extend above the parapet height at either end, while at no. 5-9 the pilasters step up in height toward the middle. The windows to no. 1-3 are triple casements with toplights, while those at no.5-9 are double casements with toplights.

Non-original alterations and additions to the building are not significant.

**How it is significant?**

The former Nuttelex office and factory is of local historic and architectural significance to the City of Yarra.

**Why it is significant?**

The former Nuttelex office and factory is historically significant as tangible evidence of the industrial development of Cremorne during the interwar period. In the twentieth century Richmond became one of the centres of manufacturing in Melbourne and Cremorne was one of three areas designated for industry within the municipality. This factory is associated with one of the small to medium sized industries in Cremorne that manufactured a product, Nuttelex Margarine, which was the first margarine manufactured in Australia and became a 'household name'. This factory is also significant for its association with Nuttelex as the first building occupied by the company after its formation in Melbourne in 1932, and was continuously occupied by the company for over 40 years. (Criteria A & H)

The former Nuttelex office and factory is historically and architecturally significant as a good example of a small interwar factory complex with typical brick construction and utilitarian form with minimal detailing. The dividing of the façade into bays separated by pilasters is typical of factories of this era. (Criterion D)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place as part of a serial listing of interwar industrial buildings in Cremorne, which comprises:

- The former factory, 9-11 Cremorne Street

- The former L. Arthur Cartage Contractors Garage, 60-88 Cremorne Street. The HO should apply only to the front part of 60-88 Cremorne Street (Lot 2 PS416600) containing the former L. Arthur Garage.
- The former Melbourne Wire Works, 85-99 Cremorne Street. The HO to apply to the whole of the c.1942 Melbourne Wire Works Building (known as Building 'A' in the Kangan Institute campus)
- The former Nuttelex office and factory, 1-9 Gordon Street
- The former Klembro Factory, 80-82 Balmain Street (This building is proposed for inclusion in the HO as part of Amendment C149.)

The three places assessed by this Study should be given the same HO number as the former Klembro factory and the HO schedule description should be changed to:

Cremorne industrial buildings

The heritage place includes:

*Factory (Former), 9-11 Cremorne Street*

*L. Arthur Cartage Contractors Garage (Former), 60-88 Cremorne Street*

*Melbourne Wire Works (Former), 85-99 Cremorne Street,*

*Nuttelex office and factory (Former), 1-9 Gordon Street*

*Klembro Factory (Former), 80-82 Balmain Street*

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

External paint controls for 80-82 Balmain Street, only.

## INDIVIDUAL PLACES

### D.4 Somerset Terrace, 54-64 Baker Street, Richmond



## History

### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

### **Historical background**

#### *Development of Richmond*

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

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

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked. Closer development of Richmond was also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

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

### **Place history**

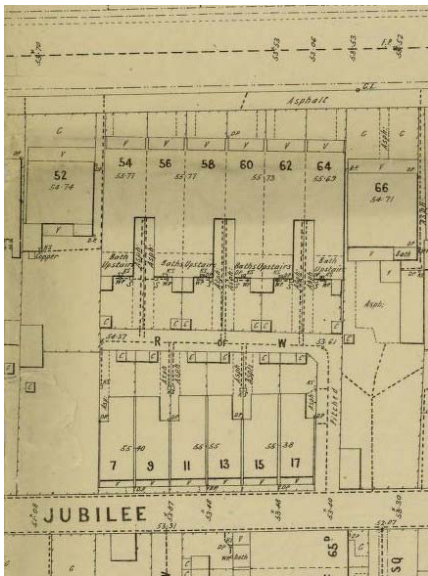
Baker Street is part of the 27 acre Crown Portion 45, first sold in 1851 to banker (Sir) William Highett for 823 pounds. Howitt created an estate south of Victoria Street that included Baker and Lincoln streets and ended on the line of Buckingham Place (now Laity Street): it was between Johnson and Church streets. The allotments extended from street to street in a regular pattern with larger corner lots; later development created more irregular shaped lots. Land sales progressed from the plan from the early 1850s with lot 32 (66x330 feet frontages to Baker and Lincoln), for example, being sold in 1853 by Highett to Alfred Bickwell for 124 pounds, allowing for a tidy profit given the original Crown Portion price (Butler, 2009).



Although some houses were built during the 1850-70s Baker Street remained largely until the development boom of the 1880s. In 1875 Baker Street between Church and Johnson streets contained 10 houses, which increased to 13 by 1880. Development gathered pace in the early 1880s and by 1885 there were 24 houses listed. By 1899 the north side of Baker Street between Church and Johnson streets was almost fully built up, as was the south side in the section between Lambert and Johnson streets (MMBW, SM).

‘Somerset Terrace’, a row of six attached brick houses on the south side of Baker Street between Lambert and Johnson streets, was built by 1887 for James and Alfred Nation and Robert Gamlin. The three owners were all contractors so it is likely that they constructed the terrace as well (it appears they also constructed a terrace of six houses at the rear of the property facing Jubilee Place, which have been demolished). The 1887 directory records that a Mrs McCarty was the sole resident with five of houses still vacant. By 1889 it is referred to as ‘Somerset Terrace’ (SM, LV).

The houses are shown on the 1899 MMBW plan. This shows that the bathrooms were situated in the upstairs of the rear two-storey wings.



MMBW Detail Plan No.1043 (Detail)

### Sources

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

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

Land Victoria (LV), Certificate of Title Vol. 1829 Fol. 753

Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1043 and 1046 (dated 1899)

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the ‘Egan Plan’)

Sands & McDougall Melbourne Directories (SM) – 1870-1945

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

### **Description**

Somerset Terrace is a late Victorian era terrace row comprising six houses. The terrace is slightly elevated, which enhances its street presence, and the houses have small front gardens. Unusually, it is single storey at the front and has original double storey wings at the rear.

The terrace is constructed of bi-chromatic brick and has a continuous (i.e., not penetrated by the brick wing walls) concave verandah, originally with a cast-iron frieze set within a timber frame with cast iron brackets (this survives at nos. 54 & 60). This type of verandah frieze (in a frame) was popular from the 1870s. The parapet is composed of a moulded cornice framed by corbels at either end. There is a central pediment set within low piers (that once supported orbs or urns) flanked by consoles with a triangular top surmounted by an acroterion that contains the name 'Somerset Terrace'. The wing walls beneath the verandah are decorated with corbels, which were once surmounted by orbs, which have been removed. Each house has a relatively tall tripartite window with colonettes and a bluestone sill, and a panelled front door with top light. The contrasting brick surrounding the windows and doors creates the appearance of quoining.

The terrace appears to be in good condition and has a moderate level of intactness. Apart from the alterations mentioned above other changes include:

- The over-painting of the bricks to nos. 54 & 56.
- The removal of chimneys.
- The removal/replacement of the cast iron frieze to nos. 56, 58, 62 & 64.
- The removal/loss of decorative orbs along the wing wall ends.
- The replacement of the presumed tiled verandah floor – nos. 56 & 58 retain original bluestone borders.
- The reconstruction of the west-side wall.

The appearance of the terrace is marred by a variety of high front fences in varying materials.

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century and consequently housing of the Victorian era is well represented in the HO. Currently, there are about 20 examples of Individually Significant terrace rows or attached pairs in Richmond, which are included in the HO. All but one – the row of three houses at 2-6 Moorhouse Street – are double storey.

Somerset Terrace is a typical example of a Victorian terrace row with the relatively simple parapet with a central pediment that characterised residential architecture prior to the late Victorian 'boom' era. The use of a cast-iron verandah frieze in a timber frame is also more typical of the 1870s and early 1880s. In this way, Somerset Terrace may be contrasted with Taviuni Terrace at 53-65 Lincoln Street, which is the other major terrace row in the immediate area. Taviuni Terrace with its series of elaborate pediments across the parapet illustrates the more flamboyant architectural detail that emerged during the boom. Taviuni Terrace is recommended for inclusion in the HO as part of the Lincoln Street precinct.

While Somerset Terrace is typical in most respects it is notable for the unusual two-storey rear wings, which is rare not only in Richmond but also in Melbourne more generally. In Richmond only two other examples are known (both are proposed for inclusion in the HO by Amendment C149):

- 63-69 Church Street (HO376)

- 193-97 Highett Street (HO387)

Although Somerset Terrace has been altered, its level of intactness is comparable to the above places, and to other Individually Significant places. Terrace rows of more than two dwellings rarely survive completely intact and common alterations include over-painting of brickwork, and alterations to or replacement of verandah detailing.

### **Assessment against Criteria**

#### **Criterion A:**

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

Somerset Terrace provides tangible evidence of the large terrace rows constructed as speculative ventures during the 1880s land boom, which was characterised by higher density development as land values increased. It demonstrates a significant phase of residential development during the late nineteenth century.

#### **Criterion B:**

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

Somerset Terrace is notable for its uncommon form comprising a single storey front with double storey rear wings.

#### **Criterion C:**

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

Not applicable.

#### **Criterion D:**

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

Somerset Terrace is a representative example of a Victorian terrace row constructed during the 1880s. Typically, the decoration is more restrained than the terraces constructed during the late Victorian 'boom' era and includes features such as the bi-chromatic brickwork, verandah with cast iron frieze and brackets, a parapet with moulded cornice and central pediment and other stucco detailing. The elevated siting of the houses enhances their streetscape presence.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

#### **Criterion F:**

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

Not applicable.

#### **Criterion G:**

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

Not applicable.

#### **Criterion H:**

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

Not applicable.

## **Statement of significance**

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

Somerset Terrace, a late Victorian terrace row comprising six houses constructed by 1887, at 54-64 Baker Street, Richmond is significant. The terrace is slightly elevated, which enhances its street presence, and the houses have small front gardens. Unusually, it is single storey at the front and has original double storey wings at the rear. It is constructed of bi-chromatic brick and has a continuous (i.e., not penetrated by the brick wing walls) concave verandah, originally with a cast-iron frieze set within a timber frame with cast iron brackets (this survives at nos. 54 & 60). The parapet is composed of a moulded cornice once framed by corbels at either end. There is a central pediment set within low piers (that once supported orbs/urns) flanked by consoles with a triangular top surmounted by an acroterion that contains the name 'Somerset Terrace'. The wing walls beneath the verandah are decorated with corbels, which were once surmounted by orbs, which have been removed. Each house has a relatively tall tripartite window with colonettes and a bluestone sill, and a panelled front door with top light. The contrasting brick surrounding the windows and doors creates the appearance of quoining.

The front fences and non-original alterations and additions to the terrace are not significant.

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

Somerset Terrace is of local historic and architectural significance to the City of Yarra.

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

Somerset Terrace is historically significant as tangible evidence of the large terrace rows constructed as speculative ventures during the 1880s land boom, which was characterised by higher density development as land values increased. It demonstrates a significant phase of residential development during the late nineteenth century. (Criterion A)

Somerset Terrace is architecturally significant as representative example of a Victorian terrace row constructed during the 1880s. Typically, the decoration is more restrained than the terraces constructed during the late Victorian 'boom' era and includes features such as the bi-chromatic brickwork, verandah with cast iron frieze and brackets, a parapet with moulded cornice and central pediment and other stucco detailing. The elevated siting of the terrace enhances its streetscape presence. It is notable for its uncommon form comprising a single storey front with double storey rear wings. (Criteria B & D)

## **Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place.

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

External paint controls.

## D.5 House & fence, 70 Baker Street, Richmond



### History

#### **Thematic context**

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

**3.0 Mansions, villas and sustenance housing: the division between rich and poor: 3.1 A**  
home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s



depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. As the population grew, houses were built on the subdivisions that had remained undeveloped since the 1890s depression. Another development boom followed World War I when the increase in population, which in Richmond peaked at 43,353 in 1921, created a demand for housing and there were 'more people than houses' (O'Connor, 1985:14; Allom Lovell, 1998:28). This encouraged subdivision and housing development of the remaining urban gaps in Richmond such as Cole's Paddock in the northeast, as well as infill housing throughout the older residential areas. As land values increased, higher densities were encouraged and the first flat developments appeared, particularly along main roads and transport routes, by the early 1930s.

### *State Savings Bank of Victoria*

The State Savings Bank of Victoria (SSBV) was the result of the *State Savings Amendment Act* of 1896. Between 1896 and 1912 the independent Savings Banks of Victoria merged to become a single institution and this was formalized by the Savings Banks Act (No.2365), which enabled all Banks then operating under the Savings Banks Acts to be collectively named The State Savings Bank of Victoria (Murray & White, 1992:204-17).

The 1896 Act (amongst other things) introduced the 'credit foncier' scheme that was a variation of self-help financing systems used widely in Europe. The broad principle was of 'long-term loans at modest rates of interest, in return for good security (such as half value of a property) with regular modest repayments over a long term'. The scheme was one of the first of many introduced in Australia over the first decades of the twentieth century and became known colloquially as the 'cheap money' scheme. By the 1920s the success of the credit foncier scheme led to the Bank adding other loans on special conditions for lower income workers and returned servicemen. (Murray & White, 1992:204-17)

In order to obtain low prices and high standards, the Bank "effectively became a builder in its own right, issuing standard designs and selecting building contractors for many of the houses it financed. A 'Bank home' became an affordable goal, a symbol of achievement and recognition that the house was solidly built. Such was the enthusiasm of Victorian workers for Bank-financed and built homes that by the mid-1920s the Bank was the largest home builder in Victoria." (Murray & White, 1992:204-17)

George Burridge Leith, chief architect of the Bank Building Department from 1921 until his retirement in 1953 was one of the most influential men in the Bank and by the mid-1920 presided over one of the fastest growing and most prestigious departments. He designed a series of 'Bank homes' - plans for standard homes, which sub-contractors built under the supervision of the Bank's Building Department. (Murray & White, 1992:204-17)

'Credit foncier' borrowers from the Bank could choose one of the bank's own house designs, or choose their own design. Whatever the design, the bank required a high standard of construction/supervision, which seems to have been the basis for the very high reputation of a "State Bank house" for many years. Most State Bank homes were built in the metropolitan area, and some were built in groups. It is estimated up to 7,500 were built, principally between 1921-30, then less until 1939. All except 300 were in Melbourne and these mostly in the ring of suburbs: Brunswick, Coburg, Preston, Hawthorn, Kew, Ivanhoe, Heidelberg, Box Hill, Camberwell, Malvern, Oakleigh and Brighton. There were few 'estates' in country towns (Murray & White, 1992:204-17).

### **Place history**

Baker Street is part of the 27 acre Crown Portion 45, first sold in 1851 to banker, (Sir) William Highett for 823 pounds. Howitt created an estate south of Victoria Street that included Baker and Lincoln Streets and ended on the line of Buckingham Place: it was between Johnson and Church St. The allotments extended from street to street in a regular pattern with larger corner lots; later development created more irregular shaped lots. Land sales progressed

from the plan from the early 1850s with lot 32 (66x330 feet frontages to Baker and Lincoln), for example, being sold in 1853 by Highett to Alfred Bickwell for 124 pounds, allowing for a tidy profit given the original Crown Portion price (Butler, 2009).

Most of the land in Baker Street was built upon during the late nineteenth century and by 1900 it was almost fully developed. The MMBW Detail Plan shows that 70 Baker Street was one of the few vacant allotments at that time. The site remained vacant until well into the inter-war period (MMBW).

The house at 70 Baker Street was constructed in 1938 for Robert Moseley. It appears that it was built in accordance with a State Savings Bank of Victoria standard design (SM, MMBW2).

### Sources

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

Land Victoria

Lewis, Nigel & Richard Aitken Pty Ltd, *City of Malvern Heritage Study*, unpublished report prepared in 1992 for City of Malvern

Melbourne and Metropolitan Board of Works (MMBW1) Plan No.1043 dated 1899

Melbourne and Metropolitan Board of Works (MMBW2) Drainage Plan No.210356 dated 7 December 1938

Murray R. & White, K., *A bank for the people: A history of the State Bank of Victoria*, 1992

Sands & McDougall Melbourne Directories (SM) – 1935-40

The State Savings Bank of Victoria, 'State Savings Bank of Victoria. Design Book. Housing Loan Conditions', March 1941

### Description

The house at 70 Baker Street is one of a relatively small number of interwar houses, which represent the final phase of residential development in Richmond prior to World War II.

It is single fronted, built hard on the east side boundary, with a gable front and projecting gabled porch, both with flush eaves. The house has simplified Old English or English Cottage detailing. The porch has a segmental arch opening to the front and side. The front opening is framed by a moulded architrave and there is a wrought iron balustrade to the side. The house is constructed of brick and the upper part of the front wall and part of the west side wall are rendered, above an exposed clinker-brick dado under the window in the front wall. The roof tiles and small terracotta finial at the apex of gable appear to be original. The front window comprises a six-over-six double-hung sash window flanked by four-over-four double-hung sashes. There are two slender chimneys with terracotta pots, which are rendered (the render may not be original).

The decoration is very restrained and is limited to the moulded architrave around the porch entry and the corbelling to the porch eaves. The multi-paned front window is also evocative of the style.

The house is set back behind a small front garden, which is complemented by a low front fence with brick piers and balustrade, and decorative mild-steel inserts and gate. There is a small setback to the west side boundary. The concrete path leading to the front door also appears to be original.

The house and fence have a high degree of external integrity when viewed from the street.

## Comparative analysis

The majority of Richmond's residential development occurred during the mid to late nineteenth century and consequently housing of the Victorian era is well represented in the HO, while there are fewer examples of interwar houses.

Residential architecture of the interwar period in Melbourne was dominated by Californian Bungalow, Old English, Spanish Mission and Georgian Revival styles. While the Moderne (and later, Modernist) styles gained in popularity after the 1930s Depression, period character was not put totally aside. Old English architecture continued on throughout the 1930s and the Mission and Georgian idioms provided a 'formal framework through which modernism could be absorbed and modified' (Lewis, 1992).

Old English, which included Tudor and Medieval influences, reflected Australia's allegiances to England during the interwar period. The style is characterised by the use of red and clinker bricks, brick nogging and half-timbering, tiled roofs with steeply pitched gables, and highly modelled brick chimneys. Massing and details are picturesquely asymmetrical, as were window types, ranging from arches, standard casements and oriels, with multiple panes (often with diamond leadlights). It was popular both for single-family homes and flats.

State Savings Bank house designs of the late 1930s and early 1940s were designed under the direction of the chief architect, George Burridge Leith, 'not only from an economic point of view, but also to give a wide range of selection' (SSBV, 1941). Rather than being full-blown examples of a style, detailing was added to otherwise standard designs to provide 'style indicators' such as the use of windows with horizontal glazing bars to suggest the 'Moderne' style or multi-paned windows as an indicator of Georgian or Old English treatment.

This house, with its simplified 'Old English' style suggested by materials and details such as the multi-paned window, use of clinker brick and render, and corbelling to the porch, is characteristic of State Bank House Designs of the late interwar period.

The Individually Significant interwar houses in Richmond are:

- O'Brien House, 47 Charles Street, Richmond (Individually Significant within HO319 Elm Grove precinct). This single fronted house demonstrates some Moderne influences.
- Turnbull House, 103 Rowena Parade, Trowbridge House, 109 Rowena Parade, and the Jackson House, 16 Waltham Street and Pittorino House/duplex 24-26 Waltham Street (Individually Significant within HO332B Richmond Hill precinct)

It is not known whether any of these houses are SSBV designs. Of these houses, the Turnbull, Trowbridge and Jackson houses are double-fronted bungalows, with some Arts & Crafts detailing, while the O'Brien house is a single fronted late 1930s house with Moderne influences.

This house compares with the Pittorino House/duplex, which has similar 'Old English' detailing. The Pittorino House has a similar gabled porch treatment with an arched entry and corbelling under the eaves, as well as stylised brick nogging to the porch and garage gables.

Like the other interwar houses the Baker Street house has a very high degree of external integrity and is complemented by an original front fence.

## Assessment against Criteria

### Criterion A:

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

Not applicable.

### Criterion B:

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

Not applicable.

**Criterion C:**

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

Not applicable.

**Criterion D:**

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

The house at 70 Baker Street is a good example of an interwar house with simplified 'Old English' details such as the multi-paned window, use of clinker brick and render, and corbelling to the porch that is characteristic of State Savings Bank house designs of the late 1930s, which were intended to provide aesthetic variety and value for money. It is notable for its high degree of intactness, and is complemented by an intact front fence.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The interwar house, and the front fence constructed in 1938 at 70 Baker Street, Richmond are significant. The house is single fronted, built hard on the east side boundary, with a gable front and projecting gabled porch, both with flush eaves. The porch has a compressed arch opening to the front and side. The front opening is framed by a moulded architrave and there is a wrought iron balustrade to the side. The house is constructed of brick and the upper part of the front wall, and part of the west side wall, are rendered with exposed brick dado under the window. The roof tiles and small finial at the apex of gable appear to be original. The front window comprises a six over six double-hung sash flanked by four over four double-hung sash. There are two slender chimneys with terracotta pots, which are rendered. The house is complemented by a low front fence with brick piers and balustrade, and wrought iron inserts and a wrought iron gate.

Non-original alterations and additions are not significant.

***How it is significant?***

The interwar house, and the front fence at 70 Baker Street, Richmond are of local architectural significance to the City of Yarra.

***Why it is significant?***

The house at 70 Baker Street is a good example of an interwar house with simplified 'Old English' details such as the multi-paned window, use of clinker brick and render, and corbelling to the porch that is characteristic of State Savings Bank house designs of the late 1930s, which were intended to provide value for money and aesthetic variety. It is notable for its high degree of intactness, and is complemented by an intact front fence. (Criterion D)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place.

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

External paint controls.



**D.6 Wilford Terrace, 137-51 Cremorne Street, Cremorne**



## History

### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

### **Historical background**

#### *Development of Richmond*

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

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

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked. Closer development of Richmond was also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

Unemployment was a major issue during the 1860s, and in 1862 the Richmond Council sought the repeal of the 'Yarra Pollution Prevention Act' of 1855 (which forbade fellmongeries (where fur or wool was removed from hides), starch and glue factories, and boiling-down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. In 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established on the river flats in Burnley, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady'. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing (O'Connor, 1985:12; Allom Lovell, 1998:37).

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

### *Development of Cremorne*

The Crown Portions (CPs) making up the Cremorne area (CPs 1-6), sold in 1846 and 1849, were long slim potentially agricultural lots between Swan Street and the Yarra River with the Government roads, Punt Road and Church Street, as the west and east boundaries (Butler, 2009). The CPs were quickly subdivided and the Kearney Plan of 1855 shows the early street network including Cremorne, Cobitt (Cubitt), Barney (Dover), Yarra (Gwynne), Stephenson streets and the western section of Balmain Street had been formed and were partially built up.

The Kearney Plan also shows the 'Cremorne Gardens', which were located south of Balmain Street, and gave the area its name. Founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853, they consisted of extensive ornamental planting, pavilions, grottoes and bridges and were named after the Cremorne Gardens in London (Butler, 2009).

The advent of the two railway routes across the north and down the centre of Cremorne in 1857-8 (via Richmond to Brighton) and 1860 (via Richmond to Hawthorn) meant that the locality was physically bisected and detached from other Richmond urban groupings and developed a distinct community, which was served by public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished) (Butler, 2009).

The first industries, such as the Cremorne Brewery and malt house, were established in the 1850s along the riverside and until 1900 there was little industry to the north of Balmain Street, which was a dense residential area with numerous corner shops, hotels and some community buildings. In the early to mid-twentieth century the area to the north of Balmain Street was transformed into a mixed residential and industrial area. By the 1930s the Cremorne area was one of three in Richmond designated by Council for industry (MMBW; *The Argus*, 21 July 1939, p.7).

### **Place history**

The Kearney Plan of 1855 shows buildings on both sides of Cremorne Street between Swan and Balmain streets. This property, at the north corner of Balmain Street, is occupied by a relatively large building set within formal gardens. However, by 1875 this site appears to have been vacant as there are no listings in the directory between Samuel Hailes, butcher, and Balmain Street (SM).

Wilford Terrace, a row of eight brick houses, was built by 1884, when it was first listed in the Sands & McDougall Directory as fully occupied by tenants including Robert Green, John Christie, Robert Hardy, Edwin Cook, William Frencham, Francis Stobo and Joseph Turner (SM). An early (c.1890s) image shows the terrace during one of the devastating floods. It shows what appears to be the original slate roof, and the front verandah with painted stripes in the Regency style and original picket fence (see below).

Wilford Terrace was built for the owner John Mann, a fruiterer of Bourke Street East who had purchased the property in June 1882. In October of that year he took out a mortgage, presumably to finance construction of the terrace (LV).

The terrace remained in the single ownership of the Mann family until 1929. In 1939 it was subdivided and the houses sold individually (LV).





*Cremorne Street looking south c.1890 showing Samuel Hailes, butcher shop, and Wilford Terrace (Source: Richmond & Burnley Historical Society Collection)*

### Sources

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

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

Land Victoria (LV), Certificate of Title Vol. 1359 Fol. 768

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No.911 dated 1896

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the 'Egan Plan')

Sands & McDougall Melbourne Directories (SM) – 1875-1890

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

### Description

Wilford Terrace is a late Victorian era terrace row comprising eight houses. It is constructed of bi-chromatic brick with bluestone foundations and has a single undivided transverse gable roof and a continuous concave verandah (i.e., neither are penetrated by party walls), and rear wings with skillion roofs. The verandah has a cast-iron frieze set within a timber frame with cast iron brackets, typical of the 1870s onward. The parapet is composed of a moulded cornice framed by corbels at either end with stringcourse above the verandah. There is a central triangular pediment with the name 'Wilford Terrace', which is flanked by consoles and surmounted by

an acroterion. Originally there were orbs along the parapet, which marked the division between the houses – only one (at the south end) survives intact today, but the bases of the other remain. The chimneys are rendered. Each house has a tripartite window with a bluestone sill and a panelled front door with top light.

The terrace appears to be in good condition and is relatively intact. Changes include:

- The replacement of the original slate roof with iron,
- The over-painting of the bricks,
- The removal of the chimneys to nos. 143 and 147,
- The removal/loss of decorative orbs along the parapet and some of the cast iron brackets.

The original picket fence shown in the early photo has been replaced. The existing fences are sympathetic with the exception of the high fence to no.137. The driveway to no.141 is inappropriate.

### Comparative analysis

The majority of the Victorian-era housing in Cremorne comprises detached single or double-fronted cottages or attached pairs. Terrace rows, particularly those comprising six or more dwellings, are less common. Terrace rows within Cremorne already included, or proposed for inclusion, in the HO include:

- Hurst Terrace (5), 30-38 Dover Street (Individually Significant, HO253)
- Warwick Terrace and Leicester Terrace (each of 9 houses), 79-83 & 80-94 Wellington Street (Individually Significant, HO296)
- Terrace (10), 23-41 White Street (Individually Significant within Green Street precinct, HO323)
- Terrace (7), 46-58 Balmain Street (Contributory, HO342)
- Terrace (4), 13-19 Chestnut Street (Contributory, HO323)
- Terrace (7), 1-13 Gough Place (Contributory, proposed HO364)
- Terrace (4), 24-30 Green Street (Contributory, HO323)
- Terrace (4), 36-42 Green Street (Contributory, HO323)
- Terrace (4), 63-69 Green Street (Contributory, HO323)
- Attached houses (9), 26-42 Wellington Street (Contributory, proposed HO364)
- Terrace (6), 16-26 White Street (Contributory, HO323)

Other terrace rows of potential individual significance in Cremorne, which are also being assessed by this Study, include:

- Wilford Terrace (8), 137-51 Cremorne Street
- Terrace (7), 21-33 Cubitt Street
- Madeline Terrace (5), 110-18 Dover Street

The above terrace rows may be broadly categorised as follows:

- Those with an undivided roof and continuous front verandah, which generally date from the 1870s to the mid-1880s (Hurst Terrace, Wilford Terrace, 46-58 Balmain St, 1-13 Gough Pl, 24-30, 36-42 & 63-69 Green St, 16-26 White St)



- Those with separated roofs and verandah, which usually date from the 1880s to 1890s (Warwick Terrace, Leicester Terrace, 23-41 White St, 13-19 Chestnut St, 26-42 Wellington St, 21-33 Cubitt St). Terraces of this type may also be distinguished into those with separate hip roofs, and those with the less common transverse gable with party walls.

The three terrace rows of individual significance within Cremorne are distinguished in terms of their size, form and/or detailing. Warwick Terrace and Leicester Terrace are typical in terms of their form and detailing, but are notable for their extent, comprising eighteen houses in two rows facing one another. Both Hurst Terrace and the terrace at 23-41 White Street are notable due to their less common two-storey form, which in the White Street example incorporates a former corner shop. Hurst Terrace is also significant for its unusual architectural elements including the recessed and quined facades, single hipped roof and continuous verandah. The integrity of these examples varies – common alterations include replacement of original fences, and removal of chimneys and other detailing.

Of the three Individually Significant terraces, Wilford Terrace compares to Hurst Terrace. Both have an undivided roof and continuous verandah, which demonstrates the lack of fire protection in buildings constructed in areas not subject to the Melbourne Building Act of 1849. It is also one of the largest terraces in Cremorne and demonstrates the higher density buildings that were constructed during the 1880s boom. Although Wilford Terrace has been altered, its level of intactness is comparable to all three Individually Significant places.

## **Assessment against Criteria**

### **Criterion A:**

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

Wilford Terrace provides tangible evidence of the large terrace rows constructed as speculative ventures during the 1880s land boom, which was characterised by higher density development as land values increased. It is associated with and demonstrates the significant amount of residential development in Cremorne, which mostly occurred during the late nineteenth century.

### **Criterion B:**

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

Not applicable.

### **Criterion C:**

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

Not applicable.

### **Criterion D:**

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

Wilford Terrace is an example of a Victorian terrace row constructed during the early 1880s. Typically, the decoration is more restrained than the terraces constructed during the late 1880s onwards. It is of note for the undivided main roof and continuous verandah, which demonstrates the lack of fire protection that characterised many of the early terraces built in Richmond, which was not subject to the Melbourne Building Act of 1849.

### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

Wilford Terrace, constructed c.1884, at 137-51 Cremorne Street, Cremorne is significant. It is a late Victorian era terrace row comprising eight houses constructed of bi-chromatic brick with bluestone foundations and a single undivided transverse gable roof and a continuous concave verandah (i.e., not penetrated by the brick wing walls), and projecting rear wings with skillion roofs. The verandah has a cast-iron frieze set within a timber frame with cast iron brackets. The parapet is composed of a moulded cornice framed by corbels at either end with stringcourse above the verandah. There is a central triangular pediment with the name 'Wilford Terrace', which is flanked by consoles and surmounted by an acroterion. Originally there were orbs along the parapet, which marked the division between each house – only one (at the south end) survives intact today, but the bases of the other remain. The chimneys are rendered. Each house has a tripartite window with a bluestone sill and a panelled front door with top light.

The front fences and non-original alterations and additions are not significant.

**How it is significant?**

Wilford Terrace is of local historic and architectural significance to the City of Yarra.

**Why it is significant?**

Wilford Terrace is historically significant as tangible evidence of the large terrace rows constructed as speculative ventures during the 1880s land boom, which was characterised by higher density development as land values increased. It is associated with and demonstrates the significant amount of residential development in Cremorne, which mostly occurred during the late nineteenth century. (Criterion A)

Wilford Terrace is architecturally significant as an example of a Victorian terrace row constructed during the early 1880s. Typically, the decoration is more restrained than the terraces constructed during the late 1880s onwards. It is of note for the undivided main roof and continuous verandah that demonstrates the lack of fire protection that characterised many of the early terraces built in Richmond, which was not subject to the Melbourne Building Act of 1849. (Criterion D)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place.

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

Apply external paint controls.

**D.7 Terrace, 21-33 Cubitt Street, Cremorne**



*North side elevation showing double gable roof profile*

## History

### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

### **Historical background**

#### *Development of Richmond*

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

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

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked. Closer development of Richmond was also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

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

#### *Development of Cremorne*

The Crown Portions (CPs) making up the Cremorne area (CPs 1-6), sold in 1846 and 1849, were long slim potentially agricultural lots between Swan Street and the Yarra River with the Government roads, Punt Road and Church Street, as the west and east boundaries (Butler, 2009). The CPs were quickly subdivided and the Kearney Plan of 1855 shows the early street network including Cremorne, Cobitt (Cubitt), Barney (Dover), Yarra (Gwynne), Stephenson streets and the western section of Balmain Street had been formed and were partially built up.



The Kearney Plan also shows the ‘Cremorne Gardens’, which were located south of Balmain Street, and gave the area its name. Founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853, they consisted of extensive ornamental planting, pavilions, grottoes and bridges and were named after the Cremorne Gardens in London (Butler, 2009).

The advent of the two railway routes across the north and down the centre of Cremorne in 1857-8 (via Richmond to Brighton) and 1860 (via Richmond to Hawthorn) meant that the locality was physically bisected and detached from other Richmond urban groupings and developed a distinct community, which was served by public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas’s Church of England (demolished) (Butler, 2009).

The first industries, such as the Cremorne Brewery and malt house, were established in the 1850s along the riverside and until 1900 there was little industry to the north of Balmain Street, which was a dense residential area with numerous corner shops, hotels and some community buildings. In the early to mid-twentieth century the area to the north of Balmain Street was transformed into a mixed residential and industrial area. By the 1930s the Cremorne area was one of three in Richmond designated by Council for industry (MMBW; *The Argus*, 21 July 1939, p.7).

### **Place history**

The Kearney Plan of 1855 shows some buildings Cubitt Street – in the northern section this appears to include the Village Belle Hotel, formerly at no.13 (now demolished). Development of Cubitt Street was well underway by the 1880s. This site, situated to the south of the Village Belle Hotel, was vacant in 1885. By 1890 this terrace was listed – six houses were vacant and one was occupied (SM). The terrace is shown on the 1895 MMBW Detail Plan – by that time the northern section of Cubitt Street was almost fully developed with only a few vacant sites.

### **Sources**

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

Melbourne and Metropolitan Board of Works (MMBW) Plan No.912 dated 1895

Sands & McDougall Melbourne Directories (SM) – 1880-1895

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

### **Description**

The terrace at 21-33 Cubitt Street, Cremorne comprises seven houses constructed of bi-chromatic brick with double transverse gable roofs (i.e., the front and rear wings each have a transverse gable roof of the same size). There is a simple, rectangular parapet to the three central houses with a small cornice and circular medallions. (The form and detailing of this parapet is unusual, which suggests that it may have been altered.) Other original detailing includes the paired eaves brackets, and stucco detailing to the wing walls such as corbels and consoles. The rendered chimneys have heavy cornices. Each house has a tripartite window with a bluestone sill and a panelled front door with top light.

Alterations include:

- Over-painting of all houses, except no.33,
- Removal of chimneys to nos. 27, 29 & 31 and removal of top of chimney at no.33,

- Possible alterations to the central parapet.

None of the front fences are original. The timber picket fences to nos. 21, 23 & 33 are sympathetic. The timber wire fences at nos. 29 and 33 appear to date from the interwar period.

### **Comparative analysis**

The majority of the Victorian-era housing in Cremorne comprises detached single or double-fronted cottages or attached pairs. Terrace rows, particularly those comprising six or more dwellings, are less common. Terrace rows within Cremorne already included, or proposed for inclusion, in the HO include:

- Hurst Terrace (5 houses), 30-38 Dover Street (Individually Significant, HO253)
- Warwick Terrace and Leicester Terrace (each of 9 houses), 79-83 & 80-94 Wellington Street (Individually Significant, HO296)
- Terrace (10), 23-41 White Street (Individually Significant within Green Street precinct, HO323)
- Terrace (7), 46-58 Balmain Street (Contributory, HO342)
- Terrace (4), 13-19 Chestnut Street (Contributory, HO323)
- Terrace (7), 1-13 Gough Place (Contributory, proposed HO364)
- Terrace (4), 24-30 Green Street (Contributory, HO323)
- Terrace (4), 36-42 Green Street (Contributory, HO323)
- Terrace (4), 63-69 Green Street (Contributory, HO323)
- Attached houses (9), 26-42 Wellington Street (Contributory, proposed HO364)
- Terrace (6), 16-26 White Street (Contributory, HO323)

Terrace rows of potential individual significance in Cremorne, which are being assessed by this Study, include:

- Wilford Terrace (8), 137-51 Cremorne Street
- Terrace (7), 21-33 Cubitt Street

The above terrace rows may be broadly categorised as follows:

- Those with an undivided roof and continuous front verandah, which usually date from the 1870s to early 1880s (Hurst Terrace, 46-58 Balmain St, 1-13 Gough Pl, 24-30, 36-42 & 63-69 Green St, 16-26 White St, Wilford Terrace)
- Those with separated roofs and verandah, which usually date from the 1880s to 1890s (Warwick Terrace, Leicester Terrace, 23-41 White St, 13-19 Chestnut St, 26-42 Wellington St, 21-33 Cubitt St). Terraces of this type may also be distinguished into those with separate hip roofs, and those with the less common transverse gable with dividing wall.

As a type the terrace at 21-33 Cubitt Street compares to the Individually Significant Leicester and Warwick terraces, which have the common form comprising separate hip roofs concealed behind a parapet with pediments. The terrace at 21-33 Cubitt Street is of a similar scale to each of the terraces and is notable within the Cremorne area as it has the less common transverse gable roof. While there are other transverse gable roofs in Cremorne (e.g., Wilford Terrace) and Richmond more generally few have the double form (front and rear wings beneath their own gable roof). While it has been altered the intactness, overall, is comparable to the other Individually Significant terraces.

## Assessment against Criteria

### Criterion A:

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

The terrace at 21-33 Cubitt Street does not meet Criterion A at the local level. It is typical example of late nineteenth century speculative terrace housing, of which there are numerous examples in Cremorne, including several already included in the heritage overlay either individually or as part of precinct areas.

### Criterion B:

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

The double transverse gable roof is an uncommon feature of terrace houses in Cremorne and Richmond.

### Criterion C:

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

Not applicable.

### Criterion D:

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

The terrace at 21-33 Cubitt Street is a late Victorian terrace row. While it has typical form and detailing it is distinguished by its relatively large size and the double transverse gable roof, which is uncommon in Cremorne and Richmond more generally.

### Criterion E:

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable

### Criterion F:

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

Not applicable.

### Criterion G:

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

Not applicable.

### Criterion H:

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

Not applicable.

## Statement of significance

### What is significant?

The terrace, constructed c.1890, at 21-33 Street, Cremorne is significant. The terrace comprises seven houses constructed of bi-chromatic brick with double transverse gable roofs. There is a simple, rectangular parapet to the three central houses with a small cornice and

circular medallions. (The form and detailing of this parapet is unusual, which suggests that it may have been altered.) Other original detailing includes the paired eaves brackets, and stucco detailing to the wing walls such as corbels and consoles. The rendered chimneys have heavy cornices. Each house has a tripartite window with a bluestone sill and a panelled front door with top light.

The front fences and non-original alterations and additions to the houses are not significant.

***How it is significant?***

The terrace at 21-33 Cubitt Street, Cremorne is of local historic and architectural significance to the City of Yarra.

***Why it is significant?***

It is architecturally significant as a late Victorian terrace row. While it has typical form and detailing it is distinguished by its relatively large size and in particular by the double transverse gable roof, which is uncommon in Cremorne and Richmond more generally. (Criteria B & D)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place.

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

Apply external paint controls.

## D.8 Houses, 58-60 Cubitt Street, Cremorne



### History

#### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision

**3.0 Mansions, villas and sustenance housing:** the division between rich and poor: 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked. Closer development of Richmond was also encouraged by the railway, which was extended to Brighton from Melbourne by 1859



(and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

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

### *Development of Cremorne*

The Crown Portions (CPs) making up the Cremorne area (CPs 1-6), sold in 1846 and 1849, were long slim potentially agricultural lots between Swan Street and the Yarra River with the Government roads, Punt Road and Church Street, as the west and east boundaries (Butler, 2009). The CPs were quickly subdivided and the Kearney Plan of 1855 shows the early street network including Cremorne, Cobitt (Cubitt), Barney (Dover), Yarra (Gwynne), Stephenson streets and the western section of Balmain Street had been formed and were partially built up.

