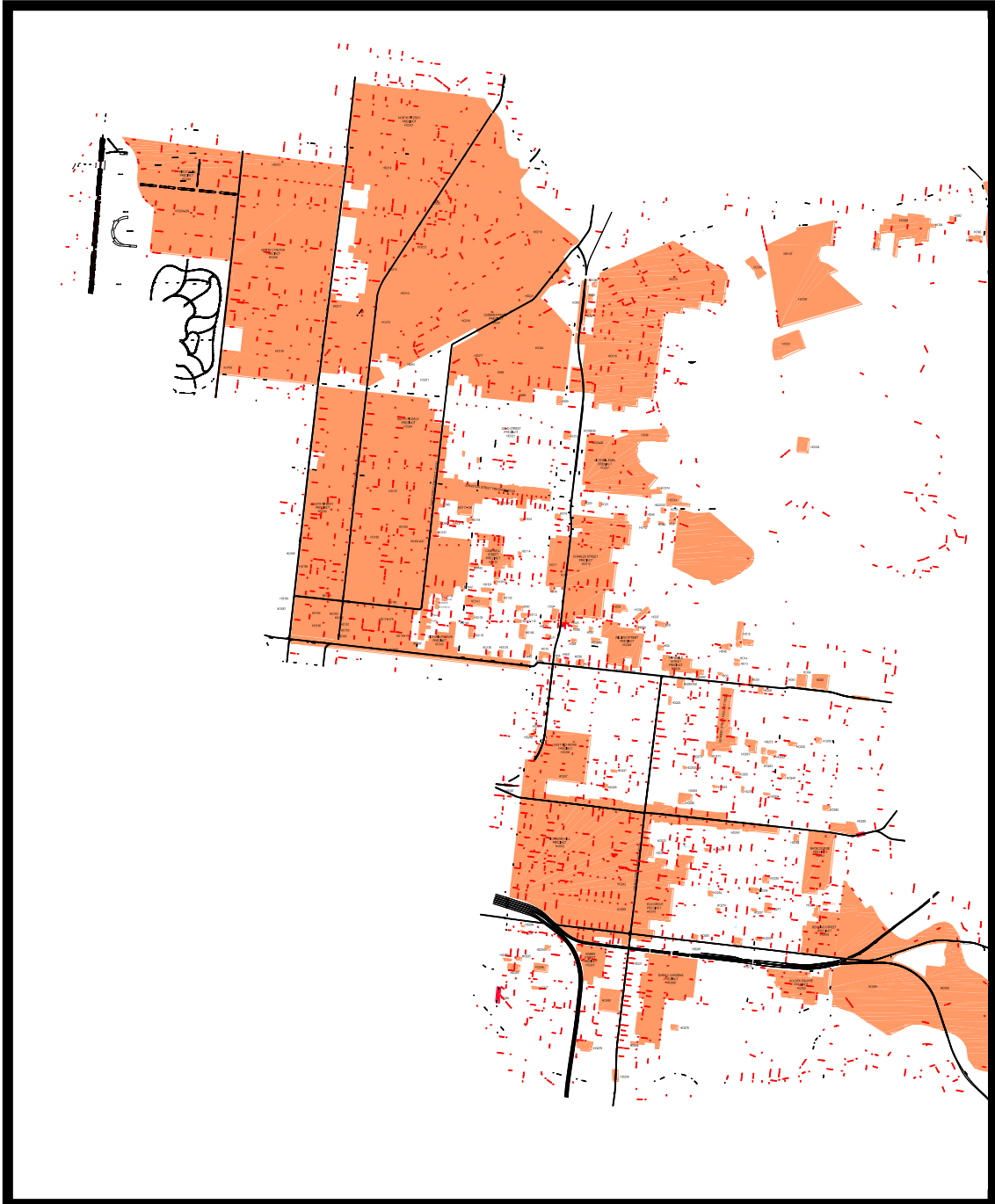


**CITY OF YARRA REVIEW OF HERITAGE
OVERLAY AREAS 2007 **UPDATED MARCH 2013****



List of amendments to this document

19 March 2013

The statement of significance for the South Fitzroy Precinct (HO334) was amended to implement a recommendation in the WHEA Strategy Plan which states:

It is recommended that to assist with conserving the valued heritage character and attributes of the WHEA in the area outside the 'World Heritage Environs Area' precinct, the existing citation for the South Fitzroy precinct (HO 334) be amended by the City of Yarra to include a reference to the proximity to the REB, and adjacency to the WHEA, and to state the contributory importance of the nineteenth century development and character of the precinct to the broader setting and context of the REB. The importance of the views and vistas of the REB from within the precinct should also be stated. The latter includes views to the dome from Gertrude Street, outside the area of greater sensitivity.

Refer to page 156 (amended).

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Appendix 8 has been removed from this version of the document as it has subsequently been revised. Its updated version is an incorporated document to the Yarra Planning Scheme. You can find it on Council's website by searching for Appendix 8.

Introduction

Review background

In 2002, the City of Yarra proposed the planning scheme amendment C43 that dealt primarily with identifying contributory elements within existing Heritage Overlay Areas while also reviewing the Statement of Significance for each of the existing heritage areas. The primary aim was to refine the planning management provisions for existing Heritage Overlay Areas.

The amendment was based on the report, *City of Yarra Review of Heritage Overlay Areas 2001* (Ian Wight and Heritage Strategies, Lorraine Huddle, Gabriel Moylan, Big Picture Software), that was based in turn on the Allom Lovell 1998 *City of Yarra Heritage Review* report. Only minor boundary changes were proposed (for example in Clifton Hill East) for the Heritage Overlay Areas and typically no extra research was carried out, with the 1998 area histories being adopted as the primary factual basis for assessment of each area.

The Panel that heard the submissions to the C43 amendment recommended that the Amendment be abandoned in its existing form and made a number of recommendations towards actions that would allow the Amendment to be reintroduced.

City of Yarra Planning Scheme Amendment C43 Panel report recommendations

(Refer Appendix 2: Amendment C43 Panel Report, submissions)

This report deals with two fundamental recommendations of the C43 Panel report.

To summarise the recommendations:

- Correct inaccuracies in identification of contributory sites/elements in the City of Yarra's Heritage Overlay Areas, arising principally from an inaccurate cadastral map base as supplied by Department of Sustainability and Environment (DSE);
- Revise each Heritage Overlay Area Statement of Significance to avoid repetition and provide a more concise definition of what was assessed as contributory within each area.

Other panel recommendations and submissions are addressed in *Appendix 2: Amendment C43 Panel Report, submissions*.

Correct inaccuracies in identification of contributory sites/elements in the City of Yarra's Heritage Overlay Areas

The report *City of Yarra Review of Heritage Overlay Areas 2001* stated that the base maps used in the review to locate the places identified as contributory to the Heritage Overlay Areas were sometimes inaccurate and

lacked comprehensive street numbering. The maps were the sole indicators of what was contributory and what was not.

The C43 Panel report noted this mapping inaccuracy and requested that it be remedied before incorporation of any of the C43 findings into the scheme.

To avoid the inherent inaccuracies of the DSE map base this review has used a computer database or listing of all elements, by street address¹, within each Heritage Overlay Area, as the primary identifying factor for contributory places, supplemented by images of each place. Each record in the database is linked to a property number from the City of Yarra property database and subsequently the City's GIS.

This involved checking the existing amendment C43 data (derived from *City of Yarra Review of Heritage Overlay Areas 2001*), in the form of shaded maps (keyed to heritage value) in two map versions:

- hardcopy with no street numbers included in the *City of Yarra Review of Heritage Overlay Areas 2001*, based on cadastral data from 2001; and
- *MapInfo* electronic format with street numbers, based on upgraded cadastral data from 2004 and a *MS Access* database supplied by Big Picture Software in 2004, listing a large percentage of the properties within the Heritage Overlay Areas.

Properties shown in the above maps were checked using digital images from the 2004-2005 physical survey of all properties in Heritage Overlay Areas, property details and address as listed in the City of Yarra's property database (*Proclaim*), and the earlier 1980s-90s heritage reports.

Tasks completed in the review

(See also Appendix 4: Detailed Methodology)

- Checking Heritage Overlay Area property addresses (nominally 18243 properties and elements) against those evident in digital images from the 2004-5 survey (using street numbers displayed on the buildings as the key identifier, as qualified by City property data);
- Checking the 2001 Heritage Overlay Area evaluation against the evidence provided by the digital images from the 2004-5 survey, compensating for mapping mistakes and base map errors where apparent;
- Checking previous heritage study Building Identification Forms (BIFs) images for physical changes since the original 1980s survey and transferring summary data to the heritage place database (see City of Richmond Conservation Study and North Carlton and Princes Hill Conservation Study BIFs held by the City);
- Checking each site evaluation against previous heritage study heritage gradings which typically used the Melbourne City Council A-E site grading and 1-3 streetscape grading (see Richmond and Nth Carlton & Princes Hill conservation studies);

¹ As displayed on site, typically as a number fixed to the building or fence

- Checking properties against the Melbourne and Metropolitan Board of Works (MMBW) *Detail Plans* of c1895-1905, assessing if the building was shown and if any potentially distinctive aspects were indicated by the plans;
- Limited site checking;
- Linking 2004-2005 survey images with the *MS Access* heritage places database (see extract in Appendix 8: City of Yarra Heritage Database extract: Heritage Overlays).
- Undertaking all of the above tasks for individual heritage overlays (typically single buildings or building groups) to complete the database;
- Scanning of all heritage or conservation studies carried out in the City for use as a reference for this review, as potential content for the heritage database, as an archive, and a potential on-line or Internet heritage reference; and
- Scanning of the former City of Richmond Building Identification Forms as an archive and potential on-line reference.

Heritage evaluation categories used in this Review

Heritage places and contributory elements were assessed against the heritage values nominated in Section 4(1), (d) of the *Planning and Environment Act 1987*. Those heritage values include scientific, aesthetic, architectural or historical interest or other special value. Other special values might also include social or spiritual value.

Every building of cultural significance has been assessed and graded according to its heritage contribution. The grading of every building is identified in the incorporated document, City of Yarra Review of Heritage Overlay Areas 2007, Appendix 8 (Graeme Butler and Associates)

- **Contributory:** contributes to the significance of a heritage place. It includes buildings, building groups, and works as well as building or landscape parts, such as chimneys, verandahs, wall openings, rooflines, and paving, also referred to as Contributory elements.
- **Individually significant:** a heritage place in its own right and either from the main development period of the Heritage Overlay area or from another development period. Within a Heritage Overlay area each Individually significant building is also Contributory.
- **Not contributory:** not individually significant and not a contributory element to a heritage place.

City of Yarra Heritage Database

(See also Appendix 4: Detailed Methodology)

The *City of Yarra Heritage Database* replaces the planning scheme local policy maps proposed in Amendment C43 as the key to contributory elements within Heritage Overlay Areas. The database is a *MS Access* list of all contributory, non contributory and significant elements within the Heritage Overlay Areas, as well as individual heritage overlays² and Heritage Victoria listings, matched against existing City of Yarra property numbers where they

² inside and outside heritage overlay areas

exist and the digital image(s). This database provides the basis for a Heritage Overlay Area place schedule for incorporation in the Planning Scheme, as an extract (see Appendix 8: City of Yarra Heritage Database extract: Heritage Overlays), while also giving additional background data that could be referenced in the Planning Scheme.

The City of Yarra Heritage Database has the following information for each place:

- place name and type as part of the *Name* data field³;
- an estimated creation date or creation date range;
- an integrity level referenced to its creation state as 'poor', 'low', 'fair', 'good', 'high'⁴;
- building or place height (storey/levels);
- a limited check against available MMBW detail plans (c1900) for dating and integrity, as required;
- brief comments on changes to the place, using previous heritage studies images and current survey images of the place as references;
- Statement of Significance, as revised, or from previous heritage studies where one exists (for each significant property and for the Heritage Overlay Area in which it is located).

The database also highlighted sites that have potential individual significance⁵ that require detailed assessment in a later stage of the heritage review. The 2001 review provided brief statements for potential individually significant places that were not from the significant era of the Heritage Overlay Area. This was intended to provide a policy reference for their management which, by their contrasting nature, differed from the management of the surrounding Heritage Overlay Area. An example is a significant inter-war or post-war house in a Heritage Overlay Area that is significant for its Victorian-era architecture or the obverse, a Victorian-era house in an inter-war area. This review has also provided a brief Statement of Significance for all identified individually significant places in the Heritage Overlay Area that were assessed as not from the main development period of the Heritage Overlay Area. (Refer to Appendix 4: Detailed Methodology- Heritage database data fields and typical entries and Appendix 7: Individually significant places not from the main development era)

Historical themes 1998

(See Appendix 5: Australian Historic Themes)

When assessing the potential contribution of places to the Heritage Overlay Area and the City, the Australian Historic Themes were addressed as well as the following themes derived from Allom Lovell and Associates, 1998. City of Yarra Heritage Review, Environmental History:

2.0 THE SUBURBAN EXTENSION OF MELBOURNE

2.1 Settlement, Land Sales and Subdivision

³ if not a residence

⁴ as derived from the relevant 1980s Building Identification Form (BIF) survey sheets

⁵ typically identified in previous studies as significant as well as contributory but absorbed into heritage overlay areas because the CI 43 control schedule did not differ (see Practice Note)

- 2.2 A Street Layout Emerges
- 2.3 The Effect of the 1849-50 Melbourne Building Act
- 2.4 Clement Hodgkinson's 1853 Plan of Collingwood and East Melbourne
- 2.5 Clement Hodgkinson's 1857 (1855) Plan of Richmond

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

- 3.1 A Home to Call One's Own
- 3.2 Lodging People: Hotels and Boarding Houses
- 3.3 Slums and the Development of Public Housing

4.0 WORKING AND SHOPPING IN THE SUBURBS

- 4.1 Primary Industry
- 4.2 Secondary Industry
- 4.3 Retail: Warehouses and Large Scale Purveyors
- 4.4 Smaller Retailers: Strip Shopping
- 4.5 Financing the Suburbs

5.0 LOCAL COUNCIL AND COUNCIL SERVICES

- 5.1 The Establishment of Municipal Boundaries
- 5.2 Civic Buildings
- 5.3 Local Policing and Defence
- 5.4 Crime and Punishment
- 5.5 Private and Public Transportation
- 5.6 Water and Sewerage
- 5.8 Hospital?
- 5.9 Education
- 5.10 Libraries and Mechanics Institutes

6.0 DEVELOPING URBAN INSTITUTIONS

- 6.1 The Establishment of a Religious and Spiritual Network
- 6.2 Missions and Asylums

7.0 LEISURE AND ENTERTAINMENT IN THE SUBURBS

- 7.1 Licensed Hotels and 'Sly Grog'
- 7.2 Clubs, the 'Pictures' and Dancing
- 7.3 Small Backyards But Parks Instead
- 7.4 Sports and Leisure
- 7.5 Arts and Architecture

Revision of Heritage Overlay Area statements of significance

The other major element of the review was the revision of the Heritage Overlay Area⁶ Statements of Significance from the Allom Lovell, 1998 and Wight, 2001 reports. The threshold applied in the assessment of area significance was Local Significance. *Local Significance* includes those places (urban areas, landscapes, built elements, buildings, and building groups) that are important to a particular community or locality within the City (i.e. a suburb) or the City as a whole. The Statement of Significance identifies the

⁶ Heritage Overlay Areas are scheduled in clause 43 of the City of Yarra Planning Scheme.

contributory or significant elements within each heritage place or Heritage Overlay Area.

The historical background used for each Heritage Overlay Area assessment derives from the Allom Lovell 1998 report, with only minor additions and corrections. Refer to the above reports for more detailed histories on each of the areas.

Findings

The review has uncovered a number of issues:

- The C43 Heritage Overlay Area maps were deficient in terms of accurately describing contributory elements within the Heritage Overlay Areas;
- Significant trees, street elements (stonework, street fittings, survey marks etc.) or landscapes have not been comprehensively assessed in the City although some have been identified (see Collingwood and Northcote conservation studies);
- There is a need for a revision of the historical data for the Heritage Overlay Areas to accommodate new research and recent publications, such as the Peter Yule's (ed) 2005. *Carlton a history* - the revised Heritage Overlay Area Statements of Significance still derive from the 1998 review historical research;
- Past management of the Heritage Overlay Areas has been mixed in quality⁷
- A number of identified significant elements has been lost through development;
- A large number of identified individually significant properties within Heritage Overlay Areas that are contributory to the main development period of the area, some 1882 places, do not have a Statement of Significance (note that significant places that are not from the main development period have been provided with Statements of Significance, see Appendix 7: Individually significant places not from the main development era).

The following individual heritage overlays do not have a Statement of Significance:

HO code	Name	Street	number	Suburb
HO298	Corroboree Tree, Burnley Parklands	Boulevard	off	Richmond
HO230	Richmond Police Station	Bridge Road	319 - 323	Richmond
HO153	Barcelona Terrace and Gardens	Brunswick Street	25 - 37	Fitzroy
HO343	Slade Knitwear Sign	Dover Street	105 - 115	Cremorne
HO157	Fitzroy State School No. 450	George Street	319 - 339	Fitzroy
HO340	House	Highett Street	148	Richmond
HO341	House	Highett Street	150	Richmond

⁷ incorrect or unsubstantiated 'restorations' carried out with planning permits (verandahs, fences)

HO code	Name	Street		number	Suburb
HO188	Street Trees	Victoria	Parade	off	Fitzroy
HO194	Blanche Terrace	Victoria	Parade	175	Fitzroy
HO300	Fitzroy City Council Quarry, later part Westfield Reserve, later Bluestone quarry, YARRA BEND PARK	Yarra Bend	Road	off	Yarra Bend
HO302	Deep Rock Swimming Club site, includes foundation stone and pioneer memorial stones	Yarra Bend Park	Road	Off	Yarra Bend
HO307	Western Port Aboriginal Protectorate and Merri Creek Aboriginal School sites, Merri Creek and Yarra River	Yarra Bend	Road	off	Yarra Bend

A Statement of Significance should be prepared to allow adequate management of the property by clearly stating what is significant and thus what is to be conserved and enhanced.

Recommendations

The following are recommendations from this review:

General recommendations

- Significant trees and landscapes in the City should be identified and assessed for protection under the heritage overlay;
- Existing identified significant trees, such as those on the National Trust of Australia (Vic) Significant Tree Register and in heritage studies, should be surveyed, assessed and individually mapped for the heritage overlay as a high priority;
- All identified places of individual significance, inside and outside of Heritage Overlay Areas, should be documented with a detailed history, heritage reassessment, and a Statement of Significance using the Heritage Victoria format (as in this review), after historical research and physical assessment;
- The City of Yarra heritage database, as evolved in this review, should be made accessible on the Internet and be maintained as a continuing record of the City's cultural assets;
- The City of Yarra heritage database should be further developed to include all heritage or cultural elements within the City and augmented with ongoing historical research and architectural analysis;
- Building Identification Forms from the former City of Melbourne (North Carlton, Princes Hill) should be scanned as an archive and potential on-line or internet reference.

Specific recommendations

Bridge Rd Heritage Overlay Area

The northern side of Bridge Rd east of Gleadell St is typically unrelated to the core significance of the Bridge Rd Heritage Overlay Area and does not have individually significant buildings from outside of this period.

- The Heritage Overlay Area boundary should be reviewed to potentially exclude this area; and

- Significant Victorian and Edwardian-era buildings within this area should be protected on an individual basis.

Campbell St Heritage Overlay Area

Analysis indicates that the heritage overlay boundaries may require change to provide for a more meaningful expression of the identified significant qualities, given the poor representation of the main theme in parts of the heritage overlay. Only Campbell and Rupert Streets have a high concentration from the identified significant period. A Design and Development Overlay (DDO) could be used for any parts excluded from the heritage overlay, as a buffer zone to the core of the area in Campbell and Rupert Streets.

The distinctive, double storey bi-chrome brick terrace at 21-27 Vere St is located away from the main contributory building concentration in the area (Campbell and Rupert Streets) and could be considered for individual protection.

Fairchild St Heritage Overlay Area

The Heritage Overlay Area boundary in Thompson St should be adjusted to include 9 Thompson St (one of a Victorian-era row, 5-9 Thompson St, partly in the Heritage Overlay Area)

Park Crescent Heritage Overlay Area

The Edwardian-era house, fence and garden at 41 Park Crescent should be shown in the planning scheme map, as within the heritage overlay area (currently outside of the Heritage Overlay Area mapped boundary).

Queens Parade Heritage Overlay Area

The east boundary of the Heritage Overlay Area should be adjusted to include the plantation (with significant Holm oak) fronting the former United Kingdom Hotel.

Richmond Hill Heritage Overlay Area

The Heritage Overlay Area is comprised of five distinct parts. Although the early historical background for most of these sub-areas is similar, the type of built character differs markedly from area to area: the Heritage Overlay Area should be assessed and managed as five areas, as cited in the revised Statement of Significance. Future work could demarcate these five distinct Heritage Overlay Areas and the contributory elements identified for each area within the City of Yarra heritage database.

Smith Street Heritage Overlay Area

The south-east boundary should be adjusted to include 6 Smith St, as part of the adjoining row, 6-10 Smith St.
Further assessment should be done of the south end of Smith St for extension of the Heritage Overlay Area as requested by the C43 Panel report.

South Fitzroy Heritage Overlay Area

The C43 Panel report requested that this Heritage Overlay Area should be divided into precincts or sub-areas, one being the St Vincent's Hospital area, but only after a Conservation Management Plan was carried out for St Vincent's holdings (see Appendix 2: Amendment C43 Panel Report, submissions). This Conservation Management Plan has not been done and hence no boundary changes or sub-areas have been assessed but potential sub-areas have been listed below.

This review has not assessed these potential sub-areas or boundary changes but any future heritage amendment should address the need for further heritage assessment and management recommendations for potential sub-areas and revised boundaries⁸. The proposed Royal Exhibition Building world heritage buffer zone should be accounted for in this process.

Potential -heritage overlay sub-areas or heritage overlay boundary changes

Areas within the South Fitzroy Heritage Overlay Area that have a potentially high heritage value include:

- Brunswick Street south area (south of Gertrude Street to Victoria Parade) where early and large residences were built, compared to north of Gertrude St
- Fitzroy Town Hall environs, Napier, Moore, Sir William Streets area.
- George St , south of Johnston St
- Gertrude St, as a Victorian and Edwardian-era commercial strip
- Gore St, south of Johnston St
- Greeves, Mahoney and Fitzroy Streets area
- Nicholson Street south area (south of Bell St) including Garfield St, west parts of Moore and King William, with large attached architect designed houses and the large Roman Catholic religious complex;
- Edwardian-era residential area, south of Cecil St, east of Young St, north of Rose St.