The Kearney Plan also shows the 'Cremorne Gardens', which were located south of Balmain Street, and gave the area its name. Founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853, they consisted of extensive ornamental planting, pavilions, grottoes and bridges and were named after the Cremorne Gardens in London (Butler, 2009).

The advent of the two railway routes across the north and down the centre of Cremorne in 1857-8 (via Richmond to Brighton) and 1860 (via Richmond to Hawthorn) meant that the locality was physically bisected and detached from other Richmond urban groupings and developed a distinct community, which was served by public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished) (Butler, 2009).

The first industries, such as the Cremorne Brewery and malt house, were established in the 1850s along the riverside and until 1900 there was little industry to the north of Balmain Street, which was a dense residential area with numerous corner shops, hotels and some community buildings. In the early to mid-twentieth century the area to the north of Balmain Street was transformed into a mixed residential and industrial area. By the 1930s the Cremorne area was one of three in Richmond designated by Council for industry (MMBW; *The Argus*, 21 July 1939, p.7).

### **Place history**

The Kearney Plan of 1855 shows some buildings Cubitt Street – in the northern section this appears to include the Village Belle Hotel, formerly at no.13 (now demolished). – and development was well underway by the 1880s. This site, situated on the west side in the block between Fitzgibbon Street and the Red Lion Hotel, was occupied by a single house in 1885. By 1890 it had been replaced two houses, which were listed as nos. 42 and 42A (SM). The houses are shown on the 1895 MMBW Detail Plan – by that time the northern section of Cubitt Street was almost fully developed with only a few vacant sites.

## Sources

- Allom Lovell & Associates, *City of Yarra Heritage Review. Thematic History*, July 1998
- Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009
- John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985
- Land Victoria (LV), Lodged Plan 1329, Certificate of Title Vol. 1844 Fol. 724
- Melbourne and Metropolitan Board of Works (MMBW) Detail Plans nos. 1043 and 1046 (dated 1899) 1048 (1898), 1049 (1897), 1055 (1897)
- Sands & McDougall Melbourne Directories (SM) – 1870-1945
- Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

## Description

A single-storey, single-fronted, rendered brick Boom terraced pair, set back from the footpath, with a high parapet. The centre-piece of each parapet is double-ogee pediment, with a medallion over a shaped panel. There is a pierced guilloche parapet between piers, over a cornice and frieze, between vermiculated corbels, over tripartite windows. It has bracket-pairs, with rosettes and panels between. Wing-walls have reverse-ogee profile, with a skillion verandah between rosette and vermiculated corbels on scroll-brackets. Cast-iron verandah-posts survive, but the frieze has been removed. There is a diamond quarry-tile verandah-floor, bluestone edged with a similar path to no.58. The chimneys are rendered with cornices.

Alterations to the houses include the removal/loss of the parapet urns and cast-iron lace frieze and brackets, and the replacement of original front doors. The path at no.60 has changed and the fence is not appropriate.

## Comparative analysis

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I.

The majority of the Victorian-era housing in Cremorne comprises detached single or double-fronted cottages or attached pairs. Individually Significant Victorian houses or house pairs within Cremorne already included, or proposed for inclusion, in the HO include:

- 16 & 18 Cubitt Street (HO249)
- 16 Green Street (Individually Significant within HO323 Green Street precinct)
- 62-64 Green Street (Individually Significant within HO323 Green Street precinct)

None of the above examples have the flamboyant late Victorian 'boom' era architecture displayed in these houses. This type of architecture was less common in working class areas such as Cremorne and is more usually found in the middle and upper class residential areas around Richmond Hill. These houses, for example, compare with the terrace at 2-6 Moorhouse Street, which are Individually Significant within the HO338 West Richmond precinct.

## Assessment against Criteria

### Criterion A:

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

The attached houses at 58-60 Cubitt Street do not meet Criterion A at the local level. They are a typical example of nineteenth century speculative housing, of which there are numerous examples in Cremorne, including many already included in the HO either individually or as part of precinct areas.

**Criterion B:**

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

While Victorian era houses are common within Cremorne, Boom-style houses with this level of decoration are rare.

**Criterion C:**

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

Not applicable.

**Criterion D:**

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

The attached houses at 58-60 Cubitt Street are a fine example of late Victorian 'boom' era architecture applied to single fronted terrace houses.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The attached houses at 58-60 Cubitt Street are notable for the richly ornamented stucco decoration to the parapets and end walls including scrolls, masks, consoles and urns that characterises the flamboyant architecture of the 'boom' era.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

## **Statement of significance**

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

The late Victorian 'boom' era houses, constructed c.1890, at 58-60 Cubitt Street, Cremorne are significant. They are single-storey, single-fronted, rendered brick cottages, set back, with a high parapet. The centre-piece is double-ogee, with a medallion over a shaped panel. There is a pierced guilloche parapet between piers, over a cornice and frieze-mould, between vermiculated corbels, over tripartite windows. It has bracket-pairs, with rosettes and panels between. Wing-walls have reverse-ogee profile, with a skillion verandah between rosette and vermiculated corbels on scroll-brackets. Cast-iron verandah-posts survive, but the frieze has been removed.

There is a diamond quarry-tile verandah-floor, bluestone edged with similar path to no.58. The chimneys are rendered with cornices.

The front fences and non-original alterations and additions to the houses are not significant.

***How is it significant?***

The attached houses at 58 and 60 Cubitt Street, Cremorne are of local aesthetic significance to the City of Yarra.

***Why is it significant?***

The attached houses at 58-60 Cubitt Street are significant as a fine example of late Victorian 'boom' era architecture applied to single fronted terrace houses. They are notable for the richly ornamented stucco decoration to the parapets and end walls including scrolls, masks, consoles and urns that characterises the flamboyant architecture of the 'boom' era. While Victorian era houses are common within Cremorne, Boom-style houses with this level of decoration are rare. (Criteria B, D & E)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place.

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

Apply external paint controls.

## D.9 Victorian duplexes, 59-85 Gardner Street, Richmond



### History

#### **Thematic context**

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

**2.0 The suburban extension of Melbourne:** 2.1 Settlement, land sales and subdivision; 2.3 The effect of the 1849-50 Melbourne Building Act

**3.0 Mansions, villas and sustenance housing: the division between rich and poor:** 3.1 A home to call one's own

#### **Historical background**

##### *Development of Richmond*

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

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

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of



1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked. Closer development of Richmond was also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885, Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

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

### **Place history**

In April 1885, James Rose, physician and surgeon purchased lots 1 and 24 (both fronting Gardiner Street, between Murphy and Palmer streets) (LV: V1679/F740).

In 1886, the Sands & McDougall directory did not list any buildings on 'Gardiner' Street (formerly Lord Street) between Bridge Road and Highett Street. Palmer and Murphy streets appeared in the directory for the first time in 1888, as did the duplexes at nos. 9-39 Gardiner Street (under an earlier numbering system), all but three of them with occupants. At this date, 1888-1890, development was only beginning in this area. The block directly north of the duplexes had only two houses fronting Gardner Street. Directly opposite the duplexes was unoccupied, while the block north of this on the west side was a row of houses. Murphy Street between Coppin and Burnley streets had a total of three occupants (SM).

In July 1888, Rose sold the two lots to Charles Jones, surgeon. As the 1888 street directory listing would have been prepared in 1887, it is clear that the duplexes were built for James Rose and sold to Jones shortly after completion (LV: V1679/F740). The 1899 MMBW map (detail plan no.1052) shows the row of eight duplexes (the southernmost one has been demolished), each with a verandah, small rear yard and outbuilding on the rear (east) boundary.

The duplexes were subdivided from 1904. The Extended Starr Bowkett Building Society (including the Second and Third Extended Starr Bowkett B.S.) purchased all the duplexes, except those at nos. 63-69 (LV:V3013/F594).

A Starr-Bowkett Society is a co-operative, non-profit financial institution that provides interest-free loans to its members and operates on the principle of mutual self-help as espoused by Englishman Dr T. E. Bowkett in 1843. In 1862 Richard B. Starr made some changes to Dr. Bowkett's scheme, including a slightly increased subscription fee and shorter subscription time among others. The changes made the scheme more palatable to potential subscribers and Starr promoted his now copyrighted system aggressively. Concerns over the "lottery" system used, as well as the actions of unscrupulous managers, led governments in the United Kingdom to outlaw Starr-Bowkett societies there. However, they had spread to the Australian colonies and became a popular option for a burgeoning middle class there to afford their own homes.

A registered society is formed with a limited number of memberships available. New members are assigned a number and select the amount of loan they wish to apply for. Members then pay

a monthly subscription for a set time period, e.g., 200 months. The amount paid each month is based on the amount of the proposed loan, generally 0.25% of the loan. Once the society has accumulated sufficient funds from subscriptions, ballot meetings are begun and held on a monthly basis afterward. Loan recipients are chosen by random lottery. Once a member has received a loan, they then pay back that loan and any amount still owing on their original subscription commitment. Once all members have had the opportunity to take out a loan, the society is closed and the original capital returned to its members (Wikipedia).

### **Sources**

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

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

Land Victoria (LV), Certificates of Title, as cited above.

Sands & McDougall directories (SM), viewed at the State Library of Victoria.

Wikipedia, 'Star-Bowkett Society', accessed 10 June 2013.

### **Description**

The duplexes at 59-85 Gardner Street, Richmond, are a row of seven identical weatherboard buildings. Each is expressed as a single, double-fronted, block-fronted house, and the shared M-hip roof has no party wall. The houses have front walls clad in ashlar-look timber boards, except for Nos. 59-61, which have weatherboards. The roofs are clad in corrugated iron, with rendered chimneys topped with a moulded cornice. Each duplex shares a continuous, hipped-roof front verandah with a slight convex profile. The verandah is divided between the two occupancies by a timber screen with an ogee curve at the top. Above the verandah is a cornice of paired timber brackets and cricket-bat mouldings. Windows are large double-hung sashes with narrow double-hung sidelights.

The pair at Nos. 75-77 retains attractive interwar wire front fences and gates.

Alterations include the removal of chimneys (Nos. 63, 67-69, 71-73, 77, 81-83), altered front windows (Nos. 61, 65), and replacement of most verandah posts (Nos. 63 and 83 appear to have the original timber columns, and No. 63 has its original cast-iron frieze and brackets and front door).

### **Comparative analysis**

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I.

Much of Richmond's nineteenth-century housing was constructed by investors in small and medium-sized groupings of terrace houses and cottages. The larger of these groupings are neighbourhood landmarks and have a deciding influence on the character of the street. In the north-east part of Richmond, there are a number of long rows of identical cottages, including a group with unusual serrated detailing at 6-18 Gardner Street (Contributory) and on Kent and Somerset streets in HO325 (though they are punctuated with replacement dwellings).

Large groups of duplexes were less commonly seen, with only two pairs of two identified as part of this comparative analysis (at 96-102A Elizabeth Street and 101-107 Somerset Street).

The Gardner Street duplexes have a shared M-hip roof without a party wall projecting above it, giving the impression of a more prestigious single-family, double-fronted house. This was possible because Richmond sat beyond the control of the Melbourne Buildings Act of 1849, which required fire-prevention measures such as party walls extending above the roofline.

Other examples of similar buildings in Richmond that are Individually Significant with this roof form were sought. The closest comparative examples found are:

- 25-27 Bowen Street (Individually Significant to HO338 West Richmond precinct) – a single-storey timber duplex with a high-hipped iron roof, no party wall, intact chimneys, cast-iron intact to No. 27.
- 11-15 Grattan Place (Individually Significant to HO332 Richmond Hill precinct) – a terrace of three timber houses with a shared, transverse gable roof, no party wall, intact chimneys. Most verandah detail gone.
- 90-94 Rowena Parade (Individually Significant to HO332 Richmond Hill precinct) – a terrace of three brick houses with a slate, hipped roof, no party walls, intact chimneys and verandah details.
- 62-64 Docker Street (Individually Significant to HO332D Richmond Hill precinct) – a two-storey polychrome brick duplex with hipped iron roof, no party wall, intact chimneys, all cast-iron to verandahs intact, and palisade fences. Sadly the brick was painted some time after 1984.
- 39-41 Waltham Street (Individually Significant to HO332B Richmond Hill precinct) – a two-storey rendered duplex with hipped slate roof, no party wall, intact chimneys, intact cast-iron verandah balustrades and brackets.
- 17-19 Erin Street (Individually Significant to HO338 West Richmond precinct) - a two-storey rendered duplex with hipped slate roof, no party wall, intact chimneys, intact cast-iron verandah balustrades, but friezes and brackets are reproductions.

In conclusion, the Gardner Street duplexes are representative in demonstrating the distinctive roof form found in Richmond, but are rare as a large grouping of identical Victorian duplexes.

## Assessment against Criteria

### Criterion A:

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

The Gardner Street duplexes illustrate the earliest phase of development in this part of Richmond, which was only wholly subdivided by 1888. It also illustrates the important role of property developers in providing workers housing in Richmond.

### Criterion B:

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

As an unusually long row of Victorian duplexes in Richmond. Large groups of speculative housing was generally in the form of terraces or single-fronted timber cottages.

### Criterion C:

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

Not applicable.

### Criterion D:

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

The Gardner Street duplexes provide a good representation of timber Victorian dwellings, which typical features such as ashlar-look boarding, convex verandah roofs and M-hipped roofs with rendered chimney stacks. The curved partition between verandahs is of particular note. The roof form of the duplexes, with no visible party wall, is typical form in Richmond of this era, illustrating its distinct character from the City of Melbourne.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Due to the extent of these identical duplexes, the row plays a prominent role in shaping the character of this part of Gardner Street.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

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

The row of seven duplexes at 59-85 Gardner Street, Richmond. The duplexes were constructed for Dr James Rose in 1886-87, and he sold them on to Dr Charles Jones in 1888.

The duplexes are constructed of timber with ashlar-look boards to the front (except for the weatherboard Nos. 59-61). Each duplex has an iron-clad, M-hipped roof with rendered chimneys without an expressed party wall. Each duplex shares a convex-roof verandah with a fine timber screen dividing the occupancies.

**How it is significant?**

The duplexes are of local historical and architectural significance to the City of Yarra.

**Why it is significant?**

The duplexes are of historical significance as a tangible illustration of the earliest phase of development in this part of Richmond, which was only wholly subdivided by 1888. It also illustrates the important role of property developers in providing workers housing in Richmond. (Criterion A)

The duplexes are of architectural significance as an unusually large development of Victorian duplexes, whose extent makes them a local landmark. The duplexes also provide a good representation of timber Victorian dwellings, which typical features such as ashlar-look boarding, convex verandah roofs and M-hipped roofs with rendered chimney stacks. The curved partition between verandahs is of particular note. The roof form of the duplexes, with no visible party wall, is typical form in Richmond of this era, illustrating its distinct character from the City of Melbourne. (Criteria E & D)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place.

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

No specific controls.



## D.10 West Richmond Railway Station complex, Highett Street, Egan & Muir streets and Jika Place, Richmond



### History

#### **Thematic context**

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

**5.0 Local council and council services:** 5.5 Private and public transportation

#### **Historical background**

##### *Development of Richmond*

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

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

Richmond was made a separate municipality in 1855. With separation from Melbourne, Richmond, along with Collingwood, became exempt from the 'Melbourne Building Act' of 1849, which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build whatever they liked. Closer development of Richmond was also encouraged by the railway, which was extended to Brighton from Melbourne by 1859 (and to Hawthorn via Burnley by 1861), and by horse drawn omnibuses (and, by 1885,

Melbourne's first cable tram) that connected Richmond with Melbourne along Bridge Road (O'Connor, 1985:11-12).

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

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

### *Development of Railways*

The first railway lines in Melbourne were built and operated by private companies beginning with the opening in 1854 of Australia's first steam operated railway from Flinders Street to Sandridge (now Port Melbourne) by the Melbourne and Hobson's Bay Railway. The Melbourne and Suburban Railway Company formed in 1857 and commenced operations in 1859 when the first railway to Richmond was opened, operating from Prince's bridge station to Punt Road, Richmond. The track was extended to South Yarra in 1860 and to Hawthorn by 1861. However, the business of running proved to be a costly affair with the result that the various private companies in the metropolitan area were merged and eventually taken over by the government. The government acquisition, by 1878, of the assets associated with the privately-constructed Essendon Railway marked the end of the phase of private railway development in metropolitan Melbourne (Ward & Donnelly, 1982:10; Allom Lovell & Associates, 1998:62).

In the City of Yarra the next phase of railway building came in the late 1880s at the beginning of the land boom when a railway was constructed from Clifton Hill to Alphington. Known as the 'nowhere-to-nowhere' line it was criticised as a token gesture from a government, which had been providing rail services to most other suburbs. It was connected in 1889 to a new railway line from Royal Park to Preston, which connected Clifton Hill to the city, but required a rather circuitous route. This was part of the infamous and 'outrageously expensive' Outer Circle Railway, which cost 292,000 pounds and was open for only three years. The Outer Circle Railway included two spur lines: one went to Victoria Park and the other to Fitzroy's Edinburgh Gardens (Allom Lovell & Associates, 1998:65).

The 1890s depression brought a halt to further railway building and it was not until 1901 that a direct route from Prince's Bridge station to Clifton Hill via Richmond and Collingwood and on to Heidelberg was constructed. At its northern end, this route followed the spur line from Victoria Park to Clifton Hill. The construction of this section of line effectively completed the suburban railway network within inner Melbourne.

### **Place history**

The West Richmond Railway Station complex was constructed in 1901 as part of the building of the railway from the city to Clifton Hill. It was one of four new stations built along the line: the others were Jolimont (within the City of Melbourne), North Richmond, and Collingwood. The line connected to the spur line from Clifton Hill to Victoria Park (Ward & Donnelly, 1982).

### **Sources**

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

Allom Lovell & Associates, *City of Yarra Heritage Review: Landscape Citations*, 1998 pp.9-10

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

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

Ward, A. & Donnelly, A., *Victoria's Railway Stations. An architectural survey*. Volumes 1-4, March 1982

## Description

There are two station buildings at the West Richmond Station, on the Up and Down sides of the track. While very similar in their form and details, the station building on the Up side (that is, the City direction) is several bays longer. Both have a low-key early Edwardian style.

Both buildings have red brick walls with cement-render dressings. Each has a main section with higher walls and a slate hipped roof, which contains a passage to the platform. The hipped roof sections have red-brick chimneys with moulded render caps (three on up side, two on down side). A wing at the south end of the hipped roof section is lower, with a gabled roof concealed behind a very simple parapet. All openings – window, doors and the passage – have segmentally arched heads, finished in render. Window sills, quoins around doorways and the passage, and the plinth are of cut bluestone. There is a continuous band of flat render just below the window lintel level that continues around all sides of the station buildings.

Both buildings retain original details such as simple pressed-metal ceilings in the entry passages and waiting rooms, double-hung sash windows, and a variety of original doors. They range from flush panel doors on the east side of the 'Up' building, to ledged doors on the platform side. The smaller, southern wings have rows of four, small and highset windows on either elevation, no doors. A number of openings have been bricked in, including the ticket window on the Down side. For the most part, the infill is recessed, leaving the original opening legible.

Both platforms are sheltered beneath a canopy, stretching the length of the buildings. The canopies are supported on C-shaped steel beams made by 'A Challingsworth, East Richmond'. The edges of the canopies are finished in scalloped ripple iron.

The early twentieth century infrastructure and other features associated with the station are:

- The brick tunnel portal at the Up end, and the associated stepped bridge abutments to Freeman Street, which are constructed of brick with bluestone coping.
- The bridge abutments at the Down end where the railway passes over Egan Street. These are constructed of brick with bluestone coping and are typical of bridge abutments constructed along the railway where it crosses over streets and roads as it passes through Richmond and Collingwood. The bridge superstructure has been replaced.
- Mature trees including a Canary Island Palm (*Phoenix canariensis*) to the north-east of the Up side station building, and several Peppers (*Schinus molle*) within the embankments of either side, and early asphalt paths with brick drains that lead to the station from Egan Street. There are also several Elm suckers, and what may be one original Elm tree on the west side embankment. The trees and pathway are likely to be remnants of an early landscaping scheme.

## Comparative analysis

Ward & Donnelly's *Victoria's Railway Stations. An architectural survey* places the West Richmond Station in the 'Footscray Style' group:

This small group features details common to the Woodend Style with which the Department saw out the nineteenth century. They include similar cantilever verandahs, basalt quoining and banding, achieved by means of red and blackened red bricks in the nineteenth century and cement render in the twentieth. Although plan forms vary, its characteristic details are as follows:

- cement render banding at mid-window level, eaves level and across window heads
- bluestone quoining to doorways, bluestone window sills and plinths, and
- pediment motifs to parapet walls around toilets.

They are complemented by red brick walls and slate roofs.

Stations within this group were designed for use in the metropolitan area, at Footscray, Williamstown Beach, Jolimont, West Richmond and Sandringham. With the exception of the down platform building at Footscray, built in 1907, they were all built in the first two years of the twentieth century.

West Richmond Station is a good example of this style and is relatively intact. The station buildings are also enhanced by other infrastructure including the brick tunnel portal at the Up end, the brick and bluestone bridge abutments at the Down end, mature trees including Canary Island Palms (*Phoenix canariensis*) and Peppers (*Schinus molle*), and early asphalt paths with brick drains that lead to the station from Egan Street. The trees and pathway are likely to be remnants of an early landscaping scheme.

The other stations constructed as part of the Railway to Clifton Hill are North Richmond, Collingwood and Victoria Park. These timber station buildings are not directly comparable to West Richmond and have been significantly altered. The early station buildings at Richmond and Burnley were replaced after World War II.

West Richmond Station compares with other brick stations of the late nineteenth century/early twentieth century in Richmond and Clifton Hill:

- Clifton Hill – State significance (VHR 1668) and individual HO90. A late nineteenth century complex comprising both Up and Down buildings and some remnant trees.
- East Richmond. The Down side building, which was constructed in 1897, is less intact than West Richmond. Not included in the HO.

## Assessment against Criteria

### Criterion A:

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

The West Richmond Station complex is associated with the final phase of development of the inner-suburban railway system in the twentieth century.

### Criterion B:

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

The siting and arrangement of the West Richmond station complex between a tunnel and a railway bridge is unique within the metropolitan area.

### Criterion C:

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

Not applicable.

### Criterion D:

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

The West Richmond Station complex is a typical railway station design of the early twentieth century with both Up and Down station buildings, which are complemented by brick tunnel portal at the Up end and the associated brick and bluestone bridge balustrade, the rail-over-road bridge at the Down end, which retains its original brick and bluestone abutments. The

remnant mature trees are typical of the plantings used at railway stations throughout Victoria in the late nineteenth and early twentieth centuries.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

West Richmond Station has landmark qualities within the West Richmond heritage precinct. The Up side station building terminates the vista looking west along Highett Street and the historic setting of the station building is enhanced by mature trees and associated infrastructure including the adjacent tunnel portal and bridge over Egan Street

**Criterion F:**

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

Not applicable

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable.

**Statement of significance**

***What is significant?***

The West Richmond Station complex, constructed in 1901, is significant. The following buildings and other elements contribute to the significance of the place:

- The Up and Down station buildings and platforms
- The brick tunnel portal and tunnel at the Up end
- The brick and bluestone bridge abutments at the Down end
- The remnants of an early landscaping scheme surrounding the station including mature trees (Canary Island Palm and Pepper Trees) and asphalt paths with brick drains.

***How it is significant?***

The West Richmond Station complex is of local historic, architectural and aesthetic significance to the City of Yarra.

***Why it is significant?***

West Richmond Station complex is historically significant as tangible evidence of the final phase of development of the inner-suburban railway system in the twentieth century. (Criterion A)

West Richmond Station complex is architecturally significant as a typical railway station complex of the early twentieth century with both Up and Down station buildings, which are complemented by brick tunnel portal and bluestone and brick bridge balustrade at the Up end, the rail-over-road bridge at the Down end, which retains its original brick and bluestone abutments. The remnant mature trees are typical of the plantings used at railway stations throughout Victoria in the late nineteenth and early twentieth centuries. This siting and



arrangement of the station complex between a tunnel and a railway bridge is unique within the metropolitan area. (Criteria B & D)

West Richmond Station complex is aesthetically significant for its landmark qualities within the HO338 West Richmond heritage precinct. The Up side station building terminates the vista looking west along Highett Street and the historic setting of the station building is enhanced by mature trees and associated infrastructure including the adjacent tunnel portal and bridge over Egan Street. (Criterion E)

### **Statutory recommendations**

West Richmond Station is currently included in the HO as part of the HO338 West Richmond precinct.

As a result of this assessment it is recommended for individual inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place, as it will require specific controls that are different to the precinct controls.

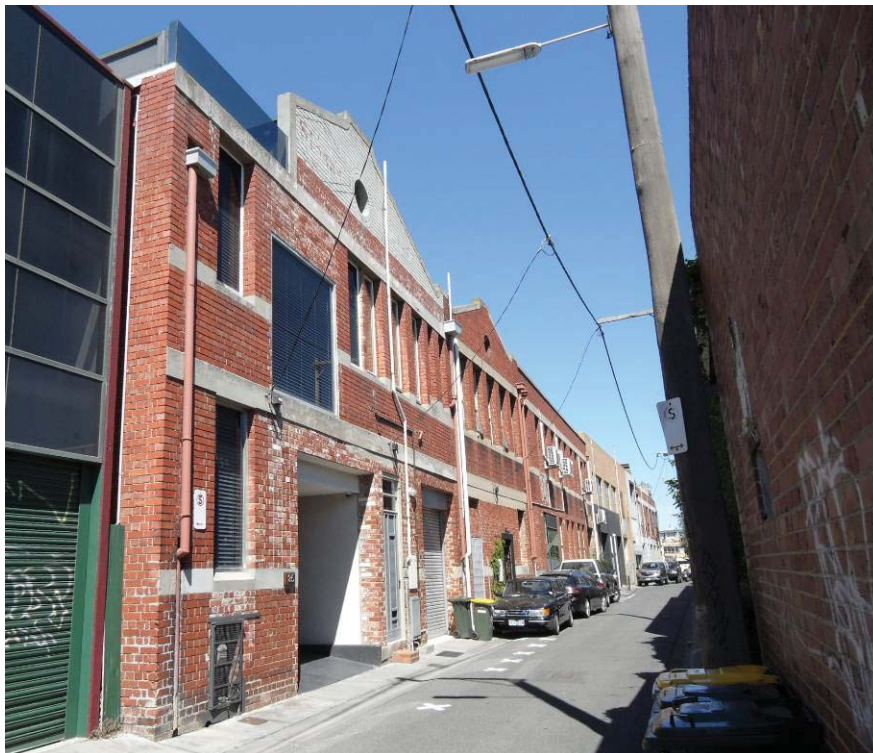
Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the City of Yarra Planning Scheme:

- External paint controls.
- Tree controls for the mature Canary Island Palm (*Phoenix canariensis*) and Pepper Trees (*Schinus molle*).

### D.11 Henry Walters' Boot Factories (Paragon Shoes), 38-50 Regent St and 35-49 Lt Hoddle Street, Richmond



*38-46 Regent Street*



*35-49 Lt Hoddle Street*

## History

### **Thematic context**

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

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

### **Historical background**

#### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore, Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

#### **Boot and shoemaking industry**

The following is extract from Allom Lovell & Associates' 'City of Yarra Heritage Review: Thematic History' (1998:42):

*The most well known and well documented industry was boot manufacturing, which was, in the late-nineteenth century, supplied with local leather from Collingwood and Richmond. Those in Fitzroy appear to have been very small-scale operations, while those in 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.*

*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. 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. 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. 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'. 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. 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.*

Boot and shoe making was also an important industry in Richmond, which by the 1860s was only second to Collingwood in the scale of operations. In 1861 there were 28 boot and shoe shops employing over 100 workers in Richmond (*Copping it sweet*, p.79, *Hard Yakka*, p.9)

### **Place history**

This complex includes a number of adjoining buildings: a long two-storey nineteenth-century factory at 46-50 Regent Street, a three-storey gable-fronted Edwardian factory at 42-44 Regent Street, a two-storey gable-fronted Edwardian factory at 38-40 Regent Street, which is linked at the rear to a similar interwar factory at 35-37 Lt Hoddle Street, a two-storey gable-fronted interwar factory at 39 Lt Hoddle Street, and a long, transverse-gable factory at 47-49 Lt Hoddle Street built in two stages (Edwardian and interwar).

From 1882, Henry Walters owned a lot on Regent Street (that included the current 46-50 Regent Street and 47-49 Lt Hoddle Street) (LV: App. No. 26565). In 1890, Walters was listed in the Sands & McDougall Directory as a boot manufacturer. His address was given as No.36, but this appears to correspond with the present Nos 46-50). Dwellings were located to the north and south of it (SM).

The 1899 MMBW detail plan confirms that the factory fronting Regent Street at no.46-50 existed at this date, and was still surrounded by dwellings. The footprint of this building matches the existing one. A stable stood on the eastern boundary along Lt Hoddle Street (MMBW detail plan no. 1041 pt 1048).

In 1900, Henry Walters, boot manufacturers was still listed at 48 Regent Street (SM). In 1904, the factory at 46-50 Regent Street was sold to George Godfrey, solicitor (LV:V3009/F637; V3597/F213). It was at this time, in 1905, that Walters trademarked the 'Paragon' brand of shoes (Museum Victoria). Walters moved nextdoor and occupied the lots just north of 42 Regent Street by 1910. Numbers 42 and 44 Regent Street were occupied by two men, suggesting the houses still existed at this date. By 1920, nos. 42-44 was occupied by Henry Walters Pty Ltd, boot manufacturer (SM), which suggests that the houses had been demolished by this date and a new factory building constructed in the 1910s. Throughout this period (1910, 1920 & 1930), there is no separate listing for 38 or 40 Regent Street, which suggests the building may have been included with 42-44 Regent Street. It was probably built for Walters in the same period, as suggested by the similar, Edwardian-era details.

The buildings to the rear, at 35-37 and 39 Little Hoddle Street are similar in overall form to the buildings at 38-44 Regent Street, but have concrete lintels, suggesting an interwar built date. Henry Walters Pty Ltd was still listed at 42-44 Regent Street in 1930, but Walters died that year, and the factories and the 'Paragon' name were bought by Alec Davison, who continued to use the factories (Museum Victoria).

In 1910, no. 48 (46-50) remained a boot manufacturing factory, run by the Ludlow Brothers (SM). It was purchased by Arthur Matear and Frederick Matear, manufacturers (later known as Matear Brothers Pty Ltd), in 1912 (LV: V3645/F998; V4439/F788). The directory listed



them as manufacturers of leather goods and underclothing. They were listed at this location until at least 1930 (SM).

The building now at the rear of this site, 47-49 Little Hoddle Street, replaced the stables shown on the 1899 MMBW plan. It appears to have been built in two stages: the ground floor in the Edwardian era, and the upper floor during the interwar era. While the red brickwork is consistent, the window openings differ between the two levels.

From 1962, 38-50 Regent Street was under the ownership of Frank Mason & Co Pty Ltd, (LV:V4439/F788; V8509/F674).

#### *Henry Walters and Paragon Shoes*

The following is cited from 'Paragon Shoe Collection' on the Museums Victoria website:

*Paragon Shoes Pty Ltd was one of the most significant twentieth century Australian shoe retailers, and at one time was the largest manufacturer of high quality of women's shoes in Australia. Its ... shoes were sold throughout Australia and New Zealand. ...*

*The name Paragon was originally used by H. Walters Pty Ltd. Henry Walters founded a boot manufactory in Regents St, Richmond, in 1883 (later listed in Sand & McDougall as 36 Regents St). Henry Walters was born in Stettin, Prussia (now Szczecin, Poland), around 1844, and arrived in Victoria from NSW in 1867. He was naturalized in 1896. ...*

*Walters applied for the 'Paragon' trade mark on 7 August 1905 (trademark vol.17, fol.239, no. 9256). The application stated that 'The word paragon has reference to the character or quality of the goods - meaning a model or example of excellence'. ...*

*The Paragon name was bought by ... Alexander Ambrose Davison (Alec), in 1930, following the death of its founder. Alec Davison, born in 1886, had begun his working life at shoe manufacturer Robert Hurst & Co in North Fitzroy, and later pursued his interest in bookmaking as he worked his way up the shoe manufacturing industry. In his early years he marketed shoes under the name 'A. Davison'. His first company was The House of Stanley, formed in 1920 in partnership with W.H. McFarland (by October 1923 and after a change of partners, he appears to have become a sole director). The House of Stanley first manufactured men's and women's shoes at a shoe factory they bought at 71 Argyle St, Fitzroy, then in 1923 moved to a purpose-built factory at 38-44 Stanley St, Collingwood. The Australian Leather Journal in October 1923 enthusiastically described this single-floor factory as a 'striking example of scientific planning', including a 'modern dust-extraction plant that keeps the air of the factory clean and healthy', 'the latest machinery for high-grade (closing) work' and 'nothing that will help the staff is lacking'. ...*

*... In November 1930, after the Paragon name was bought from the estate of Herman Walters, Walters' factory was also taken over. In 1931, the business name was changed to Paragon Shoes Pty Ltd. Women's shoes were confirmed as the focus of the business. ...*

*The shoes were retailed through a range of outlets. Alec Davison developed an association with retailer Milady's Shoemaker, and Buckley & Nunn also became a large Paragon seller. Paragon shoes were also retailed in many other outlets, including Mabs McQuirk (in Sydney). Alec went into partnership with Miladys and opened two further shops to sell Paragon shoes, including a large shop at the corner of Elizabeth and Collins Streets. Other stores were opened in Collins Street, Toorak and South Yarra. ...*

*As fashions changed and new market sectors were pursued, Paragon created new labels for its products. Pierre Fontaine was established in the early 1960s as a cheaper shoe; Parisienne was aimed at the younger buyer; and Belle Chaussure was aimed at a sophisticated buyer. Royal Paragon was made with luxury materials, such as brocades, crocodile or lizard skin. Innovare was made exclusively for Myer. ...*

#### **Sources**

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



Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009  
*Copping it sweet: shared memories of Richmond*, City of Richmond, 1988  
*Hard Yakka, 100 years of Richmond Industry*, City of Yarra, 2001  
John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985  
Land Victoria (LV), Certificates of Title and Old Law Applications, as cited above  
MMBW maps, accessed online at State Library of Victoria  
Museums Victoria, 'Paragon Shoe Collection', accessed 9 June 2013,  
<http://museumvictoria.com.au/collections/themes/1367/paragon-shoe-collection>  
Sands & McDougall directories (SM), viewed at the State Library of Victoria

## Description

The c1883 boot factory at 46-50 Regent Street is a very plain, two-storey brick building which is nine bays long. It has a transverse gable roof, hidden behind a very simple parapet. First floor windows are domestic-scaled double-hung sashes with brick flat arches and bluestone sills. The ground floor has three modern metal roller doors and four entries to flats, all of which openings are modern. The face brick has been overpainted. The parapet may have been simplified during the interwar period.

Next door, at 42-44 Regent Street, is a three-storey building of c1910s. It has a gable-front with a flattened apex and round louvered vent – a form seen on all of the gable-fronted buildings in the complex. The building is five bays wide, with wider central openings (a door at the ground floor and possibly loading bays above). The building retains some early windows at ground and second floor levels. All openings have brick flat arches above and cement-render lintels below, which are continuous with a render band. There are also cement-render beltcourses above each floor, which are continuous with those of 38-40 Regent Street. The brick has been sandblasted, the front door replaced, and a faux-Edwardian hood installed above it.

To the north is 38-40 Regent Street, a two-storey building of c1905. Its detailing is identical to that of Nos. 42-44, but it is less intact. The round louvered has been replaced with plywood, all windows appear to have been replaced, and most of the ground floor has been opened up with two large garage doors.

Behind it, 35-37 and 39 Lt Hoddle Street, are both two-storey gable-fronted buildings with the same distinctive gable details as those on Regent Street. They differ in that the windows have concrete lintels, in contrast to the earlier brick flat arches. Nos. 35-37 has been quite altered in its conversion to flats, with part of the parapet removed and large openings created at the ground and first-floor levels. In contrast, No. 39 is quite intact.

At 41-47 Lt Hoddle Street is a long, plain building, which mirrors 46-50 Regent Street behind it. Both are two-storeys with a plain parapet. The Lt Hoddle Street building is of the interwar era, with red brick and concrete lintels and sills, continuous with render beltcourses. While a few new openings have been created, and a window filled in, this elevation is largely intact.

## Comparative analysis

As Richmond and Cremorne, and Yarra more widely, have been an industrial powerhouse since the late nineteenth century, there are many industrial buildings protected on the HO. They include many boot and shoe factories across the City of Yarra, a number of which are of a comparable scale to this complex. They include a number of nineteenth-century boot factories of medium scale (two-stories and five or six bays wide) at: 60-64 Curtain Street, Carlton North (HO326); Yates Boot Factory, 2-10 Page Street, Clifton Hill (HO317); and 62-64 Bell Street, Fitzroy (HO334). All of them are Individually Significant and are generally more intact than the c1883 factory at 46-50 Regent Street, as their brick is not overpainted and they retain their original parapet ornamentation.

There are also several factories that are comparable in form to the gable-fronted buildings constructed for Walters in the early twentieth century. These include the very stylish pair of gable-fronted factories at 200 Noone Street, Clifton Hill (Significant, HO316). They have red face brick, cement render dressings, and round louvered vents in the parapeted gables. One side has an elaborate Flemish gable form and is very intact. A plainer example is seen at 36-44 Cambridge Street, Collingwood (Significant, HO336). This complex of 1919 comprises two identical two-storey sections of three bays each, and a tiny, single-storey section at the end. All three have red face brick with plain cement render dressings. The gable vents to the two large sections are rectangular, with a round vent to the single-storey section. The design is quite utilitarian, though the building is very intact. In comparison with these two, the design interest of the gabled building in the Paragon complex falls in the middle. Their intactness is a bit lower, but comparable to other factories on the HO that have been converted to residential use.

The former Bedggoods Shoe Factory at 10 Waltham Place, Richmond (Significant, HO332), of 1881, is a good comparison overall in scale and detail. It comprises a long (nine-bay) two-storey section, with a three-storey section at the end. The three-storey section has a gabled parapet with a round vent in the apex. It has been altered for conversion to residential use, but most window openings are intact.

## Assessment against Criteria

### Criterion A:

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

This complex illustrates the evolution and expansion of the boot manufacturing industry in Richmond. Boot manufacturing was the best known and documented industry in the City of Yarra, with leather supplied by tanneries in Collingwood and Richmond. It was developed over some 50 years by owner and Prussian immigrant Henry Walters as a boot factory, starting in the 1880s factory at 46-50 Regent Street, then moving in 1905 to 38-44 Regent Street and 35-39 Lt Hoddle Street at the rear. At the time of this move, Walters trademarked the 'Paragon' shoe brand. Walters' original building continued to serve as a boot factory under owners the Ludlow Brothers, and from 1912 it was a leathersgoods factory under the Matear Brothers.

After Walters' death in 1930, Paragon Shoes Pty Ltd and the factories were taken over by Alec Davison. Under the Davisons it became one of the most significant twentieth century Australian shoe retailers, and at one time was the largest manufacturer of high quality of women's shoes in Australia.

### Criterion B:

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

Not applicable.

### Criterion C:

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

Not applicable.

### Criterion D:

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

The factory complex contains a number of representative examples of industrial design, ranging from the nineteenth-century to the interwar era. This includes the very plain 1883 factory at 46-50 Regent Street, with domestic-scaled details. The c1905-10 gable-fronted factories beside it are a more striking pair that adopt a decorative gable front, which was popular for medium-scale factories during the Edwardian period. The three factories at the

rear, fronting Lt Hoddle Street, mimic the forms of the Regent Street factories for consistency, but with updated construction details (concrete lintels) in keeping with their later built date.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

The boot factories are linked to Paragon Shoes, the founder of the brand Henry Walters and the Davison family who made the brand one of Australia's largest.

## **Statement of significance**

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

The complex of former boot factories at 38-50 Regent Street and 35-47 Lt Hoddle Street, Richmond. The earliest building on the site, 46-50 Regent Street, was erected in 1883 as a boot factory for Prussian immigrant Henry Walters. It is a long, plain two-storey brick building with flat brick arches to the domestic-scaled windows. After Walters' occupancy, it became the Ludlow Brothers' Boot Factory, and in 1912, the Matear Brothers' Leathergoods Factory.

In 1905 Walters moved from these premises, which continued to serve as a boot and then leather-good factory, and erected two gable-fronted factories next door at 38-44 Regent Street. That same year, Walters trademarked the 'Paragon' shoe brand. These two red-brick buildings have very similar detailing, including flat brick arches above the windows, and a distinctive gabled parapet with a round louvered vent. The building at Nos. 38-40 is two-storey, and that at 42-44 is three-storey.

Walters expanded his factories to the rear with matching two-storey gabled factories to Little Hoddle Street. They differ in the use of concrete window and door lintels, typical of the interwar era. His original factory was also expanded in this period with a new wing at 41-47 Lt Hoddle Street. After Walters' death in 1930, the factories and the 'Paragon' name were acquired by the Davison family, who manufactured shoes until the 1970s.

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

The factory complex is of local historical and architectural significance to the City of Yarra.

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

The factory complex is of historical significance generally as a tangible illustration of the evolution and expansion of the boot (and shoe) manufacturing industry in Richmond, which was the best known and documented industry in nineteenth-century Yarra. Specifically it illustrates the evolution of Henry Walters' boot manufacturing business over a period of 50 years, and the birth of the 'Paragon' shoe brand. After Walters' death in 1930, Alec Davison

and his family continued to use the factory, making Paragon one of the most significant twentieth century Australian shoe retailers, and at one time the largest manufacturer of high quality of women's shoes in the country. (Criteria A & H)

The complex is of architectural significance as a good representation of the evolution of medium-scale industrial design from the 1880s to the interwar period. This includes the very plain 1883 factory at 46-50 Regent Street, with domestic-scaled details. The c1905-10 gable-fronted factories beside it are a more striking pair that adopt a decorative gable front, which was popular for medium-scale factories during the Edwardian period. The three factories at the rear, fronting Lt Hoddle Street, mimic the forms of the Regent Street factories for consistency, but with updated construction details (concrete lintels) in keeping with their later built date. (Criterion D)

### **Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place.

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

No specific controls.

## D.12 Russell Bros. Burnley Tannery (Former), 27-57 Rooney Street, Richmond



### History

#### **Thematic context**

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

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

#### **Historical background**

##### *Development of Richmond*

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

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

As with Melbourne and its other suburbs, Richmond experienced a development boom in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's Paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The rate books list 52 industrial establishments in 1880, most of which were associated with tanning and brewing. However, the 1890s



depression brought a halt to development for almost a decade (O'Connor, 1985:12-13; Allom Lovell, 1998:37).

Development recommenced in the early twentieth century. Encouraged by high tariff protection, new factories were established in Richmond, most notably Bryant & May, Wertheim's piano factory, Ruwolt, Rosella, Moore Paragon and Braeside Shirt Factory (later Pelaco) (O'Connor, 1985:14; Allom Lovell, 1985:44). The extension in 1916 of the cable tram network along Swan Street encouraged further retail development and the opening of large emporia such as Dimmey's Model Store, which was built in stages from 1907 to 1918.

Richmond had become a centre of manufacturing by the 1930s and the Council designated three areas for industry: in the Yarraberg area, east of Burnley Street between Victoria Street and Bridge Road; from Swan Street to the Yarra River south of Richmond and East Richmond stations; and between Victoria and Highett streets, west of Lennox Street (*The Argus*, 21 July 1939, p.7). In the Yarraberg area 'Doonside', the mansion of prominent identity David Mitchell, was demolished in 1931 to make way for factories for firms such as Repco and Jex Steel Wool (*The Argus*, 9 January 1931, p.5; 20 January 1938, p.6).

### *Tanning industry in Richmond*

As noted above, tanning and fellmongering were important industries in Richmond during the nineteenth century. According to O'Connor (1985:12) unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the *Yarra Pollution Prevention Act* of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the river) so that 'river frontages could be opened to manufacturing'. From the 1860s onwards various 'noxious' industries were established on sites with river frontages in Cremorne, Burnley and Yarraberg, and by the 1870s a panoramic view of Richmond carried the caption 'Industry in Arcady' (Butler, 2009).

Of the 52 industrial establishments listed in the rate books in 1880 six were tanneries, two were fellmongeries and seven were similar or associated businesses such as boot factories (2), leather works (1), woolscouring (3) and abattoirs (1) (O'Connor, 1985:13). The close connection between tanneries and boot makers is discussed in the *City of Yarra Heritage Review: Thematic History* (Allom Lovell, 1998:42):

*The most well known and well documented industry was boot manufacturing, which was, in the late-nineteenth century, supplied with local leather from Collingwood and Richmond. Those in Fitzroy appear to have been very small-scale operations, while those Collingwood were run on a grander scale. The Collingwood Tannery & Boot Factory was set up in 1864 with a workforce of twenty; this had increased to 200 by the late-1860s.*

*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. 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.*

In Richmond the tanning industry was concentrated in two areas designated for 'noxious trades', both situated close to the Yarra River: one was in the Yarraberg district along the east side and north end of River Street, and the other was south of the railway line in Burnley between Coppin and Burnley streets. In 1900 there were three tanneries on the east side of River Street including the large Cumberland Tannery operated by J. Kennon at the northwest corner of Murphy Street, while the Colonial Tannery was situated at the north end of River Street (MMBW).

These riverside locations provided an ideal location for tannery industry as the Yarra provided both a water supply and a 'ready-made drain' for disposal of waste. The Rooney Street tanneries were also close to the City Abattoirs, which was a major of hides for their operations (*Copping it sweet*, p.79).

In 1900 the Burnley area was the subject of resident protests to the Board of public Health against the decision by Richmond Council to grant a license to Messrs McCracken and Murray

to 'boil tripe, trotters and cow heels' on land that Rooney & Sons, tanners had registered as a noxious trade area. Another application by Mr George Searle sought a licence to 'refine tallow'. While two resident petitions containing some 60 signatures were against granting of the applications, another petition in favour was presented by Russell Bros., tanners, on behalf of 52 others. Richmond Council, in granting the application noted that the place was suitable for noxious trades, would not be offensive to neighbours and (perhaps crucially) 'there being no valid objection, it was the duty of Council to encourage industries' (*The Argus*).

The Burnley area at that time already contained four tanneries, three fellmongeries, an abattoir and a soap works. A newspaper article noted that:

*Some of these trades cannot be conducted without causing smells of the most objectionable and penetrating character, and it would appear fatuous to attempt to purify the waters of the Yarra while there is a big drain from this locality carrying a constant stream of filthy and stinking fluid. Traced to its tributaries, this is found to be fed from a gutter filled with blood from the abattoirs, and two other channels respectively overflowing with the pungent drainage of a tannery and a fellmongery.*

### **Place history**

The exact date of the two-storey brick building at 27-57 Rooney Street is not known, but it appears that it was built c.1924 as a tannery for Russell Bros. tanners, and may incorporate parts of an earlier tannery building on the site.

As noted above the river flats at Burnley were one of several locations for noxious industries in Richmond. An 1865 map shows the 'Borough Abattoir', a fellmongery, stone breaking mill and quarry within the block bounded by Coppin Street, the railway, Burnley Street and Berlin Street (Barkly Ave). Rooney Street is not shown (O'Connor, 1985:22).

The Burnley Tannery, situated in Rooney Street, was established in 1886 by Ninian B. McKay and Frederick Russell (Sutherland, 1888:612). Their business rated a brief mention in *Victoria and its Metropolis*, which described both men as 'natives of the colony':

*Their business is tanning and currying kip, calf, wallaby and kangaroo skins, and making laces, and was established about two years since. Their premises are known as the Burnley Tannery.*

Rooney Street is first listed in the Directory in 1888. At that time three tanneries were listed, all south of Rose Street: the McKay & Russell Tannery, C & J. Williamson tanners and Rooney Bros. tanners. By 1895 McKay & Russell Tanners had become Russell Bros. tanners, managed by Frederick and his brother William George Russell (*The Argus*).

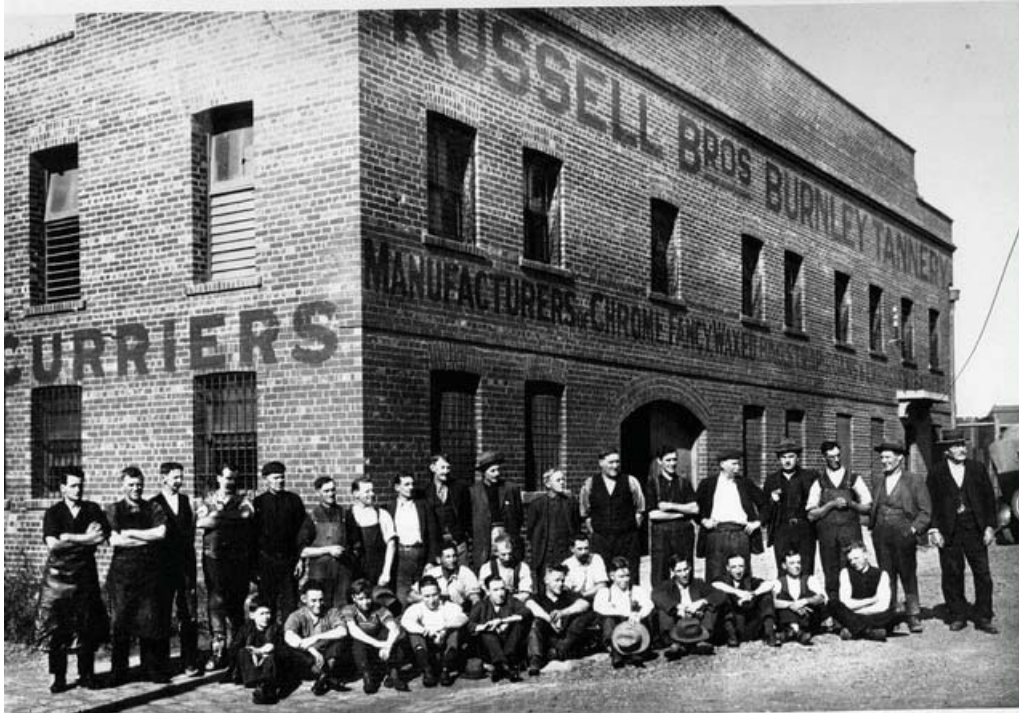
The Russell Bros. Burnley Tannery is shown on the 1895 MMBW Detail Plan at the southeast corner of Rose Street (not yet formed). The 'Fleetwood Tannery' is immediately to the south, and then a house with orchard that was occupied by the Rooney family, which operated the tannery at the north corner of Berlin Street (now Barkly Avenue). Behind the Rooney tannery is a 'sausage factory'. To the north of Rose Street are P. McGlynn's belt factory, R.L. Stephenson's tannery, and a fellmongery (MMBW, SM).

The MMBW plan shows that the original tannery building on this site was built to the front and north side boundary, with a central entry indicated by a 'pitched' crossover from Rooney Street, and was smaller (approximately half as wide across the frontage and about half as deep along Rose Street) than the present building. At the rear were three tanning pits. It is possible that this building was extended in the mid-1890s – in November 1894 the noted local architect J.A.B. Koch announced that a contract was open for 'additions to a tannery at Richmond in Rooney Street' (*Australasian Builder and Contractor's News*, 24 November 1894, p.i).

The site directly opposite, at the southwest corner of Rose Street was vacant on the 1895 MMBW plan. In 1906 Russell Bros. constructed another three-storey tannery building on that site (MMBW, SM).

In 1921 the tannery building on this site was severely damaged by fire. The building at the time was described as a brick, two-storied structure with a floor space of 4,000 square feet. A newspaper article noted that the Russell Bros. had been carrying on the business in the same building 'for 35 years', which would indicate a construction date of c.1886. The front part of the building was rebuilt following the fire (*The Argus*).

Only three years later in January 1924 the tannery was almost totally destroyed in another fire, which caused damage estimated at over 30,000 pounds. A newspaper article described how 'only three brick walls and a mass of twisted iron and charred debris remained'. At the time Russell Bros. employed 60 men and they hoped 'to find temporary employment for them until the factory is rebuilt' (*The Argus*). An undated (but c.1920s) image shows workers standing in front of the present building, which suggests it was the tannery rebuilt after the 1924 fire.



*Russell Bros. Burnley Tannery (Source: Richmond & Burnley Historical Society collection)*

The financial loss caused by the fire possibly led to the consolidation of the Russell Bros. tannery operations on this site as the 1906 building on the west side of Rooney Street was listed in 1928 as occupied by 'A. Champion & Sons canvas goods manufacturers'. Russell Bros. continued to operate the tannery on this site until 1935 when it was taken over by C. Blight & Sons who continued tannery operations until about 1942 (SM).

By 1943 it appears that the tannery use had ceased and the new occupiers were Fletcher Chemical Co. (Aust) Pty Ltd who manufactured industrial chemicals and water purification equipment, and another chemical manufacturer, Standard Lubricators PL. Both companies occupied this building until the late 1950s. By 1960 the State Electricity Commission of Victoria is the occupant of this building and in 1970 the SECV is listed as the sole occupant of the whole block on the east side of Rooney Street between Rose Street and Barkly Avenue (SM).

In the post-war era the other tanneries in Rooney Street gradually closed. In 1950 there were still three tanneries north of Rose Street: A.W. Appleton PL, Molloy and Scott, and Turner Bros & Winnett PL. However, by 1960 only Molloy and Scott remained and in 1970 it too had closed (SM).

### **Sources**

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

*Australasian Builder and Contractor's News*, 24 November 1894, p.i

Butler, Graeme & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

*Hard Yakka, 100 years of Richmond Industry*, City of Yarra, 2001

John & Thurley O'Connor Architects et al, *Richmond Conservation Study*, 1985 (includes copy of 1888 Allen & Tuxen Map, p.24)

Melbourne and Metropolitan Board of Works (MMBW) Plan No.913 (Cremorne) dated 1895, No.920 (Rooney Street) dated 1895, No. 1078 (River Street) dated 1902No.1080 (River Street) dated 1900

Richmond Council (1873) Contour Plan of the town of Richmond [cartographic material] prepared for the Council by M. Egan architect and Edward Owens, cont. surveyor (referred to as the 'Egan Plan')

Richmond Rate Books (RB), 1926-27 (No. in rate 2582), 1930-31 (2643), 1935-36 (2625), 1936-37 (2625)

Sands & McDougall Melbourne Directories (SM) – 1887-1970

Sutherland et al, *Victoria and its Metropolis: past and present*, Vol 2B, 1888, Melbourne.

*The Argus*, 18 October, 1900 p.7 'Pollution of the Yarra. Noxious trades at Richmond. Protest to the Board of Public Health, 7 July 1921, p.7 'Fire in tannery. Heavy damage caused', 14 January 1924, p.9 'Spectacular fire. Tannery destroyed. Estimated loss, 30,000 pounds'

## **Description**

The former Russell Bros. Burnley Tannery is a two-storey building constructed of brick (now over-painted), which is built to the front and side boundaries. There are two longitudinal gable roofs, which are concealed by a parapet, with large rectangular pediment flanked by scrolls at the front. The parapet steps down in the side elevations. There are evenly spaced windows on both levels, which have segmental brick arched lintels and brick cills.

The double gable roof form and the spacing of the windows on the façade suggest that the building as constructed (or reconstructed after the fires of 1921 and 1924) was constructed in two stages, with the first stage (north side) indicated by the central opening with a single window place directly above and two pairs of windows placed symmetrically either side, and the second stage (south side) by the four regularly spaced windows in the upper level. The two sections now unified by the parapet as part of the rebuilding.

Apart from the over-painting of the bricks other visible external alterations include the replacement of all windows, the alteration and enlargement of the original compressed arch opening shown in the early photograph, and the removal of a flat-roofed porch over an entry in the south end of the façade.

The building is directly opposite the other former Russell Bros. Tannery at 28-34 Rooney Street.

## **Comparative analysis**

The former Russell Bros. Burnley Tannery is an early twentieth century industrial building. The form of the building with its simple stepped parapet and limited ornamentation, and regularly spaced windows, and its siting built to the street frontages is typical of its era.

It is however, notable for its rarity value. This building and the former Russell Bros. Tannery at 28-34 Rooney Street (proposed by Amendment C149 for inclusion in the HO) directly opposite are the only known surviving tannery buildings in Richmond. Nothing remains of the various tannery operations elsewhere in Rooney Street. In the River Street area the only remnant is the former woolstore at the south corner of Murphy Street (HO282), which was built in the 1920s for J. Kennon who operated the Cumberland Tannery.



The City of Yarra has only two Individually Significant tannery buildings listed in the heritage overlay:

- United Tannery and Boot Factory (Former) (HO131). This is a double storey brick industrial building, which dates from the late nineteenth century. 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.
- Spicer Shoe factory & Thomson, Newmark & Hopetoun Tannery sites (Later Australian Dyeing Co. PL) (HO351). This building was built in stages from 1909 to 1934 and possibly included part of a c.1889 tannery. The front section of the building dating from 1909 is built to the street frontage and has a cement rendered parapet with a cornice framed by corbels, and a pediment flanked by consoles and surmounted by an acroterion. The windows and entry doors have been replaced.

The former Russell Bros. Burnley Tannery compares to both of these buildings, which were similarly built in stages and may incorporate elements of earlier buildings. It has a similar level of integrity to both of these buildings.

In the Rooney Street area, this is one of three surviving industrial buildings known to date from prior to World War II. The other two are the 1906 former Russell Bros. tannery directly opposite and the former brick and bluestone former warehouse at 41 Madden Grove (HO275).

## Assessment against Criteria

### Criterion A:

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

The former Russell Bros. Burnley Tannery demonstrates the historic development of the river flats of Richmond for 'noxious' trades such as tanning and fellmongering, which were supported by Richmond Council as an important source of local employment. In the nineteenth century and early twentieth century tanneries were a major industry in Richmond and the majority of tanneries (and other related 'noxious' industries such as fellmongering) were situated in River Street, Yarraberg and Rooney Street, Burnley because of the proximity of these two areas to the Yarra River both as a supply of water and for disposal of waste and (at least prior to the late nineteenth century) the relative isolation from developed areas.

### Criterion B:

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

The former Russell Bros. Burnley Tannery and the 1906 Tannery directly opposite are the only known surviving tannery buildings in Richmond.

### Criterion C:

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

The former Russell Bros. Burnley Tannery site may contain archaeological deposits such as remains of tanning pits shown on the 1895 MMBW plan that would provide further information about the processes used in the tanning industry in the nineteenth century.

### Criterion D:

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



The former Russell Bros. Burnley Tannery does not meet Criterion D at the local level. It is a typical example of an early twentieth century industrial building, which has characteristic form and detailing. However, specific details and features (such as the louvred windows shown in early photograph of this place) that are typical of tannery buildings have been lost.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

**Criterion F:**

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

Not applicable.

**Criterion G:**

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

Not applicable.

**Criterion H:**

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

Not applicable

## **Statement of significance**

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

The former Russell Bros. Burnley Tannery at 27-57 Rooney Street, Richmond is significant. It is a two-storey building constructed of brick (now over-painted), which is built to the front and side boundaries. There are two longitudinal gable roofs, which are concealed by a parapet, with large rectangular pediment flanked by scrolls at the front. The parapet steps down in the side elevations. There are evenly spaced windows on both levels, which have segmental brick arched lintels and brick cills.

Non-original alterations and additions to the building and other buildings on the site are not significant.

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

The former Russell Bros. Burnley Tannery at 27-57 Rooney Street, Richmond is of local historic and scientific significance to the City of Yarra.

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

The former Russell Bros. Burnley Tannery is historically significant as tangible evidence of the historic development of the river flats of Richmond for 'noxious' trades such as tanning and fellmongering, which were supported by Richmond Council as an important source of local employment. In the nineteenth century and early twentieth century tanneries were a major industry in Richmond and the majority of tanneries (and other related 'noxious' industries such as fellmongering) were situated in River Street, Yarraberg and Rooney Street, Burnley because of the proximity of these two areas to the Yarra River both as a supply of water and for disposal of waste and (at least prior to the late nineteenth century) the relative isolation from developed areas. The significance of the former Russell Bros. Burnley Tannery is enhanced by its rarity value as one of only two known surviving tannery buildings in Richmond. (Criteria A & B)

The former Russell Bros. Burnley Tannery is of scientific (archaeological) significance for the potential to contain archaeological deposits such as remains of tanning pits shown on the 1895 MMBW plan that would provide further information about the processes used in the tanning industry in the nineteenth century. (Criterion C)

**Statutory recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of Yarra Planning Scheme as an Individually Significant place with the same HO number as the 1906 former Russell Bros. Tannery at 28-34 Rooney Street. The HO should apply only to Lot 1 and Lot 2 TP219516.

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

No specific controls.

## NEW STATEMENTS OF SIGNIFICANCE

### **HO217 – House, 6 Bosisto Street, Richmond**

Part of the proposed Highett Street precinct.

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

The house at 6 Bosisto Street, Richmond, constructed in 1858, probably by the original owner, John Pollock, a stonemason is significant. It 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.

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

The house at 6 Bosisto Street, Richmond, is of local architectural and historical significance to the City of Yarra.

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

The house is historically and architecturally significant as a rare, early bluestone cottage, substantially intact, and one of the few remaining residences in Richmond dating from the 1850s. (Criteria A, B & D)

### **HO232 – Maroura & Korein, 164 & 166 Brighton Street, Richmond**

Part of the proposed Yarra Street extension to the HO308 Barkly Gardens precinct.

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

Maroura and Korein, the houses built in 1898 for Julius Matthews at 164 & 166 Brighton Street, Richmond are significant. They are 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.

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

Maroura and Korein, 164-166 Brighton Street, Richmond, are of local architectural significance to the City of Yarra.

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

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. (Criterion D)

**HO243 – Weston House, 13 Coppin Street, Richmond**

Part of the proposed Murphy Street extension to the HO325 Gardner Street precinct.

***What is significant?***

The house at 13 Coppin Street, built in 1899-1900 for Mary Weston is significant. It 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 and is not significant.

***How is it significant?***

The Weston house at 13 Coppin Street, Richmond is of local architectural significance to the City of Yarra.

***Why is it significant?***

It is architecturally significant as a relatively intact example of an ornate, symmetrical Italianate house with an ornate cast iron verandah. (Criterion D)

**HO248 – Queen’s Terrace, 9-17 Crown Street, Richmond**

Part of the proposed Yarraberg precinct.

***What is significant?***

Queens Terrace, constructed 1890, at 9-17 Crown Street, Richmond, is significant. It 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 decorations 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.

***How is it significant?***

Queens Terrace at 9-17 Crown Street, Richmond is of local architectural significance to the City of Yarra.

***Why is it significant?***

Queens Terrace is architecturally significant is one of the few two-storey residential terraces in the northeast 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. (Criteria B & D)

**HO252 – Repco Offices & Laboratories (Former), 26 Doonside Street, Richmond**

Part of the proposed Doonside precinct.

***What is significant?***

The building, built c.1939 as an office and laboratories for the Russell Manufacturing Co., which later became Repco at 26 Doonside Street, Richmond is significant. It is a two storey Moderne style bichromatic brick building. It is approximately square in plan, with a curved corner at the northwest. 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-stripped tapestry brickwork, and surmounted by three white painted vertical concrete fins. The north elevation features two bands of 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.

***How is it significant?***

The former Repco office and laboratory building at 26 Doonside Street, Richmond, is of local architectural significance of the City of Yarra.

***Why is it significant?***

It is architecturally and aesthetically significant as 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. (Criteria D & E)

**HO256 – Perseverance, 1 Egan Street, Richmond**

Part of the proposed Hoddle Street extension to the HO338 West Richmond precinct.

***What is significant?***

Perseverance, the house at 1 Egan Street, Richmond built in 1892-93 for Mrs. Hannah Callaghan is significant. It 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 has 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.

***How is it significant?***

Perseverance at 1 Egan Street, Richmond is of local architectural significance to the City of Yarra.



***Why is it significant?***

Perseverance is architecturally significant as 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. (Criterion D)

**HO340 & HO341 – Houses, 148-50 Highett Street, Richmond**

Part of the proposed Highett Street precinct.

***What is significant?***

The pair of houses at 148-150 Highett Street, Richmond, constructed for William Waring in 1870-71, is significant. The front section of both houses is single storey and constructed of coursed bluestone. The party wall is of brick and terminates in a parapet which projects above the ridge and roofline for fire separation. The single roof is a simple hipped structure clad with slate, with that at no.150 having been recently renewed. Projecting through the roof are two painted brick chimneys, one in each property. No.150 has a conventional timber-framed verandah with a cast iron frieze. The timber appears to have been replaced but the cast iron may be original. No.148 has a reconstructed verandah with similar detailing. The shared roof of both has a concave profile and with a galvanised steel quad profile gutter which also matches that on the building proper. The verandah floors are concrete.

Non-original alterations and additions made to the rear of the houses are not significant.

***How is it significant?***

The pair of houses at 148-50 Highett Street, Richmond, is of local architectural and historical significance to the City of Yarra.

***Why is it significant?***

The houses are historically and architecturally significant as rare examples of bluestone cottages, which are among a small number of houses in Richmond dating from the early 1870s. (Criteria A, B & D)

**HO265 – House, 345 Highett Street, Richmond**

Part of the proposed Murphy Street extension to the HO325 Gardner Street precinct.

***What is significant?***

The house at 345 Highett Street, Richmond, built in 1909 by and for Henry E Rose, a builder. It 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.

***How is it significant?***

The house at 345 Highett Street, Richmond, is of local architectural significance to the City of Yarra.

***Why is it significant?***

It is architecturally significant as 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. (Criterion D)

**HO266 – House & Stables, 117 Hoddle Street & 2A Egan Street, Richmond**

Part of the proposed Hoddle Street extension to the HO338 West Richmond precinct.

***What is significant?***

The house, front fence and rear outbuilding, constructed c.1895, at 117 Hoddle Street and 2A Egan Street is significant. The house 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. 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.

The original bluestone and iron picket front fence remains. To the rear of the property is a two storey red brick outbuilding.

***How is it significant?***

The house, front fence and rear outbuilding at 117 Hoddle Street and 2A Egan Street, Richmond are of local architectural significance to the City of Yarra.

***Why is it significant?***

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. (Criterion D)

**HO271 – House, 86 Kent Street, Richmond**

Part of the existing HO325 Kennedy Street precinct and proposed for inclusion in the new Gardner Street precinct.

***What is significant?***

The house, constructed c.1894 or earlier for John Thomas, at 86 Kent Street, Richmond is significant. It 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.

***How is it significant?***

The house at 86 Kent Street, Richmond, is of local architectural significance to the City of Yarra.

***Why is it significant?***

It is architecturally significant as a relatively intact example of an unusually composed late Victorian villa, which exhibits several unusual characteristics, including the wide plan with symmetrical facade, Dutch gable roof and highly detailed chimneys. (Criterion D)

**HO278 – Kilmarnock, 15 Murphy Street, Richmond**

Part of the proposed Murphy Street extension to the HO325 Gardner Street precinct. Please note that the address is given incorrectly in the current HO Schedule as '19 Murphy Street'.

***What is significant?***

Kilmarnock, the house built in 1908 for Rose and Robert Clark at 15 Murphy Street is significant. It is a single-storey single-fronted Edwardian timber cottage with a longitudinal gabled roof. The side walls are clad in weatherboard, whilst the facade is block-fronted. The facade 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 Architecturally 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.

***How is it significant?***

Kilmarnock, 15 Murphy Street, Richmond, is of local architectural significance to the City of Yarra.

***Why is it significant?***

Kilmarnock is architecturally significant as representative example of an Edwardian timber cottage, which is notable for its fine detailing. Whilst the planning and composition of this single-fronted timber house is not unusual, the incorporation of such decorative timberwork and rendered motifs is unusual for such a modest building and is unusual in Richmond. (Criterion D)

## APPENDIX E – NOT SIGNIFICANT

### PRECINCTS

#### E.1 Baker Street precinct

##### History

The Baker Street precinct is part of the 27 acre Crown Portion 45, first sold in 1851 to banker (Sir) William Highett for 823 pounds. Howitt created an estate south of Victoria Street that included Baker and Lincoln Streets and ended on the line of Buckingham Place: it was between Johnson and Church streets. The allotments extended from street to street in a regular pattern with larger corner lots; later development created more irregular shaped lots. Land sales progressed from the plan from the early 1850s with lot 32 (66x330 feet frontages to Baker and Lincoln), for example, being sold in 1853 by Highett to Alfred Bickwell for 124 pounds, allowing for a tidy profit given the original Crown Portion price (Butler, 2009).

The 1853 plan showed today's basic street pattern with Lincoln, Baker, and Lambert streets and a street (James) in the approximate location of McKay Street but the 1855 roll plan showed only a score or so houses thinly distributed across the blocks. South of Lincoln Street were Laity and Buckingham Streets but no structures: most houses were between Lincoln and Baker. Adjoining on the east was Thomas Cole's large paddock, shown as covered with vegetation, and further east again was his magnificent Richmond nursery on the banks of the Yarra River (Butler, 2009).

Baker Street remained largely undeveloped until the development boom of the 1880s. In 1875 the north side of Baker Street between Church and Lambert (then referred to as Catherine) streets contained only 4 houses, which increased to 6 by 1880. Development gathered pace in the early 1880s and by 1885 there were ten houses increasing to 13 by 1890. The 1899 Melbourne & Metropolitan Board of Works plan shows that the houses now at 15-41 Baker Street were in place by that time. Nos. 43 and 45 Baker Street were vacant in 1899; the houses now occupying those sites were built in the early twentieth century (MMBW, SM).

##### Sources

Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

Melbourne and Metropolitan Board of Works Detail Plan No.1043 dated 1899.

Sands & McDougall Melbourne Directories (SM) – 1870-1915

##### Description

The Baker Street precinct, which comprises the houses at 15-43 Baker Street (all on the north side), is a residential area containing houses dating predominantly from the nineteenth century. The houses at nos. 43 and 45 date from the early twentieth century.

The housing includes detached single or double fronted cottages and two terrace rows. The integrity of the houses varies and most have been altered to some degree. Common changes include replacement of windows, over-painting of bricks, replacement of wall or roof materials etc.

##### Comparative analysis

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates,

although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO332 Richmond Hill precinct. While predominantly of the nineteenth century, this precinct also includes a significant grouping of 1930s houses in Goodwood Street, Fordham Court and Waltham Street as well as some inter-war flats in Lennox Street and Punt Road. The early twentieth century industrial buildings south of Tanner Street also form a separate sub-precinct.
- HO342 Cremorne comprises a mix of late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100–200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO338 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

By comparison this group of housing is very small and contains houses that are typical rather than outstanding. More significantly, it only comprises development on one side of the street as the original nineteenth century housing on the south side has been demolished and replaced with modern warehouses and offices. As a consequence the historic values (as an expression of the residential development of this area in the nineteenth century) and aesthetic qualities (as a nineteenth century residential area) are greatly diminished when compared to the existing precincts and to the two other proposed precincts in the vicinity that are also being assessed by this Study – they are Lincoln Street and Murphy Street (proposed as an extension of Kennedy Street).

## **Assessment against Criteria**

### **Criterion A:**

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



The Baker Street precinct does not meet Criterion A at the local level. Although it is associated with a key period of development in the 1880s, this theme is already well demonstrated by other residential precincts in Richmond such as the nearby Kennedy Street precinct (HO325) including the proposed Murphy Street extension, and the proposed Lincoln Street precinct.

**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The Baker Street precinct does not meet Criterion E at the local level. The aesthetic qualities of the precinct are diminished by the demolition of the nineteenth century housing on the south side and the alterations to the surviving houses on the north side.

**Statement of significance**

The Baker Street precinct does not meet the threshold of local significance.

**Recommendations**

No further action is required.

The Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This precinct was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of local significance.*

## E.2 Cubitt & Dover streets precinct

### History

The CPs between Swan Street and Balmain Street were among the first in Richmond to be subdivided and developed. Dover Street is shown, but not named, on the Kearney Plan of 1855 – it can be made out running for a short distance off the south side of Swan Street between Cremorne Street and Cubitt Street.

The Cubitt & Dover streets precinct comprises the northern section of Dover and Cubitt streets between what was known in the nineteenth century as Dove Street (now the westerly continuation of Stephenson St) and Fitzgibbon Street. The 1895 MMBW plan shows that this area was almost fully developed with houses. However, industrial development after World War II (and other changes such the widening and realignment of the railway and consequent re-routing of Stephenson Street to meet the former Dove St) has resulted in the demolition of many of the original nineteenth century houses in this area. The oldest surviving houses are the five two storey residences that form Hurst Terrace at nos. 30-38 Dover Street. Hurst Terrace was built in 1871 for Alfred Hill (Hermes). The approximate dates of the other surviving houses within the precinct are as follows:

- Nos. 12-14 Dover St. This pair of houses was constructed c.1890 and was listed as nos. 10-12 in the Directories by 1895, when it is shown on the MMBW plan.
- Nos. 16-18 Dover St. This pair of houses was constructed c.1880 and is listed as nos. 16-18 in the Directories by 1895, when it is shown on the MMBW plan.
- Terrace rows, 13-21 & 23-29 Dover St were built c.1885 and are shown on the MMBW plan either side of the right-of-way.
- Nos. 35-37 Dover St. This pair of houses was constructed by 1895 when it is listed in the Directories as 35 and 37 as shown on the MMBW plan.
- The Cubitt Street houses all date from around c.1890 to c.1900.

The other buildings in the precinct are factories, warehouses and offices constructed after World War II.

### Sources

Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

Melbourne and Metropolitan Board of Works Plan.

Sands & McDougall Melbourne Directories (SM) – 1880-1911

### Description

The Cubitt & Dover streets precinct comprises several non-contiguous groups or pairs of nineteenth century houses. The houses are all terrace or row house types with hipped or pitched roofs and constructed of face or rendered brick. The integrity of the houses varies, but none are intact and most have a moderate to sometimes low degree of intactness.

### Comparative analysis

This area was one of the first to be subdivided and developed in Richmond and the purpose of the detailed assessment was to determine whether any of the houses within the precinct demonstrate an early phase in the development of Cremorne – i.e., prior to c.1880 by which time development of the area was well underway.

Apart from Hurst Terrace dating from 1871 (and which is already included in the HO as an individual place) the other nineteenth century housing in the precinct dates from c.1885 to c.1895. This era of housing is already demonstrated in Cremorne by the HO323 Green Street

precinct and HO342 Cremorne precinct, and the Wellington Street precinct proposed for inclusion in the HO by Amendment C149. All of these precincts include intact streetscapes of this type of housing.

### **Assessment against Criteria**

#### **Criterion A:**

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

The Cubitt & Dover streets precinct does not meet Criterion A at the local level. Apart from Hurst Terrace (which is already included individually in the HO) the housing within the precinct is found in three other precincts in Cremorne (two existing HO precincts and one proposed by Amendment C149), which contain more intact streetscapes.

#### **Statement of significance**

The Cubitt & Dover streets precinct does not meet the threshold of local significance.

#### **Recommendations**

No further action is required.

The Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This precinct was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of local significance.*

### E.3 Gordon Street precinct

Gordon Street was formerly part of the Balmain Street, Cremorne Precinct identified by the 2009 Study.

#### History

The section of Cremorne to the east of the railway, which is located in CPs 5 and 6, sold respectively to John Robert Murphy and Frances Dawe Wickham in 1849 (Butler, 2009).

The Crown Grantee of CP5 brewer Robert Murphy (who also developed Crown Portions 7 & 8 east of Church Street – see the Barkly Gardens precinct) engaged architect, Michael Egan, to prepare a subdivision containing around 148 house lots or the area known as ‘Murphy’s Paddock’ north of Balmain Street. Murphy launched his estate in CP5 using rural metaphors as street names such as Green, Chestnut, and Walnut and the first lots were sold at auction in November 1875 by C.J. & Thomas Ham as ‘The Centre of Town’, close to the railway and Yarra Park. Then the Hobson’s Bay & Brighton and Hawthorn railways were on the same level as the estate and equipped with level crossings: they effectively contained the estate on the north and west. Some of the row houses in this precinct come from that first sale era (Butler, 2009; LP 214)

A later estate in Murphy’s Crown Portion provided allotments for development south of Balmain Street, being some 70 Building Allotments (residential) sold by Alfred Bliss in 1881. The area was described as within 7 minutes walk of the railway station and on ‘high and dry’ well-drained land fronting formed and metalled roads (Butler, 2009). A later subdivision created Gordon Street, which ran parallel with (and south of) Balmain Street extending from Church Street to Chestnut Street.

Development of Gordon Street was slow at first, but picked up during the land boom of the late 1880s. In 1885 three houses were listed and by 1890 there were five houses on the north side and four on the south side. By 1895 a terrace at No.2-14 increased the number of houses on the south side to 11. However, further development was halted by the 1890s depression and the 1895 MMBW Detail Plan shows two large vacant areas – one on the north side at the western end, and on the south side at the eastern end (MMBW, SM).

During the interwar period a factory was built on the north side of the street at nos. 1-9. Originally occupied by a confectioner, in the 1930s it was used by Nuttalex, which the first company in Australia to produce margarine (Refer to individual citation for 1-9 Gordon Street).

#### Sources

Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2*, 2009

M. Egan (fl. 1873) ‘Plan of land at Richmond, known as Murphy’s paddock [cartographic material] : being subdivision of part of suburban section no. 5, Parish of Jika Jika, county of Bourke, and comprising 148 building allotments in the centre of town, near Swan and Church Streets railway stations & Yarra Park / M. Egan’, State Library of Victoria (SLV) collection

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan No.913 dated 1901.

Sands & McDougall Melbourne Directories (SM) – 1915-1940

#### Description

The Gordon Street precinct, which comprises 1-11 and 2-18 Gordon Street, is a small mixed residential and industrial area, which contains late Victorian housing and an inter-war factory complex.

The Victorian housing includes, on the south side, the remaining section of a terrace row, constructed c.1890. Originally comprising 7 houses, five survive today at nos. 2-10 (A post-

war brick factory/warehouse occupies the site of the two demolished houses). There are two very altered houses at nos. 16 and 18, and a relatively intact Federation house (although the verandah has been replaced) at no.11.

On the north side of the street at nos. 1-9 is a single storey inter-war factory, constructed in red brick. It appears to have been built in two stages comprising one building at 1-3, and the other at 5-9. There is minimal decoration and architectural interest is expressed by the division of the façade into regular bays by evenly spaced pilasters that in no.1-3 extend above the parapet height at either end, while at no. 5-9 the pilasters step up in height toward the middle. The windows to no. 1-3 are triple casements with toplights, while those at no.5-9 are double casements with toplights.

### **Comparative analysis**

The housing in this precinct is typical of the late nineteenth century residences found in the other three precincts in Cremorne. Further research has also revealed that the terrace is less intact than originally thought.

While the juxtaposition of the Victorian housing and the later inter-war factory is of some interest, a similar and more powerful contrast exists within the HO332 Richmond Hill precinct along Tanner Street.

The former Nuttelex factory, however, is of individual significance - please refer to the individual citation in Appendix B.