Areas that have a different character to that of the core period of the Heritage Overlay Area:

- St Vincent's Hospital area, where the development pattern has been strongly affected by the long term hospital use.

Areas that have a lesser contribution to the significant development period of the Heritage Overlay Area:

- The area south of Leicester St, west of Brunswick St, north of Victoria St, where a large variety of diverse development eras is now apparent.

Acknowledgements

(refer also to Appendix 6 Bibliography)
Robyn Hellman, City of Yarra;

⁸ As instructed by the City of Yarra.

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Survey team

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formatting, report;
Beatrice Magalotti, supplementary images, data entry and checking
Lesley Butler, supplementary images
Sarah Butler, supplementary images

Statement of Significance for the City of Yarra

Summary

The City of Yarra and its suburbs have developed as essentially a residential enclave to house first the Colony's assisted immigrants from 1839 and then the major influx of gold seekers in the 1850s. Although 12 -28 acre lots in Fitzroy (Newtown) and parts of Collingwood and Richmond had been sold in 1839-40 from Robert Hoddle's government survey plan, few had been subdivided into residential town lots until the gold discovery. These Fitzroy, Collingwood and Richmond farm and suburban allotments yielded the first residential sites as gold diggers returned to Melbourne.

In the same period of rapid population growth, establishment of industry along the Yarra River in other parts of the City serviced the needs of the new arrivals as well as those of overseas importers. Industry and commercial life was to grow and centralise around these early vantage points up to the inter-war period and eventually, in their continuing growth, displace some of the housing and householders that they had once served.

As former suburbs of Melbourne Town many of the early localities of the City (Fitzroy, Collingwood and Richmond) are now in a separate municipality to their companion suburbs (North and West Melbourne, South Yarra, East Melbourne and Carlton) but share their history as dense and architecturally distinctive, mainly Victorian and Edwardian-era residential areas, with the common architectural character of one and two storey row houses interspersed with occasional larger detached villas, and a grid-like street layout with typically 20m wide streets and some 30m wide boulevards.

The next identifying factor in the formation of the City's suburbs was that of government or private land subdivisions. Private development (Richmond, Abbotsford, and Collingwood) was often irrational in layout and had no public reserves while the government subdivisions (North Carlton, Princes Hill, Clifton Hill, North Fitzroy) were regular, with provision for public life in the form of education, religious and parkland reserves. Each subdivision type, private and government, has generated its own distinctive built form within the Victorian and Edwardian-era urban pattern. To compound the effects of subdivision type, Collingwood, Abbotsford and Richmond evaded the effects of the *Melbourne Building Act*. This *Act* provided basic amenity and fire-proofing standards for new buildings and determined a specific built form, siting and choice of materials. Those suburbs outside of the *Act* developed their own urban persona with a preference for cheap timber construction and detached house forms, in preference to the masonry terraces developed under the *Act*.

Considered together these inner suburbs form part of one of the great Colonial Victorian-era cities in the world⁹ where development was concentrated into a very small span of time. This early development was largely derived from the wealth brought by gold and generated a remarkably homogenous built character. As a group these suburbs have no equal in Victoria and are only matched nationally by localities in inner Sydney, such as Paddington, Glebe, and Balmain.

Beyond the creation of distinctive building stock, there is the rich social history brought by the housing and employment of successive waves of immigrants, from Asia, Europe and Britain. Yarra's suburbs allowed dense residential accommodation of many nationalities to serve as transitional homes close to evolving public transport and employment. Like other inner suburbs, in other municipalities, Yarra's localities have absorbed many cultures and diverse income levels.

During the inter-war period, defunct land uses in the City such as former quarries in north Carlton and the Richmond Racecourse, generated sites and large areas for new residential development, such as the Racecourse Estate. By the Second War most residential lots in the City had been built upon.

As a further wave of development the gradual residential gentrification of the City, after the cessation of the urban renewal threats of the 1960s, has demanded expansion and sometimes destruction of those modest and simple 19th century homes. This development has also offered opportunities for rebuilding in contemporary ways that has in some cases created distinctive architectural prototypes for new styles and forms used across the State and Australia in the late 20th century.

In detail, the City of Yarra is significant within the State context:

- As a demonstration, in plan form of mid Victorian-era urban design and the aesthetic of colonial urban planning for orderly development and suburban amenity within Melbourne's 5-mile township reserve (North Carlton and Princes Hill, Clifton Hill, North Fitzroy), with wide streets and intersections, typically laid out in a rectangular and regular grid, providing a superb framework for the ornamental, highly cohesive built form of this part of Melbourne, with its intact 19th century terraces, corner shops, hotels, and provision for public and religious buildings and the classic Victorian-era garden squares of Darling Gardens, Edinburgh Gardens, Barkly Gardens and Curtain Square, as enhanced by the adjoining public landscape of the Melbourne Cemetery and Princes Park, and residual cultural landscape of the Inner Circle Railway;
- For the association of two suburban layouts (North Fitzroy, Clifton Hill) with Andrew Clarke, head of the Lands and Survey Department from 1853-7, who designed a number of innovative and grand inner Melbourne residential estates with distinctive crescent-shaped streets,

⁹ Lewis 1992 *Melbourne The City's History and Development*: n.p.

based on recent successful British estates¹⁰, but now with only parts of North Fitzroy, Clifton Hill and St. Vincent's Place (South Melbourne) reflecting these designs after their modification in favour of more intense development;

- For the valuable remnant of Edwin Trenerry's 1870s Abbotsford estate, seen in the distinctive curving streets around Victoria Park and reminiscent of the Clarke legacy;
- For the association of some of the City's suburban plans (North Carlton, North Fitzroy, Clifton Hill) with Andrew Clarke's protégé, Clement Hodgkinson, the next head of the Lands and Survey Department (from 1857), the City of Collingwood's first honorary consulting engineer, and an important figure in the development of Melbourne's inner-urban suburbs, parks and 19th century infrastructure;
- For the evidence in the City's residential architecture of the homogenising effects of the *Melbourne Building Act 1849* (applied to Fitzroy and later North Carlton in 1872) as an indication of the historical links with the Melbourne municipality and the prevailing architectural theory of the 1850s as espoused by the Victorian Institute of Architects president JG Knight (1856-61)¹¹ who sought collective and uniformly designed streetscapes to form an idealised townscape;.
- For the representation in the City's subdivisions of the conventions of everyday Victorian and Edwardian-era life where utilitarian features such as coal sheds, privies, stables/garages, rubbish containers, vehicular entrances or driveways, were concealed off rear lanes, away from public view;
- For the early engineering and infrastructure such as the strict grid formation of street, lane and allotment layouts, boulevard planning as in Queens Parade and Pigdon St, the dressed bluestone kerbs, pitched bluestone guttering, lanes and crossovers, asphalt footpaths and roads, and the presence of formally planted street trees, all providing an important setting for a fine collection of residential, community and commercial buildings;
- For the rich and significant cultural landscape offered by the City's waterways (Yarra River, Merri and Darebin Creeks):
 - As physical boundaries to the City and, their banks, as the seedbed of industrial development in Victoria (Dights Mill) and the evolution point of massive industrial riverside complexes that took their products far across Australia (for example the firms of Bryant and May, Rosella, Pelaco, and Sutherland),
 - For their offer of self-reliance and subsistence, as in the Convent of the Good Shepherd, or quiet isolation (Old Colonists complex, Yarra Bend Asylum, Fairfield Hospital, Aboriginal Protectorate);
 - As the setting for high amenity residential development as gentlemen's river-side farms, established from as early as the 1840s; and

¹⁰ Lewis in *Fitzroy Melbourne's First Suburb*: 24 Bloomsbury (London) Moary Est New Town, (Edinburgh), speculative connection to James Kearney plan 1855

¹¹ see <http://www.adb.online.anu.edu.au/biogs/A050044b.htm>

- For the diverse bridging structures that were erected to span the streams and survive today.
- For the major, mainly late Victorian-era, industrial complexes that are located away from the river on low-cost swampy and flat land in Collingwood, Clifton Hill and Richmond (particularly Tanner St), and drew heavily from the worker population around them and the transport opportunities of railway and road, yielding a collection of pre WW2 era industrial buildings, superior to most other municipalities in the State¹²;
- As once an important source of Melbourne's bluestone as expressed by:
 - Curtain Square and street patterns in North Carlton evoking the sites of former stone quarries in that area,
 - the bluestone quarrymen's cottages (for example in Ford Street and Clifton Avenue, Clifton Hill), and
 - the remaining quarry faces on the Merri Creek and the adjoining Quarry Park owing their existence to the important Melbourne and Collingwood Council quarries;
- For the strip commercial centres, typically located along transport routes, that were developed in a short period of time and hence provide an extensive and strong expression of the late Victorian and Edwardian-eras, with rare elements such as timber and metal framed shopfronts and highly decorated upper levels;
- As evidence of the effect of changing public transport modes as shown by:
 - early commercial centres along the horse drawn vehicle routes of the 1840s (Queens Parade, Brunswick St, Swan St and Bridge Rd, Johnston St),
 - the effect of cable trams in Queens Parade, Bridge Road, Nicholson, Rathdowne, Swan, Smith and Brunswick Streets, and the Inner Circle Railway, as typically inaugurated in the late Victorian-era and improved by electrification in the Edwardian and inter-war period,
 - tramways trackways, engine houses and car sheds,
 - dense, rapid development of the visually distinctive commercial shopping strips on transport routes, spanning from late Victorian-era to the 1920s as typically continuous two-storey shop rows, and
 - the development of Smith St, as a metropolitan shopping centre with unequalled pre WW2 commercial infrastructure in the form of the vast Foy and Gibson complex;
- For the individually significant buildings and visually related intact building examples from each development era in the City, including the Victorian, Edwardian, and Inter-war eras, that together express a rich assembly of architectural design, set within the context of mainly Victorian and Edwardian-era residential styles and street grids;
- For the distinctive buildings, building rows and building groups from the early Victorian-era (Fitzroy, Richmond) that are among the oldest group of urban residential developments in Victoria, as expressed by their

¹² The former City of Footscray was also a major early industrial centre

- simple form, small scale, unusual siting or the materials used (i.e. stone walls, timber shingles);
- For the representative urban building groups and areas that express a range of life styles that have been important in the City's history, as early worker housing enclaves (Campbell, Charles, William and Rupert Streets, in Abbotsford; Cremorne, Golden Square area, Bendigo Street, in Burnley; Gold St area, in Collingwood) or middle class villas (Victoria Parade and Brunswick St South, Richmond Hill, Erin and Highett St west, North Fitzroy and Princes Hill);
 - For the semi-rural suburban riverside tracts of Alphington and Fairfield where villas, set on large landscaped blocks in the forested Yarra River valley, offer a contrast to every other residential area in the City as well as having a cultural link to important 19th and early 20th century artist groups, such as the Heidelberg School;
 - As the setting for early model village experiments as in the Rev. Joseph Docker's 1840s estate on the side of the Richmond (or Docker's) Hill that can be recognised today by its grid formation and residual and tiny timber cottages, being among the oldest residential estates surviving in the metropolitan area;
 - For the discrete areas of well-preserved inter-war housing development (Californian Bungalow, English Domestic Revival styles) often sited as distinctive cul-de-sacs (for example Brockenshire, Cole, Hollick, Johnson and Kennedy Streets, Fordham Court) or whole estates (Racecourse Estate), and as memorials to past specific land-uses such as John Wren's Richmond Racecourse (1907-1932) as the site of the Racecourse Estate;
 - For the important landmark buildings and community meeting places in each locality, often within walking distance of population centres, that include public buildings such as State Schools, 19th century churches and halls, corner shops and hotels, and, in the 20th century, assembly places for immigrant groups, including Serbian Orthodox, Ukrainian Orthodox Church communities, Jewish groups, Greek Orthodox Church, and the more recent Moslem communities;
 - For the architecturally magnificent ecclesiastical buildings dotted throughout the City, as a rich legacy of a wide variety of denominations that in turn represent waves of immigration into the inner suburbs and a succession of architectural styles;
 - Specifically for the Richmond Hill grouping of three major church denominations established in the mid-1800s, being St Stephen's Church of England (1850-76, Blackburn and Newson); the Wesleyan 'temporary' timber chapel (later the schoolhouse) and bluestone chapel (Wharton and Burns 1853, with extensions by Crouch and Wilson in 1858), schoolhouse (1871) and parsonage (1876); and the most significant of the group, William Wardell's St Ignatius' Roman Catholic Church (1867 – 1928) and the bluestone Presbytery of 1872, of State significance as a group and individually;
 - For the views to landmark structures both outside of the City, such as St. Patrick's Cathedral (along Brunswick St), and inside such as the church spires raised across the suburbs (St Ignatius Roman Catholic Church, Good Shepherd Convent), civic spires and domes (Exhibition

Buildings, Kew Lunatic Asylum), the commercial spires (Dimmeys), industrial towers (Shot Tower, Yorkshire Brewery) and industrial chimneys, the clock towers of local government halls (Fitzroy, Richmond, Collingwood), and the views into and from the City's gardens squares, the Melbourne General Cemetery, the Yarra River valley and the Yarra Bend woodlands;

- For the massive high Victorian-era City Halls built in Fitzroy, Collingwood and Richmond (later refaced) as spectacular architectural achievements, symbols of the concentration of the inner suburban Victorian-era population and evocative of the wealth generated for the construction of its political centres;
- For the rich cultural history embodied in the Yarra Bend parklands as a place of isolation through the early 19th and 20th centuries (aboriginal protectorate, Yarra Bend lunatic asylum, infectious disease hospital) and now one of intense recreation while offering indigenous habitat and landscape, unseen elsewhere in the inner or middle suburban areas;
- For the recognition given by the National Trust of Australia (Vic) and other community groups, such as the Carlton Association (Carlton Housing Commission of Victoria battles), to large parts of the City as possessing a special cultural character within Melbourne, as expressed by dense historic fabric and cultural life or the artistic endeavour apparent in commercial streets such as Brunswick and Smith Streets, and the well-preserved Victorian and Edwardian-era residential enclaves of most of the City's old neighbourhoods; and
- For the evidence of the powerful and idealistic vision of slum clearance bodies of the mid 20th century, as seen in the Richmond Racecourse Estate, the Slum Abolition Board report of 1936, post Second War slum clearance activities of the Housing Commission of Victoria (HCV), and the utopian application of town planning philosophy, as demonstrated by the vast 1960s-70s tower developments now standing now in stark contrast to the comparatively homogenous low-rise fabric surrounding them, creating voids in the 100 year old urban landscape.

City of Yarra Heritage Overlay Areas: Statements of Significance

Introduction

The following statements of significance were typically based on the historical background and sources provided by:

- Ian Wight and Heritage Strategies, Lorraine Huddle, Gabriel Moylan, Big Picture Software, 2001-2002. *The City of Yarra Review of Heritage Overlay Areas 2001* (referred to as Wight, 2001)
- Allom Lovell and Associates 1998 *City of Yarra Heritage Review*. (referred to as Allom Lovell 1998)

Further research was provided during the 2001-2002 *Review of Heritage Overlay Areas* by community groups and individuals.

A map is included with each Heritage Overlay Area to show boundaries: refer to the relevant City of Yarra Planning Scheme heritage overlay map for further details. The Statements of Significance are in Heritage Overlay Area name order.

Statement of Significance format

Heritage Victoria's format was used for each Statement of Significance, in the form:

- What is significant?
- How is it significant?
- Why is it significant?

What is significant?

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

How is it significant?

(A sentence stating if the place or Heritage Overlay Area is of aesthetic, architectural, historic, social and/or scientific interest or other nominated special value¹³.)

Why is it significant?

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

¹³ Section 4(1) of the *Planning and Environment Act 1987*

HO308 Barkly Gardens Heritage Overlay Area, Richmond

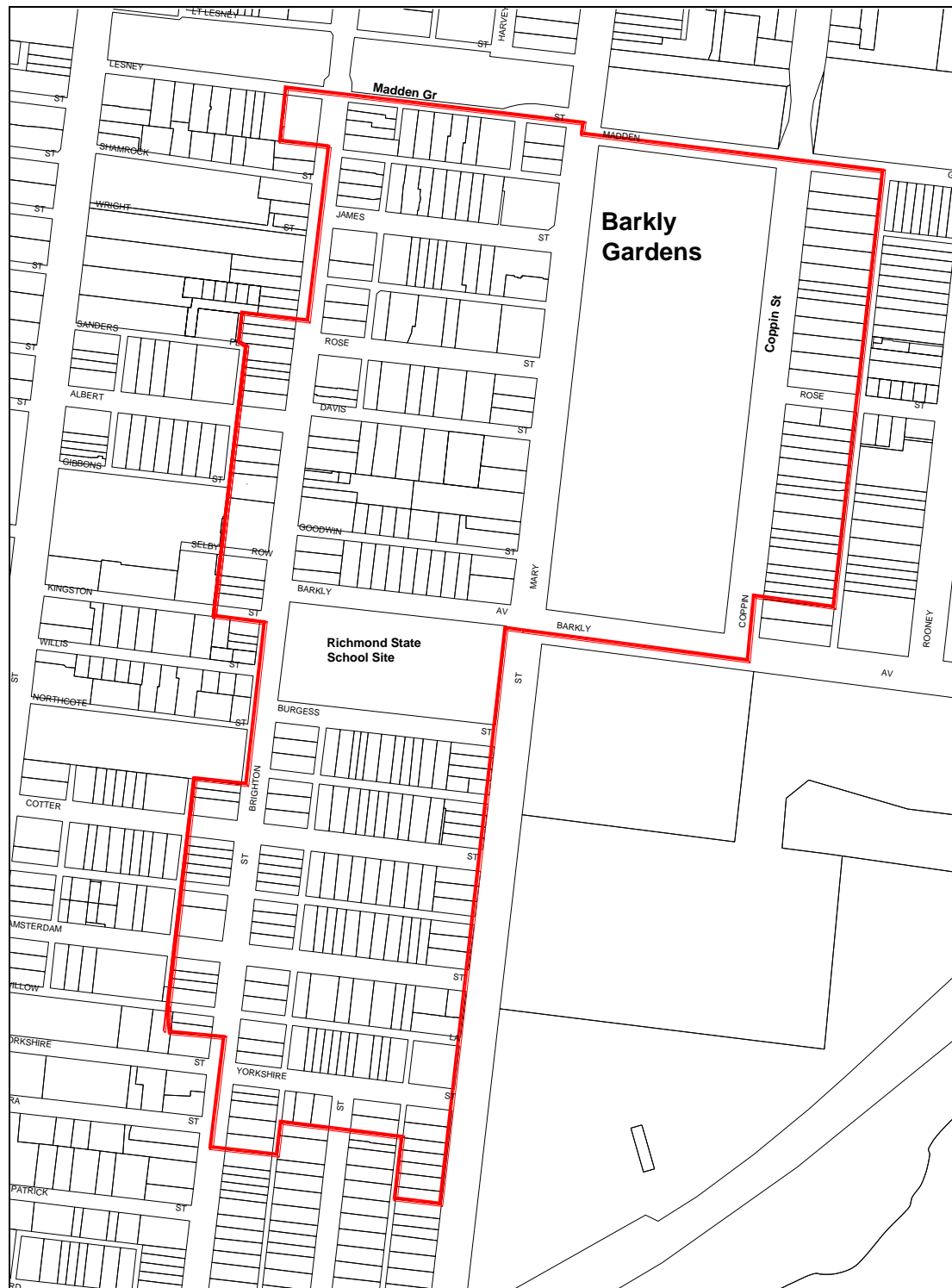


Figure 1 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps)

Component streets include:

Amsterdam Street,
Barkly Avenue,
Brighton Street,
Burgess Street,
Coppin Street,
Cotter Street,
Davis Street,
Durham Street,
Goodwin Street,
James Street,
Lesney Street,
Mary Street,
Rose Street,
Yorkshire Street.

Statement of Significance

What is significant?

Survey and development

Initially part of the Crown Allotments 7, 8 (sold 1849) and 9 (sold 1880-1882, on the east side of Coppin Street)¹⁴) the Barkly Gardens Heritage Overlay Area was subdivided from 1853, when Brighton Street (then Occupation Road) and Lesney Street were created. By 1854, the present street layout (with the exception of Davis Street and Mary Street) existed. By 1855 the area (mostly north of Rose Street) was being developed for housing and in 1860 the branch railway to Picnic Station¹⁵ at the Yarra River was constructed.

Barkly Square

Barkly Square was developed on the site of a quarry and first appears on an 1865 survey map. Barkly Square was planted with avenues of trees along a geometrical pattern of gravel paths and with beds featuring specimen trees. At the turn of the century, thousands were attracted to the band recitals held in its rotunda on Sundays.¹⁶

Richmond Primary School

Richmond Primary School (Brighton Street School SS1396) was built as a single-storey symmetrical Gothic revival building with polychromatic dressings in 1874 on the block, bounded by Barkly Avenue and Mary, Burgess and Brighton Streets, purchased in 1873. A new school was rebuilt at the Mary Street end of the site in 1976-78, and the original buildings demolished.

14 Parish Plan.

15 adjoining Richmond Park, now Burnley Park

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

Main development era

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

Contributory elements

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

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

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

How is it significant?