### **Assessment against Criteria**

#### **Criterion A:**

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

The Gordon Street precinct does not meet Criterion A at the local level. The housing in the precinct has low integrity and is well represented in three other precincts in Cremorne (two existing HO precincts and one proposed by Amendment C149), which contain more intact streetscapes, and the juxtaposition of housing and industry is demonstrated better in the HO332 Richmond Hill precinct along Tanner Street.

### **Statement of significance**

The Gordon Street precinct does not meet the threshold of local significance.

The former Nuttelex factory at 1-9 Gordon Street, however, is Individually Significant – please refer to Appendix D.

### **Recommendations**

No further action is required for the Gordon Street precinct.

The former Nuttelex factory has been assessed as an individual place – please refer to Appendix D.

The Gordon Street precinct Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This precinct was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of local significance.*



## E.4 Hull Street Precinct



### History

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

The area is shown in William Green's 1853 Map as a small residential estate off Bridge Road, of six blocks spanning to Highett Street at the north. The Melbourne Roll Plan 18 (Kearney) from 1855 showed a dense cluster of houses in the estate, though none appear to correspond to the current buildings in the precinct. One mansion and grounds stretched the whole length of the estate from Bridge Road to today's Cameron Street on its west side. Peter Murphy lived at the mansion in the 1860s, addressed then as 105 Bridge Road, followed by Patrick Murphy in the 1880s and Sidney Parsons in the Edwardian era (Butler 2009:104).

As an indication of the wealth of this area in the 1850s, and offering background to the name Hull, the *Argus* (6 March 1854) listed an auction notice for Tiverton House and other lots and buildings in Bridge Road (then Richmond Road) between the 'handsome unique' residence of William Hull and the residence of George James and adjoining the residence of William Mortimer. Hull's house was shown in Melbourne Directories as adjoining William Highett's (later Epworth Hospital) to the west, close to Hoddle Street (SM). Alfred Stirling in *Old Richmond* (1979) writes about William Hull: 'Hull, who soon replaced his "Swiss thatched cottage" with a stone mansion.'

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

The MMBW (detail plan no.1054) from 1897 shows most lots in the precinct with houses, and the Bridge Road mansion and grounds still intact, set beside a Chinese Garden, as 183 Bridge Road. There was some replacement of existing housing stock shortly after 1897, including the late Victorian duplex at 5-7 Hull Street and house at 21 Hull Street, and the pair of Edwardian brick duplexes at 25-31 Bosisto Street.

#### *7 Cameron Street, Richmond*

The portion of Cameron Street west of Bank Street was originally called Ophir Street, and by 1890 became Ophir Avenue, between Lennox and Thomas streets (SM).

The house at 7 Cameron Street appears on the 1897 MMBW map. The footprint at this date consists of the front hipped roof portion, and a rear wing as well as outbuildings that no longer remain (MMBW detail plan no.1054, 1897).

In February 1861, James Crosby bought the lot (matching the current boundaries of 7 Cameron Street) from Christopher Ellis, after whom Ellis Street is presumably named. In 1862, the lot was transferred to Henry Firth via 'appointment and release' (LV: App. No. 73714). None of the names in the Sands & McDougall Directory correspond with those on the titles in the nineteenth century. However, in 1875, six names are listed on Ophir Street between Lennox and Thomas streets. In 1880, five names are listed in the Sands & McDougall directory between Ellis and Thomas streets alone, which strongly suggests that the house at 7 Cameron Street was built by 1880, and its appearance suggests it was constructed in the 1860s for Henry Firth.

### **Sources**

Butler, Graeme & Associates (2009), 'City of Yarra Heritage Gap Study, Stage Two'.

Green, William, 1853 'Map of Melbourne and suburbs from Government plans and private survey', as cited in O'Connor et al. (1985), 'Richmond Conservation Study'.

Kearney, James, 1855 Lands Dept. map of Richmond from James Kearney survey, also known as 'The Melbourne Roll Plan 18', as cited in Butler, Graeme & Assoc. (2009).

Land Victoria (LV), Old Law Note, Application number as cited above ( unless cited in Butler, Graeme & Associates (2009), 'City of Yarra Heritage Gap Study, Stage Two').

MMBW maps, accessed online at State Library of Victoria.

Sands & McDougall Directories (SM), viewed at State Library of Victoria.

Stirling, Alfred (1979), *Old Richmond*, Melbourne.

The *Argus*.

### **Description**

The Hull Street Precinct is roughly L-shaped in plan, based on the surviving building stock of the significant period, the Victorian and, to a lesser extent, Edwardian eras, stretching along the north side of Hull Street, then turning up Thomas Street to Cameron Street. To the south of the precinct is high-density, multi-storey development, much of which was the former mansion site in Bridge Road. Since the time when the precinct was first identified, all of the Victorian houses on the south side of Hull Street have been demolished and replaced with high-rise development.

The earliest houses in the precinct date are believed to date from the 1860s, including the Italianate villa at 3 Hull Street (Roeberry House, HO268), and the simple, hipped-roof cottage at 7 Cameron Street, both of them rendered. The timber cottage, with a roof of two narrow parallel gables, at 18 Bosisto Street, also appears to be early, and retains its two-over-two sash windows.

The mid to late Victorian buildings include a number of duplexes. Among them are two pairs of two-storey rendered houses at 28-30 and 32-34 Thomas Street, which are of standard, substantial design and intactness (apart from overpainting of the brick), including cast-iron verandah ornament. A more elaborate example of this type, with particularly distinguished cast-ironwork, is seen at 9 Hull Street (HO393). There are two single-storey, rendered duplexes Thomas Street, distinguished by their unusual width. The duplex at 18-20 Thomas Street comprises two double-fronted houses, each with a projecting hipped bay at the outer end, and a continuous skillion-roof verandah in between them, creating a very stretched composition. The duplex at 24-26 Thomas Street is designed to fool the eye with one single-fronted house and a double-fronted one, designed as a symmetrical and integrated composition with a projecting hipped bay at the centre. Both retain cast-iron lace friezes. Also from this era are timber houses at 14 Thomas Street (double-fronted) and 14 Cameron Street (single-

fronted), both with ashlar boards to the façade. 14 Cameron Street is particularly intact, retaining an elegant concave hipped verandah roof, and a front window with cricket-bat moulds and roundels between the sash window and sidelights.

There was redevelopment of earlier houses around the turn of the century. This includes the very elegant timber house at 21 Hull Street, with its full, length windows and return verandah; and the single-fronted timber duplex at 5-7 Hull Street, all of which fit within the Victorian aesthetic. In 1918, two red-brick duplexes were built at 25-31 Bosisto Street (HO372). They have an unusual courtyard plan: from the front they look like two semi-detached pairs, but are all joined at the rear.

### Comparative analysis

The majority of Richmond's residential development occurred during the mid to late nineteenth century. After the cessation in building caused by the 1890s depression there were further bursts of development in the early twentieth century, and again during the inter-war period when Melbourne grew rapidly after World War I. The twentieth century residential houses in Richmond were predominantly built as infill within nineteenth century estates, although there were a small number of new estates in previously undeveloped areas such as Cole's Paddock in the northeast of the suburb.

Consequently, most of the residential heritage precincts in Richmond currently included (or proposed for inclusion) in the HO are comprised of housing dating from the nineteenth century. This includes:

- HO308 Barkly Gardens precinct
- HO309 Bendigo Street precinct
- HO315 Church Street precinct
- HO319 Elm Grove precinct
- HO323 Green Street precinct
- HO332 Richmond Hill precinct
- HO338 West Richmond precinct

Of the other residential precincts in Richmond:

- HO322 Golden Square comprises a mix of late nineteenth century and early twentieth century housing.
- HO325 Kennedy Street comprises two distinct areas: nineteenth century housing and some Edwardian housing in Buckingham Street and the areas in the southern section, and an intact inter-war residential area comprising houses of standard design in the northern section off Johnson Street.
- HO331 Racecourse precinct is a c.1941 Housing Commission estate.
- HO342 Cremorne comprises a mix of late mid to late nineteenth century and early twentieth century housing.

The residential precincts vary in size but most contain between 100-200 properties in at least two or more streets. The exceptions are the very large HO332 Richmond Hill precinct, which covers almost the entire block bounded by Punt Road, Bridge Road, Church Street and Swan Street (approximately 1,300 properties) and HO308 Barkly Gardens and HO342 West Richmond (both approximately 300 properties). All precincts contain intact groups of housing and contain at least one street (usually more) containing housing on both sides of the street.

By comparison this group of housing is very small and contains houses that are typical in the Richmond context. While the various forms of duplex housing are of interest, they are not

outstanding. More significantly, it only comprises development on one side of the two main streets: Hull and Thomas. The original nineteenth-century shops and houses on the south side of Hull Street, which were still there when the precinct was first identified, have been demolished. The entire south side of Hull Street has now been redeveloped with very intrusively scaled, high-rise apartment buildings.

As a consequence the historic values (as an expression of the residential development of this area in the nineteenth century) and aesthetic qualities (as a nineteenth century residential area) are greatly diminished when compared to the existing precincts and to the two other proposed precincts in the vicinity that are also being assessed by this Study – they are Highett Street precinct, and the York Street precinct (the latter is now proposed as an extension of HO338 West Richmond). Moreover, the Individually Significant group of late Edwardian duplexes at 25-31 Bosisto Street (HO372) are quite different in materials and style to the rest of the precinct, and would properly be left out of the extent, which further erodes its already small size.

### **Assessment against Criteria**

#### **Criterion A:**

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

The Hull Street Precinct is one of the early parts of Richmond to develop, benefitting from its location near the intersection of Bridge Road and Church Street. This development, however, has been greatly compromised by recent intrusive and large-scale development, leaving only three partial streetscapes. This period of development – 1860s to the 1900s – is already well demonstrated by other residential precincts in Richmond, such as the nearby West Richmond Precinct (HO338).

#### **Criterion D:**

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

The building stock in the Hull Street Precinct primarily illustrates Victorian residential architecture. The aesthetic qualities of the precinct are diminished by the demolition of the nineteenth century housing on the south side of Hull Street and the overwhelming scale of new construction surrounding the precinct on the south and west sides.

### **Statement of significance**

The Hull Street Precinct does not meet the threshold of local significance.

### **Statutory recommendations**

No further action is required for the Hull Street Precinct.

The Hull Street Precinct Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This precinct was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of local significance.*



## E.5 Swan Street West Precinct



### History

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

Initially the main east-west road in Richmond was the Richmond Bridge Road (later just Bridge Road) that crossed the Yarra River to reach Hawthorn and the settled rural areas beyond. Although part of Hoddle's survey of the Jika Jika parish in the 1840s, the Swan Street road reserve did not connect with Melbourne town as it does now, but stopped at the Government Paddock. However, the advent of the new railway line and the opening of the Richmond railway station in Swan Street in 1859 meant a new commercial opportunity for Swan Street West.

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

Soon after the railway opening, the south side of Swan Street West was a thriving commercial strip, with shopkeepers thinning out as you travelled further east away from the railway station. Two more hotels were built in the street by the 1870s, the Dan O'Connell (demolished) and John Davies' Hotel (now the Greyhound Hotel). There were, however, fewer business premises on the north side, being mainly residential, and even fewer west of the railway crossing.

During the 1880s high rents and property prices in Melbourne encouraged shopkeepers to set up business in suburbs like Richmond. The majority of the existing shops in Swan Street and Bridge Road are thought to date from this period (or later), as a renewal of early buildings. New cable tramlines down Bridge Road and Swan Street in the 1880s further boosted the



development of those commercial strips, in preference to other early commercial centres in Richmond such as the Church Street North area.

The Swan Street West area had consolidated by the 1890s with continuing commercial uses, evolving around the new Bowling Club Hotel, at 36-38 Swan Street, Cremorne. The former Bowling Club Hotel was licensed at another Richmond location, to John Smith in 1868, with a Miss Julia Topey keeping a hotel on this site by the 1880s. The hotel was kept by a M Fitzgerald in the early 1900s, however, the hotel was de-licensed by 1920; the only hotel that had survived in this part of Swan Street was the nearby Greyhound Hotel at the Cremorne Street corner (and soon to be rebuilt). Shops had occupied the former Bowling Club Hotel. The railway crossing was elevated in 1887, allowing a freer flow of traffic along Swan Street, but creating a break in the continuity of shopfronts facing the street.

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

The two storey commercial building at 40-42 Swan Street developed from a Victorian-era shop and separate residence in the early 1900s (40 Mrs EH Cullis dairy, 42 Mrs Stanborough). The residence, at No. 42, was set back from the street behind a small garden. The MMBW plan of the 1890s shows one half (40) as part of the Bowling Club Hotel complex and the other (42) as a house set back from the street. The existing building appears to have been redeveloped, with a single façade, in the Edwardian era (c1915-20). Even so, its 19th-century origins can be discerned in aerial photographs, which show a wider gabled roof to No. 40 and a slightly longer hipped roof to No. 42, whose footprints correspond with those on the 1896 MMBW plan (of course, the house at No. 42 was extended forward to the boundary).

### **Sources**

Butler, Graeme & Associates (2009), 'City of Yarra Heritage Gap Study, Stage Two'

MMBW maps, accessed online at State Library of Victoria.

Sands & McDougall Directories (SM), viewed at State Library of Victoria (unless cited in Butler 2009)

### **Description**

The Swan Street West Commercial Heritage Precinct is a small commercial area which has been visually isolated from the rest of the Swan Street commercial centre (HO335) by the massive railway bridge, constructed for the elevation of the Brighton railway. This commercial group has been further isolated by the creation of vacant sites for car yards and similar uses over time.

The buildings in the core area of the proposed precinct are in a continuous row with no front setback and little or no side setbacks. All have rendered facades and low roofs set behind parapets. They are:

- 30 Swan Street – a two-storey shop/residence with a decorative curved parapet of c1900. The first floor is articulated by three pilasters with cast-cement garlands along them. The two shopfronts are modern.
- 34 Swan Street – a three-storey shop/residence whose top floor was added c1900, and an oriel window was added c1930. The shopfront appears to date from the interwar era.
- 36 Swan Street – the former Bowling Club Hotel of c1880s, a two-storey building with a simple parapet. The first floor is ornamented with incised diamonds and Greek Revival window surrounds. The ground floor has been completely rebuilt.

- 40 Swan Street – a wide, two-storey building with a curved parapet, typical of the Edwardian period. The first floor has simple window architraves and rusticated pilasters at either end. The ground floor shopfronts have been entirely rebuilt.

### Comparative analysis

The proposed Swan Street West Precinct, as set out in the 2009 Study comprised a row of four buildings (containing seven shopfronts) at 32-42 Swan Street, the 1920s Greyhound Hotel a half a block away on the corner of Cremorne Street (separated from the row by open car parks), and an Edwardian factory building one block south of the hotel at the corner of Cremorne and Dove streets. The Greyhound Hotel was proposed for an individual HO, as well, in Amendment C149.

In Context's initial review, it was found that the two lone buildings (the hotel and factory) were too removed from the row of shops to form a visually cohesive precinct. For this reason, the group of shops and a hotel at 32-42 Swan Street was assessed on their own as a potential precinct. It was acknowledged that such a small grouping of buildings would have to have a very strong case for significance to be put forward for the HO.

Two avenues of possible heritage significance were pursued. The first was whether this part of Swan Street had had a distinct character from that of the commercial development east of the railway overpass (protected as HO335), and if so, if these buildings demonstrated this character well. The second 'test' was whether the individual buildings were of a type that is not well represented in the Swan Street Precinct (HO335) or other parts of Cremorne and Richmond protected on the HO.

In regard to the first question, the history of the proposed precinct was investigated, looking to the precinct citation in the 2009 Study as well as additional sources (the HO335 precincts citation, Sands & McDougall street directories, the 1896 MMBW Detail Plan No. 910). The precinct history tells us that a commercial strip developed on the south side of Swan Street after Richmond Station opened on the north side in 1859. Shops and hotels were first developed primarily between Punt Road and the railway line (just east of Cremorne Street), with more scattered development further east. The coming of the cable tram line down Swan Street in the mid-1880s encouraged more development east of the railway crossing (which was converted from a level crossing to a bridge in 1887), and the HO355 precinct citation states that 'Swan Street was fully developed by 1889'. This is borne out by the 1895 MMBW Detail Plan No. 812, which shows 'east' Swan Street as densely developed with shops. Swan Street West, in comparison, has primarily commercial development on the south side and houses on the north side.

While Swan Street West was Cremorne's first shopping strip, the buildings in their present form do not represent the early period well. The former Bowling Club Hotel (Nos. 36-38), constructed in the 1880s, has the earliest façade. (Nos. 34 and 40-42 were extensively altered during the Edwardian period.) The next oldest is No. 32, of c1895-1900. Thus, the group of buildings illustrates development of the 1880s to 1910s, that is, the main development period for 'east' Swan Street, and not the 1860 to mid-1880s period when Swan Street West was the preeminent commercial area.

Looking at the second issue, whether the buildings in the proposed Swan Street West precinct are rare or especially good in the area (Cremorne and Richmond), was investigated using the Hermes heritage database. Of particular interest was the former Bowling Club Hotel, as it has incised decoration to the first-floor of the façade: large diamonds between the windows and incised scrolls above the windows in Grecian cement render surrounds.

A number of shops and hotels with this form of detailing were found, including: 99-103 Swan Street (contributory to HO335), 398-404 Bridge Road of 1885 (Significant to HO310), and the Town Hall Hotel at 286-288 Bridge Road (Significant to HO310).

In conclusion, it was found that while Swan Street West was the focus for early development along Swan Street, the buildings in the proposed precinct do not illustrate this period. And,

while attractive, they are of types found elsewhere in Richmond and Cremorne. For these reasons, and particularly the tiny extent of the proposed precinct, it was found that it does not meet the threshold of local significance.

### **Assessment against Criteria**

#### **Criterion A:**

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

While Swan Street West was Cremorne's first shopping strip, the buildings in their present form do not represent the early period well. The former Bowling Club Hotel (Nos. 36-38), constructed in the 1880s, has the earliest façade. The next oldest is No. 32, of c1895-1900. Thus, the group of buildings illustrates development of the 1880s to 1910s, that is, the main development period for 'east' Swan Street, and not the 1860 to mid-1880s period when Swan Street West was the preeminent commercial are. As such, the Swan Street Precinct (HO355) illustrates this phase of commercial development far better.

#### **Criterion D:**

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

The precinct comprises a group of Victorian-era and Edwardian-era shops & residences, typically located along transport routes, and developed over a relatively a short period of time to provide an expression of the late Victorian and Edwardian-eras. They are of local interest, but are not especially intact or rare.

#### **Criterion E:**

*Importance in exhibiting particular aesthetic characteristics.*

The incised decoration of the former Bowling Club Hotel is attractive, but not fine or extensive enough for it to give the building local significance.

#### **Criterion H:**

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

The precinct has associations with long term uses such as the two hotels and locally prominent shopkeepers such as John Gipson, painter and paper hanger, but these are only of local interest.

### **Statement of significance**

The Swan Street West Precinct does not meet the threshold of local significance.

### **Statutory recommendations**

No further action is required for the Swan Street West Precinct.

The Swan Street West Precinct Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This precinct was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of local significance.*

## INDIVIDUAL PLACES

### E.6 Terrace, 98A-108 Balmain Street, Cremorne



#### History

The section of Cremorne to the east of the railway, which is located in CPs 5 and 6, sold respectively to John Robert Murphy and Frances Dawe Wickham in 1849 (Butler, 2009).

The Crown Grantee of CP5 brewer Robert Murphy (who also developed Crown Portions 7 & 8 east of Church Street – see the Barkly Gardens precinct) engaged architect, Michael Egan, to prepare a subdivision containing around 148 house lots or the area known as ‘Murphy’s Paddock’ north of Balmain Street. Murphy launched his estate in CP5 using rural metaphors as street names such as Green, Chestnut, and Walnut and the first lots were sold at auction in November 1875 by C.J. & Thomas Ham as ‘The Centre of Town’, close to the railway and Yarra Park. Then the Hobson’s Bay & Brighton and Hawthorn railways were on the same level as the estate and equipped with level crossings: they effectively contained the estate on the north and west. Some of the row houses in this precinct come from that first sale era (Butler, 2009; SLV, LV)

A later estate in Murphy’s Crown Portion provided allotments for development south of Balmain Street, being some 70 Building Allotments (residential) sold by Alfred Bliss in 1881. The area was described as within 7 minutes walk of the railway station and on ‘high and dry’ well-drained land fronting formed and metalled roads (Butler, 2009).

This terrace row at 98A-108 Balmain Street was constructed c.1890 (SM). It is shown on the 1895 MMBW Plan.

#### Sources

Land Victoria (LV), LP214

M. Egan (fl. 1873) ‘Plan of land at Richmond, known as Murphy’s paddock [cartographic material] : being subdivision of part of suburban section no. 5, Parish of Jika Jika, county of Bourke, and comprising 148 building allotments in the centre of town, near Swan and Church Streets railway stations & Yarra Park / M. Egan’, State Library of Victoria (SLV) collection

Melbourne and Metropolitan Board of Works (MMBW) Plan No.913 dated 1895

Sands & McDougall Melbourne Directories (SM) – 1880-90

## Description

This is a late Victorian era terrace row comprising six houses. The houses are constructed of brick, have visible hip roofs with skillion verandahs and are separated by brick party walls. Other original (or sympathetically restored) detailing includes:

- The eaves brackets,
- The two over two pane double hung sash front windows to nos. 106 & 108,
- The four panel front doors to nos. 106 & 108,
- The brick chimneys with rendered tops.

The terrace has a moderate degree of external integrity. Alterations include:

- Rendering (nos. 98A & 102) and over-painting (the remaining houses),
- Non-original front windows and doors (98A, 100, 102, 104),
- Part demolition of chimney between 98A and 100,
- Removal/replacement of cast iron verandah frieze to all houses.

## Comparative analysis

See comparative analysis for Wilford Terrace.

The terrace at 98A-108 Balmain Street is not distinguished either by its extent (comprising six houses) or its detailing. As a type it is most directly comparable to other single-storey examples of terraces with separate roofs and no parapets classified as Contributory within HO precincts such as 26-42 Wellington Street, which has similar detailing and integrity. As previously discussed, the Individually Significant example of this type at 23-41 White Street is distinguished by its extent and less common two-storey form that also incorporates a former corner shop and residence.

## Assessment against Criteria

### Criterion A:

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

The terrace at 98A-108 Balmain Street does not meet Criterion A at the local level. It is typical example of nineteenth century speculative terrace housing, of which there are numerous examples in Cremorne, including several already included in the HO either individually or as part of precinct areas.

### Criterion D:

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

The terrace at 98A-108 Balmain Street does not meet Criterion D at the local level. It is a type of Victorian era terrace housing that is relatively common within the Cremorne area and is not distinguished by its extent, form or detailing.

## Statement of significance

The terrace at 98A-108 Balmain Street, Cremorne does not meet the threshold of individual significance.

## Statutory recommendations

No further action is required.



The Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This place was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of individual significance.*

## E.7 Timber Cottages serial listing, 104, 110, 114 & 118 Chestnut Street, Cremorne



*The cottage at 104 Chestnut Street*

### History

The section of Cremorne to the east of the railway, which is located in CPs 5 and 6, sold respectively to John Robert Murphy and Frances Dawe Wickham in 1849 (Butler, 2009).

The Crown Grantee of CP5 brewer Robert Murphy (who also developed Crown Portions 7 & 8 east of Church Street – see the Barkly Gardens precinct) engaged architect, Michael Egan, to prepare a subdivision containing around 148 house lots or the area known as ‘Murphy’s Paddock’ north of Balmain Street. Murphy launched his estate in CP5 using rural metaphors as street names such as Green, Chestnut, and Walnut and the first lots were sold at auction in November 1875 by C.J. & Thomas Ham as ‘The Centre of Town’, close to the railway and Yarra Park. Then the Hobson’s Bay & Brighton and Hawthorn railways were on the same level as the estate and equipped with level crossings: they effectively contained the estate on the north and west. Some of the row houses in this precinct come from that first sale era (Butler, 2009; SLV, LV)

A later estate in Murphy’s Crown Portion provided allotments for development south of Balmain Street, being some 70 Building Allotments (residential) sold by Alfred Bliss in 1881. The area was described as within 7 minutes walk of the railway station and on ‘high and dry’ well-drained land fronting formed and metalled roads (Butler, 2009).

Chestnut Street appears in the directory by 1880 with nine listings between the railway and Balmain Street. These houses, now numbered 104, 110, 114 and 118 appear to have been constructed between by 1885. By 1895 the present street numbering is adopted and they are shown on the MMBW plan of 1895, when Chestnut Street between Balmain and Elm streets was about 80% built up.

### Sources

Land Victoria (LV), LP214

M. Egan (fl. 1873) ‘Plan of land at Richmond, known as Murphy’s paddock [cartographic material] : being subdivision of part of suburban section no. 5, Parish of Jika Jika, county of

Bourke, and comprising 148 building allotments in the centre of town, near Swan and Church Streets railway stations & Yarra Park / M. Egan', State Library of Victoria (SLV) collection

Melbourne and Metropolitan Board of Works (MMBW) Plan No.914 dated 1895

Sands & McDougall Melbourne Directories (SM) – 1875-1900

### Description

Gable-fronted timber cottages, presumably of original design, on relatively narrow (even by Cremorne standards) allotments with a small front setback. Originally, the façade comprised a double hung sash window and front door with top light, and a skillion post-supported verandah. No.104, which is the most intact of the four, retains a low brick chimney and timber brackets to the verandah (which may be a later addition). The other three have been altered to varying degrees: no.110 has a new bull-nose profile verandah and may have been reclad in new weatherboards; no.114 the chimney has been removed; no.118 the front window has been replaced.

Once part of continuous rows of similar cottages on both sides of Chestnut Street, the houses are now separated by post-war factory development and face toward a car park at the rear of the former Bryant & May factory complex.

### Comparative analysis

These cottages are typical of the cheap timber single-fronted worker's houses constructed during the 1880s boom period. Numerous examples are found in heritage precincts throughout Cremorne Richmond. Comparative examples including the cottages at 169-193 Cubitt Street within HO342 Cremorne precinct, and at 3-13 & 6-16 Cotter Street (proposed for inclusion in HO338 Barkly Gardens precinct).

### Assessment against Criteria

#### Criterion A:

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

The cottages were built during the latter part of the 1880s boom and this type of housing is well represented in heritage precincts throughout Richmond. They are not a particularly early example of this type of housing.

#### Criterion D:

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

These houses are typical examples of simple timber worker's cottages. They have been altered to varying degrees and there are numerous, more intact, examples in heritage precincts throughout Cremorne and Richmond.

### Statement of significance

The timber cottages at 104, 110, 114 and 118 Chestnut Street do not meet the threshold of individual significance as a 'group, thematic or serial listing'.

### Statutory recommendations

No further action is required.

The Hermes place records have been updated as required, which includes inserting the following in the Significance field:

*This place was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of individual significance.*

## E.8 Madeline Terrace, 110-118 Dover Street, Cremorne



### History

Madeline Terrace was constructed by 1890 when it is first listed in the directory (SM)

### Sources

Sands & McDougall Melbourne Directories (SM) – 1880-1900

### Description

Madeline Terrace is a late Victorian terrace row comprising five houses. It has a simple parapet with a moulded cornice and central pediment of decorative form with the terrace name on it. The bi-chrome brick chimneys have dentilling below the corbelled cap. The detailing to the parapet is similar to the nearby Wilford Terrace, however, Madeline Terrace has separate hip roof to each house, and wing walls separate the verandahs, which demonstrate its later date of construction. It has a moderate degree of external integrity – there have been alterations to the verandahs.

### Comparative analysis

See comparative analysis for Wilford Terrace.

Madeline Terrace is not distinguished either by its extent (comprising five houses) or its detailing. As a type it is most directly comparable with other single-storey examples of terraces with separate roofs classified as Contributory within HO precincts such as 26-42 Wellington Street, which has similar detailing and integrity. The Individually Significant example of this type at 23-41 White Street is distinguished by its extent and less common two-storey form that also incorporates a former corner shop and residence.

### Assessment against Criteria

#### Criterion A:

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

Madeline Terrace does not meet Criterion A at the local level. It is typical example of nineteenth century speculative terrace housing, of which there are numerous examples in Cremorne, including several already included in the HO either individually or as part of precinct areas.

**Criterion D:**

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

Madeline Terrace does not meet Criterion D at the local level. It is a type of Victorian era terrace housing that is relatively common within the Cremorne area and is not distinguished by its extent, form or detailing.

**Statement of significance**

Madeline Terrace at 110-118 Dover Street, Cremorne does not meet the threshold of individual significance.

**Statutory recommendations**

No further action is required.

The Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This place was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of individual significance.*



## E.9 Sydenham Hotel, (Former Richmond Tavern), 10 Elizabeth Street, Richmond



### History

#### *Historical background*

##### *Hotels and public houses*

The following is an extract from Butler (2009:271):

The importance of the drink trade in early Port Phillip society was reflected in the large number of hotels established in the inner suburbs in the late 1840s and early 1850s, particularly in Fitzroy. ...In Richmond, also a suburb with a large proportion of hotels, The Richmond (dem.) opened in 1842 on the south corner of Abinger and Church Street, followed in 1843 by the Punt Inn (dem.) at the eastern end of Punt Road and the Royal (dem.) which opened on the corner of Swan and Docker Streets in 1847. ...

By the mid-nineteenth 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, by 1864, there were 27 hotels listed in Sands and McDougall's Melbourne Directory: the Admiral Napier (Bridge Rd), Albion (Bridge Rd), Bricklayers' Arms (Church St), Builders' Arms (Rowena Parade), Cricketers' Arms (Punt Rd), Dove Hotel (Swan St), Duke of Richmond (Swan St), Eureka (Church St), Fire Brigade (Church St), Greyhound Inn (Swan St), Lord Raglan (Hoddle St & Victoria St), North Richmond (Victoria St), Oxford and Cambridge (Lennox St), Prince Alfred (Church St), Quarrymans' Arms (Church St), Richmond (Cremorne St), Royal (Punt Rd), Royal Saxon (Church St), Spread Eagle (Bridge Rd), Star and Garter (Bridge Rd), Surrey (Lennox St), Swan (Swan St), Sydenham (Elizabeth St), Vice-Regal (Church St), Vine (Church St), White Horse (Swan St), Yarra (Cremorne St). This number had more than doubled to 59 by 1870.

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 twentieth 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.

### **Place history**

The Richmond Tavern was originally known as the Sydenham Hotel. The first reference found in local papers to the Sydenham Hotel was an article in September 1858, which located the hotel on Elizabeth Street, Richmond (Argus 4 Sep 1858:2). In 1859, architect Thomas Taylor invited tenders to build boundary walls to the Sydenham Hotel (Argus 19 Jul 1859). Taylor may also have been the architect of the first hotel building.

Little is known of architect Thomas Taylor. He was in partnership with architect Charles Webb, from 1853 to 1857. Together they designed St Andrews Church in Brighton (1857) and received the commission to design the Melbourne Church of England Grammar School in 1855 (Bayside City Council 2007; ADB). Thomas Taylor also designed Osborne House and stables (1857-8) at 51 Swinburne Street, North Geelong (Lovell Chen website).

An article in February 1863 mentioned the 'building formerly known as the Sydenham Hotel', located on the corner of Regent and Elizabeth streets, Richmond, housed the office of the Inspector of Weights and Measures for the Richmond District (South Bourke Standard 27 Feb 1863:2). By 1871, the Sydenham Hotel on Elizabeth Street appeared again in the Argus (7 March 1871:4), by which time it had regained its original function after a hiatus in the 1860s.

In 1899, the hotel only occupied the eastern portion of the current title boundary (MMBW detail plan no. 1041, 1899). The building was extended to the west, encompassing the sites of two houses shown on the MMBW plan. This may have been when tenders were called by architects Whitaker & Scown for 'additions to the Sydenham Hotel' in 1923 (Argus 11 Jul 1923:3).

The hotel was then remodelled in the Streamlined Moderne style in the mid-1930s, giving it the appearance we see today. An article in 1936 noted that plans had just been 'submitted for the reconstruction of the ground floor of the Sydenham Hotel, Richmond, including new bar parlours and other improvements' at a cost of 2,000 pounds (Argus 8 Dec 1936:6). Two years later, when the hotel had just been sold to Mr J Hubert Mason, formerly of the Post-office Club Hotel, St Kilda, it was noted that the seller, Mr Harry Male, had 'recently expended a considerable sum in modernising the building' (Argus 13 Oct 1938).

The hotel continued to run as the Sydenham Hotel under a number of different publicans, until at least the mid-1950s (SM). By the 1980s, the name had changed to the Richmond Tavern, when it was known as a venue for live music.

### **Sources**

Australian Dictionary of Biography (ADB), 'Charles Webb (1821-1898)', <http://adb.anu.edu.au/>, viewed 7 May 2013.

Bayside City Council (2007), 'Bayside Architectural Trail' booklet, [http://www.bayside.vic.gov.au/Bayside\\_Architectural\\_Trail.pdf](http://www.bayside.vic.gov.au/Bayside_Architectural_Trail.pdf), viewed 7 May 2013.

Lovell Chen, 'Osborne House and Stables' [http://www.lovellchen.com.au/projects.aspx?menu\\_id=2&item\\_id=10](http://www.lovellchen.com.au/projects.aspx?menu_id=2&item_id=10), viewed 7 May 2013.

South Bourke Standard [Victoria].

The Argus.

Will of Thomas Macpherson Taylor, accessed online at PROV, as cited above.

## Description

The former Sydenham Hotel (or Richmond Tavern) is a two-storey rendered building situated on the south-west corner of Elizabeth and Regent streets. It has no setback from the property boundary, apart from a chamfered corner where the main entrance once was. The building is rectangular in plan, with three bays facing Regent Street and seven along Elizabeth Street. It has a flat roof set behind a simple parapet. There is an inset panel in the parapet at the corner, which may have been for signage or a flagpole.

The building's appearance is in accordance with the late-1930s remodelling, as it has some very simplified Streamlined Moderne decorative elements. These are moulded 'speed lines' above each floor and at the top of the parapet. The speckled brown tile wainscot is also typical of the interwar period. It is embellished by bands of black tiles at the top and bottom (with decorative vent tiles), and a band of stylised flowers in relief near the top.

First floor windows are double-hung sashes of a domestic scale. Ground floor windows are larger, in a square format, with a fixed pane below and two highlights above. Two doorways, on Regent and Elizabeth streets, retain double highlights above double doors with large cricket bat mouldings (the doors may be of recent provenance).

Alterations include the infilling of the corner entry with a window, and patching of the tile wainscot around the Regent Street entry.

## Comparative analysis

Richmond retains a number of its early hotels, many still in their nineteenth-century form, such as the Whitehorse Hotel, the Cricketers' Arms, and the Spread Eagle, and others that were replaced or remodelled in the interwar period. As the nineteenth-century form of the Sydenham Hotel is no longer discernible, it is appropriate to compare it with interwar remodellings and new-builds.

The highest quality example in Richmond is the Royal Hotel, 287 Punt Road (Significant in HO332A), which is a very bold and intact composition. It appears to be a new building in whole, though a hotel was located here since 1848.

Its level of intactness to the 1930s remodelling is high, but the quality of this remodelling is of low interest. Similar examples in Richmond include the Dover Hotel, 407 Bridge Road (Contributory to 310); the Rising Sun Hotel, 395 Swan Street (Recommended Contributory in Swan Street Precinct). Both of these hotels are still in operation, giving them social significance. They are also both of higher architectural quality.

## Assessment against Criteria

### Criterion A:

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

The Sydenham Hotel does not meet Criterion A at the local level, as it is a typical example of an early Richmond Hotel which was doubled in size in the 1920s, and entirely remodelled in the late 1930s. A number of hotels in Richmond had this same fate, such as the Dover and Rising Sun hotels. Like all hotels, it would have been a local landmark and gathering place in its day, but it no longer serves as a hotel.

### Criterion D:

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

The building is one of a number of interwar hotels in Richmond, but not a particularly good or representative one.

### Criterion E:

*Importance in exhibiting particular aesthetic characteristics.*

While the hotel has the 'speed lines' characteristic of the Streamlined Moderne style, they are not integrated into a coherent design for the building.

**Criterion G:**

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

Before its closure the Sydenham Hotel, and later the Richmond Tavern, would have been a local focus for social life and entertainment. This is no longer the case.

**Statement of significance**

The former Sydenham Hotel (Richmond Tavern) at 10 Elizabeth Street, Richmond, does not meet the threshold of individual significance.

**Statutory recommendations**

No further action is required for the Sydenham Hotel (Richmond Tavern).

The Sydenham Hotel (Richmond Tavern) Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This place was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of individual significance.*



## E.10 Terrace, 53-59 Garfield Street, Richmond



### History

Garfield Street, originally known as Little Elizabeth Street, was almost fully developed by the end of the nineteenth century. The MMBW Plan of 1898 shows that this property was occupied by three attached houses, set back from the street, which were then numbered as 55, 57 & 59 Garfield Street.

The present terrace of four brick houses was constructed by 1914 - it was first listed in the 1915 Directory as 'four houses being built'. The occupants in 1920 were Leo Raynor (53), William Preston (55), Frank Sherrard (57) and Chas Smith (59) (SM, MMBW).

### Sources

Melbourne and Metropolitan Board of Works Plan Nos. 1041 & 1048 dated 1898

Sands & McDougall Melbourne Directories (SM) – 1900-20

### Description

This is an Edwardian terrace row, constructed of brick, comprising four houses. Three of the houses (53, 55 & 57) have a relatively high degree of external integrity when viewed from the street, while no.59 is less intact. Original features include:

- The box bay windows to nos. 53, 55 & 57.
- The slate roofs (nos.53-57) with terracotta ridge capping (nos. 53, 55).
- Low brick chimneys.
- The timber verandah decoration to all houses comprising a 'ladder' frieze and carved posts with decorative brackets.

The alterations to No.59 include:

- The removal of the chimney.
- The replacement of roofing materials with corrugated steel.
- The replacement of the front window.
- The rendering of the face brickwork.



## Comparative analysis

The majority of the Edwardian-era housing in Richmond comprises detached single or double-fronted cottages or attached pairs. Comparative examples of Edwardian-era terrace rows in Richmond already included, or proposed for inclusion, in the HO include:

- 15-21 Bell Street, Richmond (Individually Significant – proposed for inclusion in the HO by Amendment C157). According to the Hermes citation this terrace of four cottages, constructed 1911-12, is distinguished by its detailing and prominent gabled verandahs. Elements of note include the gridded Japanese-flavoured verandah friezes; paired verandah posts with floral cut-out post spandrels; painted cement dressings; three light front windows in box frames over apron sills; and chimney stacks.
- 1-11 Dickens Street, Richmond (Individually Significant – proposed for inclusion in the HO by Amendment C157). According to the Hermes citation this terrace of six houses, constructed 1912 by the same builder as the Bell Street houses, is distinguished by the varied gable placements, which successfully generate a basic symmetry in the grouped composition and the shared transverse gable roof form, which is given emphasis by the ridge capping and intact double chimney stacks.
- 19-23 Rotherwood Street (Individually Significant within HO332A Richmond Hill precinct). This row of three houses is distinguished by the two end houses, which have hip roofs and projecting gables. The form and detailing of the central house with a transverse gable roof, box bay window and timber verandah with ladder frieze is similar to 53-59 Garfield Street.
- 22-26 Highett Street (Contributory within HO338 West Richmond precinct). This row of three houses, constructed of brick (with rendered upper wall on the side elevation), which have a transverse gable roof clad in corrugated cement. Windows are double-hung sash and there is one three-side bay window to no.22. There is minimal decoration – the verandah posts have simple brackets and there are plain rectangular chimneys. No.22 has an unusual plan with the chimney placed centrally at the front and the entrance at the side from Muir Street.
- 523-533 Swan Street, Richmond (Individually Significant within HO309 Bendigo Street precinct). These houses are distinguished by the gablets, set within the roof to nos. 523 & 525 and at the front of the verandah to nos. 527-533. They are similar to the houses at 1-11 Dickens Street.
- 539-543 Swan Street, Richmond (Contributory within HO309 Bendigo Street precinct). This terrace of three houses has a transverse gable roof, clad in terracotta tiles with central gablets. The windows are triple casements with toplights and the doors have sidelights and highlights. The verandah has square posts with simple brackets.

The terrace at 53-59 Garfield Street has the transverse gable form and some detailing (ladder frieze, box bay windows, terracotta roof with ridge capping) that is typical of Edwardian terrace rows, but lacks the detailing that distinguishes the Individually Significant places listed above. It is also less intact, with one house very altered. The form and detailing of 53-59 Garfield Street is more comparable to the Contributory places.

## Assessment against Criteria

### Criterion D:

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

This Edwardian terrace row has basic features that are characteristic of terrace rows of the period including the transverse gable roof, box bay windows, and verandah decoration, but is not distinguished by any specific design features.

**Statement of significance**

The terrace at 53-59 Garfield Street, Richmond does not meet the threshold of individual significance.

**Statutory recommendations**

No further action is required.

The Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This place was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of individual significance.*

## E.11 Terrace, 11-17 Howard Street, Richmond



### History

The four houses at 11-17 Howard are the surviving part of a terrace of eight houses, which were constructed by 1887 and are shown on the 1895 MMBW plan. The four western houses (formerly nos. 3, 5, 7 & 9) have been demolished.

### Sources

Melbourne and Metropolitan Board of Works Plan No.916 dated 1895

Sands & McDougall Melbourne Directories (SM) – 1885-1895

### Description

This is a Victorian terrace row, constructed in brick, comprising four houses out of an original row of eight. Features that are original (or have been sympathetically restored) include:

- The original cast iron palisade fence and gates to all houses.

Alterations include:

- The over-painting of the brickwork.
- The removal of the west end wing/party wall from no.11.

### Comparative analysis

See comparative analysis for Wilford Terrace.

The terrace at 11-17 Howard Street is not distinguished by its extent (comprising four houses). Although it has some detailing of interest such as the iron palisade fence and the original window detailing, the demolition of half of the terrace has significantly reduced its integrity when compared to Individually Significant places currently included in the HO, which retain all of the original houses.

## **Assessment against Criteria**

### **Criterion A:**

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

The terrace at 11-17 Howard Street does not meet Criterion A at the local level. It is typical example of nineteenth century speculative terrace housing, of which there are numerous examples in Cremorne, including several already included in the HO either individually or as part of precinct areas.

### **Criterion D:**

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

The terrace at 11-17 Howard Street does not meet Criterion D at the local level. It is a type of Victorian era terrace housing that is relatively common within Richmond and Although it has some detailing of interest such as the iron palisade fence and the original window detailing, the demolition of the demolition of part of the terrace has significantly reduced its integrity when compared to Individually Significant places currently included in the HO, which include all of the original houses.

## **Statement of significance**

The terrace at 11-17 Howard Street, Richmond does not meet the threshold of individual significance.

## **Statutory recommendations**

No further action is required.

The Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This place was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of individual significance.*

## E.12 Clark House, 143 Kent Street, Richmond



### History

In February 1868, Richard Tyas purchased lot 45 (current 141 and 143 Kent Street) from Edward Burnley and James Burnley. The lot remained in the Tyas family for 27 years, until 1895 (LV: App32828). Tyas owned a butcher shop at the corner of Church and Rule streets in Richmond, as well as a second branch shop at 343 Victoria Street, Abbotsford, from 1873. His family are reported to have lived at the Abbotsford shop and dwelling, while also owning the vacant land in Kent Street (Sutherland et al. 1888:698; Tyas family).

Tyas sold the lot to Elizabeth Clark in 1895, who retained ownership until 1901 (LV: App32828).

From 1890 to 1895, the Sands & McDougall directories listed one occupant of the land on the north side of Kent Street, between 'Gardiner' and Davison Street; James Webster, at 145 Kent Street. Charles Clark appears in the directory, between Gardner Street and James Webster at no. 145, by 1898 (1896 and 1897 directories were not checked). The 1900 directory confirms that Clark occupied 143 Kent Street. This indicates that the house at 143 Kent Street was built between 1895 and 1898, for Charles and Elizabeth Clark. The 1898 MMBW plan (nos. 1044, 1045) shows the house with a large yard stretching to Gardner Street (now No. 143). The footprint at this date shows a narrow bathroom skillion at the rear, which has since been extended across the entire rear elevation.

### Sources

Land Victoria (LV), Old Law Notes, Application number as cited above.

MMBW maps, accessed online at State Library of Victoria.

Sutherland et al (1888) *Victoria and its Metropolis: past and present*, Vol 2, Melbourne.

'Tyas Family, Victoria, Australia', <http://www.justd.com/tyas/>, viewed May 2013.



## Description

The house is a double-fronted, block-fronted brick house. It has typical Victorian features such as an M-hipped roof, clad in corrugated iron, rendered chimneys with moulded cornices, and a bullnose verandah. The verandah retains its chamfered timber posts and fan-motif cast-iron frieze and brackets. The walls of the house are of tuckpointed red brick with vermiculated cement render quoins to the corners, moulded rendered surrounds to the windows and door, and a cream-brick diaper pattern (overpainted).

The front door has been replaced with an unfortunate plywood model. A concrete ramp has been created to the front door. A crenelated front brick fence dates to the interwar era.

## Comparative analysis

This house has a very typical Victorian form, with its block-front and low, M-pitched roof. The bullnose verandah became popular around 1890, as did the use of red face brick. Built between 1895 and 1898, the house is a late example of its type, though this sort of house – with updated verandah details – continued to be built for the first decade of the twentieth century.

In comparing it to other Victorian brick houses of this basic form, it is clear that the houses recognised as Individually Significant in Richmond's precincts combine this basic form with special detailing, such as complex verandahs. Examples include 270 Lennox Street (in HO332D), 7 Rose Street (in HO308), and 29 Waltham Street (HO332B).

In comparison, the Clark House has attractive details – particularly the quoining – and an intact verandah, but their design quality is not enough to elevate them to the level of the Individually Significant examples.

## Assessment against Criteria

### Criterion A:

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

The Clark House illustrates the late-Victorian development in this area, but is one of many Victorian era houses.

### Criterion D:

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

The Clark House is an intact and well detailed example of a late Victorian house, but not of the quality to make it of Individual Significance.

## Statement of significance

The Clark House at 143 Kent Street, Richmond, does not meet the threshold of individual significance.

## Statutory recommendations

No further action is required for the Clark House.

The Clark House Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This place was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of individual significance.*

## E.13 Terrace, 35-41 Stephenson Street, Cremorne



### History

The houses at 35-41 Stephenson Street, Cremorne were constructed by c.1885 (SM).

### Sources

Sands & McDougall Melbourne Directories (SM) – 1880-1900

### Description

This is a row of four c.1880s Victorian terrace houses. Two houses are very altered, while nos. 39 and 41 retain some original features including two-over-two double-hung sash windows.

### Comparative analysis

See comparative analysis for Wilford Terrace.

This terrace at 35-41 Stephenson Street was identified in Stage 1 as potentially significant because the form suggested that it could be of relatively early construction (i.e., prior to 1880). However, research found that this is not the case. The terrace is also not distinguished either by its extent (comprising five houses) or the detailing and while nos. 39-41 retain some original detailing, nos. 35-37 are more altered.

### Assessment against Criteria

#### Criterion A:

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

The terrace at 35-41 Stephenson Street does not meet Criterion A at the local level. It is typical example of nineteenth century speculative terrace housing, of which there are numerous examples in Cremorne, including several already included in the HO either individually or as part of precinct areas.

#### Criterion D:

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

The terrace at 35-41 Stephenson Street does not meet Criterion D at the local level. It is a type of Victorian era terrace housing that is relatively common within the Cremorne area and is not distinguished by its extent, form or detailing.

**Statement of significance**

The terrace at 35-41 Stephenson Street, Cremorne does not meet the threshold of individual significance.

**Statutory recommendations**

No further action is required.

The Hermes place record has been updated as required, which includes inserting the following in the Significance field:

*This place was assessed by the City of Yarra Heritage Gaps Study: Review of 17 heritage precincts from 2009 Gaps Study (Context Pty Ltd, 2013) and found not to meet the threshold of individual significance.*

## APPENDIX F – DRAFT HO SCHEDULE

**SCHEDULE TO THE HERITAGE OVERLAY**

08/08/2013  
C169

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	40 ABBOTSFORD STREET ABBOTSFORD Timber Cottage	Yes	No	No	No	No	No		No
HO2	42 ABBOTSFORD STREET ABBOTSFORD Gothick House	Yes	No	No	No	No	No		No
HO3	2 BOND STREET ABBOTSFORD Former Grosvenor Common School	-	-	-	-	Yes Ref No H654	No		No
HO4	31-35 CHURCH STREET ABBOTSFORD Terrace	Yes	No	No	No	No	No		No
HO5	67 CHURCH STREET ABBOTSFORD River House	Yes	No	No	No	No	No		No
HO6	13 CLARKE STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO7	29 CLARKE STREET ABBOTSFORD Yarradale Flats	Yes	No	No	Yes	No	No		No
HO8	31-37 CLARKE STREET ABBOTSFORD	Yes	No	No	Yes	No	No		No



YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Terrace								
HO9	CLARKE STREET / ST HELIERS STREET ABBOTSFORD Former Convent of the Good Shepherd	-	-	-	-	Yes Ref No H951	No		No
HO9	CLARKE STREET / ST HELIERS STREET ABBOTSFORD Former Convent of the Good Shepherd complex, including surrounding land uses and associated trees	Yes	No	Yes	No	No	No		No
HO10	CNR HENRY GIPPS STREET ABBOTSFORD Collingwood United Masonic Temple	Yes	No	No	No	No	No		No
HO11	2 GREENWOOD STREET ABBOTSFORD Former Stables	Yes	No	No	Yes	No	No		No
HO12	GROSVENOR STREET ABBOTSFORD Former Phoenix Biscuit Co. complex	Yes	No	No	No	No	No		No
HO13	13 GROSVENOR STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO14	19 GROSVENOR STREET ABBOTSFORD House	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO15	2 HODDLE STREET ABBOTSFORD Former Robert Reid Clothing Factory	Yes	No	No	No	No	No		No
HO16	48 HODDLE STREET ABBOTSFORD Yorkshire Stingo Hotel	Yes	No	No	No	No	No		No
HO17	140 HODDLE STREET ABBOTSFORD Collingwood Town Hall	-	-	-	-	Yes Ref No H140	Yes		No
HO18	198-210 HODDLE STREET ABBOTSFORD Former Whybrow's Shoe Factory	Yes	No	No	No	No	No		No
HO19	324-326 HODDLE STREET ABBOTSFORD Former Trescowthick's Boot Factory	Yes	No	No	No	No	No		No
HO20	265 JOHNSTON STREET House	Yes	No	No	No	No	No		No
HO21	295 JOHNSTON STREET ABBOTSFORD Yarra Hotel	Yes	No	No	No	No	No		No
HO22	395 JOHNSTON STREET ABBOTSFORD House	Yes	No	No	Yes	No	No		No
HO23	397 JOHNSTON STREET ABBOTSFORD House	Yes	No	No	Yes	No	No		No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO24	202 LANGRIDGE STREET ABBOTSFORD Former William Shoe Factory	Yes	No	No	No	No	No		No
HO25	211 LANGRIDGE STREET ABBOTSFORD Former Shop	Yes	No	No	No	No	No		No
HO26	213 LANGRIDGE STREET ABBOTSFORD Former Shop	Yes	No	No	Yes	No	No		No
HO27	233 LANGRIDGE STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO28	LITHGOW STREET ABBOTSFORD Abbotsford Primary School	Yes	No	No	No	No	No		No
HO352	LULIE STREET ABBOTSFORD Victoria Park	-	-	-	-	Yes Ref No H75	No		No
HO29	34 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1034	No		No
HO30	36 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	--	Yes Ref No H1035	No		No
HO31	38 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1036	No		No
HO32	40 LULIE STREET ABBOTSFORD	-	-	-	-	Yes Ref No	No		No

HERITAGE OVERLAY - SCHEDULE

\* DENOTES INTERIM PROTECTION

#1 – DOES NOT APPLY AFTER 31 OCTOBER 2013

#2 – DOES NOT APPLY AFTER 30 NOVEMBER 2013

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Dorothy Terrace					H1037			
HO33	42 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1038	No		No
HO34	44 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1039	No		No
HO35	46 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1040	No		No
HO36	48 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1041	No		No
HO37	24 MAYFIELD STREET ABBOTSFORD House	No	No	No	Yes	No	No		No
HO38	39 NICHOLSON STREET ABBOTSFORD Houses	-	-	-	-	Yes Ref No H142	No		No
HO39	41 NICHOLSON STREET ABBOTSFORD Houses	-	-	-	-	Yes Ref No H143	No		No
HO40	48 -60 NICHOLSON STREET ABBOTSFORD Former Denton Hat Mills	-	-	-	-	Yes Ref No H815	Yes		No
HO41	1 PARK STREET ABBOTSFORD House	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO42	11 PARK STREET ABBOTSFORD Glandmire House	Yes	No	No	No	No	No		No
HO43	22 PARK STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO44	23 PATERSON STREET ABBOTSFORD House	Yes	No	No	Yes	No	No		No
HO45	1 RAPHAEL STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO46	4 SOUTHAMPTON CRESCENT ABBOTSFORD Former Kodak Factory	Yes	No	No	No	No	No		No
HO47	11 STANTON STREET ABBOTSFORD Former Church of Christ Tabernacle	-	-	-	-	Yes Ref No H141	Yes		No
HO48	Yarra River TRENERRY CRESCENT ABBOTSFORD Dights Mill Site	-	-	-	-	Yes Ref No H1522	No		No
HO49	29 VALIANT STREET ABBOTSFORD House	Yes	No	No	No	No	No		No
HO50	6 VICTORIA CRESCENT ABBOTSFORD House	Yes	No	No	Yes	No	No		No
HO51	18 VICTORIA CRESCENT	Yes	No	No	No	No	No		No

HERITAGE OVERLAY - SCHEDULE

\* DENOTES INTERIM PROTECTION

#1 – DOES NOT APPLY AFTER 31 OCTOBER 2013

#2 – DOES NOT APPLY AFTER 30 NOVEMBER 2013



YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	ABBOTSFORD Former Hatchers Laundry								
HO52	57-63 VICTORIA CRESCENT ABBOTSFORD Former Tweedside Mills	Yes	No	No	No	No	No		No
HO53	231 VICTORIA STREET ABBOTSFORD Former State Savings Bank	Yes	No	No	No	No	No		No
HO54	261 VICTORIA STREET ABBOTSFORD Former National Bank	Yes	No	No	No	No	No		No
HO55	275-277 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No		No
HO56	295 VICTORIA STREET ABBOTSFORD Shop	Yes	No	No	No	No	No		No
HO57	297-301 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No		No
HO58	371-377 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No		No
HO59	385 VICTORIA STREET	Yes	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	ABBOTSFORD Former East Collingwood Hotel								
HO60	459-465 VICTORIA STREET ABBOTSFORD Shops	Yes	No	No	No	No	No		No
HO61	511 VICTORIA STREET ABBOTSFORD Shop	Yes	No	No	No	No	No		No
HO62	605 VICTORIA STREET ABBOTSFORD Former Brickmakers Arms Hotel (Terminus Hotel)	Yes	No	No	No	No	No		No
HO353	651 VICTORIA STREET ABBOTSFORD Skipping Girl Neon Sign	-	-	-	-	Yes Ref No H2083	No		No
HO63	651-653 VICTORIA STREET ABBOTSFORD Former Crusader Plate Building	Yes	No	No	No	No	No		No
HO64	655 VICTORIA STREET ABBOTSFORD Former Handley & Tilley Building	Yes	No	No	No	No	No		No
HO65	663 VICTORIA STREET ABBOTSFORD Former Alma Woolworks Complex	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

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HO66	1 CHANDLER HIGHWAY ALPHINGTON Aratapu	Yes	No	No	No	No	No		No
HO67	Yarra River CHANDLER HIGHWAY ALPHINGTON Chandler Highway Bridge	Yes	No	No	No	No	No		No
HO68	17 COMO STREET ALPHINGTON Balclutha	Yes	No	No	No	No	No		No
HO69	20 COMO STREET ALPHINGTON Traquair	Yes	No	No	No	No	No		No
HO70	626 HEIDELBERG ROAD ALPHINGTON Australian Paper Mills	Yes	No	No	No	No	No		No
HO71	756-758 HEIDELBERG ROAD ALPHINGTON Shops	Yes	No	No	No	No	No		No
HO72	838-852 HEIDELBERG ROAD ALPHINGTON Tower Hotel	Yes	No	No	No	No	No		No
HO73	53 LUCERNE CRESCENT ALPHINGTON House	Yes	No	Yes	Yes	No	No		No
HO74	54 LUCERNE CRESCENT ALPHINGTON	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

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	House								
HO75	65 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No		No
HO76	75 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No		No
HO77	93 LUCERNE CRESCENT ALPHINGTON House	Yes	No	No	No	No	No		No
HO78	18 OLD HEIDELBERG ROAD ALPHINGTON House	Yes	No	No	No	No	No		No
HO79	Darebin Creek OLD HEIDELBERG ROAD ALPHINGTON Footbridge	Yes	No	No	No	No	No		No
HO80	5-7 REX AVENUE ALPHINGTON Alameda	Yes	No	No	No	No	No		No
HO81	3 ROEMER CRESCENT ALPHINGTON Rosemount	Yes	No	No	No	No	No		No
HO82	1 TOWER AVENUE ALPHINGTON Edgebaston	Yes	No	No	No	No	No		No
HO83	1 VIEW STREET ALPHINGTON	Yes	Yes	No	No	No	No		No

HERITAGE OVERLAY - SCHEDULE

\* DENOTES INTERIM PROTECTION

#1 – DOES NOT APPLY AFTER 31 OCTOBER 2013

#2 – DOES NOT APPLY AFTER 30 NOVEMBER 2013

YARRA PLANNING SCHEME

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	Bokhara								
HO84	31 YARRAFORD AVENUE ALPHINGTON House	Yes	No	No	No	No	No		No
HO85	94 ALEXANDRA PARADE CLIFTON HILL Shot Tower	-	-	-	-	Yes Ref No H709	Yes		No
HO86	183-185 GOLD STREET CLIFTON HILL Gold Street Primary School (No. 1360)	-	-	-	-	Yes Ref No H1621	No		No
HO87	19-27 GRANT STREET CLIFTON HILL Former Clifton Sawmills and Box Factory Chimney	Yes	No	No	No	No	No		No
HO88	47-55 GRANT STREET CLIFTON HILL Houses	Yes	No	No	No	No	No		No
HO89	457 HODDLE STREET CLIFTON HILL Former Murray & Co Wool Works	Yes	No	No	No	No	No		No
HO90	JOHN STREET CLIFTON HILL Clifton Hill Railway Station Complex	-	-	-	-	Yes Ref No H1668	Yes		No
HO91	19-31 JOHN STREET CLIFTON HILL Railway Terrace	Yes	No	No	No	No	No		No
HO92	199 QUEENS PARADE CLIFTON HILL Former United Kingdom Hotel (now	-	-	-	-	Yes Ref No H684	Yes		No



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	McDonald's)								
HO93	QUEENS PARADE, BETWEEN ALEXANDRA PARADE & DELBRIDGE STREET CLIFTON HILL/ NORTH FITZROY Street Trees	No	No	Yes	No	No	No		No
HO94	BETWEEN NORTH TERRACE AND SOUTH TERRACE CLIFTON HILL Darling Gardens	No	No	Yes	No	No	No		No
HO95	15-17 BEDFORD STREET COLLINGWOOD Former Boot Factory	Yes	No	No	No	No	No		No
HO96	33-47 BEDFORD STREET COLLINGWOOD Purfleet Cottages	Yes	No	No	No	No	No		No
HO97	66 CROMWELL STREET COLLINGWOOD Cromwell Heights	Yes	No	No	No	No	No		No
HO98	1 DERBY STREET COLLINGWOOD Derby House	Yes	No	No	No	No	No		No
HO99	2 DERBY STREET COLLINGWOOD House	Yes	No	No	No	No	No		No
HO100	3-7 DERBY STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No		No

YARRA PLANNING SCHEME

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HO101	8 DERBY STREET COLLINGWOOD House	Yes	No	No	No	No	No		No
HO102	10-16 DERBY STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No		No
HO103	51-55 GIPPS STREET COLLINGWOOD Glasshouse Hotel	Yes	No	No	No	No	No		No
HO104	31 HARMSWORTH STREET COLLINGWOOD Former Children's Church	Yes	No	No	No	No	No		No
HO105	16 ISLINGTON STREET COLLINGWOOD Former Smalley & Harkness Boot Factory	Yes	No	No	No	No	No		No
HO106	61 ISLINGTON STREET COLLINGWOOD James Hood & Co. Malthouse	Yes	No	No	No	No	No		No
HO107	8 -10 JOHNSTON STREET COLLINGWOOD Belmont	-	-	-	-	Yes Ref No H871	Yes		No
HO354	35 JOHNSTON STREET COLLINGWOOD Keith Haring Mural	-	-	-	-	Yes Ref No H2055	No		No

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HO108	51 KEELE STREET COLLINGWOOD Former Friendly Societies Hotel	Yes	No	No	No	No	No		No
HO109	55 LANGRIDGE STREET COLLINGWOOD Former William Peatt Boot Factory	Yes	No	No	No	No	No		No
HO110	143 -145 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No		No
HO111	147-149 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No		No
HO112	151-153 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No		No
HO113	160-176 LANGRIDGE STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No		No
HO114	11 MCCUTCHEON WAY COLLINGWOOD Doll's House	-	-	-	-	Yes Ref No H954	Yes		No
HO115	12 NAPOLEON STREET COLLINGWOOD Houses	Yes	No	No	Yes	No	No		No
HO116	NORTHUMBERLAND STREET	Yes	No	No	No	No	No		No

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	COLLINGWOOD								
	Former Victoria Old Distillery								
HO117	46 OTTER STREET COLLINGWOOD	Yes	No	No	Yes	No	No		No
	St Joseph's Presbytery								
HO118	46 OTTER STREET COLLINGWOOD	Yes	No	No	Yes	No	No		No
	St Joseph's Roman Catholic Church								
HO119	46 OTTER STREET COLLINGWOOD	Yes	No	No	Yes	No	No		No
	St Joseph's School								
HO120	46 OTTER STREET COLLINGWOOD	Yes	No	No	Yes	No	No		No
	St Joseph's Church Hall								
HO121	37 OXFORD STREET COLLINGWOOD	Yes	No	No	No	No	No		No
	House								
HO122	39 -41 OXFORD STREET COLLINGWOOD	Yes	No	No	Yes	No	No		No
	Houses								
HO123	50-52 OXFORD STREET COLLINGWOOD	Yes	No	No	No	No	No		No
	Terrace								
HO124	51-55 OXFORD STREET COLLINGWOOD	Yes	No	No	No	No	No		No
	Terrace								
HO125	57-63 OXFORD STREET COLLINGWOOD	Yes	No	No	No	No	No		No

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	Terraces								
HO126	58-62 OXFORD STREET COLLINGWOOD Terrace	Yes	No	No	Yes	No	No		No
HO127	79-93 OXFORD STREET COLLINGWOOD Former Foy & Gibson Furnishings Warehouse and Clothing Factory	-	-	-	-	Yes Ref No H896	No		No
HO128	95-101 OXFORD STREET COLLINGWOOD Former Foy & Gibson Powerhouse and Motor Garage	-	-	-	-	Yes Ref No H897	No		No
HO129	68-158 OXFORD STREET 103-115 OXFORD STREET 107-131 CAMBRIDGE STREET 7 STANLEY STREET COLLINGWOOD Part of former Foy & Gibson Complex	-	-	-	-	Yes Ref No H755	No		No
HO130	92-94 PERRY STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No		No
HO131	112A ROKEBY STREET COLLINGWOOD Former United Tannery and Boot Factory	Yes	No	No	No	No	No		No



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HO132	89 RUPERT STREET COLLINGWOOD Former Davis' Pickle And Sauce Factory	Yes	No	No	No	No	No		No
HO133	25 -27 SACKVILLE STREET COLLINGWOOD Former Methodist Mission Church	Yes	No	No	Yes	No	No		No
HO134	136 SACKVILLE STREET COLLINGWOOD Singapore Cottage	-	-	-	-	Yes Ref No H610	Yes		No
HO135	114 SMITH STREET COLLINGWOOD Grace Darling Hotel	-	-	-	-	Yes Ref No H660	No		No
HO136	174 SMITH STREET COLLINGWOOD Former Collingwood Post Office	-	-	-	-	Yes Ref No H973	No		No
HO137	2 STANLEY STREET COLLINGWOOD House	Yes	No	No	Yes	No	No		No
HO138	135 -141 VICTORIA PARADE COLLINGWOOD Prince Patrick Hotel and Shops	Yes	No	No	No	No	No		No
HO139	159 VICTORIA PARADE COLLINGWOOD Former Ebenezer Particular Baptist Church	Yes	No	No	No	No	No		No
HO140	59 WELLINGTON STREET COLLINGWOOD	Yes	No	No	No	No	No		No

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	The Vine Hotel								
HO141	88 WELLINGTON STREET COLLINGWOOD Former Yorkshire Brewery	-	-	-	-	Yes Ref No H807	No		No
HO142	125 WELLINGTON STREET COLLINGWOOD Sir Robert Peel Hotel	Yes	No	No	No	No	No		No
HO143	162 WELLINGTON STREET COLLINGWOOD Former Free Medical Mission Dispensary (Singleton Medical Centre)	-	-	-	-	Yes Ref No H497	No		No
HO144	215 WELLINGTON STREET COLLINGWOOD Former St.George's Presbyterian Church	Yes	No	No	No	No	No		No
HO145	259 WELLINGTON STREET COLLINGWOOD Portsea House	Yes	No	No	No	No	No		No
HO146	FAIRFIELD PARK DRIVE FAIRFIELD Fairfield Boathouse	Yes	No	No	No	No	No		No
HO147	FAIRFIELD PARK DRIVE FAIRFIELD Fairfield Park	No	No	Yes	No	No	No		No
HO355	ALEXANDRA PARADE FITZROY "Aqua Profonda" sign, Fitzroy Pool	-	-	-	-	Yes Ref No H1687	No		No

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HO148	17 BELL STREET FITZROY Former Exhibition High School Residence	-	-	-	-	Yes Ref No H1726	No		No
HO149	40-48 BELL STREET FITZROY Former National School	-	-	-	-	Yes Ref No H1031	No		No
HO150	9 BRUNSWICK STREET FITZROY Dodgshun House	-	-	-	-	Yes Ref No H1706	No		No
HO151	11 BRUNSWICK STREET FITZROY Mary McKillop Centre	-	-	-	-	Yes Ref No H149	No		No
HO152	13 BRUNSWICK STREET FITZROY Shop and residence	-	-	-	-	Yes Ref No H150	No		No
HO347	20 BRUNSWICK STREET FITZROY Cathedral Hall	-	-	-	-	Yes Ref No H1967	No		No
HO153	25 -37 BRUNSWICK STREET FITZROY Barcelona Terrace Gardens	No	No	Yes	No	No	No		No
HO345	38-40 BRUNSWICK STREET, FITZROY Former Melbourne Veterinary College	-	-	-	-	Yes Ref No H1939	No		No
HO154	39-49 BRUNSWICK STREET FITZROY Royal Terrace	-	-	-	-	Yes Ref No H470	No		No
HO155	236-252 BRUNSWICK STREET AND 33-62 GREEVES STREET FITZROY	-	-	-	-	Yes Ref No H559	No		No

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	Shops								
HO156	36-38 FITZROY STREET FITZROY Former Devonshire Arms Hotel	-	-	-	-	Yes Ref No H528	No		No
HO356	185-193 FITZROY STREET FITZROY Christian Israelite Sanctuary	-	-	-	-	Yes Ref No H 97	No		No
HO157	GEORGE STREET FITZROY State School No. 450	Yes	No	No	No	No	No		No
HO158	268 GEORGE STREET FITZROY St Mark's Anglican Church	-	-	-	-	Yes Ref No H553	Yes		No
HO159	64-78 GERTRUDE STREET FITZROY Glass Terrace	-	-	-	-	Yes Ref No H446	No		No
HO160	181-183 GERTRUDE STREET AND 89 GEORGE STREET FITZROY Shops	-	-	-	-	Yes Ref No H886	No		No
HO161	209 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H152	No		No
HO162	211 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H153	No		No
HO163	213 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H154	No		No
HO164	215 GORE STREET FITZROY	-	-	-	-	Yes Ref No H155	No		No

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	Cobden Terrace								
HO165	217 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H156	No		No
HO166	219 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H157	No		No
HO167	221 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H158	No		No
HO168	331 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H159	No		No
HO169	333 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H160	No		No
HO170	335 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H161	No		No
HO171	35-39 HANOVER STREET FITZROY Edward Wills House	-	-	-	-	Yes Ref No H162	No		No
HO358	95 KING WILLIAM STREET FITZROY All Saints Church Hall	-	-	-	-	Yes Ref No H2172	Yes		No
HO172	36 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H164	No		No
HO173	38 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H165	No		No



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HO174	40 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H166	No		No
HO175	42 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H167	No		No
HO176	44 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H168	No		No
HO177	46 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H169	No		No
HO178	48 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H170	No		No
HO179	50 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H171	No		No
HO180	201 NAPIER STREET FITZROY Fitzroy Town Hall	-	-	-	-	Yes Ref No H147	Yes		No
HO181	48 NICHOLSON STREET CORNER GERTRUDE STREET FITZROY Former Fitzroy Cable Tram Engine House (MMTB Building)	-	-	-	-	Yes Ref No H584	Yes		No
HO182	40 NICHOLSON STREET FITZROY Osborne House	-	-	-	-	Yes Ref No H1607	No		No
HO183	50-68 NICHOLSON STREET FITZROY Royal Terrace	-	-	-	-	Yes Ref No H172	No		No

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HO184	88 NICHOLSON STREET FITZROY Convent of Mercy and Academy of Mary Immaculate	-	-	-	-	Yes Ref No H507	Yes		No
HO185	98 NICHOLSON STREET FITZROY Cairo Flats	-	-	-	-	Yes Ref No H1005	No		No
HO186	122 NICHOLSON STREET FITZROY House	-	-	-	-	Yes Ref No H539	No		No
HO187	165-167 SMITH STREET FITZROY Former Union Bank of Australia	-	-	-	-	Yes Ref No H506	No		No
HO188	VICTORIA PARADE FITZROY Street Trees	No	No	Yes	No	No	No		No
HO189	VICTORIA PARADE FITZROY/ COLLINGWOOD Ornamental Tramway Poles	-	-	-	-	Yes Ref No H1023	No		No
HO190	77 VICTORIA PARADE FITZROY Former Eastern Hill Hotel	-	-	-	-	Yes Ref No H816	No		No
HO191	169 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H177	No		No
HO192	171 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H178	No		No
HO193	173 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H179	No		No

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HO194	175 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H180	No		No
HO195	177 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H181	No		No
HO196	179 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H182	No		No
HO197	203 VICTORIA PARADE FITZROY Terrace	-	-	-	-	Yes Ref No H590	No		No
HO198	557-567 DRUMMOND STREET NORTH CARLTON Cambridge Terrace	-	-	-	-	Yes Ref No H1606	No		No
HO199	38-94 LEE STREET NORTH CARLTON Lee Street Primary School (No.1252)	-	-	-	-	Yes Ref No H1626	No		No
HO200	100 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H76	No		No
HO201	102 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H77	No		No
HO202	104 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H78	No		No

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HO203	106 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H79	No		No
HO204	108 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H80	No		No
HO205	110 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H81	No		No
HO206	112 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H82	No		No
HO207	114 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H83	No		No
HO208	116 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H84	No		No
HO209	118 PATERSON STREET NORTH CARLTON Terrace	-	-	-	-	Yes Ref No H85	No		No
HO210	991 & 1015-1029 RATHDOWNE STREET NORTH CARLTON Former Cable Tram Engine House	-	-	-	-	Yes Ref No H718	No		No

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Tram Depot								
HO211	Cnr George Street ALEXANDRA PARADE NORTH FITZROY Former Fitzroy Gas Works Valve House and Store	Yes	No	No	No	No	No		No
HO212	Cnr Fergie Street ALFRED CRESCENT NORTH FITZROY State School No. 1490	Yes	No	No	No	No	No		No
HO213	BRUNSWICK STREET AND ALFRED CRESCENT NORTH FITZROY Edinburgh Gardens	No	No	Yes	No	No	No		No
HO214	863 BRUNSWICK STREET NORTH FITZROY Railway Substation	-	-	-	-	Yes Ref No H939	No		No
HO215	Cnr Freeman Street BRUNSWICK STREET NORTH FITZROY Fitzroy Cricket Club complex: Grandstand, Timber Gatehouse, Entrance Gateway, Brick Gatehouse	-	-	-	-	Yes Ref No H751	Yes		No
HO216	96 MCKEAN STREET NORTH FITZROY Haselmere	-	-	-	-	Yes Ref No H163	No		No
HO217	Cnr Church St 472 NICHOLSON STREET NORTH FITZROY Uniting Church	-	-	-	-	Yes Ref No H148	Yes		No



YARRA PLANNING SCHEME

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HO218	RUSHALL CRESCENT NORTH FITZROY Old Colonists' Homes includes landscaping	-	-	-	-	Yes Ref No H821	No		No
HO219	131 ST GEORGES ROAD NORTH FITZROY York House	-	-	-	-	Yes Ref No H176	No		No
HO220	251 ST GEORGES ROAD NORTH FITZROY Post Office	-	-	-	-	Yes Ref No H900	No		No
HO221	370-374 QUEENS PARADE NORTH FITZROY ANZ Bank	-	-	-	-	Yes Ref No H892	No		No
HO222	14 ABINGER STREET RICHMOND Richmond Creche and Day Nursery	Yes	No	No	No	No	No		No
HO223	6 BAKER STREET RICHMOND House	Yes	No	No	Yes	No	No		No
HO224	22-50 BENDIGO STREET RICHMOND Former Wertheim Piano Factory (GTV9 Studios)	-	-	-	-	Yes Ref No H2165	No		No
HO225	19 BENDIGO STREET RICHMOND House	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

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HO226	18 BERRY STREET RICHMOND House	-	-	-	-	Yes Ref No H710	No		No
HO227	6 BOSISTO STREET RICHMOND House	Yes	No	No	No	No	No		No
HO228	649 BRIDGE ROAD RICHMOND Former Cable Tram Depot	Yes	No	No	No	No	No		No
HO229	Yarra River BRIDGE ROAD RICHMOND Hawthorn Bridge	-	-	-	-	Yes Ref No H 50	No		No
HO230	333 BRIDGE ROAD RICHMOND Richmond Police Station	Yes	No	No	No	No	No		No
HO231	30 BRIGHTON STREET RICHMOND House	Yes	No	No	No	No	No		No
HO232	164-166 BRIGHTON STREET RICHMOND Maroura & Korein	Yes	No	No	Yes	No	No		No
HO233	90 BURNLEY STREET RICHMOND Congregational Church	Yes	No	No	No	No	No		No
HO234	144 BURNLEY STREET RICHMOND Enfield	Yes	No	No	Yes	No	No		No
HO235	271 BURNLEY STREET RICHMOND	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

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	Burnley Uniting (Presbyterian) Church								
HO236	300 BURNLEY STREET RICHMOND St Bartholemew's Church Complex	Yes	No	No	No	No	No		No
HO237	336 BURNLEY STREET RICHMOND House	Yes	No	No	No	No	No		No
HO238	377 BURNLEY STREET RICHMOND Former Bank of Australasia	Yes	No	No	No	No	No		No
HO239	Yarra River CHURCH STREET RICHMOND Church Street Bridge	-	-	-	-	Yes Ref No H1917	No		No
HO359	326-348 CHURCH STREET RICHMOND St Ignatius Church Complex	-	-	-	-	Yes Ref No H2146	Yes		No
HO240	560 CHURCH STREET RICHMOND Former Bryant and May Industrial Complex	-	-	-	-	Yes Ref No H626	No		No
HO241	293 CHURCH STREET RICHMOND Former Labor House	-	-	-	-	Yes Ref No H211	No		No
HO242	360 CHURCH STREET RICHMOND St Stephen's Anglican Church	-	-	-	-	Yes Ref No H586	Yes		No
HO243	13 COPPIN STREET RICHMOND	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

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	House								
HO244	79 COPPIN STREET RICHMOND Former Griffiths Boot Factory	Yes	No	No	No	No	No		No
HO245	234 COPPIN STREET RICHMOND House	Yes	No	No	No	No	No		No
HO246	55-67 CREMORNE STREET RICHMOND Former Cremorne Street State School No. 2084 [Barton TAFE]	-	-	-	-	Yes Ref No H1634	No		No
HO247	119 CREMORNE STREET RICHMOND Former Yarra Hotel	Yes	No	No	No	No	No		No
HO248	9-15 CROWN STREET RICHMOND Queens Terrace	Yes	No	No	Yes	No	No		No
HO249	16-18 CUBITT STREET RICHMOND Terrace	Yes	No	No	No	No	No		No
HO346	DARLINGTON PARADE, RICHMOND Vaucluse College	-	-	-	-	Yes Ref No H1927	No		No
HO250	9-11 DAVID STREET RICHMOND Former Builders Steel Form Supply Co.	Yes	No	No	No	No	No		No
HO251	DAVISON STREET RICHMOND Yarra Primary School (No. 2798)	-	-	-	-	Yes Ref No H1635	No		No
HO252	26 DOONSIDE STREET RICHMOND	Yes	No	No	No	No	No		No

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	Former Repco Offices								
HO253	30-38 DOVER STREET RICHMOND Hurst Terrace	Yes	No	No	No	No	No		No
HO343	105-115 DOVER STREET RICHMOND Slade Knitwear Sign	No	No	No	No	No	No		No
HO254	19 DUKE STREET RICHMOND Former Council Stables	Yes	No	No	No	No	No		No
HO255	58-60 EDINBURGH STREET RICHMOND Terrace	Yes	No	No	No	No	No		No
HO256	1 EGAN STREET RICHMOND Perseverance	Yes	No	No	No	No	No		No
HO257	29 ERIN STREET RICHMOND Elirn	-	-	-	-	Yes Ref No H651	No		No
HO258	24 GIPPS STREET RICHMOND Former Richmond Rifles Volunteer Orderly Room	-	-	-	-	Yes Ref No H1362	No		No
HO259	21-31 GOODWIN STREET RICHMOND Pelaco Sign	-	-	-	-	Yes Ref No H1149	No	-	No
HO260	1 GLEADELL STREET RICHMOND Former Gas Inspector's Residence	-	-	-	-	Yes Ref No H1610	Yes		No



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HO261	3 GLEADELL STREET RICHMOND Richmond Baths	Yes	No	No	No	No	No		No
HO350	GOUGH STREET AND HARCOURT PARADE RICHMOND Nylex Plastics sign GOUGH STREET, CREMORNE STREET AND HARCOURT PARADE, RICHMOND Richmond Maltings	-	-	-	-	Yes Ref No H2049 & Ref No H2050	No		No
HO262	Yarra River GRANGE ROAD RICHMOND MacRobertson Bridge	Yes	No	No	No	No	No		No
HO340	148 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO341	150 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO263	261 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO264	263 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO265	345 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No		No