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

Why is it significant

The Barkly Gardens Heritage Overlay Area is significant:

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

HO309 Bendigo Street Heritage Overlay Area, Richmond

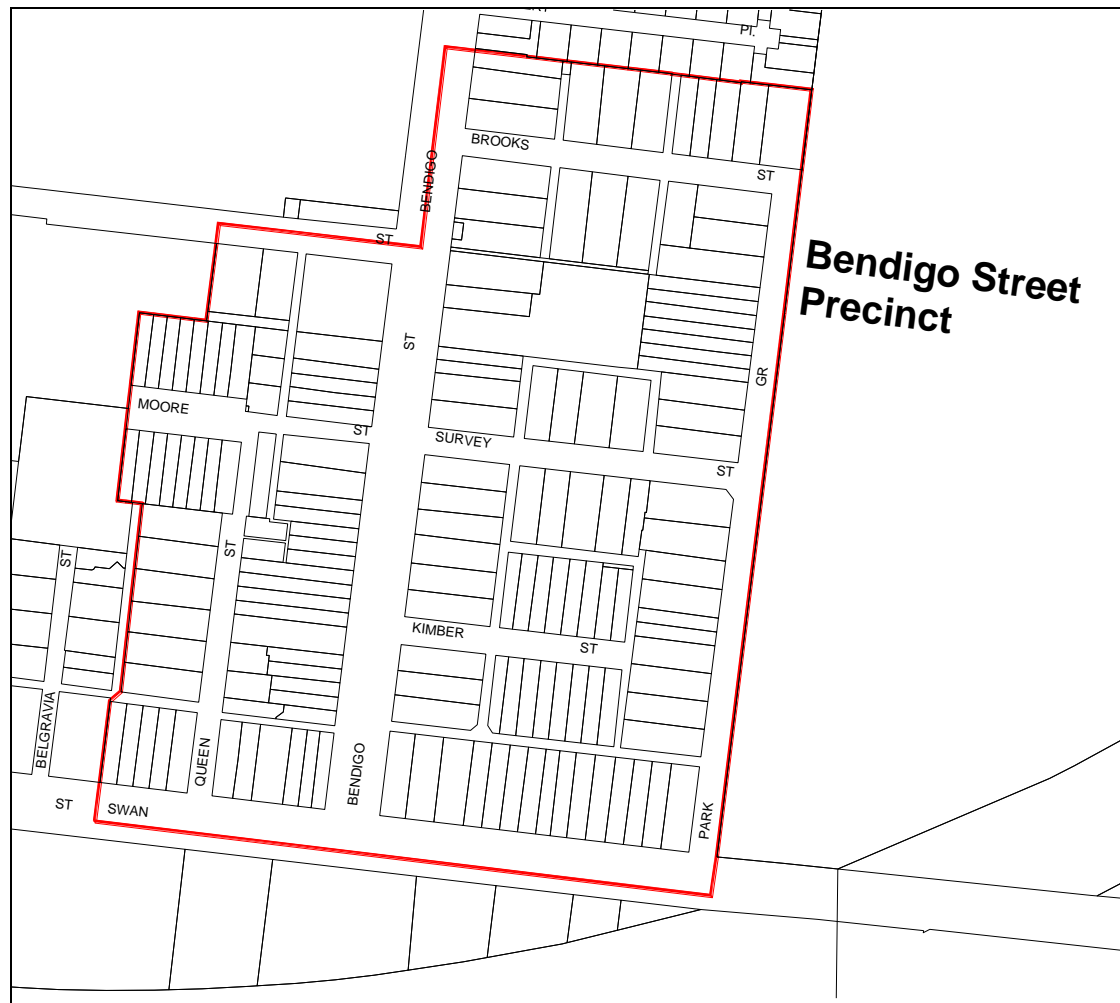


Figure 2 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps)

Component streets include:

Bendigo Street,
Brooks Street,
Khartoum Street,
Kimber Street,
Moore Street,
Park Grove,
Queen Street,
Survey Street,
Swan Street.

Statement of Significance

What is significant?

The Bendigo Street Heritage Overlay Area was part of Crown Allotment 16 as sold to J M Chisholm in 1840.¹⁷ Plans from 1895 show that, by then, three-quarters of the area was developed with housing, mostly in Park Grove, Kimber, Brooks and Survey Streets. The Wertheim Piano Factory (HO224), later the GTV9 television studios, dominated the area from the Edwardian-era. The factory was once the largest piano factory in Australia, occupying a four acre site, complete with its own power generator and tramline. Designed c1909 by architect Nahum Barnet, the buildings are important heritage elements in the streetscape.

Nearby Richmond Park (now Burnley Park) was the pleasure ground for this area as well as the rest of inner Melbourne and now forms the eastern boundary of the area.

Main development era

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

Contributory elements

The contributory buildings in the Bendigo St Heritage Overlay Area include mainly (but not exclusively) small attached and detached Victorian-era and Edwardian-era one-storey houses, but with some well preserved residential examples from the immediate post First-War era, having typically:

- Pitched gabled or hipped roofs, with some façade parapets;
- One storey wall heights;
- Weatherboard, face brick (red, bichrome and polychrome), bluestone, or stucco walls;
- Corrugated iron roof cladding, Marseilles pattern terra-cotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah or porch elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences or wire fences (inter-war) of around 1m height; also
- Corner shops and residences with large display windows and zero boundary setbacks.

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

¹⁷ Richmond area Parish Plan.

How is it significant?

HO309 Bendigo Street Heritage Overlay Area, Richmond is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Bendigo Street Heritage Overlay Area is significant for:

- Its substantially intact single-storey Victorian-era housing that varies between modest and ornate;
- Edwardian house examples, particularly in Swan and Moore Streets, being both typical and highly decorated Edwardian dwelling types, complemented by the significant Edwardian-era former Wertheim Piano Factory;
- The retention of early materials and elements in the public domain, such as street construction, and the retention of many bluestone laneways;
- The demonstration of a typical 19th century suburban area with its attached and detached housing stock and corner shops, that has been subsequently lost in other parts of the inner suburbs; and
- The consistency of building scale and setbacks, creating cohesive and homogeneous streetscapes that are enhanced by mature plane tree avenue plantings.

HO310 Bridge Road Heritage Overlay Area, Richmond

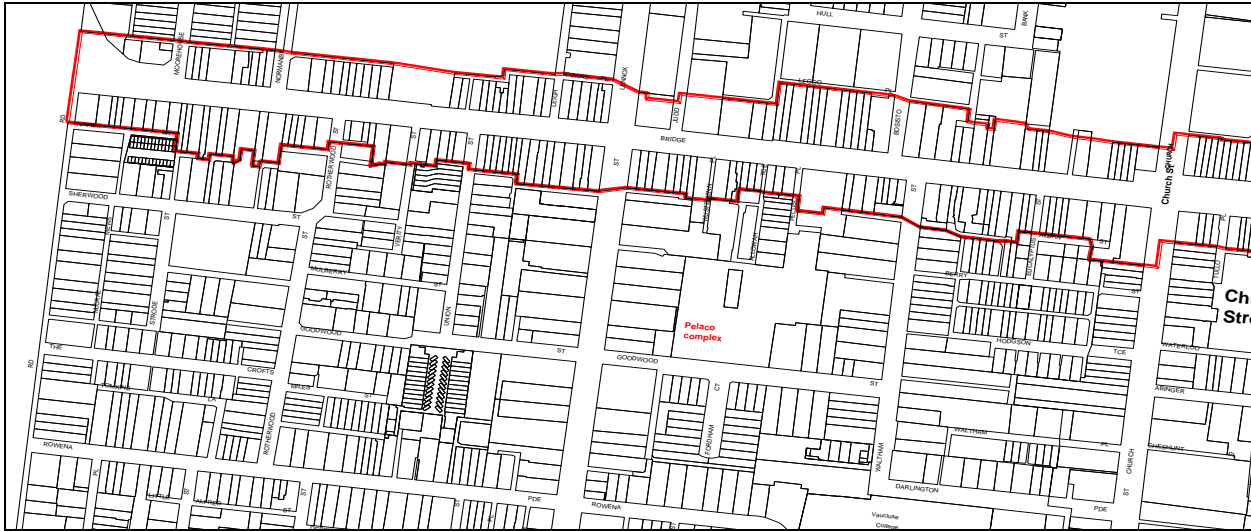


Figure 3 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps): west end



Figure 4 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps): east end

Component streets include:

Bridge Road,
Church Street
Waltham Street,

Statement of Significance

What is significant?

Created as a major road reserve in Robert Hoddle's Crown Allotment survey of the 1830s¹⁸, Bridge Road was connected to Hawthorn by a bridge over the Yarra River in 1855. The eastern end of Bridge Road was known as Campbell Parade after it was widened in the 1870s.

As a main thoroughfare from Melbourne to the eastern suburbs by the mid 1850s, retail and service trades concentrated at the west end of Bridge Road, including butchers, drapers, a shoemaker, fruiterers, tailors, hairdressers, grocers, Egan's steam sawmill and several hotels. The villa gardens of Joseph Bosisto and William Highett were on the less developed north side of this end of Bridge Road.

Today the majority of the Victorian-era buildings in Bridge Road date from the 1870s and 1880s when the advent of horse drawn omnibuses brought shoppers to the area. These were replaced by cable trams in 1885 and an electrified tram service in 1916, each new mode of transport improving access to the shops and residences lining the road.

The historical and architectural focus of the street, the Richmond municipal offices and town hall complex (incorporating a courthouse), was constructed on the courthouse reserve in 1869-1871 and redeveloped in the 1930s in a Neo-Egyptian manner. Separate post office and police station buildings were added in 1871. Over time, as the civic centre of Richmond, this became the site for other public buildings (two theatres, Metropolitan Gas Company's Richmond gasometer and residence.) erected in the vicinity of the town hall group.

Main development era

Bridge Road Heritage Overlay Area, Richmond is a predominantly 19th and early 20th century commercial strip and Richmond's civic hub, with a contribution from well preserved inter-war buildings and individually significant places of all eras, that has the following key characteristics.

Contributory elements

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

- Typically living accommodation over or at the rear of ground level shops;

¹⁸ Cited as 1837- 1st survey 1839

- Typically configured as continuous rows with no front or side boundary setbacks, typically set out on a 6m wide module;
- Some distinctive individually significant building designs;
- Typically parapeted building forms with concealed pitched roofs;
- Typically vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;
- Typically stuccoed facades having trabeation and ornamentation derived from Italian Renaissance architecture but also with some face brick for early Victorian-era (bichrome, polychrome) and Edwardian-era (pressed red brick) buildings;
- Some use of upper level verandahs or loggias for residential use;
- Once typically extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings; and
- Once typically large display windows at ground level, timber framed with plinths, and recessed tiled or stone paved entries, some remaining (see 383 Bridge Rd) also some metal framed (brass, copper) shopfronts for early 20th century buildings;

Contributory elements also include (but not exclusively):

- Well preserved inter-war buildings, with original or early shop fronts;
- Architecturally significant buildings that express a range of key commercial development periods in the City;
- Tramlines and associated tram shed sites;
- Traditional street elements such as bluestone pitched crossings, kerbs, and gutters, cast-iron grates, and asphalt paved footpaths; and
- The Richmond City Hall complex, with associated former Court House and Police Station.

How is it significant?

HO310 Bridge Road Heritage Overlay Area, Richmond is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

Bridge Road Heritage Overlay Area, Richmond is significant:

- As one Richmond's principle thoroughfares that leads to the first bridge to connect Richmond to Hawthorn, retaining many Victorian-era shops;
- As an important commercial precinct in Richmond, particularly expressive of the 19th and early 20th centuries and incorporating Richmond's civic hub;
- For the architectural continuity and high integrity of upper level façades to their construction date;
- For some well-preserved early shopfronts from the Victorian to the inter-war period;
- For the good and distinctive examples of Victorian and Edwardian-era architectural styles and ornamentation as evocative of the street's premier role in Richmond;

- For the architecturally significant examples of shop buildings from the 1920s and 1930s that relate well to the dominant Victorian-era and Edwardian-era scale and character;
- For the tramlines as the functional descendants of those originally installed in 1885;
- For traditional street elements such as bluestone kerbs, pitched crossings, gutters and asphalt footpaths;
- For the landmark quality of the Richmond Town Hall, with associated Court House and Police Station; and
- For the contribution of individually significant or well preserved buildings that express a range of key development periods in the street and the City.

HO311 Brunswick Street Heritage Overlay Area, Fitzroy



Figure 5 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps): north end (NTS)

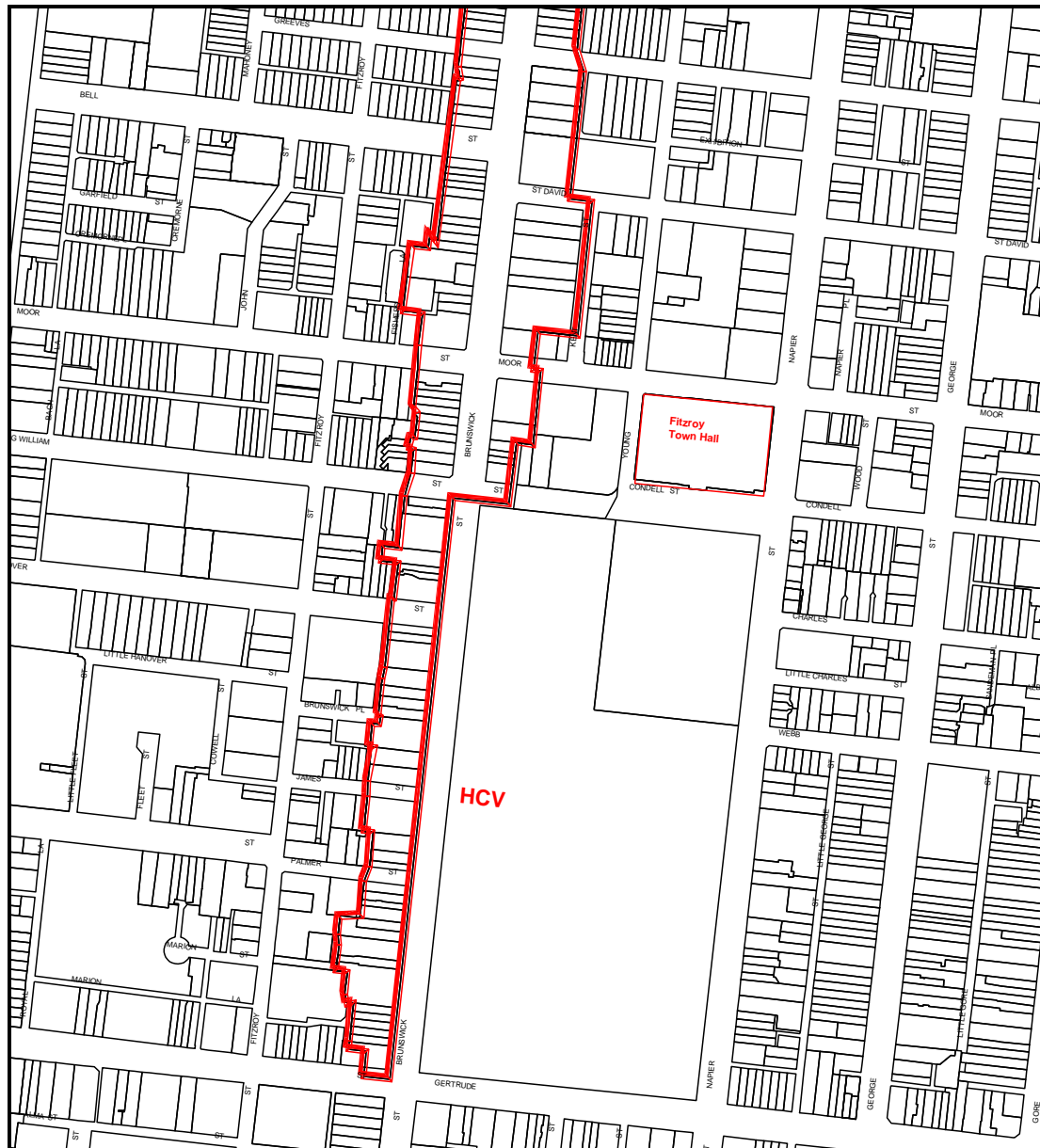


Figure 6 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps): south end (NTS)

Component streets include:

Alexandra Parade,
Brunswick Street,
Johnston Street,

Statement of Significance

What is significant?

The Brunswick Street Heritage Overlay Area was among the first of Fitzroy's streets to develop commercially, including parts of Crown Allotments 49, 70, 71, 83 and 84, sold from 1839. During the 1840s, small shopkeepers located in Brunswick Street to provide local residents with building materials, food and

clothing.¹⁹ By 1854, subdivision was near completed and according to one source, '...shops rivalling those in Bourke-street, Melbourne, were to be found in Brunswick-street':

The 1860s-1870s was a period of consolidation in Brunswick Street, as the rude structures of the early decades were replaced with more substantial premises. A cable tram (since electrified) aided Brunswick Street development from the late 1880s.

The highly significant three-storey shop row (236-252 Brunswick St, 1888) designed by John Beswicke joined other similarly scaled late Victorian-era commercial buildings including Moran & Cato Merchants (277-285, 1897-), and the Fitzroy Post Office (296). Banks joined hotels as among the key historical buildings in the street including the Union Bank, the Bank of Victoria and the London Chartered Bank, typically located on prominent corner sites.

Aided by the North Fitzroy cable-tram service started in 1886, development of the street, and its architectural character, was virtually complete by the turn of the century, with a number of the original buildings being replaced in the Edwardian-era.

After the Second War, there was a high concentration of migrant occupation and small-scale industrial use of many of the shops in the mid 20th century. This low intensity use helped to preserve the buildings, including a high proportion of 19th century shop fronts.

The street developed from the late 1970s as one of Melbourne's best-known and popular strip of bohemian cafes, bars, restaurants, hotels, bookshops and other boutiques. This era also meant replacement of many of the corner banks with new buildings. However the greatest loss in the street was the development of the Atherton Gardens Estate by Housing Commission of Victoria when shop rows and an early stone church, between King William and Gertrude Streets, were demolished. Four twenty-storey residential towers were built in their place in 1970-1972.

This part of Brunswick Street was classified by the National Trust of Australia (Vic) in recognition of both its early and recent history²⁰.

Main significant period

The Brunswick Street Heritage Overlay Area, Fitzroy is a predominantly 19th and early 20th century commercial strip and includes the following key characteristics.

Contributory elements

Contributory elements include (but not exclusively) typically one, two-storey, and some three-storey Victorian and Edwardian-era shops and residences:

¹⁹ R Howe. 'Fitzroy History. Outline of Early Section-To 1851, Fitzroy History'. Outlines, Local History Collection, Fitzroy Library. p 4.

²⁰ See National Trust of Australia (Vic) file B7089: all pre WW2 buildings

- Many with living accommodation over or at the rear of the shops,
- Configured as continuous building rows with no front or side boundary setbacks;
- Some architecturally distinctive and individually significant building designs;
- Typically parapeted in form with concealed pitched roofs and some use of corner tower motifs;
- Typically with vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;;
- Typically with stuccoed facades having ornamentation and trabeation (generally of around 6m wide module) derived from Italian Renaissance architecture but also with some bluestone random stonework, and face brick for early Victorian-era (bichrome, polychrome) and Edwardian-era (pressed red brick);
- Limited use of upper level verandahs or loggias for residential use;
- Once typically with extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings;
- Once typically with large display windows at ground level, with recessed tiled or stone paved entries, with many remaining (for example 57-63 Brunswick St), also some metal framed (brass, copper) shopfronts for early 20th century buildings (for example Edwardian-era shopfront at 181-185 Brunswick St);

Contributory elements also include:

- Well preserved inter-war buildings and original early shop fronts, metal framed;
- Architecturally significant buildings that express a range of key development periods in the City;
- Tramlines; and
- Traditional street elements such as bluestone pitcher crossings, kerbs, and gutters, cast-iron grates, and asphalt footpaths.

(Note that the former Fitzroy Town Hall complex is not in this Heritage Overlay Area).

How is it significant?

HO311 Brunswick Street Heritage Overlay Area, Fitzroy is **socially, aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria G1, E1, A4)

Why is it significant

Brunswick Street Heritage Overlay Area, Fitzroy is significant:

- As one of the first north-south thoroughfares through Fitzroy, dating from the 1840s, with simply detailed buildings from the 1850s-1860s;
- For its expression of the effects of the Melbourne Building Act (1849), that enforced the use of fireproof construction, determining early building was predominantly masonry rather than timber, and contributing to the survival of an unusually high number of early commercial buildings;

- As an important commercial precinct in Fitzroy particularly expressive of the late 19th and early 20th centuries when its influence extended throughout Melbourne, that includes:
 - continuity and high integrity of upper level façades to their construction dates and use of a consistent facade module that promotes visual unity;
 - some well preserved early shopfronts from the Victorian to the inter-war period;
 - good and distinctive examples of Victorian and Edwardian-era architectural styles and ornamentation as evocative of the street's premier role in Fitzroy;
 - architecturally significant examples of shop buildings from the 1920s and 1930s that relate well to the dominant Victorian-era and Edwardian-era scale and character;
 - tramlines evocative of the first cable tramway and traditional street elements such as bluestone kerbs, pitched crossings, gutters and asphalt footpaths;
- For the contribution of individually significant or well preserved buildings that express a range of the City's key development periods;
- For the view of St. Patrick's Cathedral as taken from within Brunswick Street's length, one of the most significant urban vistas in Melbourne; and
- For the street's recognition by the National Trust of Australia (Vic) for its special character within the Melbourne historic context.

HO312 Campbell Street Heritage Overlay Area, Collingwood

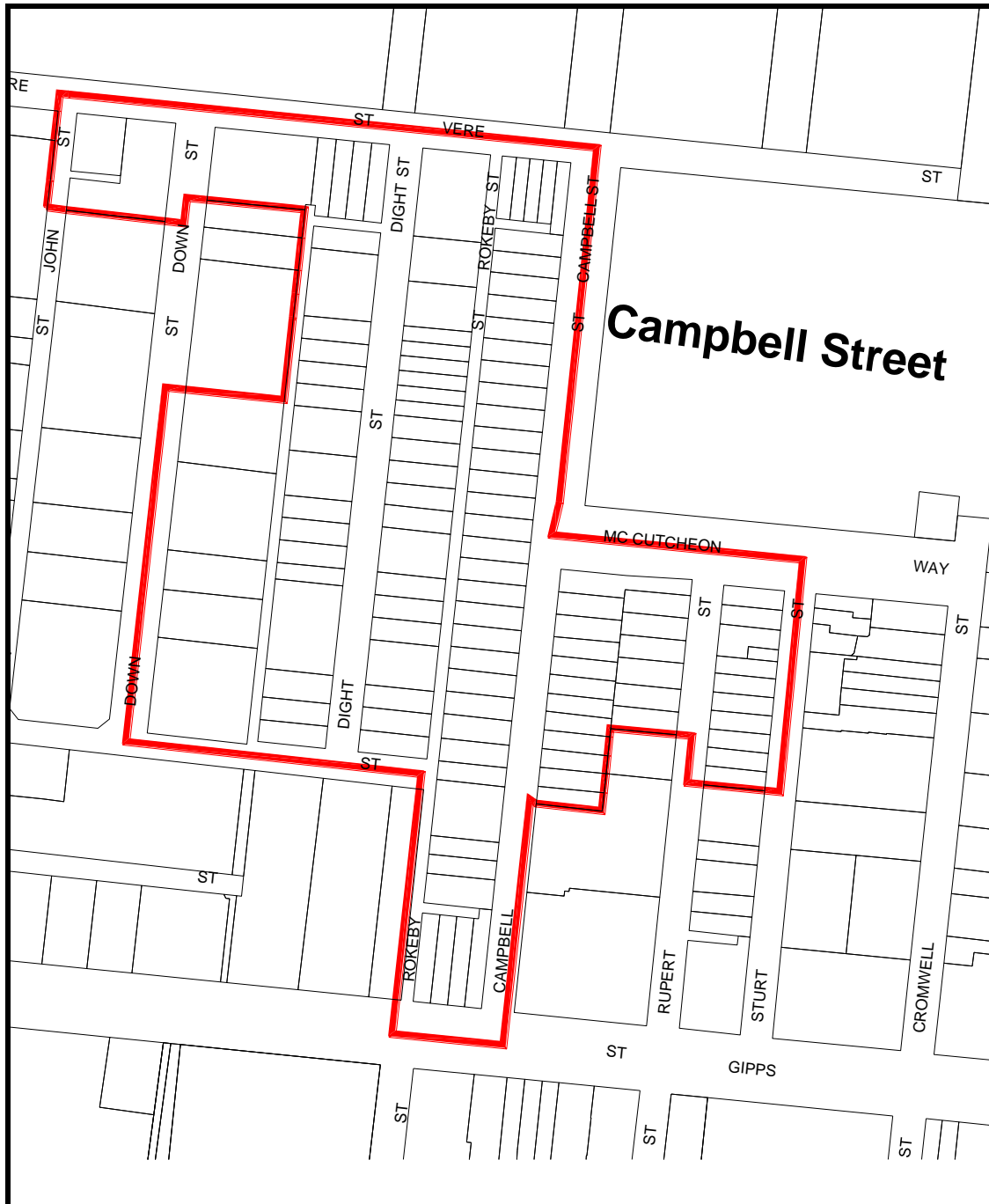


Figure 7 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Campbell Street,
Dight Street,
Down Street,

Gipps Street,
Rupert Street,
Vere Street,

Statement of Significance

What is significant?