YARRA PLANNING SCHEME

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HO266	117 HODDLE STREET & 2A EGAN STREET RICHMOND House and Stables	Yes	No	No	Yes	No	No		No
HO267	171 HODDLE STREET RICHMOND Urbrae	-	-	-	-	Yes Ref No H719	No		No
HO268	3 HULL STREET RICHMOND Roeberry House	Yes	No	No	No	No	No		No
HO269	4 -6 HUNTER STREET RICHMOND Terrace	Yes	No	No	No	No	No		No
HO270	72 KENT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO271	86 KENT STREET RICHMOND House	Yes	No	No	No	No	No		No
HO272	175 KENT STREET House	Yes	No	No	Yes	No	No		No
HO273	36 LESNEY STREET RICHMOND House	-	-	-	-	Yes Ref No H711	No		No
HO274	131 LORD STREET RICHMOND Former Fire Station	Yes	No	No	No	No	No		No
HO275	41 MADDEN GROVE RICHMOND Warehouse	Yes	No	No	No	No	No		No

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HO276	347 MARY STREET RICHMOND Richmond Terminal Station	Yes	No	No	No	No	No		No
HO277	1-11; 2-12 MITCHELL STREET RICHMOND Houses	Yes	No	No	No	No	No		No
HO278	15 MURPHY STREET RICHMOND Kilmarnock	Yes	No	No	No	No	No		No
HO279	ODDYS LANE RICHMOND Former Richmond Power Station	-	-	-	-	Yes Ref No H1055	No		No
HO280	419-421 PUNT ROAD RICHMOND Houses	Yes	No	No	No	No	No		No
HO281	Yarra River PUNT ROAD RICHMOND Hoddle Bridge	Yes	No	No	No	No	No		No
HO282	RIVER STREET (CNR MURPHY ST) RICHMOND Former J Kennon & Sons Wool Store	Yes	No	No	No	No	No		No
HO283	rear 179 SOMERSET STREET RICHMOND St James Roman Catholic Church	Yes	No	No	No	No	No		No
HO284	2 STAWELL STREET RICHMOND Fincham Organ Factory	Yes	No	No	No	No	No		No

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HO357	90-92 SWAN STREET RICHMOND Former Richmond South Post Office	-	-	-	-	Yes Ref No H48	No		No
HO285	291 SWAN STREET RICHMOND Former Central Club Hotel	Yes	No	No	No	No	No		No
HO286	365 SWAN STREET RICHMOND Former Burnley Theatre	Yes	No	No	No	No	No		No
HO287	Yarra River SWAN STREET RICHMOND Wallen Road Bridge	-	-	-	-	Yes Ref No H380	No		No
HO360	140-160 SWAN STREET RICHMOND (CREMORNE) Dimmeys	-	-	-	-	Yes Ref No H2184	No		No
HO288	216 SWAN STREET RICHMOND Former State Bank	-	-	-	-	Yes Ref No H732	No		No
HO289	316 VICTORIA STREET RICHMOND House	Yes	No	No	Yes	No	No		No
HO290	318-326 VICTORIA STREET RICHMOND Byrne's Arcade Terrace	Yes	No	No	Yes	No	No		No
HO291	488-496 VICTORIA STREET RICHMOND Former Simpson's Glove Factory	Yes	No	No	No	No	No		No
HO292	Yarra River VICTORIA STREET	-	-	-	-	Yes Ref No	No		No

YARRA PLANNING SCHEME

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	RICHMOND Victoria Bridge					H374			
HO293	5 WELLINGTON STREET RICHMOND Former Freemason's Tavern	Yes	No	No	No	No	No		No
HO294	15 WELLINGTON STREET RICHMOND House	Yes	No	No	No	No	No		No
HO295	67 WELLINGTON STREET RICHMOND Former Sutherland's Distillery	Yes	No	No	Yes	No	No		No
HO296	79-93 & 80-94 WELLINGTON STREET RICHMOND Warrick Terrace and Leicester Terrace	Yes	No	No	No	No	No		No
HO297	Yarra River YARRA BOULEVARD RICHMOND Hawthorn Railway Bridge	Yes	No	No	No	No	No		No
HO298	BURNLEY PARKLANDS RICHMOND Corroboree Tree	Yes	No	No	No	No	No		Yes
HO299	THE BOULEVARD RICHMOND The Boulevard Parklands	No	No	Yes	No	No	No		No
HO306	THE BOULEVARD RICHMOND AND SWAN STREET BURNLEY Burnley Gardens	-	-	-	-	Yes Ref No H2052	No		No



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HO300	YARRA BEND PARK YARRA BEND Bluestone quarry	No	No	No	No	No	No		No
HO302	YARRA BEND PARK YARRA BEND Deep Rock Swimming Club, includes foundation stone and pioneer memorial stones	Yes	No	No	No	No	No		No
HO301	YARRA BEND ROAD FAIRFIELD Fairlea Womens Prison, Yarra Bend Asylum (includes Asylum Gate Pillar, Remnant Trees)	-	-	-	-	Yes Ref No H1552	No		No
HO303	YARRA BEND ROAD, FAIRFIELD Fairfield Hospital (former)	-	-	-	-	Yes Ref No H1878	Yes		No
HO304	YARRA BEND ROAD YARRA BEND Yarra Bend Golf Club House	Yes	No	No	No	No	No		No
HO305	Yarra River YARRA BEND ROAD YARRA BEND Kane's Bridge	Yes	No	No	No	No	No		No
HO307	Yarra River YARRA BEND PARK YARRA BEND Yarra River Protectorate Station site	No	No	No	No	No	No		Yes
HO308	Barkly Gardens Precinct, Richmond	No	No	Yes, mature Oaks and Peppers in Barkly	No	No	No		No

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HO309	Bendigo Street Precinct, Richmond	No	No	Gardens	No	No	No		No
HO310	Bridge Road Precinct, Richmond	Yes	No	No	No	No	No		No
HO311	Brunswick Street Precinct, Fitzroy	Yes	No	No	No	No	No		No
HO312	Campbell Street Precinct, Collingwood	No	No	No	No	No	No		No
HO313	Charles Street Precinct, Abbotsford	No	No	No	No	No	No		No
HO314	Yarra Falls Precinct Abbotsford	No	No	No	No	No	No		No
HO315	Church Street Precinct, Richmond	Yes	No	No	No	No	No		No
HO316	Clifton Hill Eastern Precinct	No	No	No	No	No	No		No
HO317	Clifton Hill Western Precinct	No	No	No	No	No	No		No
HO318	Collingwood Slope Precinct	No	No	No	No	No	No		No
HO342	Cremorne Precinct	No	No	No	No	No	No		No
HO319	Elm Grove Precinct, Richmond	No	No	No	No	No	No		No
HO320	Fairchild Street Precinct, Abbotsford	No	No	No	No	No	No		No
HO321	Gold Street Precinct, Collingwood	No	No	No	No	No	No		No
HO322	Golden Square Precinct, Richmond	No	No	No	No	No	No		No
HO323	Green Street Precinct, Richmond	No	No	No	No	No	No		No
HO324	Johnston Street Precinct, Collingwood	Yes	No	No	No	No	No		No
HO325	Kennedy Street Precinct, Richmond	Yes	No	Yes – Ash street trees in Cole &	No	No	No		No

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				Kennedy streets					
HO326	North Carlton Precinct	No	No	No	No	No	No		No
HO327	North Fitzroy Precinct	No	No	No	No	No	No		No
HO328	Park Crescent Precinct, Alphington	No	No	No	No	No	No		No
HO329	Princes Hill Precinct	No	No	No	No	No	No		No
HO330	Queens Parade Precinct, North Fitzroy/Clifton Hill	Yes	No	No	No	No	No		No
HO331	Racecourse Precinct, Richmond	No	No	No	No	No	No		No
HO332	Richmond Hill Precinct	No	No	No	No	No	No		No
HO333	Smith Street Precinct, Fitzroy/Collingwood	Yes	No	No	No	No	No		No
HO334	South Fitzroy Precinct	No	No	No	No	No	No		No
HO335	Swan Street Precinct, Richmond	Yes	No	No	No	No	No		No
HO336	Victoria Parade Precinct, Collingwood	No	No	No	No	No	No		No
HO337	Victoria Park Precinct, Abbotsford	No	No	No	No	No	No		No
HO338	West Richmond Precinct	No	No	No	No	No	No		No
HO339	William Street Precinct, Abbotsford	No	No	No	No	No	No		No
HO344	Yarra Bend Road, Fairfield Fairfield Hospital Grounds (former)	Yes	No	Yes	No	No	Yes		No
HO349	Rosella Factory Complex, Buildings 1, 2 (façade and 8 metres depth of building only), 6, 7, 12, 13, 15, and 18 (façade only)	Yes	No	No	No	No	No		No

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	and 7.5 metres depth of building only), with emphasis on fabric from the main Rosella complex development period (c1905- 1940).								
HO351	Former "Spicer Factory", 163-167 Noone Street, Clifton Hill (for a depth of 14.5 metres from the front façade/Noone Street title boundary).	No	No	No	No	No	No		No
HO361	World Heritage Environs Area Precinct	No	No	No	No	No	No		No
HO368	10 PEARSON STREET & 11 CHAPEL STREET RICHMOND House and Stables	No	No	No	No	No	No		No
HO407	21-27 YORK STREET, UNITS 1-7 OF 31 YORK STREET & 14 GARFIELD STREET RICHMOND Marchants Aerated Waters and Cordials Pty Ltd Factory and Stables	Yes	No	No	No	No	No		No
HO455* #1	139 Hoddle Street, Richmond	Yes	No	No	No	No	No		No
HO456* #2	92 Victoria Street, Richmond	No	No	No	No	No	No		No
	137-51 CREMORNE STREET CREMORNE Wilford Terrace	Yes	No	No	No	No	No		No
	21-33 CUBITT STREET CREMORNE Terrace	Yes	No	No	No	No	No		No

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	58-60 CUBITT STREET CREMORNE Houses	Yes	No	No	No	No	No		No
	54-64 BAKER STREET RICHMOND Somerset Terrace	Yes	No	No	No	No	No		No
	70 BAKER STREET RICHMOND House and fence	Yes	No	No	No	No	No		No
	59-85 GARDNER STREET RICHMOND Victorian Duplexes	No	No	No	No	No	No		No
	HIGHETT, EGAN & MUJR STREETS AND JIKA PLACE RICHMOND West Richmond Railway Station complex	Yes	No	Yes – mature Canary Island Palm and Peppers	No	No	No		No
	38-50 REGENT STREET & 35-49 LITTLE HODDLE STREET RICHMOND Henry Walters' Boot Factories (Former)	No	No	No	No	No	No		No
HO401	28-34 ROONEY STREET, 20-24 ROSE STREET, RICHMOND & 27-57 ROONEY STREET RICHMOND Russell Brothers tannery, part	No	No	No	No	No	No		No
	Building Society Cottages Precinct, Richmond	No	No	No	No	No	No		No
	Church Street North Precinct,	Yes	No	No	No	No	No		No



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	Richmond								
	Doonside Industrial Precinct**	Yes	No	No	No	No	No		No
	Gardner Street Precinct, Richmond	Yes***	No	No	No	No	No		No
	Highett Street Precinct, Richmond	No	No	No	No	No	No		No
	Lincoln Street Precinct, Richmond	No	No	No	No	No	No		No
	Wells Street Precinct, Richmond	No	No	No	No	No	No		No
	Yarraberg Precinct, Richmond	No	No	No	No	No	No		No
	Eleazer Lesser Edwardian Duplexes The heritage place comprises the houses at 62-68 Appleton Street, 114-120 Burnley Street, 389-391 Highett Street and 158-160 Somerset Street, Richmond****	No	No	No	No	No	No		No
	Richmond Industrial Buildings ***** The heritage place comprises the former factories at 6-8 & 26 Bromham Place and 14 Risley Place, Richmond.	No	No	No	No	No	No		No
	Cremerne Industrial Buildings ***** The heritage place comprises: Factory (Former), 9-11 Cremerne Street L. Arthur Cartage Contractors Garage (Former), 60-88 Cremerne Street Melbourne Wire Works (Former), 85-99 Cremerne Street (cnr. Kelso Street) Nuttelex office and factory (Former), 1-9 Gordon Street Klembro Factory (Former), 80-82	Yes – 80-82 Balmain St, only	No	No	No	No	No		No

HERITAGE OVERLAY - SCHEDULE

\* DENOTES INTERIM PROTECTION

#1 – DOES NOT APPLY AFTER 31 OCTOBER 2013

#2 – DOES NOT APPLY AFTER 30 NOVEMBER 2013

\*\*\*\*\* The Edwardian Duplexes serial listing now comprises on 62-68 Appleton Street and 389-319 Highett Street.

\*\*\*\*\* The two industrial buildings serial listings did not go ahead. The properties have individual HO's instead.

\*\* The Doonside Industrial Precinct was abandoned.

\*\*\* The Amendment C173 Part 2 Panel report recommended that Paint Controls be removed from the Gardner Street Precinct.

YARRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Balmain Street								

HERITAGE OVERLAY - SCHEDULE

- \* DENOTES INTERIM PROTECTION
- #1 – DOES NOT APPLY AFTER 31 OCTOBER 2013
- #2 – DOES NOT APPLY AFTER 30 NOVEMBER 2013

## APPENDIX G – PRECINCT TABLES

The following tables set out details of each proposed new precinct or precinct extension, as well as places recommended for individual protection on the Heritage Overlay. The following information is provided for each property:

- Name of the place, if any. Also, HO number for those places recommended for inclusion in a new precinct or precinct extension that should *retain* their individual HO number.
- Street name and number
- Suburb
- Date of construction (usually provided as a date range)
- Grading in the precinct (Individually Significant, Contributory or Not Contributory)
- Property number (for Council reference)
- Changes in the status of that property in comparison with the recommendations made in the Graeme Butler & Associates, *City of Yarra Heritage Gap Study: Stage 2, 2009*. If no change has been made to the recommendations of the 2009 study, then this column is left blank.

HO308 BARKLY GARDENS PRECINCT - EXTENSION TO EXISTING									
PRECINCT	NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)	
	House	BRIGHTON	28	RICHMOND	1850-1890	Contributory	160965	Added to Barkly Gardens Precinct - change from Butler 2009	
	House (HO231)	BRIGHTON	30	RICHMOND	1850-1890	Individually Significant	160960	Currently in HO (HO231), include in this precinct. Retain HO.	
		BRIGHTON	31	RICHMOND	1930-1940	Not Contributory	160210	Currently in HO. Regraded from Contributory to Not Contributory - change from Butler 2009	
		BRIGHTON	41	RICHMOND	1915-1925	Contributory	160230	Currently in HO. Regraded from Not Contributory to Contributory - change to Butler 2009	
	Vacant site	BRIGHTON	45	RICHMOND	Unknown	Not Contributory	160235	Currently in HO. Regraded from Contributory to Not Contributory due to demolition - change from Butler 2009	
		BRIGHTON	73	RICHMOND	1870-1890	Contributory	160290	Currently in HO. Remove site from HO - change from Butler 2009	
		BRIGHTON	150	RICHMOND	1980-1990?	Not Contributory	160770	Added to Barkly Gardens Precinct - change from Butler 2009	
	Shop & Residence	BRIGHTON	154	RICHMOND	1850-1890	Contributory	160765	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Yarra Street Precinct)	
		BRIGHTON	161	RICHMOND	1850-1890	Contributory	160455	Added to Barkly Gardens Precinct - change from Butler 2009	
		BRIGHTON	163	RICHMOND	1990-2000	Not Contributory	284855	Added to Barkly Gardens Precinct - change from Butler 2009	
		BRIGHTON	163	RICHMOND	1990-2000	Not Contributory	384860	Added to Barkly Gardens Precinct - change from Butler 2009	
	Maroura & Korein (HO232)	BRIGHTON	164	RICHMOND	1899	Individually Significant	160755	Currently in HO (HO232), include in this precinct. Retain HO.	
		BRIGHTON	165	RICHMOND	1990-2000	Not Contributory	288540	Added to Barkly Gardens Precinct - change from Butler 2009	
		BRIGHTON	165	RICHMOND	1990-2000	Not Contributory	288545	Added to Barkly Gardens Precinct - change from Butler 2009	
	Maroura & Korein (HO232)	BRIGHTON	166	RICHMOND	1899	Individually Significant	160750	Currently in HO (HO232), include in this precinct. Retain HO.	
		BRIGHTON	167	RICHMOND	1850-1890	Individually Significant	160470	In C149 as an individual place, move to this precinct	
		BRIGHTON	168	RICHMOND	1900-1915	Contributory	160745	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Yarra Street Precinct)	
		BRIGHTON	169	RICHMOND	1850-1890	Contributory	160475	Added to Barkly Gardens Precinct - change from Butler 2009	

**HO308 BARKLY GARDENS PRECINCT - EXTENSION TO EXISTING PRECINCT**

		<b>CHANGES FROM G. BUTLER GAP STUDY (2009)</b>								
<b>NAME</b>	<b>STREET</b>	<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>				
	BRIGHTON	170	RICHMOND	1900-1915	Contributory	160740	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Yarra Street Precinct)			
	BRIGHTON	171	RICHMOND	1910-1930	Contributory	160480	Added to Barkly Gardens Precinct - change from Butler 2009			
	BRIGHTON	173	RICHMOND	1850-1890	Contributory	160485	Added to Barkly Gardens Precinct - change from Butler 2009			
	BRIGHTON	175	RICHMOND	1850-1890	Contributory	160490	Added to Barkly Gardens Precinct - change from Butler 2009			
	BRIGHTON	177	RICHMOND	1900-1920	Contributory	160495	Added to Barkly Gardens Precinct - change from Butler 2009			
	BRIGHTON	178	RICHMOND	1900-1915	Contributory	160730	Added to Barkly Gardens Precinct - change from Butler 2009			
	BRIGHTON	180	RICHMOND	1850-1890	Contributory	160725	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Yarra Street Precinct)			
	BRIGHTON	182	RICHMOND	1850-1890	Contributory	160720	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Yarra Street Precinct)			
	BRIGHTON	184	RICHMOND	1850-1890	Contributory	160715	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Yarra Street Precinct)			
	BRIGHTON	186	RICHMOND	1850-1890	Contributory	160690	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Yarra Street Precinct)			
House	BURGESS	22	RICHMOND	1880-1890	Contributory	159710	Currently in HO. Regraded from Not Contributory to Contributory - change to Butler 2009			
	COTTER	3	RICHMOND	1880-1890	Contributory	159485	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)			
	COTTER	4	RICHMOND	1880-1890	Contributory	159655	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)			
	COTTER	5	RICHMOND	1880-1890	Contributory	159490	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)			
	COTTER	6	RICHMOND	1880-1890	Contributory	159650	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)			
	COTTER	7	RICHMOND	1880-1890	Contributory	159495	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)			
	COTTER	8	RICHMOND	1880-1890	Contributory	159645	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)			
	COTTER	9	RICHMOND	1880-1890	Contributory	159500	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)			
Thurles	COTTER	10	RICHMOND	1880-1890	Contributory	159640	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)			



**HO308 BARKLY GARDENS PRECINCT - EXTENSION TO EXISTING PRECINCT**

		<b>CHANGES FROM G. BUTLER GAP STUDY (2009)</b>					
<b>NAME</b>	<b>STREET</b>	<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>CHANGES FROM G. BUTLER GAP STUDY (2009)</b>
	COTTER	11	RICHMOND	1880-1890	Contributory	159505	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)
	COTTER	12	RICHMOND	1880-1890	Contributory	159635	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)
	COTTER	13	RICHMOND	1880-1890	Contributory	159510	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)
	COTTER	14	RICHMOND	1880-1890	Contributory	159630	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)
	COTTER	15	RICHMOND	1960-1970	Not Contributory	159515	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)
Napier	COTTER	16	RICHMOND	1890-1900	Contributory	159625	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)
	COTTER	18	RICHMOND	1885-1915	Contributory	159620	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)
	COTTER	20	RICHMOND	1980-1990	Not Contributory	159615	Added to precinct - Change from Butler 2009 (was in Cotter Street Precinct)
	JAMES	4	RICHMOND	2000-2010	Not Contributory	160075	Currently in HO. Regraded from Contributory to Not Contributory due to demolition - change from Butler 2009
Grunberg House (HO273)	LESNEY	36	RICHMOND	1854	Victorian Heritage Register	160150	Currently in HO (HO273), include in this precinct. Retain HO.
	MADDEN	1	RICHMOND	1850-1890	Contributory	158375	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
	MADDEN	3	RICHMOND	1850-1890	Contributory	158370	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
	MADDEN	5	RICHMOND	1850-1890	Contributory	158365	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
	MADDEN	7	RICHMOND	1850-1890	Contributory	158360	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
	MADDEN	9	RICHMOND	1850-1890	Contributory	158355	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
	MADDEN	11	RICHMOND	1850-1890	Contributory	158350	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)

**HO308 BARKLY GARDENS PRECINCT - EXTENSION TO EXISTING PRECINCT**

		CHANGES FROM G. BUTLER GAP STUDY (2009)					
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
	MADDEN	13	RICHMOND	1850-1890	Contributory	158345	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
	MADDEN	15	RICHMOND	1850-1890	Contributory	158340	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
House	MARY	208	RICHMOND	1850-1890	Contributory	158760	Currently in HO. Regraded from Not Contributory to Contributory - change to Butler 2009
House	MARY	226	RICHMOND	1915-1925	Contributory	158775	Currently in HO. Regraded from Not Contributory to Contributory - change to Butler 2009
House	MARY	234	RICHMOND	1915-1925	Contributory	158785	Currently in HO. Regraded from Not Contributory to Contributory - change to Butler 2009
	PRINCE PATRICK	20	RICHMOND	1980-1990?	Not Contributory	160735	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Yarra Street Precinct)
	ROONEY	2	RICHMOND	1850-1890	Not Contributory	158535	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
	ROONEY	4	RICHMOND	1850-1890	Contributory	158530	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
Loughrea Terrace	ROONEY	6	RICHMOND	1850-1890	Contributory	158525	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
Loughrea Terrace	ROONEY	8	RICHMOND	1850-1890	Contributory	158520	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
Loughrea Terrace	ROONEY	10	RICHMOND	1850-1890	Contributory	158515	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
Loughrea Terrace	ROONEY	12	RICHMOND	1850-1890	Contributory	158510	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
Loughrea Terrace	ROONEY	14	RICHMOND	1850-1890	Contributory	158505	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
	ROONEY	16	RICHMOND	1980-1990?	Not Contributory	158500	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)
Duplex	MARY	236-238	RICHMOND	1930-1940	Not Contributory		Currently in HO. Regraded from C to NC*

\* The recommendation to regrade 236 and 238 Mary Street to Not Contributory, which were Contributory properties in HO308, was made during the Amendment C173 implementation.



HO308 BARKLY GARDENS PRECINCT - EXTENSION TO EXISTING									
CHANGES FROM G. BUTLER GAP STUDY (2009)									
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)		
	ROONEY	18	RICHMOND	1850-1890	Contributory	158495	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
	ROONEY	40	RICHMOND	1850-1890	Contributory	158465	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
	ROONEY	42	RICHMOND	1850-1890	Contributory	158460	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
	ROONEY	46	RICHMOND	1970-1980	Not Contributory	158455	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
	ROONEY	48	RICHMOND	1900-1915	Contributory	158450	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
	ROONEY	52	RICHMOND	1890-1900	Not Contributory	158445	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
	ROONEY	54	RICHMOND	1850-1890	Contributory	158440	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
	ROONEY	56	RICHMOND	1890-1900	Contributory	158435	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
	ROONEY	58	RICHMOND	1900-1915	Contributory	158430	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
	ROONEY	60	RICHMOND	1900-1915	Contributory	158425	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Rooney Street Precinct)		
House	ROSE	2	RICHMOND	1850-1890	Contributory	159960	Currently in HO. Regraded from Individually Significant to Contributory - change from Butler 2009		
House	ROSE	4	RICHMOND	1915-1925	Contributory	159955	Currently in HO. Regraded from Not contributory to Contributory - change from Butler 2009		
	YARRA	19	RICHMOND	1980-1990?	Not contributory	160760	Added to Barkly Gardens Precinct - change from Butler 2009 (was in Yarra Street Precinct)		

BUILDING SOCIETY COTTAGES PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)
STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
LINCOLN	48	RICHMOND	1850-1890	Contributory	154290	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)				
LINCOLN	50	RICHMOND	1850-1890	Contributory	154285	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)				
LINCOLN	52	RICHMOND	1950-1970	Not Contributory	154280	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)				
LINCOLN	54	RICHMOND	1850-1890	Contributory	154275	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)				
LINCOLN	56	RICHMOND	1850-1890	Contributory	154270	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)				
LINCOLN	58	RICHMOND	1850-1890	Contributory	154265	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)				
LINCOLN	60	RICHMOND	1850-1890	Contributory	154260	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)				
LINCOLN	62	RICHMOND	1850-1890	Contributory	154255	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)				

CHURCH STREET NORTH PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	CHURCH STREET	97	RICHMOND	1850-1890	Contributory	150965					
	CHURCH STREET	99	RICHMOND	1850-1890	Contributory	150970					
	CHURCH STREET	101	RICHMOND	1850-1890	Contributory	150975					
Shop & Residence	CHURCH STREET	103	RICHMOND	1850-1890	Contributory	150980					
Shop & Residence	CHURCH STREET	105	RICHMOND	1850-1890	Contributory	150985					
Shop & Residence	CHURCH STREET	107	RICHMOND	1850-1890	Contributory	150990					
Prince of Wales Hotel	CHURCH STREET	109	RICHMOND	1850-1890	Contributory	150995					
	CHURCH STREET	123	RICHMOND	1900-1915	Contributory	151005	Regraded to Contributory - Change from Butler 2009				
Shop & Residence	CHURCH STREET	127	RICHMOND	1850-1890	Contributory	151010					
Shop & Residence	CHURCH STREET	129	RICHMOND	1850-1890	Contributory	151015					
Queens Arms hotel, later Shop & Residence	CHURCH STREET	133	RICHMOND	1850-1890	Contributory	151020					
Bristol Hotel, Former	CHURCH STREET	135	RICHMOND	1860-1880	Individually Significant	151025	In C149 as an individual place, move to this precinct				
Bakers shop & residence	CHURCH STREET	137	RICHMOND	1850-1890	Contributory	151030					
Vacant site	CHURCH STREET	139	RICHMOND	Unknown	Not Contributory	151035					
Shop & Residence	CHURCH STREET	141	RICHMOND	1850-1890	Contributory	151040					
Shop & Residence	CHURCH STREET	143	RICHMOND	1850-1890	Contributory	151045					
Shop & Residence	CHURCH STREET	145	RICHMOND	1850-1890	Contributory	151050					
Motor Garage	CHURCH STREET	147	RICHMOND	1930-1940	Not Contributory	151055	Regraded to Not Contributory - Change from Butler 2009				
James Jones general store, shop & residence, former	CHURCH STREET	156	RICHMOND	1850-1890	Contributory	150520					
Naughten's Hotel, later Citizens Park Hotel, and DT's	CHURCH STREET	164	RICHMOND	1870-1890	Individually Significant	189695					
Weatherill's Butcher's shop & residence, former?	CHURCH STREET	166	RICHMOND	1860-2000	Not Contributory	282715					
	CHURCH STREET	166	RICHMOND	1990-2000	Not Contributory	282720					



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	CHURCH	STREET	166	-170 Unit 3	RICHMOND	1990-2000	Not Contributory	282725	
	CHURCH	STREET	166	-170 Unit 6	RICHMOND	1990-2000	Not Contributory	282740	
	CHURCH	STREET	166	-170 Unit 7	RICHMOND	1990-2000	Not Contributory	282745	
	CHURCH	STREET	166	-170 Unit 8	RICHMOND	1990-2000	Not Contributory	282750	
House	CHURCH	STREET	176		RICHMOND	1880-1890	contributory	356760	
	CHURCH	STREET	176	A	RICHMOND	2000-2010	Not Contributory	360580	Added to precinct - Change from Butler 2009
	CHURCH	STREET	176	A, Floor 1	RICHMOND	2000-2010	Not Contributory	360590	Added to precinct - Change from Butler 2009
James Lentell building, later confectioner and bakery	CHURCH	STREET	178	Ground floor	RICHMOND	1870-1880	Individually Significant	189710	In C149 as an individual place, move to this precinct
James Lentell building, later confectioner and bakery	CHURCH	STREET	178	Floor 1	RICHMOND	1870-1880	Individually Significant	189715	In C149 as an individual place, move to this precinct

H0342 CREMORNE PRECINCT - EXTENSION TO EXISTING PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
Shop & residence	BALMAIN	27	CREMORNE	1850-1890	Contributory	162490					
Shop & residence	BALMAIN	29	CREMORNE	1850-1890	Contributory	162495					
Shop & residence	BALMAIN	31	CREMORNE	1850-1890	Contributory	162500					
	BALMAIN	43	CREMORNE	1850-1890	Contributory	162525					
	BALMAIN	45	CREMORNE	1850-1890	Contributory	428690					
	BALMAIN	47	CREMORNE	1850-1890	Contributory	162530					
	DOVER	171	CREMORNE	1850-1890	Contributory	165030					

DOONSIDE INDUSTRIAL PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER				
Heckworth Pty Ltd silver manufacturers, former	BURNLEY STREET	61 -63	RICHMOND	1930-1940	Contributory	167525				
Companion Heaters Pty Ltd, former	BURNLEY STREET	65	RICHMOND	1930-1940	Contributory	167520				
Horticultural Industries Pty Ltd, former	BURNLEY STREET	67	RICHMOND	1925-1930	Contributory	167515				
Jex Steel Wool factory, later Urban Rhythm, plaque	BURNLEY STREET	77 -79	RICHMOND	1930-1940	Contributory	167510				
Russell Manufacturing Company Pty Ltd, later Repco	BURNLEY STREET	81 -95	RICHMOND	1935-1940	Individually Significant	167505	Only western section of site, measuring to 34 metres from Burnley Street, as recommended by C149 Panel. Move to this precinct.			
Leggett Products Pty Ltd rubber goods manufacturers	DOONSIDE STREET	1 -9	RICHMOND	1930-1940	Contributory	167550				
Former Repco Offices	DOONSIDE STREET	26	RICHMOND	1939C	Individually Significant	167560	Currently in HO (HO252), include in precinct. Retain HO.			

\* Note that this precinct has not been introduced into the Yarra Heritage Overlay, and Russell Manufacturing Co., 81-95 Burnley Street and HO252 26 Doonside Street retain their individual HOs.

GARDNER STREET PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	ALLANS	1	RICHMOND	2000-2010	Not Contributory	292575	Added to Gardner Street Precinct - change from Butler 2009			
	ALLANS	2	RICHMOND	2000-2010	Not Contributory	313470	Added to Gardner Street Precinct - change from Butler 2009			
	ALLANS	3	RICHMOND	2000-2010	Not Contributory	292580	Added to Gardner Street Precinct - change from Butler 2009			
	ALLANS	4	RICHMOND	2000-2010	Not Contributory	313480	Added to Gardner Street Precinct - change from Butler 2009			
	ALLANS	6	RICHMOND	2000-2010	Not Contributory	192965	Added to Gardner Street Precinct - change from Butler 2009			
	ALLANS	8	RICHMOND	2000-2010	Not Contributory	192960	Added to Gardner Street Precinct - change from Butler 2009			
	BUCKINGHAM	95	RICHMOND	1870-1890	Contributory	154780	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	97	RICHMOND	1870-1890	Contributory	154785	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	99	RICHMOND	1870-1890	Contributory	154790	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	100	RICHMOND	1870-1890	Contributory	155090	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	101	RICHMOND	1870-1890	Contributory	154795	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	102	RICHMOND	1870-1890	Contributory	155085	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	103	RICHMOND	1870-1890	Contributory	154800	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	104	RICHMOND	1870-1890	Contributory	155080	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	105	RICHMOND	1870-1890	Contributory	154805	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	106	RICHMOND	1870-1890	Contributory	155075	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	107	RICHMOND	1870-1890	Not Contributory	154810	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	108	RICHMOND	1870-1890	Contributory	155070	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	110	RICHMOND	1870-1890	Contributory	155065	Currently in HO, move from HO325 to the Gardner Street Precinct			
	BUCKINGHAM	111	RICHMOND	Unknown	Not Contributory	154815	Currently in HO, move from HO325 to the Gardner Street Precinct			

GARDNER STREET PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)		
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER						
											Street Precinct	
	BUCKINGHAM	112	RICHMOND	1990-2000	Not Contributory	155055					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	112	RICHMOND	1990-2000	Not Contributory	155060					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	113	RICHMOND	1870-1890	Contributory	154820					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	114	RICHMOND	1870-1890	Contributory	155050					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	115	RICHMOND	1925-1930	Contributory	154825					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	116	RICHMOND	1870-1890	Contributory	155045					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	117	RICHMOND	Unknown	Not Contributory	154830					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	118	RICHMOND	1870-1890	Contributory	155040					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	119	RICHMOND	1850-1890	Contributory	154835					Being added as part of C149, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	120	RICHMOND	1870-1890	Contributory	155035					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	121	RICHMOND	1850-1890	Contributory	154840					Being added as part of C149, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	122	RICHMOND	1870-1890	Contributory	155030					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	124	RICHMOND	1870-1890	Contributory	155025					Currently in HO, move from HO325 to the Gardner Street Precinct	
	BUCKINGHAM	126	RICHMOND	1870-1890	Contributory	155020					Currently in HO, move from HO325 to the Gardner Street Precinct	
	COPPIN	1	RICHMOND	1950-1970	Not Contributory	199650					Added to Gardner Street Precinct - change from Butler 2009	
	COPPIN	5	RICHMOND	1900-1915	Contributory	199645					Added to Gardner Street Precinct - change from Butler 2009	
	COPPIN	7	RICHMOND	1900-1915	Contributory	199640					Added to Gardner Street Precinct - change from Butler 2009	
	COPPIN	9	RICHMOND	1900-1915	Contributory	199635					Added to Gardner Street Precinct - change from Butler 2009	
	COPPIN	11	RICHMOND	1900-1915	Contributory	199630					Added to Gardner Street Precinct - change from Butler 2009	
Weston House (HO243)	COPPIN	13	RICHMOND	1900	Individually Significant	199625					Currently in HO (HO243), include in this precinct. Retain HO.	