Clement Hodgkinson's 1853 plan shows that Gipps Street (then Hodgsons Road), Vere Street and Rupert Street had been laid out across the Collingwood Flat²¹. The Campbell Street Heritage Overlay Area was shown vacant while a drain carrying water from the swamp just north of Hodgsons Road crossed Rupert Street diagonally on its way to the Blind Creek, drainage being an important and recurring factor in the early development of the Collingwood Flat. In 1857, the Council paved Rupert Street and undertook drainage works. Drains were laid along the length of Gipps Street in 1862.

In November 1873, Gemmell, Tuckett and Co. auctioned off most of the land bounded by Dight, Cromwell, Gipps and Vere Streets, forming Dight Street, Campbell and Sturt Streets in the process. Their plan of subdivision included Rokeby Street running north-south between Dight and Campbell Streets. It was never constructed and the proposed route is now occupied by a right of way. The streets were 33 feet wide and each allotment measured 25 feet with an average depth of 62 feet.

The land was held by the Metropolitan Permanent Building and Investment Society and, with the modest lot sizes and street widths, the development there was intended for purchase by the working classes, payable 'by monthly instalments'.²² Most of the land within this Heritage Overlay Area remained vacant by 1880 but by 1881 a total of 23 houses had been built on the east side of Campbell Street and the west side of Rupert Street. By 1886, most of the vacant land had been developed, and a dairy, greengrocer, and wood and coal yard had been established in Campbell Street. A key building in the Collingwood Flat area was the Wesleyan Methodist Church of 1874 and the adjoining school hall, headquarters of the Collingwood Methodist Mission. This complex was appropriately located in one of the municipality's poorest areas.

By 1895 the MMBW maps show almost the whole of the locality around the Campbell Street area as densely developed with predominantly small timber buildings. Unlike Fitzroy and Carlton, the Campbell Street area was not affected by the *Melbourne Building Act* which promoted masonry construction. The most intact streets of small worker's cottages today, Dight and Campbell Streets, are shown on the 1895 plans to contain the most uniform housing, with a great majority having standard designs.

²¹ flat land in Collingwood generally between the line of Alexandra Avenue on the north, Church Street and the Yarra River on the east, Victoria Street on the south and Wellington Street on the west (see map [National Library of Australia. National Library of Australia \(ANL\) 3790435 MAP RM 1643](#)), adjoining the Slope between Smith and Wellington Streets..

²² City of Collingwood. Lithograph No. 00180

As a result of dilapidation, slum clearances and site amalgamation the vast majority of the 19th century residential building stock in this area has been demolished. Consolidation of many small sites has occurred to facilitate the construction of medium to large sized industrial complexes since the post-War period, a trend begun in the late Victorian period by Foy and Gibson. In much of Collingwood this amalgamation has obliterated the original patterns of lot subdivision, leaving only the street alignments and some of the lanes.

Main development era

Developed as a large working class estate in the late 19th century, but now much reduced in size, the Campbell Street Heritage Overlay Area expresses strongly this aspect of the Victorian-era in Collingwood, with a contribution from individually significant places of all eras.

Contributory elements

The Campbell Street Heritage Overlay Area contributory elements include (but not exclusively) small attached and detached Victorian-era one-storey houses having typically:

- Expressed steeply pitched gabled or hipped roofs;
- One storey wall heights and small regular frontage widths;
- Weatherboard cladding, with some face brick (bichrome and polychrome) walls;
- Corrugated iron roof cladding;
- Chimneys of face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street and set on or near the front boundary;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- No or minimal front gardens, originally bordered by typically timber picket front fences of around 1m height integral with the verandah.

Contributory elements also include:

- Corner shops and residences over, once with large ground level display windows, recessed entries and zero front and side boundary setbacks;
- Public infrastructure, expressive of the Victorian era such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

How is it significant?

HO312 Campbell Street Heritage Overlay Area, Collingwood is **historically** significant to the City of Yarra (National Estate Register [NER] Criteria A4)

Why is it significant

The Campbell Street Heritage Overlay Area is significant:

- As the largest remnant area of the 19th century working class housing stock which once proliferated in the south of Collingwood, an area noted for its early industrial development, with early street, lane and allotment layouts, some original bluestone kerbs, guttering and lanes;
- For the visual containment of the area by the later industrial, development surrounding the precinct, emphasized by the contrast in

scale between the older residential and more recent industrial buildings;

- For the remarkable consistency of Campbell and Rupert Streets, containing substantially intact rows of speculatively developed modest, late 19th century timber workers' housing, characterised by a strong sense of architectural repetition, with rows of similarly detailed housing, uniform cladding materials, setbacks, verandahs, roof forms, chimneys and fenestration patterns; and
- As an evocation within the City of exclusion from the *Melbourne Building Act* of 1849 which controlled building and subdivision standards where, unlike the mainly masonry buildings in Fitzroy and Carlton, most buildings in this Heritage Overlay Area were constructed in timber.

HO313 Charles Street Heritage Overlay Area, Abbotsford



Figure 8 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Abbotsford Street,

Charles Street,

Eddy Court,
Gipps Street,
Hoddle Street,
Hunter Street,
Langridge Street,
Little Charles Street,
Marine Parade,
Mollison Street,

Nicholson Street,
Park Street,
Raphael Street,
St Phillips Street,
Stanton Street,
Studley Street,
Vere Street,
Yarra Street,

Statement of Significance

What is significant?

The Charles Street Heritage Overlay Area (part of the Collingwood Flat²³), was subdivided in 1853 from the properties of R Henry Way and²⁴ Sir Charles Nicholson.²⁵

An important civic cluster within the Heritage Overlay Area is the Collingwood Town Hall in Hoddle Street (1888) comprising municipal offices, a court house, post office, mechanics institute and a library.²⁶ When complete it was described as... one of the largest and handsomest near Melbourne ...²⁷ Other key buildings within the cluster are the bluestone St Phillip's Church of England rectory and the former Church of Christ Tabernacle in Stanton Street (later Collingwood library).

An important element in the area is the railway from Princes Bridge to Clifton Hill. It opened in 1901 on a continuous elevated embankment which eliminated the need for level crossings. The access provided by the railway boosted the residential development of the surrounding area in the Edwardian-era.

Mature street trees are a feature of this area, in the otherwise near treeless Collingwood urban landscape. Melbourne and Metropolitan Board of Works (MMBW) detail plans from c1900 show street trees along the gutter line of Stanton Street, Nicholson Street near the Denton Hat Mills and north of Gipps Street, and in Langridge St west from Nicholson St. No trees are shown in Charles St.

Main development era

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

²³ flat land in Collingwood generally between the line of Alexandra Avenue on the north, Church Street and the Yarra River on the east, Victoria Street on the south and Smith Street on the west (see map [National Library of Australia. National Library of Australia \(ANL\) 3790435 MAP RM 1643](#)).

²⁴ City of Collingwood Engineer's Office. Lithograph No. 0003

²⁵ State Library of Victoria. Vale Collection

²⁶ G Hibbins, A Short History of Collingwood, Collingwood 1997. p 25.

²⁷ Garran, A (ed.), Australia: The First Hundred Years, Illustrated. Sydney 1974. p 244. (Facsimile edition of Picturesque Atlas of Australasia, 2 vols. 1888)

Contributory elements

The Charles Street Heritage Overlay Area includes contributory buildings, mainly (but not exclusively) as small attached and detached Victorian and Edwardian-era one-storey houses having typically:

- Expressed steeply gabled or hipped roofs, with some façade parapets;
- One storey wall heights;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles (Edwardian-era), with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses (red brick in the Edwardian-era);
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber picket front fences of around 1m height; also
- Corner shops and residences with display windows and zero boundary setbacks.

And

- Well preserved, typically one-storey residential and industrial buildings plus street tree plantings;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths;
- Public building groups such as the Collingwood Town Hall group.

How is it significant?

HO313 Charles Street Heritage Overlay Area, Abbotsford is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Charles Street Heritage Overlay Area is significant:

- As a good representation of modest workers' housing, being substantially intact timber and masonry buildings from the late 19th and early 20th century, and as one of the more intact early residential precincts in Abbotsford.
- For some well preserved industrial and commercial buildings (i.e. in Gipps, Yarra and Studley Streets), dating predominantly from the late 19th and early 20th centuries, but with a contribution from the inter-war era;
- For the core of civic buildings and parklands (public health, community gathering places, civic, and religious examples) of individual significance, including the landmark Collingwood Town Hall, which is one of the most important civic buildings in the City of Yarra;

- For its early street, lane and allotment layouts, together with original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for the buildings, along with the narrow open drain between Nicholson and Charles Streets as testimony to a legacy of frequent floods and pollution which influenced the area's development; and
- For the mature street trees in Gipps, Langridge, Nicholson and Stanton Streets, and mature trees in parks, in particular, the Gahan Reserve, as evocative of the area's significant development era.

HO315 Church Street Heritage Overlay Area, Richmond



Figure 9 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Church Street,
Darlington Parade,
Dickmann Street,
Elm Grove,
George Street,
Richmond Terrace,
Waltham Place,

Statement of Significance

What is significant?

Subdivision

The Church Street Heritage Overlay Area includes parts of the first suburban Crown Allotments sold in the City, being Crown Portions 20, 21, 26 and 27, each 25 acres in area. Allotments 21 and 22 were purchased in 1839 by Rev. Joseph Docker (squatter), Allotment 20 by Charles Williams (auctioneer), and Allotment 26 by W H Yaldwyn (squatter, banker).

The Waltham Street and Darlington Parade areas were subdivided in 1853 and further subdivided in the 1880s. Docker had subdivided his two allotments by 1853, with plans for a model village set out on the flat below his townhouse at 370 Church Street.

By the turn of the century, most of the Heritage Overlay Area was developed. The topography of the Heritage Overlay Area, the highest point in Richmond, attracted both the churches and the wealthier colonists with the result that the majority of the earliest residences were of a more substantial nature compared with other sections of Richmond.

This area has remained one of the most prestigious parts of Richmond for residential development. As an example, Howard Lawson's Elmhurst Flat block of 1934 aimed to tap into this prestigious residential location, paralleling with his significant Hollywood style Beverley Hills and Stratton Heights Flats, sited across the Yarra River at South Yarra.

Large villas

By 1855, villas with large gardens and orchards had been established in Church Street between Brougham and Elm Streets. Early houses which survive include Doery House (353 Church Street) and Messenger House (333 Church Street, formerly Stonehenge), the latter being built prior to 1843 for Captain John Roach²⁸ and remodelled in the Edwardian period.

Major church complexes

Three major church complexes were established in the Heritage Overlay Area in the mid-1800s. St Stephen's Anglican Church (1850-1876) at 360 Church Street was designed by Blackburn and Newson on land donated to the church by the Rev. Joseph Docker and is one of the earliest bluestone churches built in Victoria. The Wesleyans began the construction of a temporary timber chapel (later the schoolhouse) in 1853, bluestone chapel in 1858, and added a schoolhouse (1871) and a parsonage (1876). St Ignatius' Roman Catholic Church (326) was built in stages between 1867 and 1928, to a design by prominent architect William Wardell, with the bluestone Presbytery added in 1872.

²⁸

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

Civic buildings

Other non-residential developments in the Heritage Overlay Area included the former Richmond United Friendly Society Dispensary (1884; 294 Church Street), and the Hibernian Hall (1872; 316 Church Street), which was built as a temperance hall. The Richmond RSL was built in 1922, as an expression of the continuing premier civic status of this part of Church Street in the 20th century. The Richmond Library is the most recent civic development in the area.

Commercial development

Commercial development extended north from the major thoroughfares of Swan St and south from Bridge Road in the late Victorian and Edwardian-eras.

Main development era

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-period, with a contribution from some well preserved inter-war buildings and individually significant places of all eras. Large houses, religious and public buildings from this period are the key elements in the heritage overlay.

Contributory elements

The Church Street Heritage Overlay contributory elements include (but not exclusively) large detached Victorian-era and Edwardian-era and small attached Victorian-era, one and two storey houses having typically:

- pitched gabled or hipped roofs, with some façade parapets,
- face brick (red, bichrome and polychrome) or stucco walls;
- corrugated iron, unglazed Marseilles pattern terra-cotta tiles, and slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Typically with post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered typically by timber picket front fences of around 1m height;

Contributory elements also include shops and residences of the Victorian and Edwardian-eras, with:

- Display windows and recessed entries;
- Zero boundary setbacks;
- Mainly one storey scale;
- Attached rectilinear plan form, a parapeted roofline; and

Substantial Victorian-era ecclesiastical buildings with:

- Free standing rectilinear form
- Pitched roofs, some towers and spires positioned to be visible from a distance;
- Fenced yards, with potential use of timber or iron pickets and a stone base for the frontage fence;

- Two storey and greater wall heights;
- Stone, masonry or stuccoed masonry facades, slate or tiled roofs; and
- Less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

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

Many significant buildings within the Heritage Overlay Area have their own heritage overlay (HO241, HO242, and the St Ignatius complex) but nevertheless are contributory to the Church St Heritage Overlay Area.

How is it significant?

HO315 Church Street Heritage Overlay Area, Richmond is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Church Street Heritage Overlay Area is significant:

- As one of the first parts of Richmond to be subdivided and developed, as expressed by early buildings like Messenger House 333 Church Street, from the 1840s;
- As the chosen site for a high number of individually significant 19th and early 20th century buildings set in grounds and including early ecclesiastical and civic buildings, and some Melbourne landmarks, as well as substantial residential buildings that were attracted to the area by its elevated topography, high amenity and proximity to churches;
- As the site of key civic or institutional buildings in Richmond from the 19th century through to the 1920s (i.e. The Richmond RSL Hall); and
- For its significant architecture such as the William Wardell designed St. Ignatius Roman Catholic Church as a well known and prominent landmark across the metropolitan area.

The heritage character of the precinct is also supported by the commercial development extending up Church St from the Swan St and Bridge Road shopping areas with shops dating from the late 19th and early 20th centuries, as part of the cultural context of Victorian and Edwardian-era life on the hill.

HO316 Clifton Hill Eastern Heritage Overlay Area



Figure 10 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Abbott Grove,
Aitken Street,
Alexandra Parade,
Berry Street,
Brockenshire Street,
Caroline Street,

Clifton Avenue,
Clifton Street,
Dally Street,
Dwyer Street,
Edmund Street,
Fenwick Street,

Ford Street,
George Street,
Gordon Street,
Grant Street,
Gray Street,
Groom Street,
Hall Street,
Heidelberg Road,
Hoddle Street,
Horne Street,
John Street,
Kiewa Street,
Lilly Street,
Little Walker Street,
Marshall Place,

Myrtle Street,
Noone Street,
Ogrady Street,
Parslow Street,
Ramsden Street,
Reeves Street,
Rose Street,
Roseneath Street,
Rutland Street,
Spensley Street,
The Esplanade,
Walker Street,
Wright Street,
Yambla Street,
.

Statement of Significance

What is significant?

Clifton Hill was part of the new municipality of East Collingwood, formed in 1855, when Collingwood's businessmen sought to improve the district's reputation and set up their own council independent of the City of Melbourne.²⁹ East Collingwood Council became the only major municipal council outside of the municipality of Melbourne which still included Fitzroy and Richmond.³⁰

East Collingwood Council extended its major streets northwards to take advantage of the country trade from the Heidelberg area and provide access to the Melbourne Corporation basalt quarries in Clifton Hill for building stone. The oldest remaining buildings in the Clifton Hill East Heritage Overlay Area include the pre-1853 bluestone houses at 27 and 29 Clifton Avenue, 2 Ford Street and 3 Horne Street, built by quarry owners. The quarries, located along and west of the Merri Creek near the end of Ramsden and Noone Streets, were long-term fixtures of the area, with the Melbourne City Council quarry in Wright Street³¹ closing in 1939 and the Collingwood Council quarry in 1963.

Unlike Fitzroy, Richmond and Collingwood, Clifton Hill was laid by the Colonial Government, rather than as an accumulation of localised private developments. Distinguished naturalist and engineer, Clement Hodgkinson, as Victorian Assistant-Commissioner of Crown Lands and Survey 1861-74, was responsible for the government subdivisions of Carlton (south of Princes St, 1860), North Carlton, North Fitzroy and Clifton Hill (1865-9), Hotham Hill (1866), South and North Parkville (1868-9). Under his supervision, suburban planning employed the cost-efficient grid system used by Hoddle. Hodgkinson's predecessor.

²⁹ B Barrett, *The Inner Suburbs*, pp. 9-10.

³⁰ B Barrett, *The Civic Frontier*, p. 156.

³¹ See MMBW Record Plan 38

A c1864 survey plan by government surveyor for the Melbourne district, Thomas Samuel Parrott³², shows the area south of Roseneath Street divided into 50 or 60 foot frontage allotments. The land north of Roseneath Street had also been sold and was fenced.

In contrast to the generous provision of the Darling Gardens and other reserves in West Clifton Hill, East Clifton Hill allotments were all sold between 1871 and 1874 with no provision for public or ecclesiastical reserves. This was probably a result of the continuing quarry activity and night soil deposits in the area, being no place for mainstream residential development when surveyed.

A plan by government surveyor Michael Callanan and titled 'Allotments in the Boroughs of Brunswick, Fitzroy and East Collingwood' showed suburban allotments (most sold in 1871) set within the radial arms of Ramsden and Spensley Streets. These streets emanated from the railway station site in John Street and terminated on the Esplanade and the old Manure Depot (c1861-, now parklands next to the Merri Creek). The Melbourne Quarry Site adjoined the Depot in Wright Street, and, to the west of the quarry, an 'old road' meandered from the Heidelberg Road, south along the Merri Creek, towards the Municipal Abattoirs, sited south of the east end of Ramsden St³³.

In 1888 the Royal Park Junction to Clifton Hill Railway (the Inner Circle), along with the Clifton Hill station in John Street, was opened. In 1901, the railway circle was completed with the extension south from Clifton Hill through Collingwood and Richmond to Princes Bridge Station, boosting residential development in the area.

Old quarry holes were progressively filled up from the 1880s and all of the streets had been laid out with most of the development being concentrated towards the western and northern sections of the precinct, near to transport routes such as the railway, Hoddle Street and Heidelberg Road.

Larger quarry reserves and creekside areas, such as the Manure Depot off the Esplanade, were eventually redeveloped as parkland reserves, each providing a marker of the former history of the area and a vehicle for mature landscape development that enhances the adjoining urban character³⁴. Street trees however are not typically shown on MMBW Detail Plans from c1900.

Industrial development

As with Clifton Hill West, industrial complexes with impressive Edwardian and Victorian-era brick factory buildings continued to be located in the south of the area fronting Alexandra Parade and Hoddle Street, and adjacent to the former

³² See *Australian Dictionary of Biography* entry for Parrott, Thomas Samuel (1842 - 1917)

³³ Callanan 'Allotments in the Boroughs of Brunswick, Fitzroy and East Collingwood' (Land Victoria)

³⁴ Callanan 'Allotments in the Boroughs of Brunswick, Fitzroy and East Collingwood' (Land Victoria)

Reilly Street drain that was essential for effluent disposal. These complexes are significant markers of the area's industrial past, including Schotts Emporium (the former Clifton Shoe Company) Hoddle Street, Pitman Shoe Company in Groom St, the Stockport Hat Mills and the Puttfoot and Bloom shoe factory in Noone Street, the Commonwealth Harness Saddlery and Leather Accoutrements Factory and the Trueform Shoe Company Pty. Ltd. in Roseneath Street as important landmarks in the area. This collection of factory buildings reflects the intense industrial activity in the area, particularly the boot and shoe and clothing industries, from c1900.

Main development era

The main development period evident in the Clifton Hill East Heritage Overlay Area is that of the Victorian and Edwardian-period, with a contribution from some well preserved inter-war buildings and inter-war building groups, and individually significant places of all eras.

Contributory elements

Contributory buildings include (but not exclusively) generally detached and attached Victorian-era and Edwardian-era mainly one-storey houses having typically:

- Expressed pitched gabled or hipped roofs, with some façade parapets;
- Mainly one storey but with some two storey wall heights;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco wall cladding;
- Corrugated iron roof cladding, Marseilles pattern terra-cotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height.

Contributory buildings also include:

- Corner shops and residences with display windows and zero boundary setbacks;
- One street of inter-war or Bungalow-style houses (Brockenshire St), with detached siting, one-storey scale, gabled roof forms, expressed chimneys, weatherboard cladding, and corrugated iron roofing;
- Well preserved buildings including one storey houses and one and two storey industrial buildings from the pre Second War era;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, storm water grates, iron guard railings and asphalt paved footpaths; and
- Quarry faces and sites.

How is it significant?