GARDNER STREET PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	COPPIN	15	RICHMOND	1910-1920	Contributory	199620	Added to Gardner Street Precinct - change from Butler 2009			
	DAVISON	78	RICHMOND	1900-1915	Contributory	152890				
	DAVISON	80	RICHMOND	1900-1915	Contributory	152895				
	DAVISON	83	RICHMOND	2000-2010	Not Contributory	285580	Added to Gardner Street Precinct - change from Butler 2009			
	DAVISON	85	RICHMOND	2000-2010	Not Contributory	285585	Added to Gardner Street Precinct - change from Butler 2009			
	DAVISON	87	RICHMOND	2000-2010	Not Contributory	285590	Added to Gardner Street Precinct - change from Butler 2009			
	DAVISON	89	RICHMOND	2000-2010	Not Contributory	283495	Added to Gardner Street Precinct - change from Butler 2009			
	DAVISON	91	RICHMOND	2000-2010	Not Contributory	283490	Added to Gardner Street Precinct - change from Butler 2009			
	GARDNER	6	RICHMOND	1870-1890	Contributory	157220	Currently in HO, move from HO325 to the Gardner Street Precinct			
	GARDNER	8	RICHMOND	1870-1890	Contributory	157215	Currently in HO, move from HO325 to the Gardner Street Precinct			
	GARDNER	10	RICHMOND	1870-1890	Contributory	157210	Currently in HO, move from HO325 to the Gardner Street Precinct			
	GARDNER	12	RICHMOND	1870-1890	Contributory	157205	Currently in HO, move from HO325 to the Gardner Street Precinct			
	GARDNER	14	RICHMOND	1870-1890	Contributory	157200	Currently in HO, move from HO325 to the Gardner Street Precinct			
	GARDNER	16	RICHMOND	1870-1890	Contributory	157195	Currently in HO, move from HO325 to the Gardner Street Precinct			
Shop & residence	GARDNER	28	RICHMOND	1870-1890	Contributory	157145	Currently in HO, move from HO325 to the Gardner Street Precinct			
	GARDNER	30	RICHMOND	1870-1890	Contributory	157140	Currently in HO, move from HO325 to the Gardner Street Precinct			
	GARDNER	32	RICHMOND	1870-1890	Contributory	157135	Currently in HO, move from HO325 to the Gardner Street Precinct			
	GARDNER	34	RICHMOND	1870-1890	Contributory	157130	Currently in HO, move from HO325 to the Gardner Street Precinct			

GARDNER STREET PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	GARDNER STREET	36	RICHMOND	1870-1920	Contributory	157125	Currently in HO, move from HO325 to the Gardner Street Precinct				
	GARDNER STREET	38	RICHMOND	1870-1890	Contributory	157120	Currently in HO, move from HO325 to the Gardner Street Precinct				
	GARDNER STREET	40	RICHMOND	1870-1890	Contributory	157115	Currently in HO, move from HO325 to the Gardner Street Precinct				
	GARDNER STREET	42	RICHMOND	1870-1890	Contributory	157110	Currently in HO, move from HO325 to the Gardner Street Precinct				
	GARDNER STREET	44	RICHMOND	1870-1890	Contributory	157105	Currently in HO, move from HO325 to the Gardner Street Precinct				
	GARDNER STREET	46	RICHMOND	1870-1890	Contributory	157100	Currently in HO, move from HO325 to the Gardner Street Precinct				
	GARDNER STREET	18	RICHMOND	1850-1890	Contributory	157190					
	GARDNER STREET	21	RICHMOND	2000-2010	Not Contributory	295770					
	GARDNER STREET	23	RICHMOND	2000-2010	Not Contributory	295775					
	GARDNER STREET	25	RICHMOND	2000-2010	Not Contributory	295780					
Flats	GARDNER STREET	26	Unit 1	1960-1970	Not Contributory	157150					
	GARDNER STREET	26	Unit 2	1960-1970	Not Contributory	157155					
	GARDNER STREET	26	Unit 3	1960-1970	Not Contributory	157160					
	GARDNER STREET	26	Unit 4	1960-1970	Not Contributory	157165					
	GARDNER STREET	26	Unit 5	1960-1970	Not Contributory	157170					
	GARDNER STREET	26	Unit 6	1960-1970	Not Contributory	157175					
	GARDNER STREET	26	Unit 7	1960-1970	Not Contributory	157180					
	GARDNER STREET	26	Unit 8	1960-1970	Not Contributory	157185					
	GARDNER STREET	27	RICHMOND	1850-1890	Contributory	157290					
	GARDNER STREET	35	RICHMOND	1990-2000	Not Contributory	193315					
	GARDNER STREET	37	RICHMOND	1900-1915	Contributory	193310					
	GARDNER STREET	39	RICHMOND	1850-1890	Contributory	193305					
	GARDNER STREET	41	RICHMOND	1850-1890	Contributory	193300					

GARDNER STREET PRECINCT											CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					PROPERTY NUMBER	
	GARDNER STREET	43	RICHMOND	1850-1890	Contributory	193295					193295	
	GARDNER STREET	45	RICHMOND	1850-1890	Contributory	193290					193290	
	GARDNER STREET	47	RICHMOND	1900-1915	Contributory	193285					193285	
	GARDNER STREET	48	RICHMOND	1850-1890	Contributory	193320					193320	
	GARDNER STREET	49	RICHMOND	1900-1915	Contributory	193280					193280	
	GARDNER STREET	50	RICHMOND	1850-1890	Contributory	193325					193325	
	GARDNER STREET	51	RICHMOND	1900-1915	Contributory	193275					193275	
	GARDNER STREET	52	RICHMOND	1850-1890	Contributory	193330					193330	
	GARDNER STREET	53	RICHMOND	1900-1915	Individually Significant	193270					193270	In C149 as an individual place, move to this precinct
	GARDNER STREET	54	RICHMOND	1850-1890	Contributory	193335					193335	
	GARDNER STREET	55	RICHMOND	1990-2000	Not Contributory	305880					305880	
	GARDNER STREET	56	RICHMOND	1850-1890	Contributory	193340					193340	
	GARDNER STREET	58	RICHMOND	1850-1890	Contributory	193345					193345	
	GARDNER STREET	59	RICHMOND	1850-1890	Individually Significant	193260					193260	Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	60	RICHMOND	1850-1890	Contributory	193350					193350	
	GARDNER STREET	61	RICHMOND	1850-1890	Individually Significant	193255					193255	Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	62	RICHMOND	1850-1890	Contributory	193355					193355	
	GARDNER STREET	63	RICHMOND	1850-1890	Individually significant	193250					193250	Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	64	RICHMOND	1850-1890	Contributory	193360					193360	
	GARDNER STREET	65	RICHMOND	1850-1890	Individually Significant	193245					193245	Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	66	RICHMOND	1850-1890	Contributory	193365					193365	
	GARDNER STREET	67	RICHMOND	1850-1890	Individually Significant	193240					193240	Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	68	RICHMOND	2000-2010	Not Contributory	298010					298010	

GARDNER STREET PRECINCT											CHANGES FROM G. BUTLER GAP STUDY (2009)
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	GARDNER STREET	68 A	RICHMOND	2000-2010	Not Contributory	298015					
	GARDNER STREET	69	RICHMOND	1850-1890	Individually Significant	193235					Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	70	RICHMOND	1900-1915	Contributory	193375					
	GARDNER STREET	71	RICHMOND	1850-1890	Individually Significant	193230					Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	72	RICHMOND	1900-1915	Contributory	193380					
	GARDNER STREET	73	RICHMOND	1850-1890	Individually Significant	193225					Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	74	RICHMOND	1900-1915	Contributory	193385					
	GARDNER STREET	75	RICHMOND	1850-1890	Individually Significant	193220					Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	76	RICHMOND	1900-1915	Contributory	193390					
	GARDNER STREET	77	RICHMOND	1850-1890	Individually Significant	193215					Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	78	RICHMOND	1900-1915	Contributory	193395					
	GARDNER STREET	79	RICHMOND	1850-1890	Individually Significant	193210					Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	80	RICHMOND	1900-1915	Contributory	193400					
	GARDNER STREET	81	RICHMOND	1850-1890	Individually Significant	193205					Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	82	RICHMOND	1900-1915	Individually Significant	193405					In C149 as an individual place, move to this precinct
	GARDNER STREET	83	RICHMOND	1850-1890	Individually Significant	193200					Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	84	RICHMOND	1900-1915	Contributory	193410					
	GARDNER STREET	85	RICHMOND	1850-1890	Individually Significant	193195					Regraded to Individually Significant - change from Butler 2009
	GARDNER STREET	86	RICHMOND	1900-1915	Contributory	193415					
	GARDNER STREET	88	RICHMOND	1900-1915	Contributory	193420					
	HIGHETT STREET	308	RICHMOND	1900-1915	Contributory	192375					

GARDNER STREET PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	HIGHETT	310	RICHMOND	1900-1915	Contributory	192380					
	HIGHETT	312	RICHMOND	1900-1915	Contributory	192385					
	HIGHETT	314	RICHMOND	1900-1915	Contributory	313460					
	HIGHETT	316	RICHMOND	1850-1890	Contributory	192395					
	HIGHETT	318	RICHMOND	1850-1890	Contributory	192400					
	HIGHETT	320	RICHMOND	1850-1890	Contributory	305610					
Driscoll's house	HIGHETT	321	RICHMOND	1900-1915	Contributory	139400	Regraded to Contributory from Significant by C149 Panel - change from Butler 2009				
	HIGHETT	322	RICHMOND	2000-2010	Not Contributory	305620					
	HIGHETT	323	RICHMOND	2000-2010	Not Contributory	319840	Added to Gardner Street Precinct (does not have street address - Lot 1 PS614841) - change from Butler 2009				
	HIGHETT	324	RICHMOND	2000-2010	Not Contributory	192410					
	HIGHETT	326	RICHMOND	1850-1890	Contributory	192415					
	HIGHETT	331	RICHMOND	1915-1925	Contributory	139395					
	HIGHETT	333	RICHMOND	1850-1890	Contributory	139390					
	HIGHETT	334	RICHMOND	1850-1890	Contributory	192420					
	HIGHETT	335	RICHMOND	2000-2010	Not Contributory	353920	Added to Gardner Street Precinct - change from Butler 2009				
	HIGHETT	336	RICHMOND	1850-1890	Contributory	192425					
	HIGHETT	337	RICHMOND	2000-2010	Not Contributory	139380	Added to Gardner Street Precinct - change from Butler 2009				
	HIGHETT	338	RICHMOND	1900-1915	Contributory	192430					
	HIGHETT	340	RICHMOND	1900-1915	Contributory	192435					
	HIGHETT	342	RICHMOND	1900-1915	Contributory	192440					
	HIGHETT	344	RICHMOND	1900-1915	Not Contributory	375430	Regraded to Not Contributory (demolished) - change from Butler 2009				

GARDNER STREET PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	HIGHETT	344	RICHMOND	1900-1915	Not Contributory	375420	Regraded to Not Contributory (demolished) - change from Butler 2009				
House (HO265)	HIGHETT	345	RICHMOND	1909	Individually significant	139375	Currently in HO (HO265), include in this precinct. Retain HO.				
	HIGHETT	346	RICHMOND	1900-1915	Contributory	192450					
House (HO265)	HIGHETT	347	RICHMOND	2000-2010	Not contributory	139370	Currently in HO (HO265). Regraded to Not Contributory (subdivided, new dwelling) - change from Butler 2009				
	HIGHETT	348	RICHMOND	1900-1915	Contributory	192455					
	HIGHETT	349	RICHMOND	2000-2010	Not Contributory	139365	Added to Gardner Street Precinct - change from Butler 2009				
	HIGHETT	350	RICHMOND	1900-1915	Contributory	192460					
	HIGHETT	351	RICHMOND	2000-2010	Not Contributory	139355	Added to Gardner Street Precinct - change from Butler 2009				
	HIGHETT	352	RICHMOND	1900-1915	Contributory	192465					
	HIGHETT	353	RICHMOND	2000-2010	Not Contributory	139350	Added to Gardner Street Precinct - change from Butler 2009				
	HIGHETT	354	RICHMOND	1900-1915	Contributory	192470					
	HIGHETT	355	RICHMOND	2000-2010	Not Contributory	139360	Added to Gardner Street Precinct - change from Butler 2009				
	HIGHETT	356	RICHMOND	2000-2010	Not Contributory	285575	Added to Gardner Street Precinct - change from Butler 2009				
	HIGHETT	357	RICHMOND	2000-2010	Not Contributory	290580	Added to Gardner Street Precinct - change from Butler 2009				
	HIGHETT	359	RICHMOND	1850-1890	Contributory	139345					
Mornington	HIGHETT	361	RICHMOND	1850-1890	Individually Significant	139340	In C149 as an individual place, move to this precinct				
	HIGHETT	363	RICHMOND	1900-1915	Contributory	139335					
	HIGHETT	365	RICHMOND	1900-1915	Contributory	139330					
	HIGHETT	367	RICHMOND	1900-1915	Contributory	139325					



GARDNER STREET PRECINCT											
CHANGES FROM G. BUTLER GAP STUDY (2009)											
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	HIGHETT	369	RICHMOND	1900-1915	Contributory	139320					
	HIGHETT	370	RICHMOND	1850-1890	Contributory	192480					
	HIGHETT	372	RICHMOND	1850-1890	Contributory	192485					
	HIGHETT	374	RICHMOND	1850-1890	Contributory	192490					
	HIGHETT	376	Unit 1	2000-2010	Not Contributory	359700					
	HIGHETT	376	Unit 2	2000-2010	Not Contributory	359710					
	HIGHETT	376	Unit 3	2000-2010	Not Contributory	359720					
	HIGHETT	376	Unit 4	2000-2010	Not Contributory	359730					
	HIGHETT	382	RICHMOND	1850-1890	Contributory	192505					
	HIGHETT	384	RICHMOND	1850-1890	Contributory	192510					
	JOHNSON	39	RICHMOND	1870-1890	Contributory	151485	Currently in HO, move from HO325 to the Gardner Street Precinct				
	JOHNSON	41	RICHMOND	1870-1890	Contributory	151480	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	67	RICHMOND	1915-1925	Contributory	155540	Being added as part of C149, move from HO325 to the Gardner Street Precinct				
	KENT	70	RICHMOND	1915-1925	Contributory	155995	Being added as part of C149, move from HO325 to the Gardner Street Precinct				
House (HO270)	KENT	72	RICHMOND	1865	Individually Significant	155990	Currently in HO (HO270), include in this precinct. Retain HO.				
Somerville	KENT	73	RICHMOND	1850-1890	Contributory	155545	Being added as part of C149, move from HO325 to the Gardner Street Precinct				
	KENT	74	RICHMOND	1870-1890	Contributory	155985	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	75	RICHMOND	1850-1890	Contributory	155550	Being added as part of C149, move from HO325 to the Gardner Street Precinct				

GARDNER STREET PRECINCT											CHANGES FROM G. BUTLER GAP STUDY (2009)
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	KENT	76	RICHMOND	1870-1890	Contributory	155980					Currently in HO, move from HO325 to the Gardner Street Precinct
	KENT	77	RICHMOND	1850-1890	Contributory	155555					Being added as part of C149, move from HO325 to the Gardner Street Precinct
	KENT	78	RICHMOND	1870-1890	Contributory	155975					Currently in HO, move from HO325 to the Gardner Street Precinct
	KENT	79	RICHMOND	1850-1890	Contributory	155560					Being added as part of C149, move from HO325 to the Gardner Street Precinct
	KENT	80	RICHMOND	1870-1890	Contributory	155970					Currently in HO, move from HO325 to the Gardner Street Precinct
	KENT	81	RICHMOND	1850-1890	Contributory	155565					Being added as part of C149, move from HO325 to the Gardner Street Precinct
	KENT	82	RICHMOND	1870-1890	Contributory	155965					Currently in HO, move from HO325 to the Gardner Street Precinct
	KENT	83	RICHMOND	1950-1960	Not Contributory	155570					Being added as part of C149, move from HO325 to the Gardner Street Precinct
	KENT	84	RICHMOND	1870-1890	Contributory	155960					Currently in HO, move from HO325 to the Gardner Street Precinct
	KENT	85	RICHMOND	1970-1980	Not Contributory	155575					Being added as part of C149, move from HO325 to the Gardner Street Precinct
House (HO271)	KENT	86	RICHMOND	1870-1890	Individually Significant	155955					Currently in HO (HO271), include in this precinct. Retain HO.
	KENT	87	RICHMOND	1870-1890	Contributory	155580					Currently in HO, move from HO325 to the Gardner Street Precinct
	KENT	88	RICHMOND	1870-1890	Contributory	155950					Currently in HO, move from HO325 to the Gardner Street Precinct
Townhouse	KENT	89	RICHMOND	1990-2000	Not Contributory	301410					Currently in HO, move from HO325 to the Gardner Street Precinct

GARDNER STREET PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	KENT	90	RICHMOND	1870-1890	Contributory	155945	Currently in HO, move from HO325 to the Gardner Street Precinct			
Townhouse	KENT	91	RICHMOND	1990-2000	Not Contributory	301420	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	92	RICHMOND	1870-1890	Contributory	155940	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	93	RICHMOND	1890-1900	Not Contributory	155590	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	95	RICHMOND	1870-1890	Contributory	155595	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	97	RICHMOND	1900-1915	Individually Significant	155600	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	99	RICHMOND	1900-1915	Contributory	155605	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	100	RICHMOND	1890-1900	Contributory	155935	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	102	RICHMOND	1900-1915	Not Contributory	402950	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	102 A	RICHMOND	1900-1915	Not Contributory	402960	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	104	RICHMOND	1900-1915	Contributory	155925	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	105	RICHMOND	1870-1890	Not Contributory	155610	Currently in HO, move from HO325 to the Gardner Street Precinct			
Flats	KENT	106	RICHMOND	1970-1980	Not Contributory	155890	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	107	RICHMOND	1850-1890	Not Contributory	155615	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	108	RICHMOND	1870-1890	Contributory	155885	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	109	RICHMOND	1870-1890	Contributory	155620	Currently in HO, move from HO325 to the Gardner Street Precinct			
	KENT	110	RICHMOND	1870-1890	Contributory	155880	Currently in HO, move from HO325 to the Gardner Street Precinct			

GARDNER STREET PRECINCT											CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER						
	KENT	STREET	111	RICHMOND	1870-1890	Contributory	155625	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	112	RICHMOND	1870-1890	Contributory	155875	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	113	RICHMOND	1870-1890	Contributory	155630	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	114	RICHMOND	1870-1890	Contributory	155870	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	115	RICHMOND	1870-1890	Contributory	155635	Currently in HO, move from HO325 to the Gardner Street Precinct				
Townhouse	KENT	STREET	116	RICHMOND	1990-2000	Not Contributory	295070	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	117	RICHMOND	1870-1890	Contributory	155640	Currently in HO, move from HO325 to the Gardner Street Precinct				
Townhouse	KENT	STREET	118	RICHMOND	1990-2000	Not Contributory	295075	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	119	RICHMOND	1870-1890	Contributory	155645	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	120	RICHMOND	1870-1890	Contributory	155860	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	121	RICHMOND	2004	Not Contributory	155650	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	122	RICHMOND	1870-1890	Contributory	155855	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	123	RICHMOND	1960-1970	Not Contributory	155655	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	124	RICHMOND	1870-1890	Contributory	155850	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	125	RICHMOND	1870-1890	Contributory	155660	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	127	RICHMOND	1870-1890	Contributory	155665	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	129	RICHMOND	1870-1890	Contributory	155670	Currently in HO, move from HO325 to the Gardner Street Precinct				

GARDNER STREET PRECINCT											CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER						
	KENT	STREET	130	RICHMOND	2000-2010	Not Contributory	295765	Added to Gardner Street Precinct - change from Butler 2009				
	KENT	STREET	131	RICHMOND	1870-1890	Contributory	155675	Currently in HO, move from HO325 to the Gardner Street Precinct				
	KENT	STREET	132	RICHMOND	1900-1915	Contributory	155840					
	KENT	STREET	134	RICHMOND	1850-1890	Contributory	155835					
	KENT	STREET	136	RICHMOND	1850-1890	Contributory	285895					
Shop & Residence	KENT	STREET	137	RICHMOND	1900-1915	Contributory	155690					
	KENT	STREET	138	RICHMOND	1900-1915	Contributory	155830					
Finbar Neighbourhood House side garden	KENT	STREET	141	RICHMOND	Unknown	Not Contributory	155695					
	KENT	STREET	142	RICHMOND	1900-1915	Contributory	155825					
Finbar Neighbourhood House	KENT	STREET	143	RICHMOND	1850-1890	Contributory	155700					
	KENT	STREET	144	RICHMOND	2000-2010	Not Contributory	291025					
	KENT	STREET	144	RICHMOND	2000-2010	Not Contributory	291030					
	KENT	STREET	146	RICHMOND	2000-2010	Not Contributory	299300					
	KENT	STREET	146	RICHMOND	2000-2010	Not Contributory	299295					
Confectionary shop & residence	KENT	STREET	148	RICHMOND	1880-1930	Contributory	155810					
	KENT	STREET	150	RICHMOND	1915-1925	Contributory	155805					
	KENT	STREET	152	RICHMOND	1990-2000	Not Contributory	373560					
	KENT	STREET	152	RICHMOND	1990-2000	Not Contributory	373570					
	KENT	STREET	154	RICHMOND	1915-1925	Contributory	155795					
Louisville	KENT	STREET	156	RICHMOND	1915-1925	Contributory	155790					
	KOORANG	LANE	1	RICHMOND	2000-2010	Not Contributory	411830	Added to Gardner Street Precinct - change from Butler 2009				

GARDNER STREET PRECINCT											CHANGES FROM G. BUTLER GAP STUDY (2009)		
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER						PROPERTY NUMBER	
	KOORANG LANE	3	RICHMOND	2000-2010	Not Contributory	411840						411840	Added to Gardner Street Precinct - change from Butler 2009
	KOORANG LANE	5	RICHMOND	2000-2010	Not Contributory	411850						411850	Added to Gardner Street Precinct - change from Butler 2009
	KOORANG LANE	7	RICHMOND	2000-2010	Not Contributory	411860						411860	Added to Gardner Street Precinct - change from Butler 2009
	KOORANG LANE	9	RICHMOND	2000-2010	Not Contributory	411870						411870	Added to Gardner Street Precinct - change from Butler 2009
	KOORANG LANE	10	RICHMOND	2000-2010	Not Contributory	192590						192590	Added to Gardner Street Precinct - change from Butler 2009
	MURPHY STREET	1	RICHMOND	1900-1915	Contributory	192715						192715	
	MURPHY STREET	3	RICHMOND	1900-1915	Contributory	192720						192720	Regraded to Contributory from Individually Significant by C149 Panel - change from Butler 2009
	MURPHY STREET	5	RICHMOND	1850-1890	Contributory	192725						192725	
	MURPHY STREET	7	RICHMOND	1850-1890	Contributory	192730						192730	
	MURPHY STREET	9	RICHMOND	1900-1915	Not Contributory	192735						192735	Regraded to Not Contributory (demolished) - Change from Butler 2009
	MURPHY STREET	9 A	RICHMOND	2000-2010	Not Contributory	305890						305890	
	MURPHY STREET	11	RICHMOND	1900-1915	Contributory	192740						192740	
	MURPHY STREET	12	RICHMOND	1900-1915	Contributory	192650						192650	
	MURPHY STREET	13	RICHMOND	1900-1915	Contributory	192745						192745	
	MURPHY STREET	14	RICHMOND	1900-1915	Contributory	192645						192645	
House (HO278)	MURPHY STREET	15	RICHMOND	1908	Individually Significant	192750						192750	Already in HO (HO278), include in this precinct. Retain HO.
HCV walk-up flats	MURPHY STREET	17 -21 Unit 1	RICHMOND	1950-1960	Not Contributory	192755						192755	
HCV walk-up flats	MURPHY STREET	17 -21 Unit 2	RICHMOND	1950-1960	Not Contributory	192760						192760	
HCV walk-up flats	MURPHY STREET	17 -21 Unit 3	RICHMOND	1950-1960	Not Contributory	192765						192765	
HCV walk-up flats	MURPHY STREET	17 -21 Unit 4	RICHMOND	1950-1960	Not Contributory	192770						192770	
HCV walk-up flats	MURPHY STREET	17 -21 Unit 5	RICHMOND	1950-1960	Not Contributory	192775						192775	



GARDNER STREET PRECINCT											CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192780						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192785						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192790						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192795						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192800						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192805						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192810						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192815						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192820						
HCV walk-up flats	MURPHY	17	RICHMOND	1950-1960	Not Contributory	192825						
	MURPHY	18	RICHMOND	1900-1915	Contributory	300295						
	MURPHY	20	RICHMOND	1900-1915	Contributory	192635						
	MURPHY	22	RICHMOND	1900-1915	Not Contributory	192630						
	MURPHY	24	RICHMOND	1900-1915	Contributory	192625						
	MURPHY	25	RICHMOND	1850-1890	Contributory	192905						
	MURPHY	26	RICHMOND	1960-1970	Not Contributory	192620						
	MURPHY	27	RICHMOND	1850-1890	Contributory	192910						
	MURPHY	28	RICHMOND	1915-1925	Individually Significant	192615	In C149 as an individual place, move to this precinct					
	MURPHY	29	RICHMOND	2000-2010	Not contributory	283485	Added to Gardner Street Precinct - change from Butler 2009					
	MURPHY	29	RICHMOND	2000-2010	Not contributory	283480	Added to Gardner Street Precinct - change from Butler 2009					
	MURPHY	30	RICHMOND	1900-1915	Contributory	192610						
	MURPHY	31	RICHMOND	1900-1915	Contributory	192920						
	MURPHY	32	RICHMOND	1915-1925	Not Contributory	192605						

GARDNER STREET PRECINCT											CHANGES FROM G. BUTLER GAP STUDY (2009)
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
MURPHY	STREET	33	RICHMOND	1900-1915	Contributory	192925					
MURPHY	STREET	35	RICHMOND	1900-1915	Contributory	192930					
MURPHY	STREET	36	RICHMOND	1900-1915	Contributory	192600					
MURPHY	STREET	37	RICHMOND	1900-1915	Contributory	192935					
MURPHY	STREET	38	RICHMOND	1915-1925	Contributory	192595					
MURPHY	STREET	39	RICHMOND	1850-1890	Contributory	192940					
MURPHY	STREET	40	RICHMOND	2000-2010	Not Contributory	411820					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	41	RICHMOND	1850-1890	Contributory	192945					
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192530					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192535					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192540					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192545					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192550					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192555					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192560					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192565					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192570					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192575					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	42	RICHMOND	1950-1970	Not Contributory	192580					Added to Gardner Street Precinct - change from Butler 2009
MURPHY	STREET	43	RICHMOND	1850-1890	Contributory	192950					

GARDNER STREET PRECINCT											
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)				
	MURPHY	44	RICHMOND	1900-1915	Contributory	192525					
	MURPHY	45	RICHMOND	1850-1890	Contributory	192955					
	MURPHY	46	RICHMOND	1900-1915	Contributory	192520					
	MURPHY	48	RICHMOND	1900-1915	Contributory	192515					
	SOMERSET	95 A	RICHMOND	1900-1915	Contributory	156685					
	SOMERSET	97	RICHMOND	1900-1915	Contributory	156690					
	SOMERSET	99	RICHMOND	1900-1915	Contributory	156695					
	SOMERSET	101	RICHMOND	1850-1890	Contributory	156700					
	SOMERSET	103	RICHMOND	1850-1890	Contributory	156705					
	SOMERSET	104	RICHMOND	1850-1890	Contributory	156955					
	SOMERSET	105	RICHMOND	1850-1890	Contributory	316400					
	SOMERSET	106	RICHMOND	1850-1890	Contributory	156950					
	SOMERSET	107	RICHMOND	1850-1890	Contributory	316410					
	SOMERSET	108	RICHMOND	1850-1890	Contributory	156945					
	SOMERSET	109	RICHMOND	2000-2010	Not Contributory	156715					
	SOMERSET	110	RICHMOND	1915-1925	Contributory	156940					
lolaitre	SOMERSET	111	RICHMOND	1900-1915	Contributory	156720					
	SOMERSET	112	RICHMOND	1915-1925	Contributory	156935					
	SOMERSET	113	RICHMOND	1900-1915	Contributory	156725					
	SOMERSET	114	RICHMOND	2000-2010	Not Contributory	353930				Added to Gardner Street Precinct - change from Butler 2009	
	SOMERSET	116	RICHMOND	2000-2010	Not Contributory	156930				Added to Gardner Street Precinct - change from Butler 2009	
	SOMERSET	117	RICHMOND	1850-1890	Contributory	156730					
	SOMERSET	118	RICHMOND	1900-1915	Contributory	156925					
	SOMERSET	119	RICHMOND	1900-1915	Not Contributory	156735					
	SOMERSET	120	RICHMOND	1900-1915	Contributory	156920					

GARDNER STREET PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	SOMERSET	121	RICHMOND	1850-1890	Contributory	156740					
	SOMERSET	122	RICHMOND	1900-1915	Contributory	156915					
	SOMERSET	123	RICHMOND	1850-1890	Contributory	156745					
	SOMERSET	125 -127	RICHMOND	1915-1925	Contributory	156750					
	SOMERSET	128	RICHMOND	1970-1990	Not Contributory	156910	Added to Gardner Street Precinct - change from Butler 2009				
	SOMERSET	129	RICHMOND	1850-1890	Contributory	156755					
	SOMERSET	130	RICHMOND	1970-1990	Not Contributory	290575	Added to Gardner Street Precinct - change from Butler 2009				
	SOMERSET	131	RICHMOND	1850-1890	Contributory	156760					
	SOMERSET	132	RICHMOND	1850-1890	Contributory *	156900	Added to Gardner Street Precinct - change from Butler 2009				
	SOMERSET	133	RICHMOND	1850-1890	Not Contributory	156765	Regraded to Not Contributory (demolished) - Change from Butler 2009				
	SOMERSET	134	RICHMOND	1850-1890	Contributory	156895					
	SOMERSET	135	RICHMOND	1850-1890	Contributory	156770					
	SOMERSET	136	RICHMOND	1900-1915	Contributory	156890					
	SOMERSET	137	RICHMOND	1850-1890	Contributory	156775					
	SOMERSET	138	RICHMOND	1900-1915	Contributory	156885					
	SOMERSET	139	RICHMOND	1850-1890	Contributory	156780					
	SOMERSET	140	RICHMOND	1900-1915	Contributory	156880					
	SOMERSET	141	RICHMOND	1850-1890	Contributory	156785					
	SOMERSET	142	RICHMOND	1900-1915	Contributory	156875					
	SOMERSET	143	RICHMOND	2000-2010	Not Contributory	156790					
	SOMERSET	147	RICHMOND	1850-1890	Contributory	156795					
	SOMERSET	148	RICHMOND	1900-1915	Contributory	156870					
	SOMERSET	149	RICHMOND	1850-1890	Contributory	156800					

\* Yarra City Council have decided to change the grading of 132 Somerset Street to Not Contributory.

GARDNER STREET PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
Portarlington Villa	SOMERSET STREET	150	RICHMOND	1870-1890	Individually Significant	156865	In C149 as an individual place, move to this precinct				
	SOMERSET STREET	151	RICHMOND	1850-1890	Contributory	156805					
	SOMERSET STREET	152	RICHMOND	1990-2000	Not Contributory	156860					
	SOMERSET STREET	152 A	RICHMOND	1990-2000	Not Contributory	281145					
	SOMERSET STREET	153	RICHMOND	1850-1890	Contributory	156810					
Richmond Metropolitan Fire Station, former											
	SOMERSET STREET	154	RICHMOND	1905-1910	Individually Significant	156855	In C149 as an individual place, move to this precinct				
	SOMERSET STREET	155	RICHMOND	1900-1915	Contributory	156815					
	SOMERSET STREET	156	RICHMOND	1900-1915	Contributory	292685					
	SOMERSET STREET	157	RICHMOND	1900-1915	Contributory	156820					
	SOMERSET STREET	158	RICHMOND	1910-1915	Contributory*						
	SOMERSET STREET	160	RICHMOND	1910-1915	Contributory*						

HIGHETT STREET PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	BANK	2	RICHMOND	1960-1970	Not Contributory	180810				
	BANK	6	RICHMOND	1850-1890	Contributory	180805				
	BANK	8	RICHMOND	1850-1890	Contributory	180800				
	BOSISTO	1	RICHMOND	1860-1870	Contributory	180660				
	BOSISTO	3	RICHMOND	1915-1925	Contributory	180655				
	BOSISTO	5	RICHMOND	1850-1890	Not Contributory	180650				
House (HO227)	BOSISTO	6	RICHMOND	1850-1880	Individually Significant	180675			Currently in HO (HO227), include in this precinct. Retain HO.	
	BOSISTO	7	RICHMOND	1850-1890	Contributory	180645				
	BOSISTO	9	RICHMOND	1850-1890	Contributory	180640				
	HIGHETT	112	RICHMOND	1850-1890	Contributory	176745				
	HIGHETT	114	RICHMOND	1850-1890	Contributory	176740				
	HIGHETT	116	RICHMOND	1900-1915	Contributory	176735				
	HIGHETT	118	RICHMOND	1900-1915	Contributory	176730				
	HIGHETT	120	RICHMOND	2000-2010	Not Contributory	428700				
	HIGHETT	120A	RICHMOND	2000-2010	Not Contributory	428710			Added to Highett Street Precinct - change from Butler 2009	
	HIGHETT	122	RICHMOND	1850-1890	Not Contributory	176720				
Romsey Cottage	HIGHETT	124	RICHMOND	1850-1890	Contributory	176715				
	HIGHETT	126	RICHMOND	1850-1890	Not Contributory	176710				
	HIGHETT	128	RICHMOND	1850-1890	Contributory	176705				
	HIGHETT	130	RICHMOND	1850-1890	Contributory	176700				
	HIGHETT	132	RICHMOND	1990-2000	Not Contributory	176695				
	HIGHETT	134	RICHMOND	1850-1890	Contributory	176690				
Urlingford	HIGHETT	136	RICHMOND	1850-1890	Contributory	176685				
	HIGHETT	138	RICHMOND	1915-1925	Not Contributory	176680			Regraded to Not Contributory - Change from Butler 2009	



HIGHETT STREET PRECINCT										CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	HIGHETT	142	RICHMOND	1990-2000	Not Contributory	176675					
	HIGHETT	142	RICHMOND	1990-2000	Not Contributory	176670					
	HIGHETT	143	RICHMOND	1900-1915	Contributory	139735					
Vacant site 2009, demolition	HIGHETT	145	RICHMOND	1900-1915	Not Contributory	384580					
	HIGHETT	145	RICHMOND	2000-2010	Not Contributory	384590					
Vacant site	HIGHETT	147	RICHMOND	Unknown	Not Contributory	139725					
House (HO340)	HIGHETT	148	RICHMOND	1871-1872	Individually Significant	314290	Currently in HO (HO340), include in this precinct. Retain HO.				
	HIGHETT	149	RICHMOND	1900-1915	Contributory	139720					
House (HO341)	HIGHETT	150	RICHMOND	1871-1872	Individually Significant	176660	Currently in HO (HO341), include in this precinct. Retain HO.				
	HIGHETT	151	RICHMOND	1900-1915	Contributory	139715					
	HIGHETT	152	RICHMOND	1850-1890	Contributory	176655					
	HIGHETT	153	RICHMOND	1900-1915	Contributory	139710					
	HIGHETT	154	RICHMOND	1990-2000	Not Contributory	176650					
	HIGHETT	155	RICHMOND	1900-1915	Contributory	139705					
	HIGHETT	156	RICHMOND	1990-2000	Not Contributory	176645					
	HIGHETT	158	RICHMOND	1990-2000	Not Contributory	176640					
	HIGHETT	160	RICHMOND	1850-1890	Contributory	176635					
	HIGHETT	162	RICHMOND	1850-1890	Contributory	176630					
	HIGHETT	185	RICHMOND	1850-1890	Contributory	139690					
	HIGHETT	187	RICHMOND	1850-1890	Contributory	139685					
	HIGHETT	189	RICHMOND	1850-1890	Contributory	139680					
	HIGHETT	193	RICHMOND	1870-1880	Individually Significant	139675	In C149 as an individual place, move to this precinct				
	HIGHETT	195	RICHMOND	1870-1880	Individually Significant	139670	In C149 as an individual place, move to this precinct				

HIGHETT STREET PRECINCT							CHANGES FROM G. BUTLER GAP STUDY (2009)	
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER		
	HIGHETT STREET	197	RICHMOND	1870-1880	Individually Significant	139665	In C149 as an individual place, move to this precinct	

LINCOLN STREET PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	JOHNSON STREET	26	RICHMOND	1900-1915	Contributory	151460				
	JOHNSON STREET	28	RICHMOND	1900-1915	Contributory	151465				
Taviuni Terrace	LINCOLN STREET	53	RICHMOND	1850-1890	Contributory	154110				
Taviuni Terrace	LINCOLN STREET	55	RICHMOND	1850-1890	Contributory	154115				
Taviuni Terrace	LINCOLN STREET	57	RICHMOND	1850-1890	Contributory	154120				
Taviuni Terrace	LINCOLN STREET	59	RICHMOND	1850-1890	Contributory	154125				
Taviuni Terrace	LINCOLN STREET	61	RICHMOND	1850-1890	Contributory	154130				
Taviuni Terrace	LINCOLN STREET	63	RICHMOND	1850-1890	Contributory	154135				
Taviuni Terrace	LINCOLN STREET	65	RICHMOND	1850-1890	Contributory	154140				
	LINCOLN STREET	67	RICHMOND	1850-1890	Contributory	415360				Added to Lincoln Street precinct - change from Butler 2009
	LINCOLN STREET	69	RICHMOND	1940-1950	Not Contributory	154150				Added to Lincoln Street precinct - change from Butler 2009
	LINCOLN STREET	71	RICHMOND	1850-1890	Contributory	290585				Added to Lincoln Street precinct - change from Butler 2009
	LINCOLN STREET	73	RICHMOND	1970-1990	Not Contributory	154160				Added to Lincoln Street precinct - change from Butler 2009
	LINCOLN STREET	75	RICHMOND	1900-1915	Contributory	154165				Added to Lincoln Street precinct - change from Butler 2009
	LINCOLN STREET	77	RICHMOND	1900-1915	Contributory	154170				Added to Lincoln Street precinct - change from Butler 2009
	LINCOLN STREET	79	RICHMOND	1900-1915	Contributory	154175				Added to Lincoln Street precinct - change from Butler 2009
	LINCOLN STREET	80	RICHMOND	1850-1890	Contributory	154215				Added to Lincoln Street precinct - change from Butler 2009
	LINCOLN STREET	81	RICHMOND	1900-1915	Contributory	154180				
	LINCOLN STREET	82	RICHMOND	1850-1890	Contributory	154210				
	LINCOLN STREET	84	RICHMOND	1850-1890	Contributory	154205				
	LINCOLN STREET	86	RICHMOND	1850-1890	Contributory	154200				

LINCOLN STREET PRECINCT									
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)		
	LINCOLN STREET	88	RICHMOND	1850-1890	Contributory	154195			
	LINCOLN STREET	90	RICHMOND	1850-1890	Contributory	154190			
Grocer's shop & residence	LINCOLN STREET	92	RICHMOND	1850-1890	Contributory	154185			

WELLS STREET PRECINCT									
STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
WELLS STREET	2	RICHMOND	1850-1890	Contributory	151340	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)			
WELLS STREET	3	RICHMOND	1850-1890	Contributory	151345	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)			
WELLS STREET	4	RICHMOND	1850-1890	Contributory	151335	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)			
WELLS STREET	5	RICHMOND	1900-1915	Contributory	151350	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)			
WELLS STREET	8	RICHMOND	1850-1890	Contributory	151330	Added to new precinct - change from Butler 2009 (was in Lincoln Street Precinct)			

HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT										PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
West Richmond Station rail bridge and former station yard (no land parcel number in Land Vic)	EGAN STREET		RICHMOND	1900-1910	Individually Significant		To have an individual HO but part of the HO338 West Richmond Precinct - change from Butler 2009				
House (HO256)	EGAN STREET	1	RICHMOND	1850-1890	Individually Significant	142320	Currently in HO (HO256), include in this precinct. Retain HO.				
	EGAN STREET	2	RICHMOND	1850-1890	Contributory	142995	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)				
Stables (HO266)	EGAN STREET	2 A	RICHMOND	1850-1890	Individually Significant	141180	Currently in HO (HO266), include in this precinct. Retain HO.				
Longton	EGAN STREET	3	RICHMOND	1870-1900	Contributory	142325	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)				
	EGAN STREET	4	RICHMOND	1850-1890	Contributory	142990	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)				
Trentham	EGAN STREET	5	RICHMOND	1850-1890	Contributory	142330	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)				
	EGAN STREET	6	RICHMOND	1850-1890	Contributory	142985	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)				
	EGAN STREET	7	RICHMOND	1850-1890	Contributory	142335	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)				
	EGAN STREET	8	RICHMOND	1850-1890	Contributory	142980	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)				
	EGAN STREET	8 rear	RICHMOND	1850-1890	Contributory	142980	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)				
	EGAN STREET	9 Unit 1	RICHMOND	1950-1970	Not Contributory	142340	Added to HO338 West Richmond Precinct - change from Butler 2009				
	EGAN STREET	9 Unit 2	RICHMOND	1950-1970	Not Contributory	142345	Added to HO338 West Richmond Precinct - change from Butler 2009				
	EGAN STREET	9 Unit 3	RICHMOND	1950-1970	Not Contributory	142350	Added to HO338 West Richmond Precinct - change from Butler 2009				
	EGAN STREET	9 Unit 4	RICHMOND	1950-1970	Not Contributory	142355	Added to HO338 West Richmond Precinct - change from Butler 2009				



HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	EGAN STREET	9 Unit 5	RICHMOND	1950-1970	Not Contributory	142360	Added to HO338 West Richmond Precinct - change from Butler 2009			
	EGAN STREET	9 Unit 6	RICHMOND	1950-1970	Not Contributory	142365	Added to HO338 West Richmond Precinct - change from Butler 2009			
	EGAN STREET	9 Unit 7	RICHMOND	1950-1970	Not Contributory	142370	Added to HO338 West Richmond Precinct - change from Butler 2009			
	EGAN STREET	9 Unit 8	RICHMOND	1950-1970	Not Contributory	142375	Added to HO338 West Richmond Precinct - change from Butler 2009			
	EGAN STREET	9 Unit 9	RICHMOND	1950-1970	Not Contributory	142380	Added to HO338 West Richmond Precinct - change from Butler 2009			
	EGAN STREET	9 Unit 10	RICHMOND	1950-1970	Not Contributory	142385	Added to HO338 West Richmond Precinct - change from Butler 2009			
	EGAN STREET	9 Unit 11	RICHMOND	1950-1970	Not Contributory	142390	Added to HO338 West Richmond Precinct - change from Butler 2009			
	EGAN STREET	9 Unit 12	RICHMOND	1950-1970	Not Contributory	142395	Added to HO338 West Richmond Precinct - change from Butler 2009			
	EGAN STREET	13	RICHMOND	1850-1890	Contributory	142400	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)			
	EGAN STREET	15	RICHMOND	1850-1890	Contributory	142405	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)			
Elim (formerly Yooralbyn) Salvation Army Hospital and Garden (HO257)	ERIN STREET	29	RICHMOND	1889	VHR	177880	Currently in HO (HO257), include in this precinct. Retain HO.			
	FREEMAN STREET	1	RICHMOND	1900-1915	Contributory	293280	Added to HO338 West Richmond Precinct - change from Butler 2009			
	FREEMAN STREET	3	RICHMOND	1900-1915	Contributory	293285	Added to HO338 West Richmond Precinct - change from Butler 2009			
	HODDLE STREET	95	RICHMOND	1905-1925	Contributory	141230	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)			
	HODDLE STREET	97	RICHMOND	1900-1915	Contributory	141225	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)			
	HODDLE STREET	99	RICHMOND	1900-1915	contributory	141220	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)			

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

<b>NAME</b>	<b>STREET</b>	<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>CHANGES FROM G. BUTLER GAP STUDY (2009)</b>
Former Australian Automatic Cigarette Company	HODDLE STREET	101	RICHMOND	1900-1915	Contributory	141215	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
Former Australian Automatic Cigarette Company	HODDLE STREET	103	RICHMOND	1930-1940	Contributory	284775	Added to HO338 West Richmond Precinct - change from Butler 2009
Shop and residence	HODDLE STREET	105	RICHMOND	1930-1940	Contributory	284780	Added to HO338 West Richmond Precinct - change from Butler 2009
Shop and residence	HODDLE STREET	107	RICHMOND	1930-1940	Contributory	141205	Added to HO338 West Richmond Precinct - change from Butler 2009
	HODDLE STREET	109	RICHMOND	1850-1890	Contributory	141200	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	HODDLE STREET	109	RICHMOND	1850-1890	Contributory	141195	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
Shop and residence	HODDLE STREET	111	RICHMOND	1930-1940	Contributory	141190	Added to HO338 West Richmond Precinct - change from Butler 2009
Flats	HODDLE STREET	113	RICHMOND	1930-1940	Contributory	385920	Added to HO338 West Richmond Precinct - change from Butler 2009
Flats	HODDLE STREET	113	RICHMOND	1930-1940	Contributory	385930	Added to HO338 West Richmond Precinct - change from Butler 2009
Flats	HODDLE STREET	113	RICHMOND	1930-1940	Contributory	385940	Added to HO338 West Richmond Precinct - change from Butler 2009
Flats	HODDLE STREET	113	RICHMOND	1930-1940	Contributory	385950	Added to HO338 West Richmond Precinct - change from Butler 2009
Flats	HODDLE STREET	113	RICHMOND	1930-1940	Contributory	385960	Added to HO338 West Richmond Precinct - change from Butler 2009
Flats	HODDLE STREET	113	RICHMOND	1930-1940	Contributory	385970	Added to HO338 West Richmond Precinct - change from Butler 2009
Flats	HODDLE STREET	113	RICHMOND	1930-1940	Contributory	385980	Added to HO338 West Richmond Precinct - change from Butler 2009
Flats	HODDLE STREET	113	RICHMOND	1930-1940	Contributory	385990	Added to HO338 West Richmond Precinct - change from Butler 2009
House (HO266)	HODDLE STREET	117	RICHMOND	1850-1890	Individually Significant	141175	Currently in HO (HO266), include in this precinct. Retain HO.

HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	HODDLE STREET	119	RICHMOND	1950-1970	Not Contributory	399130	Added to HO338 West Richmond Precinct - change from Butler 2009			
	HODDLE STREET	119	RICHMOND	1950-1970	Not Contributory	399140	Added to HO338 West Richmond Precinct - change from Butler 2009			
	HODDLE STREET	121	RICHMOND	1950-1970	Not Contributory	354060	Added to HO338 West Richmond Precinct - change from Butler 2009			
	HODDLE STREET	123	RICHMOND	1900-1915	Contributory	141160	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)			
	HODDLE STREET	125	RICHMOND	1900-1915	Contributory	141155	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)			
	HODDLE STREET	127	RICHMOND	1900-1915	Contributory	141150	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1930-1940	Individually Significant	324000	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324010	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324020	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324030	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324040	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324050	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324060	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324070	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324080	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324090	In C149 as an individual place, move to this precinct. To have an individual HO.			
Relova Redressing Laundry, former	HODDLE STREET	129	RICHMOND	1915-1925	Individually Significant	324100	In C149 as an individual place, move to this precinct. To have an individual HO.			

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

NAME	STREET	NUMBER		SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
Relova Redressing Laundry, former	HODDLE STREET	129	Unit 12	RICHMOND	1915-1925	Individually Significant	324110	In C149 as an individual place, move to this precinct. To have an individual HO.
Relova Redressing Laundry, former	HODDLE STREET	129	Unit 13	RICHMOND	1915-1925	Individually Significant	324120	In C149 as an individual place, move to this precinct. To have an individual HO.
Relova Redressing Laundry, former	HODDLE STREET	129	Unit 14	RICHMOND	1915-1925	Individually Significant	324130	In C149 as an individual place, move to this precinct. To have an individual HO.
Relova Redressing Laundry, former	HODDLE STREET	129	Unit 15	RICHMOND	1915-1925	Individually Significant	324140	In C149 as an individual place, move to this precinct. To have an individual HO.
Relova Redressing Laundry, former	HODDLE STREET	129	Unit 16	RICHMOND	1915-1925	Individually Significant	324150	In C149 as an individual place, move to this precinct. To have an individual HO.
	HODDLE STREET	137		RICHMOND	1900-1915	Contributory	141140	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	HODDLE STREET	139		RICHMOND	1850-1870	Individually Significant	141135	In C149 as an individual place, move to this precinct
Graham Court Flats	HODDLE STREET	141	-143 Unit 1	RICHMOND	1930-1940	Contributory	176955	Added to HO338 West Richmond Precinct - change from Butler 2009
Graham Court Flats	HODDLE STREET	141	-143 Unit 2	RICHMOND	1930-1940	Contributory	176960	Added to HO338 West Richmond Precinct - change from Butler 2009
Graham Court Flats	HODDLE STREET	141	-143 Unit 3	RICHMOND	1930-1940	Contributory	176965	Added to HO338 West Richmond Precinct - change from Butler 2009
Graham Court Flats	HODDLE STREET	141	-143 Unit 4	RICHMOND	1930-1940	Contributory	176970	Added to HO338 West Richmond Precinct - change from Butler 2009
Graham Court Flats	HODDLE STREET	141	-143 Unit 5	RICHMOND	1930-1940	Contributory	176975	Added to HO338 West Richmond Precinct - change from Butler 2009
Graham Court Flats	HODDLE STREET	141	-143 Unit 6	RICHMOND	1930-1940	Contributory	176980	Added to HO338 West Richmond Precinct - change from Butler 2009
Graham Court Flats	HODDLE STREET	141	-143 Unit 7	RICHMOND	1930-1940	Contributory	176985	Added to HO338 West Richmond Precinct - change from Butler 2009
Graham Court Flats	HODDLE STREET	141	-143 Unit 8	RICHMOND	1930-1940	Contributory	176990	Added to HO338 West Richmond Precinct - change from Butler 2009
Caspar Place	HODDLE STREET	145		RICHMOND	1850-1870	Contributory	176995	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	HODDLE STREET	147	Unit 1	RICHMOND	1980-1990	Not Contributory	177000	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

<b>NAME</b>	<b>STREET</b>	<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>CHANGES FROM G. BUTLER GAP STUDY (2009)</b>
	HODDLE STREET	147 Unit 2	RICHMOND	1980-1990	Not Contributory	177005	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
Urbrae (HO267)	HODDLE STREET	171	RICHMOND	1901	VHR	177035	Currently in HO (HO267), include in this precinct. Retain HO.
Stable, former?	JIKA PLACE	1	RICHMOND	1900-1915	Contributory	141065	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	JIKA PLACE	1 A	RICHMOND	1900-1915	Contributory	141060	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	JIKA PLACE	2	RICHMOND	1900-1915	Contributory	373770	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	JIKA PLACE	2 A	RICHMOND	2000-2010	Not Contributory	373760	Added to HO338 West Richmond Precinct - change from Butler 2009
	JIKA PLACE	3	RICHMOND	1850-1890	Contributory	141055	Added to HO338 West Richmond Precinct and regraded to Contributory - change from Butler 2009 (was in Hoddle Street Precinct)
	JIKA PLACE	5	RICHMOND	1850-1890	Contributory	355420	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	JIKA PLACE	7 Unit 1	RICHMOND	1990-2000	Not Contributory	290185	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	JIKA PLACE	7 Unit 2	RICHMOND	1990-2000	Not Contributory	290190	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	JIKA PLACE	7 Unit 3	RICHMOND	1990-2000	Not Contributory	290195	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	JIKA PLACE	7 Unit 4	RICHMOND	1990-2000	Not Contributory	290200	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
	JIKA PLACE	7 Unit 5	RICHMOND	1990-2000	Not Contributory	290205	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)
Boiler House	OTTO PLACE	3	RICHMOND	2000-2010	Not Contributory	324170	Added to HO338 West Richmond Precinct and regraded to Not Contributory - change from Butler 2009 (was in Hoddle Street Precinct)
	OTTO PLACE	18	RICHMOND	2000-2010	Not Contributory	355710	Added to HO338 West Richmond Precinct - change from Butler 2009
	OTTO PLACE	20	RICHMOND	2000-2010	Not Contributory	355430	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in Hoddle Street Precinct)

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

<b>NAME</b>	<b>STREET</b>	<b>NUMBER</b>	<b>SUBURB</b>	<b>DATE</b>	<b>GRADING</b>	<b>PROPERTY NUMBER</b>	<b>CHANGES FROM G. BUTLER GAP STUDY (2009)</b>
Shop & Residence	LENNOX STREET	42	RICHMOND	1850-1890	Contributory	149530	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	LENNOX STREET	44	RICHMOND	1850-1890	Contributory	149525	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
Shop & Residence	LENNOX STREET	46	RICHMOND	1850-1890	Contributory	149520	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
Shop & Residence	LENNOX STREET	48	RICHMOND	1850-1890	Contributory	149515	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
Henlea Press Pty Ltd Factory workshop	LENNOX STREET	50	RICHMOND	1950-1960	Not Contributory	149510	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	LENNOX STREET	52	RICHMOND	1960-1970	Not Contributory	149505	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
Interwar substation	LENNOX STREET	60	RICHMOND	1915-1930	Contributory	149500	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
All Nations Hotel	LENNOX STREET	64	RICHMOND	1860-1870	Individually Significant	149495	In C149 as an individual place, move to this precinct. To have an individual HO.
Mahony's Shop & Residence	LENNOX STREET	66	RICHMOND	1900-1915	Individually Significant	149490	In C149 as an individual place, move to this precinct. To have an individual HO.
	LENNOX STREET	68	RICHMOND	1850-1890	Contributory	149485	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	LENNOX STREET	70	RICHMOND	1850-1890	Contributory	149480	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	LENNOX STREET	72	RICHMOND	1850-1890	Contributory	149475	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	LENNOX STREET	74	RICHMOND	1850-1890	Contributory	149470	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	LENNOX STREET	76	RICHMOND	1850-1890	Contributory	149465	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	LENNOX STREET	78	RICHMOND	1850-1890	Contributory	149460	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
Shop & Residence	LENNOX STREET	80	RICHMOND	1850-1890	Contributory	149455	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	NEW STREET	1	RICHMOND	1860-1880	Contributory	143030	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)



**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

NAME		STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
	PEERS	STREET	2	RICHMOND	1860-1880	contributory	143035	Added to HO338 West Richmond Precinct - change from Butler 2009
	PEERS	STREET	4	RICHMOND	1850-1890	Contributory	143040	Added to HO338 West Richmond Precinct - change from Butler 2009
	PEERS	STREET	6	RICHMOND	1850-1890	Contributory	143045	Added to HO338 West Richmond Precinct - change from Butler 2009
	PEERS	STREET	8	RICHMOND	1850-1890	Contributory	143050	Added to HO338 West Richmond Precinct - change from Butler 2009
	PEERS	STREET	10	RICHMOND	2000-2010	Not Contributory	143055	Added to HO338 West Richmond Precinct - change from Butler 2009
	PEERS	STREET	12	RICHMOND	1850-1890	Contributory	143060	Added to HO338 West Richmond Precinct - change from Butler 2009
	PEERS	STREET	14	RICHMOND	1850-1890	Contributory	143065	Added to HO338 West Richmond Precinct - change from Butler 2009
	PEERS	STREET	16	RICHMOND	1850-1890	Contributory	143070	Added to HO338 West Richmond Precinct - change from Butler 2009
Demolition site	PEERS	STREET	18	RICHMOND	Unknown	Not Contributory	143075	Added to HO338 West Richmond Precinct - change from Butler 2009
Demolition	PEERS	STREET	20	RICHMOND	Unknown	Not Contributory	143080	Added to HO338 West Richmond Precinct - change from Butler 2009
	PEERS	STREET	22	RICHMOND	2000-2010	Not Contributory	143085	Added to HO338 West Richmond Precinct and regraded to Not Contributory - change from Butler 2009
	PEERS	STREET	24	RICHMOND	1850-1890	Contributory	143090	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	26	RICHMOND	1930-1940	Contributory	143095	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	28	RICHMOND	1900-1915	Contributory	143100	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	30	RICHMOND	1900-1915	Contributory	143105	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	32	RICHMOND	1900-1915	Contributory	143110	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	34	RICHMOND	1990-2000	Not Contributory	280390	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

NAME		STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
	PEERS	STREET	36	RICHMOND	2000-2010	Not Contributory	316580	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	37	RICHMOND	2000-2010	Not Contributory	276845	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	38	RICHMOND	1900-1915	Contributory	143115	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	40	RICHMOND	1900-1915	Contributory	143120	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	42	RICHMOND	2000-2010	Not Contributory	293980	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	44	RICHMOND	1930-1940	Not Contributory	143125	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	46	RICHMOND	1990-2000	Not Contributory	143130	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	48	RICHMOND	1850-1890	Contributory	143135	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	50	RICHMOND	1850-1890	Contributory	143140	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	52	RICHMOND	1850-1890	Contributory	143145	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	54	RICHMOND	1850-1890	Contributory	143150	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	PEERS	STREET	57	RICHMOND	2000-2010	Not Contributory	418090	Added to HO338 West Richmond Precinct - change from Butler 2009
	SHELLEY	STREET	32	RICHMOND	1860-1890	Contributory	143730	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SHELLEY	STREET	34	RICHMOND	1850-1890	Contributory	143735	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SHELLEY	STREET	36	RICHMOND	1860-1870	Contributory	143740	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SHELLEY	STREET	38	RICHMOND	1850-1890	Contributory	143745	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SHELLEY	STREET	39	RICHMOND	1850-1870	Contributory	143765	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

NAME		STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
	SHELLEY	STREET	40	RICHMOND	1900-1915	Contributory	143750	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SHELLEY	STREET	41	RICHMOND	2000-2010	Not Contributory	143760	Added to HO338 West Richmond Precinct - change from Butler 2009
	SHELLEY	STREET	43	RICHMOND	1850-1890	Contributory	143755	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	3	RICHMOND	1980-2000	Not Contributory	143850	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 1 RICHMOND	1950-1970	Not Contributory	144015	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 2 RICHMOND	1950-1970	Not Contributory	144020	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 3 RICHMOND	1950-1970	Not Contributory	144025	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 4 RICHMOND	1950-1970	Not Contributory	144030	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 5 RICHMOND	1950-1970	Not Contributory	144035	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 6 RICHMOND	1950-1970	Not Contributory	144040	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 7 RICHMOND	1950-1970	Not Contributory	144045	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 8 RICHMOND	1950-1970	Not Contributory	144050	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 9 RICHMOND	1950-1970	Not Contributory	144055	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 10 RICHMOND	1950-1970	Not Contributory	144060	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 11 RICHMOND	1950-1970	Not Contributory	144065	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 12 RICHMOND	1950-1970	Not Contributory	144070	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	Unit 13 RICHMOND	1950-1970	Not Contributory	144075	Added to HO338 West Richmond Precinct - change from Butler 2009

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

NAME		STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
	SMITH	STREET	4	RICHMOND	1950-1970	Not Contributory	144080	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	4	RICHMOND	1950-1970	Not Contributory	144085	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	5	RICHMOND	1980-2000	Not Contributory	143855	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	6	RICHMOND	1900-1915	Contributory	144010	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	7	RICHMOND	1900-1915	Contributory	143860	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	8	RICHMOND	1900-1915	Contributory	144005	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	9	RICHMOND	1990-2000	Not Contributory	143865	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	10	RICHMOND	1850-1870	Contributory	144000	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	11	RICHMOND	1850-1890	Contributory	143870	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	12	RICHMOND	1915-1925	Contributory	143995	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	13	RICHMOND	1850-1890	Contributory	143875	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	15	RICHMOND	1915-1925	Contributory	143880	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	16	RICHMOND	1900-1915	Contributory	143990	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	18	RICHMOND	1900-1915	Contributory	143985	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	19	RICHMOND	1915-1925	Contributory	143885	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	20	RICHMOND	1900-1915	Contributory	143980	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	21	RICHMOND	1900-1915	Contributory	143890	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

NAME		STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
	SMITH	STREET	22	RICHMOND	1900-1915	Contributory	143975	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	23	RICHMOND	2000-2010	Not Contributory	143895	Added to HO338 West Richmond Precinct - change from Butler 2009
	SMITH	STREET	24	RICHMOND	1900-1915	Contributory	143970	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	26	RICHMOND	1900-1915	Contributory	143965	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	27	RICHMOND	1915-1925	Contributory	143900	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	28	RICHMOND	1900-1915	Contributory	143960	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	29	RICHMOND	1930-1940	Contributory	143905	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	30	RICHMOND	1850-1870	Contributory	143955	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	32	RICHMOND	1900-1960	Not Contributory	143950	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	33	RICHMOND	1900-1915	Individually Significant	143910	In C149 as an individual place, move to this precinct
	SMITH	STREET	34	RICHMOND	1900-1915	Contributory	143945	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	35	RICHMOND	1850-1880	Contributory	143915	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	37	RICHMOND	1850-1890	Contributory	143920	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	39	RICHMOND	1850-1890	Contributory	143925	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	40	RICHMOND	1900-1915	Contributory	143940	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	46	RICHMOND	1930-1940	Not Contributory	143935	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	SMITH	STREET	48	RICHMOND	1850-1880	Contributory	143930	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

NAME		STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
	YORK	STREET	40	RICHMOND	1850-1890	Contributory	143340	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	42	RICHMOND	1850-1890	Contributory	143335	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	44	RICHMOND	1850-1890	Contributory	143330	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	46	RICHMOND	1850-1890	Contributory	143325	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
Ophir	YORK	STREET	48	RICHMOND	1900-1915	Contributory	143320	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	50	RICHMOND	1900-1915	Contributory	143315	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	51	RICHMOND	1850-1890	Contributory	143435	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	52	RICHMOND	1900-1915	Contributory	143310	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	53	RICHMOND	1850-1890	Contributory	143440	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	55	RICHMOND	1850-1890	Not Contributory	143445	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	58	RICHMOND	1900-1915	Contributory	143305	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	57	RICHMOND	2000-2010	Not Contributory	321950	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	59	RICHMOND	2000-2010	Not Contributory	321960	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
Vacant site	YORK	STREET	60	RICHMOND	Unknown	Not Contributory	143300	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	61	RICHMOND	1850-1890	Contributory	143455	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	62	RICHMOND	1850-1890	Contributory	143295	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	63	RICHMOND	1850-1890	Contributory	143460	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)



HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	YORK STREET	64	RICHMOND	1850-1890	Contributory	143290	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	65	Unit 1 RICHMOND	1970-1980	Not Contributory	143465	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	65	Unit 2 RICHMOND	1970-1980	Not Contributory	143470	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	65	Unit 3 RICHMOND	1970-1980	Not Contributory	143475	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	65	Unit 4 RICHMOND	1970-1980	Not Contributory	143480	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	65	Unit 5 RICHMOND	1970-1980	Not Contributory	143485	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	65	Unit 6 RICHMOND	1970-1980	Not Contributory	143490	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	65	Unit 7 RICHMOND	1970-1980	Not Contributory	143495	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	65	Unit 8 RICHMOND	1970-1980	Not Contributory	143500	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	66	RICHMOND	1850-1890	Contributory	143285	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	68	RICHMOND	1850-1890	Contributory	143280	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	70	RICHMOND	1850-1890	Contributory	143275	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	71	RICHMOND	1900-1915	Contributory	143505	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	72	RICHMOND	1850-1890	Contributory	143270	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	73	RICHMOND	1850-1890	Contributory	143510	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	74	RICHMOND	2000-2010	Not Contributory	143265	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	75	RICHMOND	1850-1890	Not Contributory	143515	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			

**HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT**

NAME		STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)
	YORK	STREET	76	RICHMOND	1850-1890	Contributory	143260	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	77	RICHMOND	1900-1915	Not Contributory	143520	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	78	RICHMOND	1850-1890	Not Contributory	143255	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	79	RICHMOND	1900-1915	Contributory	143525	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	80	RICHMOND	1850-1890	Contributory	143250	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	81	RICHMOND	1900-1915	Contributory	143530	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	82	RICHMOND	1850-1890	Contributory	143245	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	84	RICHMOND	1850-1890	Contributory*	143240	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	85	RICHMOND	1850-1890	Not Contributory	143535	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	86	RICHMOND	1850-1890	Contributory	143235	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	87	RICHMOND	2000-2010	Not Contributory	335430	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	88	RICHMOND	1850-1890	Contributory	143230	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	89	RICHMOND	2000-2010	Not Contributory	335440	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	90	RICHMOND	1900-1915	Contributory	143225	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	91	RICHMOND	1925-1940	Not Contributory	143545	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	92	RICHMOND	1900-1915	Contributory	143220	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)
	YORK	STREET	93	RICHMOND	1850-1890	Contributory	143550	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)

\* Due to the demolition of the house at 84 York Street in 2016, it has been regraded to Not Contributory.

HO338 WEST RICHMOND PRECINCT - EXTENSION TO EXISTING PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	YORK STREET	94	RICHMOND	2000-2010	Not Contributory	143215	Added to HO338 West Richmond Precinct and regraded to Not Contributory - change from Butler 2009 (was in York Street Precinct)			
	YORK STREET	95	RICHMOND	1900-1915	Contributory	143555	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 1	1960-1970	Not Contributory	143155	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 2	1960-1970	Not Contributory	143160	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 3	1960-1970	Not Contributory	143165	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 4	1960-1970	Not Contributory	143170	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 5	1960-1970	Not Contributory	143175	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 6	1960-1970	Not Contributory	143180	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 7	1960-1970	Not Contributory	143185	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 8	1960-1970	Not Contributory	143190	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 9	1960-1970	Not Contributory	143195	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 10	1960-1970	Not Contributory	143200	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 11	1960-1970	Not Contributory	143205	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Flats	YORK STREET	96	Unit 12	1960-1970	Not Contributory	143210	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			
Drinda	YORK STREET	97	RICHMOND	1850-1890	Contributory	143560	Added to HO338 West Richmond Precinct - change from Butler 2009 (was in York Street Precinct)			

YARRABERG PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	APPLETON STREET	2	RICHMOND	1900-1915	Individually Significant	167760	In C149 as an individual place, move to this precinct			
	APPLETON STREET	4	RICHMOND	1900-1915	Individually Significant	167755	In C149 as an individual place, move to this precinct			
	APPLETON STREET	6	RICHMOND	1900-1915	Individually Significant	167750	In C149 as an individual place, move to this precinct			
	APPLETON STREET	8	RICHMOND	1915-1925	Contributory	167745				
	APPLETON STREET	10	RICHMOND	1850-1890	Not Contributory	167740				
	APPLETON STREET	12	RICHMOND	1850-1890	Contributory	167735				
	APPLETON STREET	14	RICHMOND	1990-2000	Not Contributory	293690				
	APPLETON STREET	14 A	RICHMOND	1990-2000	Not Contributory	293695				
	APPLETON STREET	16	RICHMOND	1850-1890	Contributory	167725				
	APPLETON STREET	18	RICHMOND	1850-1890	Contributory	167720				
	APPLETON STREET	22	RICHMOND	1850-1890	Contributory	167715				
	APPLETON STREET	24	RICHMOND	1880-1890	Individually Significant	167710	In C149 as an individual place, move to this precinct			
	APPLETON STREET	26	RICHMOND	1915-1925	Contributory	167705				
	APPLETON STREET	32	RICHMOND	1900-1915	Contributory	167700				
	APPLETON STREET	34	RICHMOND	1900-1915	Contributory	167695				
	APPLETON STREET	36	RICHMOND	1900-1915	Contributory	167690				
	APPLETON STREET	38	RICHMOND	1850-1890	Contributory	167685				
	BLAZEY STREET	13	RICHMOND	1915-1925	Contributory	168320				
	BLAZEY STREET	15	RICHMOND	1915-1925	contributory	168325				
	BLAZEY STREET	17	RICHMOND	1915-1925	Contributory	168330				
	BLAZEY STREET	21	RICHMOND	1850-1890	Contributory	168335				
	BLAZEY STREET	23	RICHMOND	1900-1915	Contributory	168340				
	BLAZEY STREET	25	RICHMOND	1900-1915	Contributory	168345				

YARRABERG PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	BLAZEY STREET	27	RICHMOND	1900-1915	Contributory	168350				
	BLAZEY STREET	29	RICHMOND	1900-1915	Contributory	168355				
	BLAZEY STREET	31	RICHMOND	1900-1915	Contributory	168360				
	BURNLEY STREET	97	RICHMOND	1900-1915	Individually Significant	167500			In C149 as an individual place, move to this precinct	
	BURNLEY STREET	99	RICHMOND	1900-1915	Individually Significant	167495			In C149 as an individual place, move to this precinct	
	BURNLEY STREET	101	RICHMOND	1900-1915	Individually Significant	167490			In C149 as an individual place, move to this precinct	
	BURNLEY STREET	103	RICHMOND	1900-1915	Individually Significant	167485			In C149 as an individual place, move to this precinct	
	BURNLEY STREET	105	RICHMOND	1900-1915	Individually Significant	167480				
	BURNLEY STREET	107	RICHMOND	1850-1890	Not Contributory	167475			Demolished and regraded to Not Contributory - Change from Butler 2009	
	BURNLEY STREET	109	RICHMOND	1850-1890	Contributory	167470				
	BURNLEY STREET	111	RICHMOND	1850-1890	Contributory	167465				
	BURNLEY STREET	113	RICHMOND	1850-1890	Contributory	167460				
Shop & Residence	BURNLEY STREET	115	RICHMOND	1850-1890	Contributory	349120				
	BURNLEY STREET	117	RICHMOND	1950-1970	Non Contributory	167450			Added to precinct - change from Butler 2009	
	BURNLEY STREET	119	RICHMOND	1950-1970	Non Contributory	157575			Added to precinct - change from Butler 2009	
	BURNLEY STREET	121	RICHMOND	1850-1890	Contributory	167445				
Shop	BURNLEY STREET	123	RICHMOND	1980-1990	Contributory	167440			Regraded from Not Contributory to Contributory - change from Butler 2009	
Shop & Residence	BURNLEY STREET	125	RICHMOND	1900-1915	Contributory	167435				
Shop & Residence	BURNLEY STREET	127	RICHMOND	1900-1915	Contributory	167430				

YARRABERG PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
Shop & Residence	BURNLEY STREET	129	RICHMOND	1900-1915	Contributory	167425				
Shop & Residence	BURNLEY STREET	131	RICHMOND	1900-1915	Contributory	298910				
Shop & Residence	BURNLEY STREET	131 Rear	RICHMOND	1900-1915	Contributory	298915				
Shop & Residence	BURNLEY STREET	133	RICHMOND	1900-1915	Contributory	390670				
Shop & Residence	BURNLEY STREET	133 A	RICHMOND	1900-1915	Contributory	390680				
Queens Terrace (HO248)	CROWN STREET	9	RICHMOND	1850-1890	Individually Significant	168045				Currently in HO (HO248), include in this precinct. Retain HO.
Queens Terrace (HO248)	CROWN STREET	11	RICHMOND	1850-1890	Individually Significant	168050				Currently in HO (HO248), include in this precinct. Retain HO.
	CROWN STREET	12	RICHMOND	1900-1915	Contributory	168260				
Queens Terrace (HO248)	CROWN STREET	13	RICHMOND	1850-1890	Individually Significant	168055				Currently in HO (HO248), include in this precinct. Retain HO.
	CROWN STREET	14	RICHMOND	1850-1890	Contributory	168255				
Queens Terrace (HO248)	CROWN STREET	15	RICHMOND	1850-1890	Individually Significant	168060				Currently in HO (HO248), include in this precinct. Retain HO.
	CROWN STREET	16	RICHMOND	1850-1890	Contributory	168250				
Queens Terrace (HO248)	CROWN STREET	17	RICHMOND	1850-1890	Individually Significant	168065				Currently in HO (HO248), include in this precinct. Retain HO.
	CROWN STREET	18	RICHMOND	1915-1925	Contributory	168245				
	CROWN STREET	19	RICHMOND	1850-1890	Contributory	168075				
	CROWN STREET	20	RICHMOND	1900-1915	Contributory	168240				
	CROWN STREET	21	RICHMOND	1850-1890	Contributory	168080				
	CROWN STREET	22	RICHMOND	1900-1915	Contributory	168235				
	CROWN STREET	23	RICHMOND	1850-1890	Contributory	168085				
	CROWN STREET	24	RICHMOND	1900-1915	Contributory	168230				
	CROWN STREET	25	RICHMOND	1990-2000	Not Contributory	168090				



YARRABERG PRECINCT										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
	CROWN	STREET	26	RICHMOND	1900-1915	Contributory	168225			
	CROWN	STREET	27	RICHMOND	1850-1890	Not Contributory	168095			Demolished and regraded to Not Contributory - Change from Butler 2009
	CROWN	STREET	28	RICHMOND	1980-1990	Not Contributory	168215			
	CROWN	STREET	29	RICHMOND	1850-1890	Contributory	168100			
	CROWN	STREET	30	RICHMOND	1980-1990	Not Contributory	168220			
	CROWN	STREET	31	RICHMOND	1850-1890	Contributory	168105			
	CROWN	STREET	33	RICHMOND	1990-2000	Not Contributory	168110			
	CROWN	STREET	35	RICHMOND	1990-2000	Not Contributory	168115			
	CROWN	STREET	37	RICHMOND	1900-1915	Contributory	168120			
	CROWN	STREET	39	RICHMOND	1900-1915	Contributory	168125			

ELEAZER LESSER EDWARDIAN DUPLEXES SERIAL LISTING											CHANGES FROM G. BUTLER GAP STUDY (2009)
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
	APPLETON	62	RICHMOND	1900-1915	Individually Significant	167645					Serial listing - change from Butler 2009 (was in Yarraberg Precinct)
	APPLETON	64	RICHMOND	1900-1915	Individually Significant	167640					Serial listing - change from Butler 2009 (was in Yarraberg Precinct)
House and palm	APPLETON	66	RICHMOND	1900-1915	Individually Significant	167635					Serial listing - change from Butler 2009 (was in Yarraberg Precinct)
	APPLETON	68	RICHMOND	1900-1915	Individually Significant	167630					Serial listing - change from Butler 2009 (was in Yarraberg Precinct)
	BURNLEY	114	RICHMOND	1900-1915	Individually Significant*	157310					Serial listing - change from Butler 2009 (was in Murphy Street Precinct)
	BURNLEY	116	RICHMOND	1900-1915	Individually Significant*	157305					Serial listing - change from Butler 2009 (was in Murphy Street Precinct)
	BURNLEY	118	RICHMOND	1900-1915	Individually Significant*	157300					Serial listing - change from Butler 2009 (was in Murphy Street Precinct)
	BURNLEY	120	RICHMOND	1900-1915	Individually Significant*	157295					Serial listing - change from Butler 2009 (was in Murphy Street Precinct)
	HIGHETT	389	RICHMOND	1900-1915	Individually Significant	139300					Serial listing - change from Butler 2009 (was in Murphy Street Precinct)
	HIGHETT	391	RICHMOND	1900-1915	Individually Significant	139295					Serial listing - change from Butler 2009 (was in Murphy Street Precinct)
	SOMERSET	158	RICHMOND	1900-1915	Individually Significant**	156845					Serial listing - change from Butler 2009 (was in Murphy Street Precinct)
	SOMERSET	160	RICHMOND	1900-1915	Individually Significant**	156840					Serial listing - change from Butler 2009 (was in Murphy Street Precinct)

\* The duplexes at 114-120 Burnley Street have been removed from the serial listing, and have not been added to the Yarra Heritage Overlay.

\*\* The duplexes at 158-160 Somerset Street have been moved to the Gardner Street Precinct.

RICHMOND INDUSTRIAL BUILDINGS SERIAL LISTING											CHANGES FROM G. BUTLER GAP STUDY (2009)
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
Civil Service Co-operative Bakery	BROMHAM	6	RICHMOND	1900-1915	Individually Significant *	329390					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	6	RICHMOND	1900-1915	Individually Significant *	329380					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	6	RICHMOND	1900-1915	Individually Significant *	329370					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	6	RICHMOND	1900-1915	Individually Significant *	329360					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	6	RICHMOND	1900-1915	Individually Significant *	329350					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	6	RICHMOND	1900-1915	Individually Significant *	329340					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	6	RICHMOND	1900-1915	Individually Significant *	329330					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	6	RICHMOND	1900-1915	Individually Significant *	329320					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	8	RICHMOND	1900-1915	Individually Significant *	315020					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	8	RICHMOND	1900-1915	Individually Significant *	315030					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	8	RICHMOND	1900-1915	Individually Significant *	315040					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	8	RICHMOND	1900-1915	Individually Significant *	315050					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	8	RICHMOND	1900-1915	Individually Significant *	315060					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	8	RICHMOND	1900-1915	Individually Significant *	315070					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	8	RICHMOND	1900-1915	Individually Significant *	315080					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM	8	RICHMOND	1900-1915	Individually Significant *	315090					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)

RICHMOND INDUSTRIAL BUILDINGS SERIAL LISTING											CHANGES FROM G. BUTLER GAP STUDY (2009)
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER					
Civil Service Co-operative Bakery	BROMHAM PLACE	8	RICHMOND	1900-1915	Individually Significant*	315100					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM PLACE	8	RICHMOND	1900-1915	Individually Significant*	315110					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Civil Service Co-operative Bakery	BROMHAM PLACE	8	RICHMOND	1900-1915	Individually Significant*	315120					Serial listing - change from Butler 2009 (was in Bromham-Risley Precinct)
Factory/warehouse	BROMHAM PLACE	26	RICHMOND	1905-1920	Individually Significant*	149765					Serial listing - change from Butler 2009 (was in Hightt Street Precinct)
York Boot Factory, former	RISLEY STREET	14	RICHMOND	1880-1890	Individually Significant*	149645					Serial listing - change from Butler 2009 (was in Hightt Street Precinct)

CREMORNE INDUSTRIAL BUILDINGS SERIAL LISTING									
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)		
Klembro Pty Ltd factory	BALMAIN	80	CREMORNE	1925-1930	Individually Significant*	162255	In C149 as an individual place, move to this serial listing		
Factory	CREMORNE	9	CREMORNE	1900-1915	Individually Significant*	165335	Serial listing - change from Butler 2009 (was in Swan Street West Precinct)		
L Arthur Cartage Contractor warehouse	CREMORNE	60	CREMORNE	1915-1925	Individually Significant*	165560	Serial listing - change from Butler 2009 (was in Cremorne Precinct)		
Melbourne Wire Works Factory & Head Office, former	CREMORNE	85	CREMORNE	1930-1940	Individually Significant*	165395	Serial listing - change from Butler 2009 (was in Cremorne Precinct). Relates to southern portion of site (northern part already in a HO)		
Factory, former Nuttalex margarine factory	GORDON	1	CREMORNE	1915-1925	Individually Significant*	162685	Serial listing - change from Butler 2009 (was in Balmain Street Cremorne Precinct)		
Factory, former Nuttalex margarine factory	GORDON	5	CREMORNE	1915-1925	Individually Significant*	162680	Serial listing - change from Butler 2009 (was in Balmain Street Cremorne Precinct)		

\* The Cremorne Industrial Buildings Serial Listing did not proceed. Instead, the following properties have individual HOs: 9-11 Cremorne Street, 85-99 Cremorne Street, and 1-9 Gordon Street. The factory at 80-82 Cremorne Street remains in HO367. The factory at 60-88 Cremorne Street has been demolished.

INDIVIDUAL PLACES										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
Stables	CHAPEL STREET	11	CREMORNE	1900-1915	Individually Significant	406410	Stables associated with 10 Pearson Street which is included in C149. Add to HO368.			
Wilford Terrace	CREMORNE STREET	137	CREMORNE	1850-1890	Individually Significant	165430	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Wilford Terrace	CREMORNE STREET	139	CREMORNE	1850-1890	Individually Significant	165435	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Wilford Terrace	CREMORNE STREET	141	CREMORNE	1850-1890	Individually Significant	165440	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Wilford Terrace	CREMORNE STREET	143	CREMORNE	1850-1890	Individually Significant	165445	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Wilford Terrace	CREMORNE STREET	145	CREMORNE	1850-1890	Individually Significant	165450	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Wilford Terrace	CREMORNE STREET	147	CREMORNE	1850-1890	Individually Significant	165455	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Wilford Terrace	CREMORNE STREET	149	CREMORNE	1850-1890	Individually Significant	165460	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Wilford Terrace	CREMORNE STREET	151	CREMORNE	1850-1890	Individually Significant	165465	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Terrace	CUBITT STREET	21	CREMORNE	1850-1890	Individually Significant	164770	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Terrace	CUBITT STREET	23	CREMORNE	1850-1890	Individually Significant	164765	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Terrace	CUBITT STREET	25	CREMORNE	1850-1890	Individually Significant	164760	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Terrace	CUBITT STREET	27	CREMORNE	1850-1890	Individually Significant	164755	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Terrace	CUBITT STREET	29	CREMORNE	1850-1890	Individually Significant	164750	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			
Terrace	CUBITT STREET	31	CREMORNE	1850-1890	Individually Significant	164745	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)			



INDIVIDUAL PLACES									
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)	PROPERTY NUMBER	
Terrace	CUBITT STREET	33	CREMORNE	1850-1890	Individually Significant	164740	(was in Cremorne Precinct) Individually Significant - change from Butler 2009 (was in Cremorne Precinct)	164740	
House	CUBITT STREET	58	CREMORNE	1850-1890	Individually Significant	164310	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)	164310	
House	CUBITT STREET	60	CREMORNE	1880-1890	Individually Significant	164315	Individually Significant - change from Butler 2009 (was in Cremorne Precinct)	164315	
Somerset Terrace	BAKER STREET	54	RICHMOND	1850-1890	Individually Significant	153745	Individually Significant - change from Butler 2009 (was in Lincoln Street Precinct)	153745	
Somerset Terrace	BAKER STREET	56	RICHMOND	1850-1890	Individually Significant	153740	Individually Significant - change from Butler 2009 (was in Lincoln Street Precinct)	153740	
Somerset Terrace	BAKER STREET	58	RICHMOND	1850-1890	Individually Significant	153735	Individually Significant - change from Butler 2009 (was in Lincoln Street Precinct)	153735	
Somerset Terrace	BAKER STREET	60	RICHMOND	1850-1890	Individually Significant	153730	Individually Significant - change from Butler 2009 (was in Lincoln Street Precinct)	153730	
Somerset Terrace	BAKER STREET	62	RICHMOND	1850-1890	Individually Significant	153725	Individually Significant - change from Butler 2009 (was in Lincoln Street Precinct)	153725	
Somerset Terrace	BAKER STREET	64	RICHMOND	1850-1890	Individually Significant	153720	Individually Significant - change from Butler 2009 (was in Lincoln Street Precinct)	153720	
House and fence	BAKER STREET	70	RICHMOND	1915-1925	Individually Significant	153705	Individually Significant - change from Butler 2009 (was in Lincoln Street Precinct)	153705	
Marchants Pty Ltd stables	GARFIELD STREET	14	RICHMOND	1900-1915	Individually Significant	144285	Individually significant as part of HO407 (21-27 York, part 31 York) - change from Butler 2009 (was in Regent Street Precinct)	144285	
Henry Walters' Boot Factory (Paragon Shoes)	LITTLE HODDLE STREET	35	RICHMOND	1900-1915	Individually Significant	281690	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)	281690	
Henry Walters' Boot Factory (Paragon Shoes)	LITTLE HODDLE STREET	37	RICHMOND	1900-1915	Individually Significant	281695	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)	281695	

INDIVIDUAL PLACES										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
Henry Walters' Boot Factory (Paragon Shoes)	LITTLE HODDLE STREET	39	RICHMOND	1900-1915	Individually Significant	281700	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	LITTLE HODDLE STREET	47	RICHMOND	1900-1940	Individually Significant	322040	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	LITTLE HODDLE STREET	49	RICHMOND	1900-1940	Individually Significant	322030	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	38	RICHMOND	1900-1915	Individually Significant	143615	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	40	RICHMOND	1900-1915	Individually Significant	281570	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	42	RICHMOND	1900-1915	Individually Significant	281575	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1890-1915	Individually Significant	281580	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281585	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281590	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281595	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281600	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			

INDIVIDUAL PLACES										
NAME	STREET	NUMBER	SUBURB	DATE	GRADING	PROPERTY NUMBER	CHANGES FROM G. BUTLER GAP STUDY (2009)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281605	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281610	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281615	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281620	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281625	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281630	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281630	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281635	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281635	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Henry Walters' Boot Factory (Paragon Shoes)	REGENT STREET	46	RICHMOND	1900-1915	Individually Significant	281640	Individually Significant - change from Butler 2009 (was in Regent Street Precinct)			
Former Russell Bros. Tannery	ROONEY STREET	27	RICHMOND	1915-1925	Individually Significant	329580	Individually Significant - change from Butler 2009 (was in Rooney Street precinct)			