HO316 Clifton Hill Eastern Heritage Overlay Area is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Clifton Hill Eastern Heritage Overlay Area is significant.

- As a substantially intact and discrete precinct within the City of Yarra, surrounded by major transport routes and the Merri Creek, and containing a number of well preserved Victorian and Edwardian-era residential streetscapes;
- For its distinctive village-like commercial centre, at the junction of Spensley and Berry Streets and near the railway station, with the Royal Hotel as an important focal point, being unusual among Melbourne's Victorian and Edwardian-era suburbs because of its location central to the residential area rather than on its perimeter, as was typical in the 19th and early 20th centuries along main thoroughfares;
- For the distinctive but well planned layout of the area formed by the angled intersection of two planning grids, one based on the alignment of Heidelberg Road and the other based on that of Hoddle Street, producing fine streetscapes and vistas that are atypical to other contemporary suburbs. The relatively uniform planning of the streets and allotments relates well to the adjoining government surveyed North Fitzroy area and contrasts with the more haphazard private subdivisions in Collingwood and Richmond;
- For the contribution of the area's comprehensive network of rear laneways to expression of the main development era, with most retaining their original bluestone construction, original kerbs and channels;
- For individual pockets of distinctive development such as the fine group of timber bungalows in the Bungalow Court formed by Brockenshire Street, as well as other well preserved inter-war examples scattered through the area, and the small but distinguished group of interwar semi-detached villas in Grant Street;
- For the grouping of industrial buildings in the south part of the heritage overlay, with impressive Edwardian and Victorian-era brick factory buildings as significant markers of the precincts industrial past, including Schotts Emporium (the former Clifton Shoe Company) Hoddle Street which is an important landmark in the area. This collection of factory buildings reflects the significant industrial activity in the area, particularly the boot and shoe and clothing industries, from the turn of the last century;
- As, formerly, an important source of Melbourne's bluestone, with the early bluestone buildings in Ford Street and Clifton Avenue, the remaining quarry faces on the Merri Creek, and the adjoining Quarry Park owing their existence to the important Melbourne and Collingwood Council's quarries in the area; and

- For the special urban landscape character (particularly that of The Esplanade) enhanced by the large areas of adjoining creek-side parkland, many of which were developed on former quarry sites.

HO317 Clifton Hill Western Heritage Overlay Area

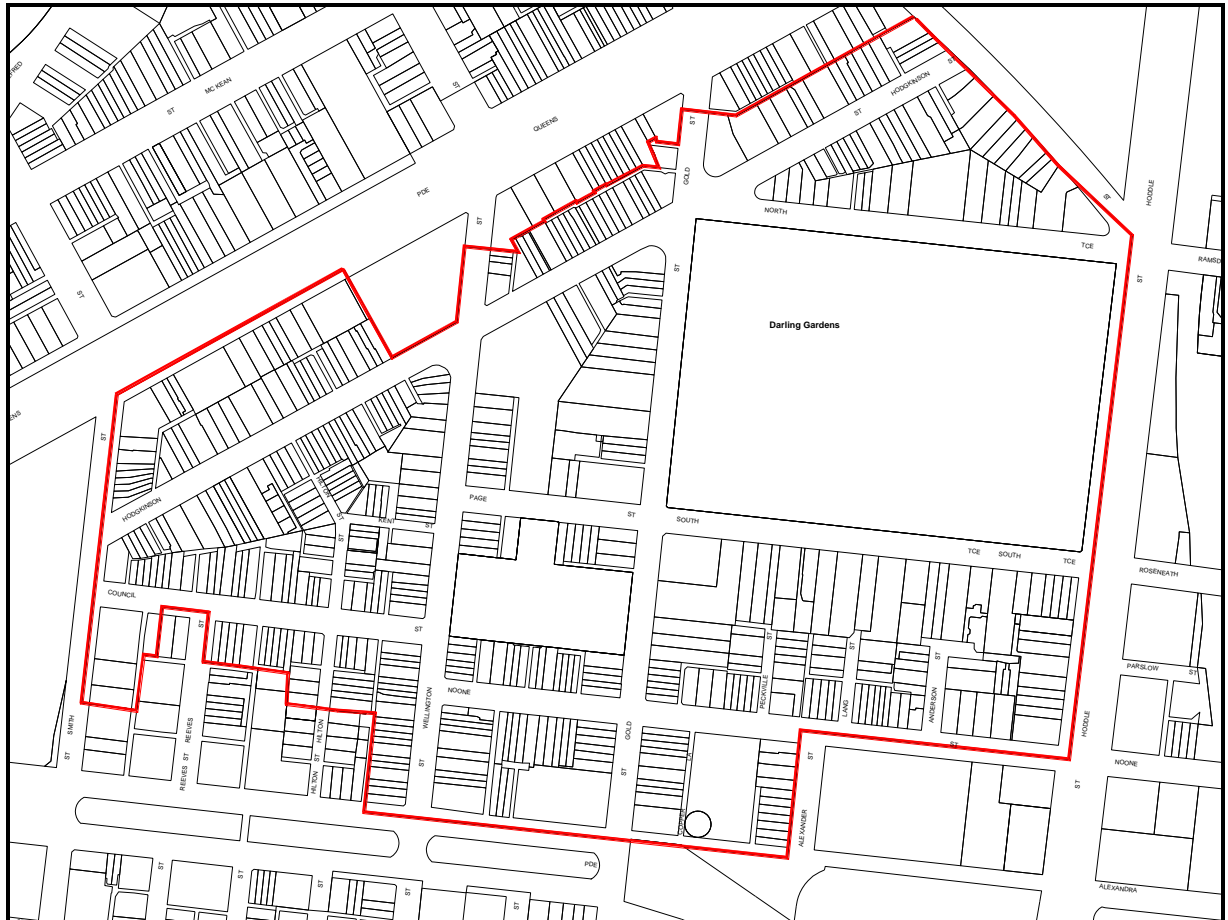


Figure 11 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:	Lang Street, Noone Street, North Terrace, Page Street, Peckville Street, Queens Parade, Smith Street, South Terrace, Turnbull Street, Wellington Street.
Alexander Street, Alexandra Parade, Anderson Street, Council Street, Gold Street, Hilton Street, Hoddle Street, Hodgkinson Street, Kent Street,	

Statement of Significance

What is significant?

Survey

Following the establishment of the East Collingwood Council in 1855, The East Collingwood Local Committee successfully sought permission for East Collingwood to annex what is now Clifton Hill. East Collingwood wanted to extend East Collingwood's north south streets (Smith, Wellington and Hoddle) northwards to the Heidelberg Road (today's Queens Parade) to tap the traffic and trade coming from country areas such as Heidelberg; to gain access to the quarrying area for street making materials; and for space to erect public buildings, such as a town hall and market.

Distinguished naturalist and engineer, Clement Hodgkinson, as Victorian Assistant-Commissioner of Crown Lands and Survey 1861-74, was responsible for the government subdivisions of Carlton (south of Princes St, 1860), North Carlton, North Fitzroy and Clifton Hill (1865-9), Hotham Hill (1866), South and North Parkville (1868-9). Under his supervision, suburban planning employed the cost-efficient grid system used by Hoddle. Hodgkinson's predecessor.

The P. M. Goldbrick's 1864 *Plan of Allotments in the Boroughs of East Collingwood and Fitzroy* shows the distinctive geometric forms of Darling Gardens and Mayor's Park in Clifton Hill and Edinburgh Gardens in North Fitzroy.³⁵ The streets of Clifton Hill, North Fitzroy and North Carlton, as set out by the Colonial Government, were broader and better ordered than those created privately in Richmond, South Fitzroy and Collingwood, with the added distinction of the curved street forms in Fitzroy North.

Sale of land commenced in the 1860s with ample reserves for public purposes, the Darling Gardens and Mayors Park, a Market Reserve in Smith Street extending from Alexandra Parade to Council Street, a Public Baths Reserve in Smith Street from Council Street to Hodgkinson Street, a School

³⁵ . Miles Lewis in *Fitzroy, Melbourne's First Suburb*, Cutten History Committee, Fitzroy Historical Society, 1991, pp. 22,23.

Reserve in Gold Street and five Church Reserves throughout the area. By way of contrast, all the land sold in East Clifton Hill between 1871-1874 had no provision for public reserves.

Early Residential Development

In the three years from the first land sales in 1864 only six houses were built and in the next five years to 1872, 58 houses, four commercial premises (Queens Parade) and one industrial building (in Hoddle Street) were built. Early residential concentrations were at the west end of Alexandra Parade and the west end of Hodgkinson and Council Streets. These were near the horse drawn omnibuses to Northcote along Smith Street and Queens Parade (started in 1869) and employment opportunities at the Collingwood Gas Works in Smith Street, opened in 1861.

Amenity protection

Members of the public, including councils and organised pressure groups, wrote annually in relation to crown land reserves. In 1862-62 a petition from the 'Municipal District of East Collingwood' was presented to the Legislative Assembly citing the good work of the local Vigilance Committee towards improving Clifton Hill³⁶.

The level of community involvement engaged in 'articulating public interest priorities' can be gauged by the level and nature of the correspondence of which there was a great deal³⁷. Demands for public parks, recreation areas, sporting grounds and botanic gardens increased³⁸.

More recently, The House of the Gentle Bunyip, constructed in three phases by two families between 1867 and the 1920s was the subject of controversy in the late 1990s when the local community successfully saved the building from demolition, after staging a picket lasting over 400 days.

Early public gardens

Preparations for planting the two Reserves (Darling Gardens and Mayors Park) proceeded with an application made in 1864 to Dr. Mueller FRS, Botanical Gardens Melbourne, for an assortment of trees, plants and shrubs and a liberal supply of Victorian *Hakea*, for the planting of Darling Gardens.³⁹ Many significant trees in Mayors Park and Darling Gardens have been identified as significant, including elm groups, cotton and Canary Island palms, and oaks⁴⁰. The National Trust of Australia (Vic) has identified a *Quercus ilex* and *Ulmus procera* as significant trees in the Darling Gardens.

Trees

The 1897 MMBW Record Plan 29 shows that Hoddle Street had a double avenue of trees in Clifton Hill, Wellington Street was fully planted both sides

³⁶ *Collingwood Mercury*, 29 October 1886, n.p.

³⁷ R Wright, *The Bureaucrats' Domain*, p. 115.

³⁸ R Wright, *The Bureaucrats' Domain*, p. 116.

³⁹ *I should be glad if a few elms and oaks were included: The Darling Gardens Clifton Hill*, Tina Meyer and Graeme Loughlin, 1995, p.20, Research by Lois Fox.

⁴⁰ Refer to the Darling Gardens conservation management plan

with street trees from one end to the other, and Noone Street had trees at the east end. North Terrace had ten trees planted by local identity, George Langridge, MLA and former Mayor.

Boom era

During the metropolitan boom of 1881-91, the population of Collingwood increased by half, from 23,829 to 35,070, and the number of dwellings rose from nearly 5,000 to 7,000, mostly reflecting the development of Clifton Hill.⁴¹ The character of the area, as later described in *Victoria and its Metropolis*, was of a residential suburb "... that has of late years been extensively built on with a good class of houses and numerous handsome shops. It has an elevated position, and commands an excellent view of the metropolis"⁴² Local politicians and business figures (such as George Langridge) promoted development and aided in home ownership via building societies.

By the end of the boom in 1891, West Clifton Hill was almost fully developed. The 1897 MMBW record plan shows few vacant blocks. Most of this development took place between 1881 and 1891, more quickly and more completely than in East Clifton Hill, North Fitzroy or North Carlton, the other government planned suburbs. This growth was due to Clifton Hill's closer proximity to employment and commerce in the south, with industries in Collingwood and Abbotsford being within walking distance of Clifton Hill, and aided by cable trams running along Queens Parade and down Smith Street.

Victorian-era industrial development

Industries such as the Clifton Hill Brewery, Ridgeway's Tannery and Stacey's Boot Factory, continued to be located in the south east of the area fronting Alexandra Parade and Hoddle Street, adjacent to the former Reilly Street drain that was essential for effluent disposal. There was also Richard Hodgson's distinctive shot manufacturer's tower.

Post Boom

The early years of the 20th century saw some reinvigoration of industry after the financial trials of the 1890s. Comparatively little residential development took place after the Boom, except for development in two small subdivisions of the original Crown allotments in streets around the Darling Gardens.

Main development period

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

Contributory elements

Contributory buildings are typically (but not exclusively) detached and attached Victorian-era and Edwardian-era mainly one-storey houses having:

- Expressed pitched gabled or hipped roofs, with some façade parapets;

⁴¹ B Barrett *The Inner Suburbs*, p.140.

⁴² A Sutherland, *Victoria and its Metropolis: Past and Present*, Vol IIB, p. 442.

- Mainly one storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, Marseilles pattern terra-cotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Typically with post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height; and
- Corner shops and residences with display windows and zero boundary setbacks.

And

- Well preserved buildings, including one storey houses plus one and two storey industrial buildings from the pre Second World War era;
- The Darling Gardens as a typical Victorian-era Garden Square, with mature exotic formally arranged planting;
- Significant and mature park, street and private tree plantings (including plane, oak and elm trees, palms in Mayors Park, and National Trust of Australia (Vic) significant trees);
- Provision of public and church reserves in the town plan; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

How is it significant?

HO317 Clifton Hill Western Heritage Overlay Area is **aesthetically, socially and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

Clifton Hill Western Heritage Overlay Area annexed by East Collingwood Council in 1855 and substantially developed by World War One is significant:

- As an expression, in the history of its creation as part of Collingwood East, of the aspirations of tradesmen of the Collingwood Slope for improved urban development and the provision of public facilities;
- For the role of local politicians and business figures in social, physical and industrial improvement and home ownership in the area;
- As the focus of community sentiment and resident protest from its initial development in the 1860s, from the actions of the Victorian-era Vigilance Committee to the preservation movements of the 20th Century, specifically the House of the Gentle Bunyip conservation campaign;

- For the distinctive street and allotment layout created under Government surveyor, Clement Hodgkinson⁴³, and the liberal allowance for garden squares and reserves for a market, public baths, a school, a recreation reserve and five churches, contrasting with private surveys in the City of Yarra;
- For Hoddle's provision of boulevards (Hoddle Street and Queen's Parade) skilfully merged with wide streets on a north south grid, with unusual five way intersections and triangular public spaces at each end of Queen's Parade;
- For the unique series of vistas from the crest of the hill at the end of Hoddle street that includes views of significant landmarks like the shot tower, spires of St. Johns and the former Wesleyan Church, Town Hall towers at Collingwood and Fitzroy, the Exhibition Buildings, and long vistas to the Kew hill and Studley Park, plus those to and from the Darling Gardens;
- For the area's fine representation of Victorian-era life, as expressed by the street and public reserves, along with the dominantly Victorian-era building stock including churches, a State school, factories, early houses, a large number of late Victorian terrace houses, attached and freestanding, and key house designs such as 12 North Terrace.
- For its focus on a representative and intact example of a residential garden square (Darling Gardens) based on British and European precedents, with associated significant trees;
- For the mature, largely exotic trees, including those planted by George David Langridge, MLA and former Mayor, bluestone kerbs, gutters, drains, channelling, and laneways from the area's major period of development;
- For the strong industrial theme, seen in the south of the area with several 19th Century industrial buildings including former boot factories, and a carriage factory, that links the area with the City's other creek and riverside industrial localities such as Clifton Hill East, Abbotsford and Collingwood;
- For well preserved Edwardian housing estates and individual houses as complements to the dominant Victorian-era residences; and
- For good examples of the Californian Bungalow style and other well preserved interwar houses.

⁴³ head of the Crown Lands and Survey Department (1853-57),

HO318 Collingwood Slope Heritage Overlay Area

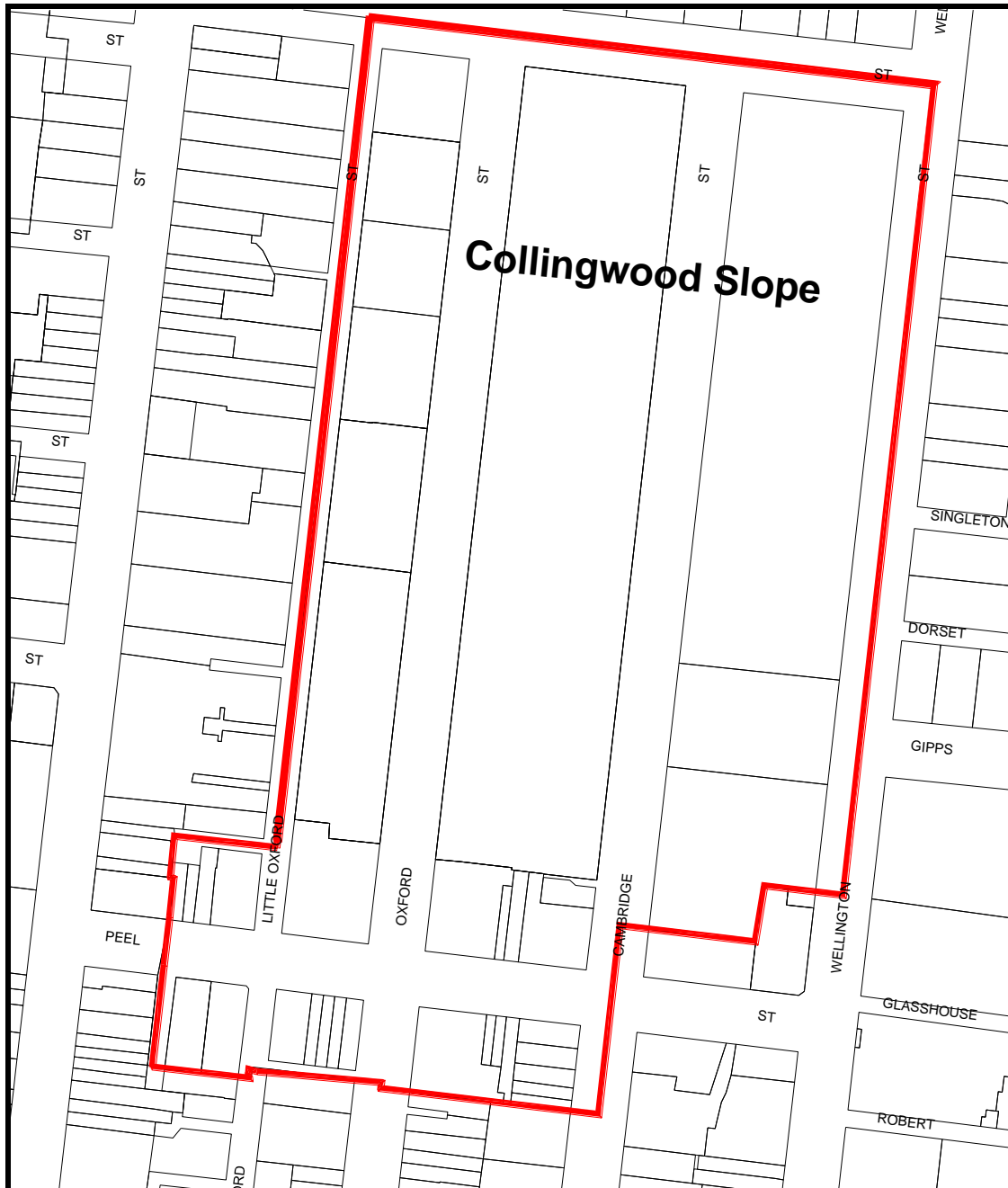


Figure 12 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Cambridge Street,
Oxford Street,
Peel Street,
Wellington Street,

Statement of Significance

What is significant?

Development of the Collingwood Slope⁴⁴ began in 1839 when S A Donaldson acquired the major portion of the area, consisting of lot 52 and part lots 53 and 68, and George Otter acquired the northern portion, consisting of part of lot 73.

The pattern of streets, determined by the government's pre-auction survey, yielded large allotments in a gridiron pattern ideal for speculation and intense subdivision.

Subdivision of these allotments commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 the whole of the area, bounded by Smith, Johnson and Wellington Streets and Victoria Parade, was built upon. The area was originally known as East Collingwood. It fell outside of the *Melbourne Building Act 1849* and was rapidly developed in a relatively unplanned manner by speculators, as a place of small shops and cottages, many of timber.

By the early 1860s, Wellington Street rivalled Smith Street as a commercial precinct and many of the boot and brewing premises established on the Collingwood Slope had spread to the Flat and beyond. While the area contained predominately working class housing and manufactories of varying types, the southern area near Victoria Parade included some grander houses including Portia and Floraston, as well as a number of churches, schools and Dr Singleton's Dispensary in Wellington Street.

In 1883, Foy and Gibson established what was to become a retail and manufacturing empire in the area, when they opened a shop in Smith Street. From then until the 1920s, the entire block bounded by Smith, Wellington, Peel and Stanley Streets (originally occupied by houses, small factories and hotels) underwent a transformation into an industrial landscape which remains externally substantially intact. This major expansionary phase brought woollen mills, clothing manufacture, hosiery, bedding, metal goods and cabinet manufacture to the Heritage Overlay Area at a scale unprecedented in Melbourne at the time; this is reflected in the substantial warehouses which remain today. The Foy and Gibson complex is on the Victorian Heritage Register and hence is not in the Heritage Overlay Area but forms a major part of the history and context of the Heritage Overlay Area..

By the early 1890s the first phase of development in the area as a whole was almost complete but has since been eroded by mostly post-Second War development.

The MMBW plan of 1898 shows street trees in approximately the locations of the existing plane trees in Peel St as part of the urban fabric extant by the turn of the century. No trees were shown in Stanley St.

⁴⁴ Extends from Stanley Street south to Peel. Street and includes Little Oxford, Oxford, Cambridge and Wellington. Streets, adjoining the Collingwood Flat

Main development era

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

Contributory elements

The Collingwood Slope Heritage Overlay Area includes contributory residential buildings as typically (but not exclusively) attached Victorian-era mainly two-storey houses having:

- Pitched gabled or hipped roofs, with façade parapets;
- Rowhouse form;
- Face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish or of face brickwork (with moulded caps);
- Post-supported verandah elements facing the street, with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Narrow front paved front yards, originally bordered by typically timber or iron picket front fences of around 1m height.

The Collingwood Slope Heritage Overlay Area also includes contributory residential buildings as typically (but not exclusively):

- Victorian-era shops and residences
 - In an attached and mainly two-storey form with the elements described above for residences; and
 - With timber-framed show windows, shopfront plinths, recessed shopfront entries, and zero boundary setbacks;
- Well preserved buildings including mainly two storey industrial buildings from pre Second War era, with zero side and front boundary setbacks.
- Mature street tree plantings (plane trees) in Peel Street; and
- Public infrastructure, expressive of the Victorian-era such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

Also a significant landmark within the heritage overlay (but not part of it because of its listing on the Victorian Heritage Register) is the Foy and Gibson complex with:

- Face red brick walls, in a parapeted form
- Cemented dressings to parapets
- One, two and up to five floor levels
- Timber framed windows and large entry doorways, originally with boarded ledged and braced doors;
- Less than 40% of the street wall face comprised with openings such as windows and doors, symmetrically arranged on the street façade.

How is it significant?

HO318 Collingwood Slope Heritage Overlay Area is **socially, aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Collingwood Slope Heritage Overlay Area is significant:

- As a remnant area of substantially 19th mixed commercial, residential and industrial development that once typified the area and is distinguished by its high integrity with many surviving original shopfronts;
- For the contribution provided by well preserved Edwardian-era and inter-war factory buildings;
- For the area's historic context created by the massive and substantially intact former Foy and Gibson factory/ warehouse complex, a red brick and rendered complex dating predominantly from the late nineteenth and early twentieth century. The complex is characterised by a strong sense of mass and a consistency of materials (predominantly red brick with rendered dressings). The former Foy and Gibson complex is of particular significance: this retail and manufacturing empire, established in 1883, was an early example of a new type of retail venture which was based on the earliest department stores in Europe and the United States. The complex was also considered to be technologically advanced for its large scale use of steam and electric power;
- As a destination for many Melbournians who were employed here (particularly, the former Foy and Gibson complex), and to members of the community who travelled both from within the local area, and from further a field, to shop there and at the Foy and Gibson stores;.
- For the early street layouts, together with most original bluestone kerbs and guttering survive. These elements provide an appropriate setting for this collection of buildings and the mature *Platanus* sp. street trees further enhance the period expression of the Heritage Overlay Area; and
- For key buildings of individual historical and architectural significance.

HO342 Cremorne Heritage Overlay Area, Cremorne



Figure 13 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Balmain St, Bent St, Dover St and Cubitt Street

Statement of Significance

What is significant?

Providing the name for this locality, the Cremorne Gardens (now redeveloped) were founded by James Ellis, a gold rush entrepreneur, who purchased ten acres of land in Richmond alongside the Yarra in 1853 and opened his pleasure gardens, named after the Cremorne Gardens, London. The gardens were located south of Swan Street between Cremorne Street, the railway line and the Yarra, and consisted of extensive ornamental planting, pavilions, grottoes and bridges⁴⁵.

Residential development

In 1885 Thomas Bent, notorious parliamentarian, Brighton resident, land speculator and councillor, developed part of the former gardens site for residential subdivision, and the Cremorne Estate was offered for sale with one of the newly formed streets named after himself⁴⁶. His estate forms part of this Heritage Overlay Area. The Cremorne area developed as an area of modest workers' housing in the late 19th century but MMBW plans⁴⁷ from c1895 show that the area was not yet fully developed.

The Cremorne area was detached from other Richmond urban groupings, with its own identity and public buildings such as the Cremorne State School (85 Cremorne St) and churches like St. Thomas's Church of England (demolished). Near the peak of Cremorne's early development phase, just after the turn of the century, the area had its grandly titled terrace rows (such as Somerset Terrace and Wilford Terrace), corner shops and hotels such as the Cherry Tree at the Balmain and Stephen Street's corner, and the Balmain Hall east of the railway.

Industry

By 1900 the 20th century the character of South Richmond had changed from riverside rural and residential to industrial and residential. Cremorne became industrialised, the premier landmarks including the Rosella jam and sauce factory, Bryant and May, the Union Brewery and the Cremorne Brewery. Collectively they establish the historic identity of Richmond and the Cremorne area, in particular, as a nineteenth and early twentieth century industrial working class suburb.

Main development era

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

⁴⁵ Allom Lovell 1998: cite M Cannon, *Melbourne After the Gold Rush*, 1993

⁴⁶ Allom Lovell 1998: cite M Glass, *Tommy Bent - Bent by Name, Bent by Nature*, Melbourne 1993; p.193

⁴⁷ see MMBW DP913

Contributory elements

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

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

Contributory elements also include

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

How is it significant?

The Cremorne Heritage Overlay Area is **aesthetically and historically** significant to the localities of Cremorne and Richmond (NER Criteria E1, A4).

Why is it significant

The Cremorne Heritage Overlay Area is significant:

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

HO319 Elm Grove Heritage Overlay Area, Richmond



Figure 14 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Brougham Street,
Charles Street,
Charlotte Street,
Church Street,
Elm Grove,
George Street,
Lyndhurst Street,
Malleon Street,
Mary Street,
McGrath Court,
Parker Street,
Wall Street,

Statement of Significance

What is significant?

Elm Grove (originally known as Catherine Street), was created by a subdivision of auctioneer Charles William's Crown Allotment 20 in 1852. By 1855 it contained about 20 houses. The street held a number of distinguished Victorian-era architects, such as James Robertson and William Salway and noted builders like James Bonham and Richard Fitzgerald. Fitzgerald's house (3 Elm Grove, c.1868) is in the Gothic Revival style⁴⁸ and was reputedly designed by the celebrated architect William Wardell. The majority of this part of the portion was developed by the early 20th century.

By the late 19th century the street had a semi-mature avenue of elm trees, stone street channels and extensive timber picket fencing and picket tree guards protecting the street trees. The elms, which were planted for Fitzgerald, are said to have been the first suburban street avenue planted. They were replaced by plane trees in the 20th century.

The MMBW Detail Plan 1065 (1896) shows the Heritage Overlay Area as near fully developed with a mixture of masonry and timber, mainly detached houses with front verandahs. The street patterns are irregular, reflecting the many private subdivision that created them, and rear right-of-ways have been provided for service access. The Church Street perimeter (see Church Street Heritage Overlay Area) was lined with large houses that have since, in some cases, been redeveloped and their large land holdings subdivided (see McGrath Court, added onto the west end of Parker St). The Templeman Hotel (4A Charlotte St) was one of the few commercial buildings in the area (now a car park). Houses were set close to the street but are shown with fenced front gardens, footpaths were typically asphalt paved, street crossings were pitched with blue stone, but only Elm Grove was shown with street trees (planted in the footpath). Development in the area today is about 80% from the Victorian-era or Edwardian-eras, with a little over one third of those being from the Edwardian-era. .

⁴⁸ National Trust. File No. 2398.

Later development evident in the Heritage Overlay Area includes an inter-war factory in Mary Street. Its good state of preservation allows expression of Richmond's rebirth as an industrial suburb in the 20th century, one of the key themes in the City.

Main development era

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

Contributory elements

The Elm Grove Heritage Overlay Area includes contributory buildings as generally (but not exclusively) detached Victorian-era and Edwardian-era mainly one-storey houses having typically:

- Pitched gabled or hipped roofs, with few façade parapets;
- Mainly one storey wall heights but with isolated two storey houses;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles, and some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah or porch elements facing the street, with cast-iron (Victorian-era) or timber (Edwardian-era) detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Front gardens, originally bordered by timber picket front fences of around 1m height; also
- Corner shops and residences with display windows and zero boundary setbacks.

Contributory elements also include:

- Well preserved buildings, including one storey houses and a one storey industrial building, from the pre Second War era;
- Hilly terrain and an irregular street pattern;
- Mature street tree plantings (plane trees, as symbolic of the original elm plantings) in Elm Grove;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths

How is it significant?

HO319 Elm Grove Heritage Overlay Area, Richmond is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Elm Grove Heritage Overlay area is significant:

- For its range of 19th and early 20th century housing, particularly a number of large Edwardian residences on elevated sites in the west of the Heritage Overlay Area, and smaller housing on flatter land to the east. Collectively they stand out from the surrounding area as a cohesive group of residential buildings which are of aesthetic and historical significance within the municipality;
- For the elevated siting of parts of the precinct on Richmond Hill, providing commanding views, access to sea breezes and an ideal siting for residences of influential persons until well into the 20th century. These included architects James Miller Robertson and William Salway and the Richmond builder and timber merchant Richard Fitzgerald;
- For the contribution from some well preserved inter-war buildings such as the factory in Mary Street as a significant reminder of the mix of industrial and residential development that was so common in Richmond by World War Two, and the individually significant places of all eras; and
- For the bluestone street elements as an enhancement to the historic character of the Heritage Overlay Area, as aided by mature street plantings (planes) in Elm Grove.

HO320 Fairchild Street Heritage Overlay Area, Abbotsford

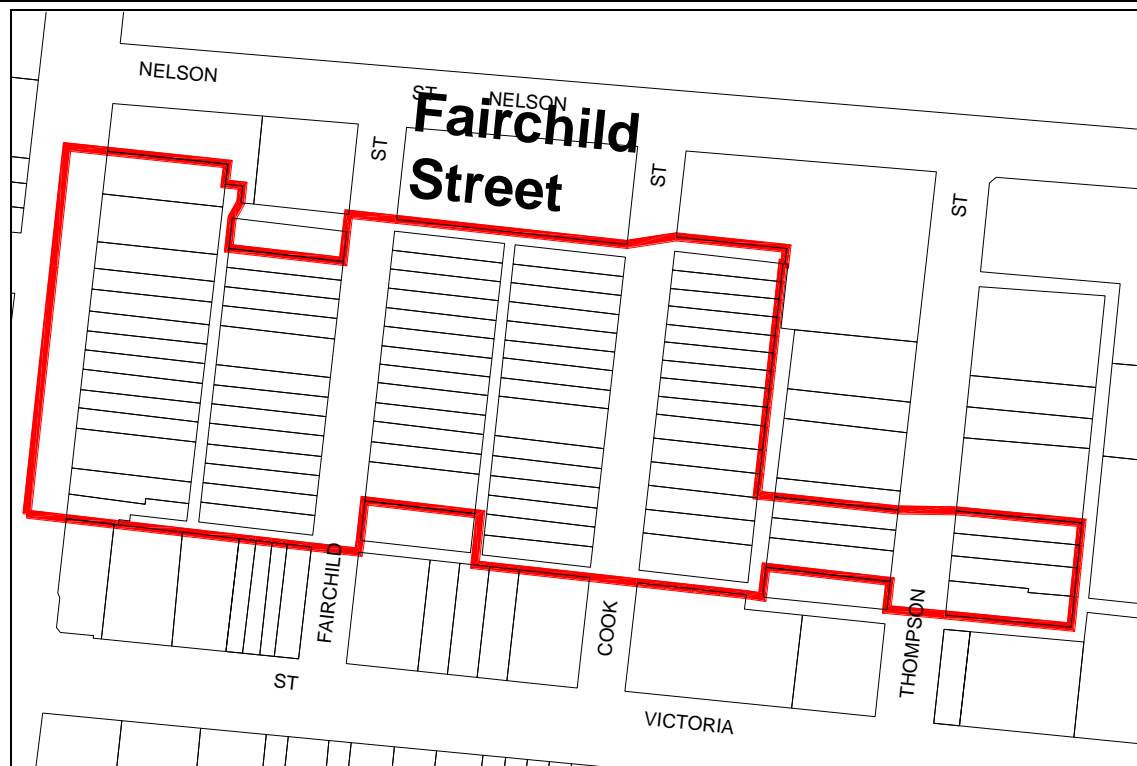


Figure 15 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Church Street
Cooke Street
Fairchild Street
Thompson Street

Statement of Significance

What is significant?

The area of Abbotsford bounded by Church Street, Victoria Street (originally known as Simpson's Road) and the Yarra River had been partly subdivided before 1854.⁴⁹ Little development had occurred before the 1880s but by 1895 MMBW plans show that the whole of Abbotsford east of Church Street had been subdivided and almost completely developed. Industrial buildings lined the Yarra River banks while rows of workers' housing were built in Church, Fairchild, Cooke, and Nelson Streets.

⁴⁹ Bernard Barrett. *The Inner Suburbs*. p 19.

Land in Cooke Street, between Nelson and Victoria Streets remained mostly vacant until part of it was developed into eight terraces by A Cook in 1887 (15-29 Cooke Street). A further nine terrace houses, (18-32) were constructed there in 1888. Thomas George built four two-storey brick terraces (1-7 Fairchild Street) in 1888 and the east side of Fairchild Street was developed by Thomas Stanford in 1887-88 with a row of single-storey brick terraces (2-24 Fairchild St).

Main development era

The main development period evident in the heritage overlay is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also an added contribution from individually significant places of all eras.

Contributory elements

The Fairchild Street Heritage Overlay Area contributory elements include (but not exclusively) typically detached and attached Victorian-era and Edwardian-era mainly one-storey houses having:

- Pitched gabled or hipped roofs, with some façade parapets,
- One storey wall heights but with some two storey house rows,
- Face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding 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, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

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

How is it significant?

HO320 Fairchild Street Heritage Overlay Area, Abbotsford is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Fairchild Street Heritage Overlay Area is significant:

- As a remnant microcosm of Victorian and Edwardian-era residential building stock which once typified the area before later industrial development;
- For its association with significant early development and cultural phases in Abbotsford's history, and as a physical representation of modest workers' housing associated with local industry;
- For its unusual consistency of cultural features, containing substantially intact rows of modest workers' housing dating from the late nineteenth

and early twentieth century, including a number of speculatively developed brick terrace rows;

- For the strong sense of architectural repetition, with rows of similarly detailed terrace housing featuring uniform setbacks, verandah, roof, parapet, chimney and fenestration treatments; and
- For the early street, lane and allotment layouts, together with some original bluestone kerbs, guttering and lane paving survive, providing an appropriate setting for this collection of buildings.

HO321 Gold Street Heritage Overlay Area, Collingwood



Figure 16 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Alexander Street,
Alexandra Parade,
Ballarat Street,
Bendigo Street,
Blanche Street,
Budd Street,
Charlotte Street,
Easey Street,

Emma Street,
Forest Street,
Gold Street,
Hotham Street,
Keele Street,
Mater Street,
Sackville Street,
Wellington Street

Statement of Significance

What is significant?

The land comprising the Gold Street Heritage Overlay Area was first sold in 1839. Part was sold to Sydney-based merchants Hughes and Hoskins, and the northern lots 86 and 87 to J S Ryrie and A Mossman. Subdivision of the south of the area commenced in 1850. Hodgkinson's map of 1858 indicates a small number of houses at the southern ends of Gold and Wellington Streets. The Proeschel 'Map of Collingwood' c.1855 shows Gold, Ballarat, Alexander, Forest and Bendigo Streets, named after the principal Victorian goldfields. Subdivisions seeking to attract former gold seekers were common in 1850s Melbourne, as in the early Yarraville Township⁵⁰.

Development elsewhere in the Heritage Overlay Area was inhibited by its poor drainage. By 1858 the Reilly Street drain, now under Alexandra Parade, had been formed with the intention of draining the Crown land in Clifton Hill, thus increasing land values and hence enabling profitable sales to developers. The vision of urban improvement advanced and the 1860s saw building in the area quicken, including buildings such as the prefabricated Singapore House (1853; 136 Sackville Street) and the bluestone house at 74 Keele Street (1867).

Hotels, dairies, the Home of Hope Orphanage for Destitute Children (Easey Street) and the Baptist Tabernacle in Sackville Street were constructed during the 1870s-1880s: the significant Beath Schiess and Co.'s factory complex at 108-112 Sackville Street was also developed in 1883-1888.

MMBW maps from 1895 show that all but the north-east corner of the Gold St area (90%) was developed, with the densest development in the block bounded by Easey, Keele and Hotham Streets, as attached or semi-detached cottages. The MMBW Detail Plans (1900) also show street trees in Gold Street⁵¹

⁵⁰ see G Butler, City of Footscray Urban Conservation Study.

⁵¹ MMBW DP 1237

Main development era

The main development period is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Gold Street Area contributory elements include (but not exclusively) typically detached and attached Victorian-era and Edwardian-era mainly one-storey houses having:

- Pitched gabled or hipped roofs, with some façade parapets;
- Mainly one storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding 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, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks and commercial buildings such as corner hotels;
- Well preserved pre Second War era buildings, including commercial, public, residential, and industrial buildings; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, stone channels, and asphalt paved footpaths.

How is it significant?

HO321 Gold Street Heritage Overlay Area, Collingwood is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Gold Street Heritage Overlay Area is significant:

- For its good representation of modest substantially intact timber and masonry workers' housing, interspersed with occasional industrial and commercial buildings dating predominantly from the late 19th and early 20th century. This residential and industrial mix contributes to an understanding of this area's heritage as a working class industrial suburb;
- As the largest group of early residential buildings remaining in Collingwood with the ability to demonstrate what was once more typical nature of the broader suburb;

- For the well-preserved late 19th century and early to mid 20th century industrial and commercial buildings;
- For the buildings that are of individual significance; and
- For the early street, lane and allotment layouts, together with some original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for this collection of buildings.

HO322 Golden Square Heritage Overlay Area, Richmond

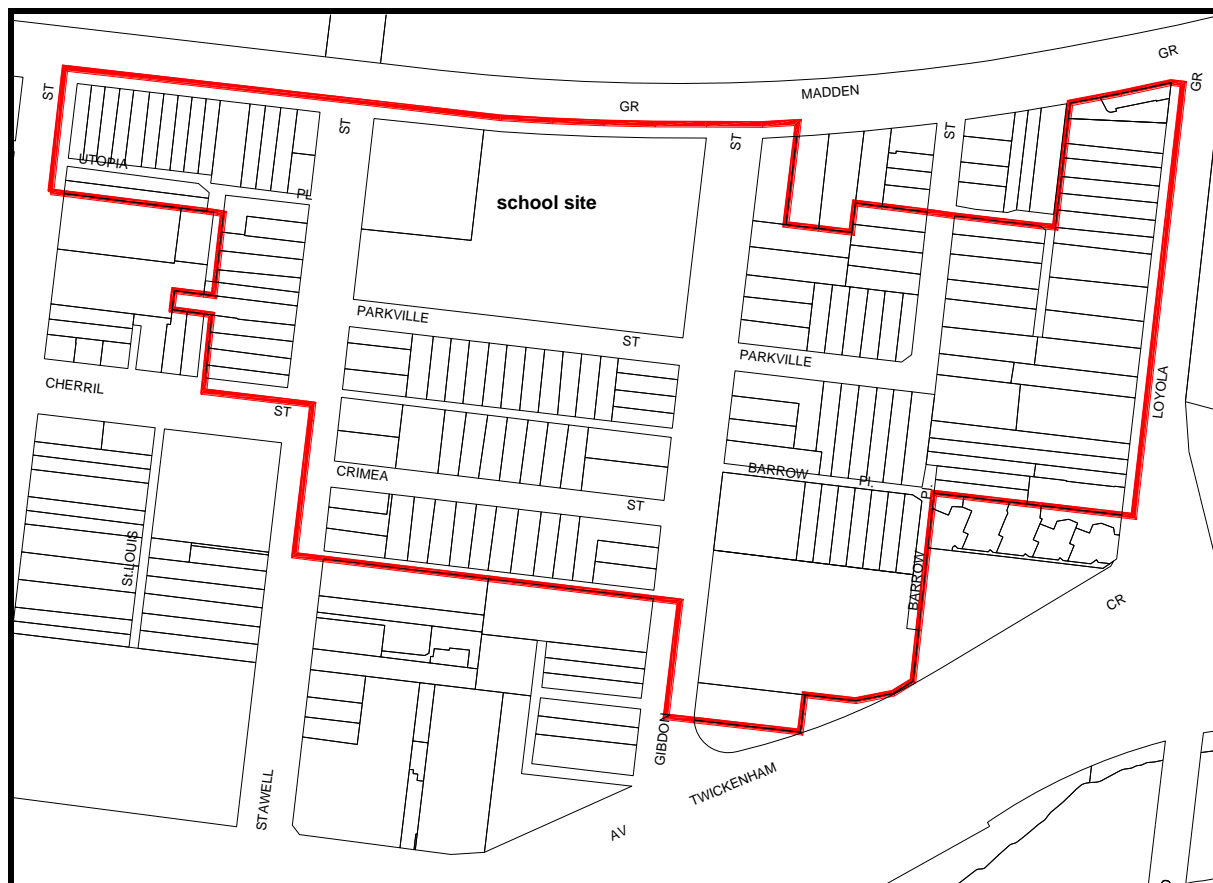


Figure 17 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Adam Street,
Barrow Place,
Crimea Street,
Gibdon Street,
Loyola Grove,
Madden Grove,
Parkville Street
Stawell Street.

Statement of Significance

What is significant?

Golden Square is part of crown allotments 14 and 15, originally part of the Colonial Police Reserve or Police Paddocks, used for the agistment of horses by the police forces in Melbourne. It was subdivided and sold by the

Government during the 1860s and 1870s creating Madden Grove, Barkly Avenue, Stawell and Gibdon Streets. By 1888 these blocks were further subdivided and Parkville (formerly Peckville), Crimea (formerly Normanby) and Felicia Streets were formed.

Melbourne and Metropolitan Board of Works detail plan from 1899 shows dense development in the block bounded by Madden Grove and Stawell, Cherrill and Adams Streets. Approximately one-third of the remainder of the area had also been developed at that time. A school is shown on the corner of Stawell and Cherrill Streets⁵². Burnley State School SS2853 was a three storey Gothic Revival style school, built in the 1880s. It was demolished in 1979⁵³ and the site developed as a residential square or public park, with some significant residual trees from the school era.

A major part of the area was occupied by Terry's Burnley Brewery (c1893), later Barrett and Burston Malting's malt house and silos, where the existing two-storey brick building fronting Gibdon St is shown as the brewery and the malt house is the long, gabled form building on the east of the block. Visually distinctive concrete silos were added to the complex in the 20th century has become a key characteristic of the City. The Burnley Brewery joined a large number of industrial complexes that hugged river and creek banks in Victorian-era Melbourne with, in this case, a tannery located a little further west along the Yarra River⁵⁴.

A significant group of matching Edwardian cottages in Parkville and Crimea Streets were allegedly built for Clements Langford, a prominent Melbourne builder whose projects included the Manchester Unity Building.⁵⁵

The name Golden Square may be connected with Sir James Palmer who was a pioneer in the Richmond area. He practised in London, living in Golden Square, and became senior surgeon at St James's Dispensary. After arriving in Victoria in 1840, Palmer made his home at Richmond near the Yarra and soon established Palmer's Punt (near Hawthorn Bridge) that served to provide access to Boroondara until a bridge was built in 1851⁵⁶. It may be that his London home gave its name to the Golden Square area while he resided there. He later built the notable house, Invergowrie, in Kew.

Main development era

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

⁵² MMBW Detail Plan 923, 1899.

⁵³ McCalman. op cit. p 72

⁵⁴ See Allom Lovell 1998: V1: 37-

⁵⁵ McCalman. op cit. pp 17,172.

⁵⁶ ADB entry for Palmer, Sir James Frederick (1803 - 1871)

Contributory elements

The Golden Square Heritage Overlay Area contributory elements include (but not exclusively) buildings of the Victorian and Edwardian-eras, being detached and attached houses having:

- Pitched gabled or hipped roofs, with some façade parapets;
- One storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, and some Marseilles pattern terra-cotta tiles and slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah or porch elements facing the street, sometimes set out on two levels, with cast-iron detailing for Victorian-era houses and timber detailing for Edwardian-era houses;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks;
- Well preserved buildings including one storey houses and one and two storey industrial buildings from the pre Second War era;
- One major Victorian-era industrial complex, being the former Burnley Brewery complex;
- Evidence of a former historic school reserve and plantings;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs and channels, and asphalt paved footpaths.

How is it significant?

HO322 Golden Square Heritage Overlay Area, Richmond is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Golden Square Heritage Overlay Area is significant:

- As a good representation of modest early housing in the area, from the late 19th to the early 20th century;
- For some of the most intact and, in part architecturally distinctive, small Edwardian cottages to be found in the municipality;
- For its Victorian residential housing development ranging from simple weatherboard dwellings to Italianate villas and two unusual rows of two-storey terraces;
- For the original bluestone lanes and gutters and other early street elements such as the pillar box in Madden Gr.;

- For the Golden Square Bicentennial Park and its mature trees, as symbolic of the Burnley Primary School, and the adjacent church sites, as two significant elements on the area's history;
- For the contribution made by the Victorian-era Burnley Maltings as a major complex central to the history of the area over a long period, with its visually distinctive inter-war silos as remnants of the extensive industries that once crowded the banks of the Yarra.

HO323 Green Street Heritage Overlay Area, Richmond



Figure 18 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Chestnut Street,
Dunn Street,
Green Street,
Railway Crescent,
White Street.

Statement of Significance

What is significant?

Providing the name for this general locality, the Cremorne Gardens operated from 1851 in an area south of Swan Street, between Cremorne Street, the railway line and the Yarra. It consisted of a privately run pleasure ground of ornamental planting, pavilions, grottoes and bridges⁵⁷.

Like the Cremorne Heritage Overlay Area, the Green Street area was developed for modest workers' housing in the late 19th century. MMBW plans from c1895 show that the area was almost fully developed by that time, with only about six house sites vacant in Green Street⁵⁸.

As the character of South Richmond changed from rural-residential to residential and industrial in the early 20th century, much of the land adjacent to the Heritage Overlay Area was redeveloped for factories. In the Edwardian-era, Richmond became synonymous with icons such as Pelaco, Rosella, Bryant and May, Peters Ice Cream, Australian Knitting Mills, Skipping Girl and many others. The industrial and business activity associated with these icons is firmly entrenched in the memories of long term residents, employees and visitors⁵⁹. Collectively these complexes establish the historic identity of Richmond and the Cremorne area in particular, as a nineteenth and early twentieth century industrial working class suburb.

Main development era

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

Contributory elements

The Green Street Heritage Overlay Area contributory elements include (but not exclusively) typically detached and attached Victorian and Edwardian-era, mainly one-storey houses having typically:

- Pitched gabled or hipped roofs, with only a few façade parapets;
- Mainly one storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;

⁵⁷ Allom Lovell 1998: cite M Cannon, *Melbourne After the Gold Rush, 1993*

⁵⁸ MMBW Map. c.1895.

⁵⁹ derived from Ian Wight's submission for Amendment C58 to the Yarra Planning Scheme

- Corrugated iron roof cladding is typical, with some slate;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Front gardens, originally bordered by timber picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

How is it significant?

HO323 Green Street Heritage Overlay Area, Richmond is aesthetically and **historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Green Street Heritage Overlay Area is significant:

- As a relatively intact cluster of modest mainly late 19th century and some early 20th century housing that forms an island of residential buildings in an otherwise industrial area;
- For the early bluestone kerbs, channels, and laneways and the asphalt paved footpaths that, together, enhance the Victorian-era expression of the area;
- For the area's historical link with highly significant industrial complexes, such as Rosella and Bryant and May, adjacent to the area; and
- For the views from within the area to significant icons such as Dimmey's tower and the Bryant and May factory - key landmarks adjoining the precinct for many years and visual reminders of its island nature and historic context.

HO324 Johnston Street Heritage Overlay Area, Collingwood



Figure 19 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Bedford Street,
Harmsworth Street,
Johnston Street,
Palmer Street,
Perry Street,
Sydney Street,
Wellington Street.

Statement of Significance

What is significant?

The Johnston Street Heritage Overlay Area, east of Smith Street and west of Hoddle Street, includes land alienated from the Crown in 1839. S A Donaldson acquired the major portion of the area, consisting of lot 52 and part of lots 53 and 68, while George Otter acquired the northern portion consisting of part of lot 73. Subdivision commenced in 1848 (lot 73) and 1849 (lots 52 and 53) and, by 1853, almost the whole of the surrounding area was occupied by small timber workers' cottages.

Johnston Street was well established as a major east-west thoroughfare through Collingwood by the 1880s, when the Melbourne Tramway and Omnibus Cos. (known as the (Melbourne Tramway Cos. from 1900) began a cable tram service along Johnston Street. The service operated from 1887 until 1939, when the service was replaced by buses. This transport service would have promoted and supported the continuing prosperity of many commercial ventures along the strip, including those as diverse as John Wren's legendary tote at 148 Johnston St (since replaced in part by an Edwardian-era shop).

Ancillary to the main Johnston Street commercial area were some side streets such as Palmer, Harmsworth and Bedford. These streets contain a mixture of Victorian-era row housing and factories built in the late 19th and early 20th centuries, complementing the main shopping strip.

MMBW plans from the mid 1890s show a number of hotels in the Heritage Overlay Area, including the Council Club, the Court House, the Engineers' Arms and the Ivanhoe. At this time most of the street was developed with a combination of residential and commercial buildings.⁶⁰ Adjacent to the former Court House Hotel stood the former Collingwood court house, set back from Johnston Street, along with the Collingwood council chambers (used 1860-1887), the Collingwood police station and Working Men's Club. The Collingwood Technical School (later Collingwood TAFE) and the Gregory Steel Products Pty Ltd. engineering workshop complex absorbed these buildings and eventually replaced most of them. This was after the Collingwood Council sold land for the school, subdivided in 1910 from the original municipal reserve. Only the Court House Hotel (refaced, at rear of 31-

⁶⁰ see MMBW Detail Plan 1196 (1899).

33 Johnston Street) and the later Working Men's Club building opposite (64 Johnston St) survive⁶¹ from this former centre of Collingwood's civic life.

In the 20th century, the Collingwood Technical School complex developed as an alternative public centre to the former town hall and court house. The school was opened in 1912 at the former Collingwood municipal offices and the first purpose-built school structure was completed in 1913 (facing Perry St) but most of the complex developed around the World War Two era, playing a major role in retraining of returned soldiers. The school complex contains the highly significant 1938 Administration Building, with its arched Johnston Street entry bay. A superior example of international Dudok Modernism, the building was designed by the Public Works Department Chief Architect, Percy Everett.

Other significant buildings include hotels such as the Galloway Arms of 1888 (115 Johnston Street) and the Bendigo Hotel of 1911 (125 Johnston Street); shops like G Mateer's Victoria Bakery 1888 (67 Johnston Street) and Williams' Buildings of 1895 (153-157 Johnston Street) and recreational sites like the former Austral Theatre, later the Austral Picture Theatre, of 1921 (202-204 Johnston Street).⁶²

Main development era

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

Contributory elements

The Johnston Street Heritage Overlay Area contributory elements include (but not exclusively) generally attached Victorian-era and Edwardian-era mainly two-storey shops with residences over, having typically:

- Façade parapets, with pitched roofs set behind;
- Two storey wall heights;
- Face brick walls (red, dichrome and polychrome) or stucco walls (typically originally unpainted) with some significant moulded or pressed cement detailing on parapets;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported street verandahs as shown on the MMBW Detail Plans⁶³,
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- No front or side setbacks typically, but with some garden setbacks with picket front fences; also

⁶¹ A permit has been issued for its demolition

⁶² see Appendix 9 for comprehensive list of individually significant buildings in the heritage overlay area

⁶³ See MMBW Detail Plan 1196 of 1899

- Timber-framed display windows and entry recesses, with some tiled surrounds on Edwardian-era and later shopfronts, and some use of copper or bronze finish shopfront frames.

Some of these shops and residences also have:

- residential verandahs, at two levels with cast-iron detailing;
- carriage ways beside shops allowing access through to yards behind;

Contributory elements also include:

- Well preserved buildings from key periods in Collingwood's and the City's development, including industrial buildings from the pre Second War era and the significant Collingwood Technical School complex with key buildings dating from 1913 to 1945; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, cast-iron fire plugs, and channels, and asphalt paved footpaths.

How is it significant?

HO324 Johnston Street Heritage Overlay Area, Collingwood is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Johnston Street Heritage Overlay Area is significant:

- As a good demonstration of mainly Victorian and Edwardian-era commercial and retail development in Collingwood, including hotels, a former theatre, former shops with residences over, small industrial buildings and some residential development, that represents the second and major generation of settlement that occurred in the area in the late nineteenth century, promoted by the establishment of a cable tram service there in 1887;
- For the important architectural elements such as the ornate Italianate or Edwardian details on the upper storey shop facades; and
- For individually significant buildings and building groups such as the Collingwood Technical School complex, a significant 20th century school design, also
- As the site of the first Collingwood Municipal Reserve and a number of locally historic buildings that evolved around it.

HO325 Kennedy Street Heritage Overlay Area, Richmond

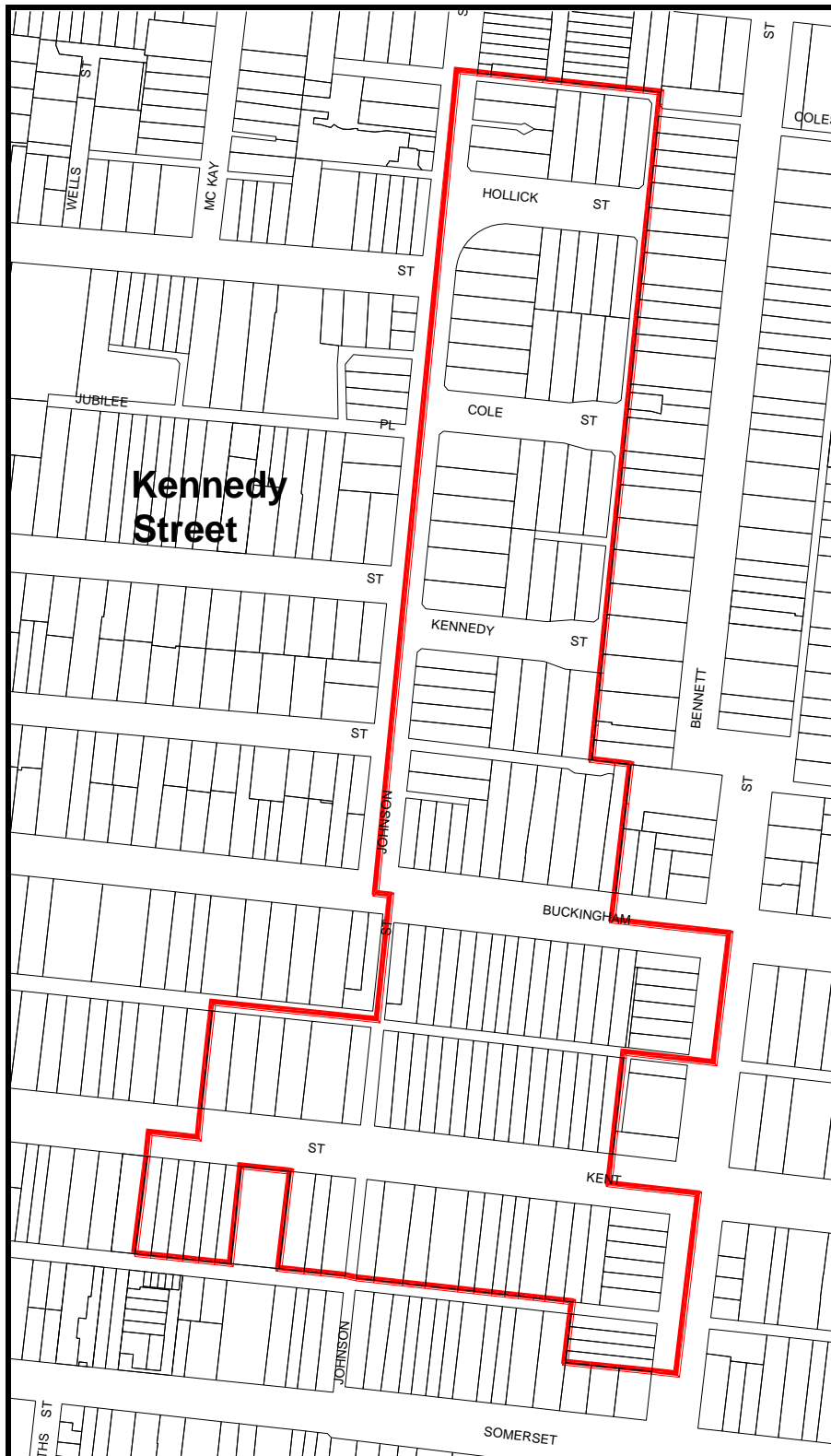


Figure 20 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Buckingham Street,
Cole Street,
Gardner Street,
Hollick Street,
Johnson Street,
Kennedy Street,
Kent Street.

Statement of Significance

What is significant?

The Kennedy Street Area comprises part of Crown Portions 41 and 44, two 27 acre lots sold in June 1849. The area's building stock derives from two periods of development in Richmond. To the south, the houses in Gardner, Buckingham and Kent Streets date from the late 19th century when the area was developed as workers' housing.

To the north, the east side of Johnson Street, along with Hollick, Cole and Kennedy Streets remained undeveloped until the inter-War period.

While MMBW maps from 1896 show Gardner, Buckingham and Kent Streets to be almost fully developed at that time, the large area bounded by Victoria, Burnley, Buckingham and Johnson Streets, known as Cole's Paddock, was almost completely vacant. The only development was Cole's Terrace, a row of six attached dwellings facing Victoria Street, where Davison Street now stands. Set back approximately 73m from the street, the terrace then had a sweeping semi-circular carriage drive.⁶⁴ No street trees were shown on the MMBW Detail Plans of 1898⁶⁵.

Main development era

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

Contributory elements

The Kennedy Street Heritage Overlay Area contributory elements include (but not exclusively) generally detached Victorian-era and some Edwardian-era groups, plus short streets of inter-war detached mainly one-storey houses having:

- Pitched gabled or hipped roofs, with some façade parapets (Kent St);
- One storey wall heights;
- Weatherboard wall cladding, with some face brick (red, dichrome and polychrome) or stucco walls in Kent St;

⁶⁴ MMBW Maps. C.1895

⁶⁵ MMBW DP 1044, 1045 (1898)

- Corrugated iron roof cladding and Marseilles pattern unglazed terracotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported front verandah elements facing the street on Victorian-era and Edwardian-era houses and front porches, set on heavy piers, for the inter-war houses,
- Less than 40% of the street wall face comprised with openings such as windows and doors, with vertical rectangles for the Victorian-era houses and horizontal window groups for the inter-war; and
- Front gardens, originally bordered by timber picket front fences of around 1m height for the Victorian and Edwardian-era houses and simple timber pickets, woven or chain wire fixed to a timber frame for the inter-war;

Contributory elements also include:

- A small number of corner shops and residences, with display windows and zero boundary setbacks (see Kent St);
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

How is it significant?

HO325 Kennedy Street Heritage Overlay Area, Richmond is aesthetically **and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Kennedy Street Area is significant:

- For two well preserved groups of housing, Victorian and Edwardian-era and inter-war, as two important eras of workers' cottage development, being visually cohesive remnants of housing types that were once more common throughout the suburb; and
- For the intact streetscapes of Californian Bungalows sited in distinctive cul-de-sacs in Cole, Hollick, Johnson and Kennedy Streets and the east side of Johnson Street and in parts of Buckingham and Kent Streets, as a reminder that not all of Richmond was fully developed by the First World War.

HO326, North Carlton Heritage Overlay Area



Figure 21 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Amess Street,	Lygon Street,
Birdsall Place,	Macpherson Street,
Canning Street,	Mary Street,
Curtain Street,	Newry Street,
Dauids Lane,	Nicholson Street,
Davis Street,	Ogrady Street,
Drummond Lane,	Park Street,
Drummond Street,	Pigdon Street,
Earl Street,	Princes Street,
Fenwick Street,	Rathdowne Street,
Fletcher Lane,	Reserve Street,
Henry Street,	Richardson Street,
Herbert Street,	Shakespeare Street,
Hughes Street,	Station Street,
Lee Street,	Sutton Street.

Statement of Significance

What is significant?

Survey patterns

Land that was to become North Carlton and Princes Hill, developed from the 1850s as an outpost of Melbourne Town, with a blue stone quarry reserve, an associated penal station, and the Melbourne General Cemetery as the main attributes set among native woodland.

North Carlton⁶⁶ was surveyed in 1869⁶⁷ as an extension for Melbourne's residential suburbs. The new half-acre blocks extended as far as Fenwick St, continuing the north-south grid of Carlton, with 30 metre frontage allotments served by generous 20 and 30 metre wide government roads. Reserves were set aside for public buildings and gardens. The renowned surveyor, Clement Hodgkinson, was the initiator of the 1869 North Carlton plan, as head of the Crown Lands and Survey Department⁶⁸.

In 1876 the balance of North Carlton, north of Fenwick St (approximately 173 acres), was subdivided into small suburban lots typically with 15 metre frontages but each was provided with the Victorian-era amenity of rear service lanes, separating utilitarian household functions such as coal and other deliveries, nightsoil cartage and stabling, from the formal house façade. The 30m wide roads of Drummond, Rathdowne and Canning Streets were also continued north. The subdivision led to a distinctive form of housing

⁶⁶ north of Princes St, also known as 'Collingwood Stockade' and later lunatic asylum

⁶⁷ Yule (ed): 25 cites Parish plan dated 16 November 1869, with notes that sales were to start Jan 1870

⁶⁸ From 1860, Clement Hodgkinson was appointed the administrative head of the Lands Department, and displayed a strong interest in the planning and development of Melbourne's suburbs and parks. 1861- 1874 Clement Hodgkinson was the Victorian Assistant-Commissioner of Crown Lands and Survey.

development where closely spaced, sometimes richly decorated, houses are viewed over low formally arranged front gardens and fences, forming a continuous and distinctive residential Victorian-era streetscape.

The extension of the *Melbourne Building Act* in 1872 to cover all of the Melbourne municipality ensured fire proof regulated construction and promoted a more homogenous built character for North Carlton⁶⁹.

Transport

Public transport which was at first a horse-drawn omnibus service along Nicholson St to the city, stimulated development in Canning and Station Streets where standard pattern terrace housing predominated. With the population growth came the first government primary school (opened 1873, later replaced by the Lee St Primary School, 1878⁷⁰), shops, shop rows, and corner hotels.

The 1883 announcement of Rathdowne and Nicholson Sts as future cable tram routes meant an explosion of dense residential development of terrace housing in almost every street north to Park Street. In 1887-8 new cable tram and Inner Circle railway services gave this area perhaps the best access to public transport of any Victorian-era inner Melbourne suburb: rows of shops and residences were built along the tram routes. At the cable tram terminus in Nicholson St, adjoining the North Fitzroy Inner Circle railway station, a major shopping centre developed with grand shop rows, extending from Macpherson to Park Streets. Then at the fringe of suburbia, northern sections of Canning and Drummond Sts were popular for larger, detached late Victorian houses that might have been served by private transport in the form of stabling. The Inner Circle passenger train link to the Melbourne (Princes Bridge) was completed in 1901 and operated until 1948 which explains the popularity of North Carlton in the Edwardian and Interwar eras.

Landscape

Significant public landscape in the area is both early, in the form of Curtain Square with its Victorian-era residential perimeter, and residual, such as the linear park along the former Inner Circle railway in Park St. Significant street trees include median planting of Drummond St (mature poplars) and Canning St (mature palms alternating with poplars), more recent median planting of exotic trees along the line of the former cable tram route in Rathdowne Street (pin oaks), and the plane trees along the centre of Newry St.

Small front gardens in the dominant terrace housing of the suburb make up most of the private landscape, including typically low and visually transparent iron and masonry fences, ornamental borders to garden beds, and paved paths and verandah floors: all often highly decorative.

⁶⁹ Yule (ed): 447

⁷⁰ also known as North Carlton Primary or State School

These living landscape elements along with the hard landscape of the street and its fittings, such as the stone paving and cast-iron street furniture, reinforce the strong sense of period in the suburb.

Main development phases

Post 1900, infilling of North Carlton's vacant sites proceeded quickly and by about 1915 the suburb was virtually complete, with religious and educational buildings, and government services following each development surge.

The suburb, once developed, was almost entirely residential with some factory-warehouse development after 1900 serving the commercial development in Nicholson and Rathdowne Streets.

As a result North Carlton is a highly homogenous 19th and early 20th century residential suburb largely occupied by dense terrace development, set within a rigid rectilinear grid of north-south and east-west streets, served by rear lanes as an obligatory feature of polite suburban life of the era. Early and original rear outbuildings are an integral feature of the Victorian and Edwardian era character of North Carlton and are of particular historic significance where houses are on corner allotments where their outbuildings are exposed to public view.

Immigration

As a dense residential enclave close to Melbourne, employment centres, and the metropolitan public transport hub, North Carlton has also shared in the accommodation role of other inner suburbs, absorbing waves of immigration into aged but cheap housing stock and developing specific ethnic attributes, among the existing Victorian and Edwardian-era infrastructure, with each successive immigration wave.

Traces of the Jewish⁷¹, Greek, Italian⁷², Lebanese and Turkish communities that settled in the suburb are still evident. Their community gathering places include those for the Serbian Orthodox, and Ukrainian Orthodox Church communities, the 1932-3 Kadimah (former Jewish centre), St. John the Baptist's Greek Orthodox Church, and the more recent Mosque in Drummond Street. Often they occupy the Victorian-era Christian buildings.

Beyond the meeting places are the distinctive house renovations that transformed the Victorian-era Italianate into a form of post WW2 Italianate. Examples of these have been documented by the National Trust of Australia (Vic)⁷³: all of these places are important milestones in North Carlton's development as a reception centre for immigrants.

⁷¹ Yule (ed): 59, 72-73, 304 Jewish influx 1880s-90s inner city, 1920s-50s Carlton centre of State population until WW2; Italians, Greeks, Turks, Lebanese main phase 1950s-60s, Carlton as 'Little Italy' by 1960, peak 28.5% of Nth Carlton population by 1971, also growth inter-war

⁷² Yule (ed): 476 1920s wave as escape from fascism, post WW2 wave

⁷³ see Yule (ed): 473 A Willingham

Main development era

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-periods. There is also a contribution from well preserved inter-war buildings, documented examples of immigrant meeting places and house renovations, and individually significant places of all eras.

Contributory elements

Contributory buildings or elements in the North Carlton Heritage Overlay Area (HO326) include typically (but not exclusively) attached and some detached Victorian-era and Edwardian-era one and two-storey house groups and rows having typically:

- Pitched gabled or hipped roofs, mainly set behind façade parapets,
- Face brick (red, dichrome and polychrome) or stucco walls;
- Corrugated iron roof and slate roof cladding, with some Marseilles pattern unglazed terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required, with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;
- Some face brick (typically red brick) stables with lofts at the rear of the larger houses, and brick privies, all set on rear lanes; also
- Corner shops and residences with display windows and zero boundary setbacks.

Contributory elements also include attached Victorian-era and Edwardian-era mainly two-storey shop and residence rows in the major north-south streets, having typically:

- Façade parapets, with pitched roofs behind;
- Face brick (red, dichrome and polychrome) or stucco walls;
- Corrugated iron and slate roof cladding;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported, mainly Corporation Style iron street verandahs as shown on the MMBW Detail Plans⁷⁴;
- Less than 40% of the street upper wall face taken up with openings such as windows;
- No front or side setbacks; also
- Timber framed display windows and entry recesses.

Contributory elements also include:

- Well preserved buildings including one storey houses and industrial buildings from the pre Second War era;
- Curtain Square, as a typical Victorian-era Garden Square, with mature exotic formally arranged planting;
- Mature street and park tree plantings (fig, palms, plane and elm trees);

⁷⁴ See MMBW Detail Plan 1196 of 1899

- Regular rectilinear allotment layout, street patterns and widths;
- Provision of some public and church reserves in the town plan;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, iron bollards and gas lamp bases, and asphalt paved footpaths.

How is it significant?

North Carlton Heritage Overlay Area (HO326) is **aesthetically, socially and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, G1, A4)

Why is it significant

The North Carlton Heritage Overlay Area is significant:

- For its association with Melbourne's early history, as seen in the former Collingwood Stockade quarry reserve sites (such as Curtain Square), and the Penal Station (later the Lee St. Primary School site).
- As a demonstration, in plan form (south of Fenwick St), of 1869 urban design and the formal aesthetic of colonial urban planning for orderly development and suburban amenity within Melbourne's 5-mile township reserve, with the wide streets and intersections (laid out in a north south grid) providing a superb framework for the ornamental, highly cohesive built form of the precinct, with its intact 19th century terraces, corner shops, hotels, and the plan's provision for public, garden and religious building reserves, all enhanced by the adjoining public landscape of the Melbourne General Cemetery;
- For the association with Clement Hodgkinson, the initiator of the 1869 North Carlton plan, who was head of the Lands and Survey Department and an important figure in the development of Melbourne's inner-urban suburbs, parks, and 19th century infrastructure;
- For the historical importance of the 1876 government subdivision (North of Fenwick St) for its deliberate inclusion of much smaller, affordable allotments in order to capture the rising market of small investors, then aided by Building Society finance. This yielded the rapidly built, dense Boom-era terrace housing, and the later similarly dense attached Edwardian housing. No parks or reserves for religious use were provided;
- For inclusion in this subdivision of larger, ½ acre allotments, as elevated sites along the wide streets of Lygon, Drummond and Park Sts. The residual adjacent quarry-damaged areas delayed the sale and development of these allotments such that they became superb sites for large detached inter-war villas;
- For the representation in the subdivisions of the conventions of Victorian and Edwardian life where utilitarian features such as coal sheds, privies, stables/garages, rubbish containers, vehicular entrances or driveways, were concealed off lanes from public view;
- For the early engineering and infrastructure such as the strict grid formation of street, lane and allotment layouts, dressed bluestone kerbs, pitched bluestone guttering, lanes and crossovers, asphalt

footpaths and roads, and the presence of formally planted street trees which provided an important setting for a fine collection of residential, community and commercial buildings;

- For the high aesthetic value of the precinct as evident in the continuous rows of similarly designed Victorian and Edwardian-era architecture, the regular street pattern and wide north south streets;
- For the valuable landscape features such as Curtain Square, with its monuments and large trees, views to the Melbourne General Cemetery, the formal 20th century European tree and palm plantations in Drummond, Canning, and Rathdowne Streets, and plane trees planted in Newry and Nicholson Streets, plus important private gardens;
- As a highly intact example of a residential suburb built substantially between 1868 and c1915, reflecting well the 1880-1891 Boom era and the Federation recovery period of 1900-1915, a fine physical illustration of its major development period, with shops and hotels built on corners to the residential streets, providing Victorian-era, pre motor car convenience within walking distance;
- As evidence of the effect on development of public transport in the form of cable trams in Nicholson and Rathdowne Sts, and the Inner Circle Railway (1888) that promoted dense, rapid development of the precinct and the distinctive late Victorian commercial shopping strips in these streets;
- As the largest and most cohesive collection of small Victorian and Edwardian terrace and attached housing forms of any suburb in the State, with many small row houses and pairs sited in the longer, narrower streets of the 1876 northern subdivision;
- For the many examples of grandiose terrace housing, contrasting with the simplicity of the less common early terrace forms;
- For the important landmark buildings and community focal points in the locality that include public buildings such as the Lee St Primary School, 19th century churches and halls, corner shops and hotels, and the 20th century meeting places for immigrants, including Serbian Orthodox, Ukrainian Orthodox Church communities, the 1932-3 Kadimah (former Jewish centre), St. John the Baptist's Greek Orthodox Church, and the more recent Albanian Mosque in Drummond Street; and
- For the individually significant buildings from all eras and well preserved building examples, from pre World War Two, that express a rich assembly of architectural design within the characteristics of Victorian and Federation-era residential styles, some factories and warehouses, Moderne style flats, and large inter-war villas.

HO327 North Fitzroy Heritage Overlay Area

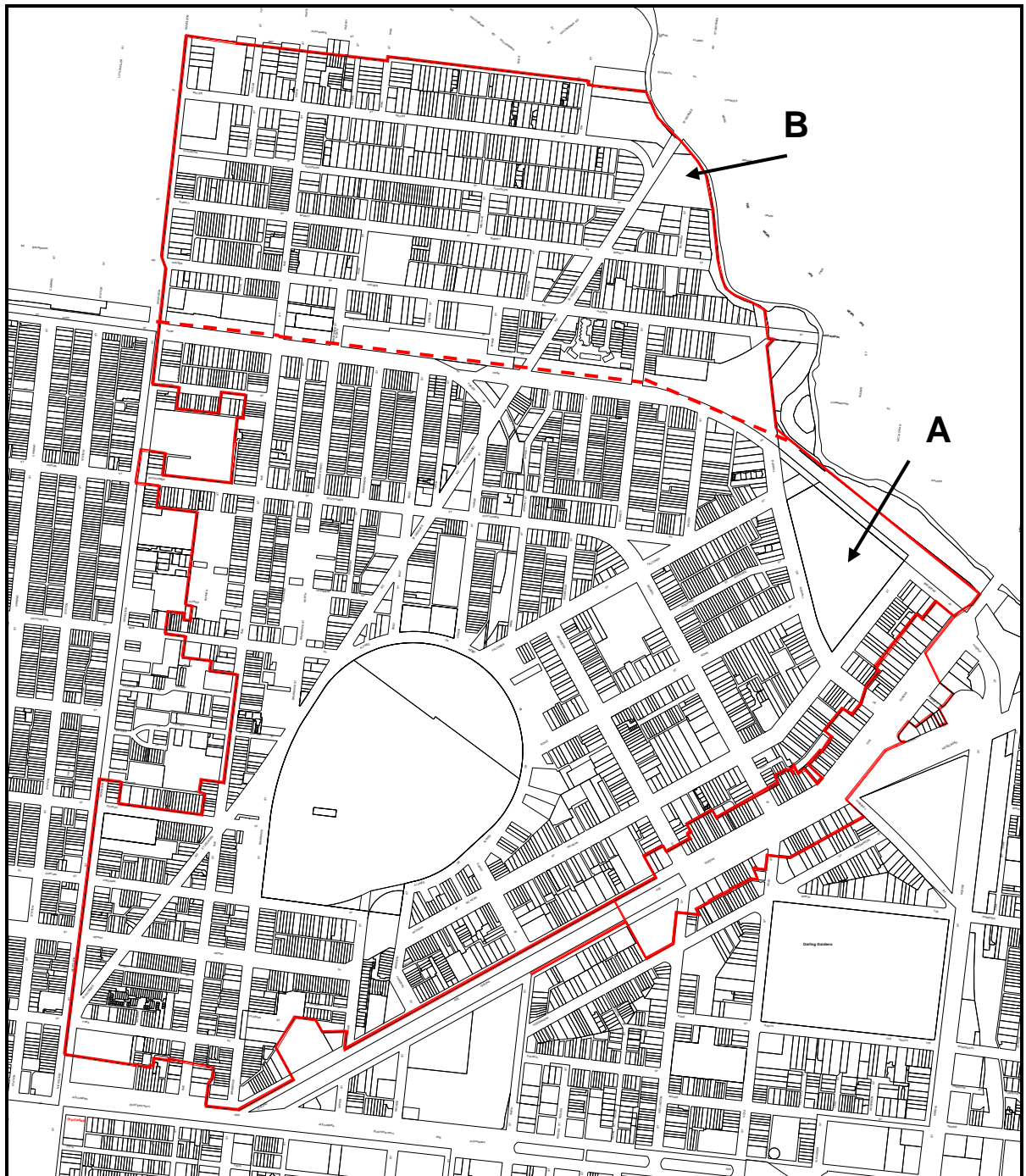


Figure 22 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS), with sub-area A Government planned section south of Holden St; sub-area B privately planned section north of Holden St (boundary dotted) with Queens Parade Heritage Overlay Area adjoining on the south.

Component streets include:

Alexandra Parade,
Alfred Crescent,

Alfred Street,
Apperly Street,

Austin Way,
Bainbridge Place,
Bakehouse Lane,
Barkly Street,
Batman Street,
Bennett Street,
Best Street,
Birkenhead Street,
Brennand Street,
Brunswick Street,
Bundara Street,
Byrne Street,
Church Street,
Circle Place,
Clauscen Street,
Coleman Street,
Delbridge Street,
Eastham Street,
Egremont Street,
Falconer Street,
Fergie Street,
Freeman Street,
Grant Street,
Holden Court,
Holden Street,
Hopetoun Place,
Howe Street,
Ida Street,
Ivan Street,
Jamieson Street,
King Street,
Kneen Street,
Laura Place,
Liverpool Street,
Mark Street,

May Street,
Mckean Street,
McKillop Lane,
Melville Street,
Michael Street,
Miller Street,
Napier Street,
Newry Street,
Nicholson Street,
Park Parade,
Park Place,
Park Street,
Percy Street,
Pilkington Street,
Porter Street,
Queen Street,
Queens Parade,
Rae Street,
Railway Street,
Reid Street,
Rowe Street,
Rushall Crescent,
Scotchmer Street,
Seacombe Street,
St Georges Court,
St Georges Road,
Tait Street,
Taplin Street,
Taylor Street,
Tranmere Street,
Tucker Place,
White Street,
Woodhead Street,
Woodside Street,
York Street.

Statements of significance

North Fitzroy has two sub-areas:

- (A) The Government planned section south of Holden St
- (B) The privately planned section north of Holden St

(A) NORTH FITZROY HERITAGE OVERLAY AREA (SOUTH OF HOLDEN ST)

What is significant?

Early subdivision

The south section of North Fitzroy (south of Holden Street) was retained in Crown ownership until 1865, as part of the Melbourne township reserve. This

was a ring of land extending 5 miles from Hoddle's original Melbourne town plan that was set aside in 1844 for 'orderly' development in government-planned subdivisions.⁷⁵

North of Holden Street, large agricultural allotments had been sold in 1839, their boundaries surviving in the east-west streets of Miller, Barkly and Clausen Streets. There was also an area, bounded by (approximately) Nicholson, Church, Rae and Scotchmer Sts, that was sold as private quarry allotments in 1851 to encourage production of building stone.⁷⁶

The future suburb was bordered by a road to Heidelberg and the Plenty districts (later Queen's Parade) that ran diagonally to Hoddle's survey grid through the North Fitzroy's Crown reserve. It was proclaimed in 1850 as one of Melbourne's 3 chain (60 metre) government roads, now called 'Hoddle boulevards'.

To the north, the township of *Northcote on the Merri-Merri Creek* (later Westgarth) was laid out by Hoddle in 1852 with some allotments extending south of the Merri Creek to Rushall Crescent in North Fitzroy. These allotments now have substantial buildings dating from the 1850s and 1860s (see Queen's Parade Heritage Area, HO 331).

St. George's Rd was another diagonal route, on the western flank of the area, used to transport construction materials to the 1854-8 Yan Yean water supply scheme near Whittlesea.⁷⁷ By 1860, Fitzroy Council annexed the 480 acres now comprising North Fitzroy.

Distinguished naturalist and engineer, Clement Hodgkinson, as Victorian Assistant-Commissioner of Crown Lands and Survey 1861-74, was responsible for the government subdivisions of Carlton (south of Princes St, 1860), North Carlton, North Fitzroy and Clifton Hill (1865-9), Hotham Hill (1866), South Parkville and North Parkville (1868-9). Under his supervision, suburban planning employed the cost-efficient grid system used by Hoddle. A model town design⁷⁸ in the area by Hodgkinson's predecessor, Andrew Clarke (the designer of St Vincent's Place, South Melbourne), is thought to have inspired the curved streets of Alfred and Rushall Crescents in North Fitzroy, although both streets were laid out under Hodgkinson⁷⁹.

Edinburgh Gardens

Lacking a public recreation reserve, the new Fitzroy Council was temporarily granted 7 acres in 1858 bounded by Reilly Street (Alexandra Parade),

⁷⁵ Scurfield G. *The Hoddle Years: surveying in Victoria 1836-53*, Inst. Land Surveyors Aust Inc. 1995, Paragon Printers ACT, 1995, p92: also Priestley S., *The Victorians; making their mark*, Fairfax et al., 1984, p43

⁷⁶ F.H.S. op cit.

⁷⁷ Lemon, A. *The Northcote Side of the River*, Northcote CC and Hargreen, 1983, p49

⁷⁸ shown in the Kearney 1850s plan along with other idealised suburban designs that were never realised (see part Nth Melbourne)

⁷⁹ Allom Lovell and J Patrick, 2004. Edinburgh Gardens, Brunswick Street, North Fitzroy, Conservation Management Plan: cite Reserve File RS360, DSE,

Queens Parade and Smith St.⁸⁰ The 1858 reserve was for a future Anglican parish church and the Collingwood (later the Metropolitan) Gas Company which commenced production in 1861. In 1862, Fitzroy Council requested an oval-shaped 50 acre public reserve flanking the Yan Yean tramway (St. George's Road). The oval reserve was laid out under Hodgkinson and extended south in 1863, as a squared-off addition to the reserve to the line of Freeman St, to provide the Prince of Wales Cricket Club an extra playing ground.⁸¹ . In 1882-3, Edinburgh Gardens was permanently granted to the Council and planting of its avenues commenced.

Land sales and development -

Sale of North Fitzroy's ¼ - ½ acre allotments commenced in 1865, extending west from Rushall Crescent. Further east, lots between Brunswick and Nicholson Street were sold between 1867 and 1875.⁸² Settlement increased after 1869 when horse-drawn omnibuses began running from North Fitzroy along Nicholson St and Queen's Parade to the city. Development concentrated around the established quarry route (Nicholson Street) and the road to the Yan Yean Reservoir (St. George's Road).

St. Brigid's Catholic Church in Nicholson Street was commenced in 1869 and the Methodist Church, further north, in 1874. In the pre-Boom years (before 1883) this was North Fitzroy's most established area, characterised by modestly scaled brick and wood houses, shops, hotels, and commercial premises, the latter prevailing on main routes such as Rae, Reid, Brunswick Sts and St Georges Rd.

North Fitzroy Primary School was built in Alfred Crescent (HO212) overlooking Edinburgh Gardens. This was typical of 19th century government-planned suburbs where public schools were located on or near public recreation reserves. A police station was established west of the school, giving the north-west corner of the gardens a civic character, embellished by an ornamental fountain after the turn of the century.⁸³ St Luke's Church of England in St Georges Rd was commenced in 1879.

Suburban development was rare east of St Georges Road prior to the Boom, but in 1869 philanthropist George Coppin created the Old Actor's Association village overlooking Merri Creek close to Northcote, later the site of the Old Colonists' Association (HO218). Nearby land was granted to the Licensed Victuallers' Association for asylum homes and a school (site of Fitzroy Secondary School since 1915).⁸⁴

⁸⁰ Swanson, Rex, Landform Australia Pty. Ltd., *'Edinburgh Gardens Landscape Study'*. City of Fitzroy, 1987

⁸¹ *ibid*

⁸² F.H.S., Chapt. 2

⁸³ MMBW Map of North Fitzroy 1897, SLV picture collection

⁸⁴ Jacobs Lewis Vines, *North Fitzroy Conservation Study*, Fitzroy City Council, 1978: F.H.S, Chapter 2. and early MMBW survey Maps.

Transport

When cable tram routes along Queen's Parade, Nicholson Street and St. Georges Road commenced construction in 1883, North Fitzroy landowners began subdividing their allotments. On the Nicholson Street tram route, owners of the 1850s stone quarries and the 1839 farm allotments north of Holden St, followed suit.

When tram services began in 1887 many new houses were ready for sale or under construction. North Fitzroy emerged as a late-Victorian commuter suburb with local shopping strips along the cable tram routes, the commercial strip of St Georges Road extending east and west along Scotchmer Street. Convenience shops were built on pedestrian street corners as households multiplied. The Inner Circle Railway running via Royal Park, North Carlton, Nicholson St, and Clifton Hill was completed in 1888 with a spur line dividing the Edinburgh Gardens into two, and terminating at the 'Fitzroy' station, Queen's Parade. A new rail link direct to the city (the Clifton Hill to Princes Bridge line) opened in 1901⁸⁵ and saw Edwardian buildings filling out the suburban streets east of St. Georges Road and the revitalising of the main shopping strips. Public transport continued to support North Fitzroy as a commuter suburb during the 1920s with the opening of Rushall railway station and the electrification and extension of the St Georges Rd and Nicholson St tramways.

North Fitzroy's suburban development, especially east of St George's Road to Rushall Crescent, was far from complete when the Boom collapsed in 1893. However its good access to public transport led to a rapid recovery. A number of small factories were built in or near the 19th century commercial strip of Scotchmer St, the best architectural examples being of the late 1930s.

Main development era, south of Holden St

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

Contributory elements, south of Holden St

The North Fitzroy Heritage Overlay Area (south of Holden St) contributory elements include (but not exclusively) generally detached and attached Victorian-era and Edwardian-era houses having:

- Pitched gabled or hipped roofs, with some façade parapets, many elaborate;
- One storey wall heights but with many two storey house rows,
- Rectilinear floor plans, with many bayed room projections on the plans of large houses;
- Face brick (red, bichrome and polychrome) or stucco walls, some weatherboard;
- Corrugated iron and slate roof cladding, some Marseilles pattern terra-cotta tiles;

⁸⁵ Lemon op cit and MMBW Maps from 1891-06

- Chimneys of either stucco finish (with moulded caps) or of face brickwork with corbelled or cemented capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron and timber detailing, and many curved verandah wing-walls;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber or iron picket front fences of around 1m height; often set between brick or cemented pillars and curved brick garden wing walls.
- Face brick (typically red) privies set on rear lanes, with some stables and lofts to the larger houses;
- Shops and residences sited on corners with display windows and zero boundary setbacks;

Contributory elements also include attached Victorian and Edwardian-era shops, and residences over, with

- Façade parapets and pitched roofs behind,
- Two storey wall heights,
- Post-supported street verandahs as shown on the MMBW Detail Plans⁸⁶,
- No front or side setbacks; also
- Timber framed display windows and entry recesses.

Contributory elements also include:

- Well preserved buildings from the pre Second War era, that are visually related to the dominant scale, siting and form of the area;
- Service buildings, like pre WW2 electric substations;
- The distinctive suburban plan, enhanced by curving street forms, and defined by boulevards;
- Edinburgh Gardens as a Victorian-era residential circus, and for the other garden, boulevard and median reserves (such as Queens Parade), with mature exotic and formally arranged planting;
- Mature street tree plantings (such as plane and elm tree rows, Queensland brush box);
- The provision of public and church reserves in the town plan, including the Inner Circle Railway reserve;
- The rectilinear Victorian-era allotment plans and street layout with wide main streets, rear service lanes, all counter posed with circular parkland reserves, major angled streets and boulevards;
- The dominance of spires and towers of public buildings, churches and some large houses in the skyline; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

⁸⁶ See MMBW Detail Plan 1196 of 1899

How is it significant?

HO327 North Fitzroy Heritage Overlay Area (south of Holden St) is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Government planned section of Fitzroy North (south of Holden St) is significant

- As a demonstration of the earliest stages in the development of North Fitzroy, commencing with the 1850s Yan Yean tramway and the quarry route of Nicholson St, the establishment of North Fitzroy's first churches and its pre-Boom suburban mixture of small residential and commercial buildings coinciding with provision of horse drawn public transport.;
- For its late 19th century buildings that represent rapid growth and change in the character of the relatively remote suburb to an established residential and business area with a range of commercial and institutional buildings serving the wider population of North Fitzroy;
- For the aesthetic value of its suburban planning, with the combination of curving streets and garden reserves, and the vistas created by the intersections of standard rectilinear subdivision with the strong diagonals formed by St Georges Road and Queens Parade, the exceptionally wide streets and crescents, the triangular garden reserves, and focal views to buildings and parkland. This aesthetic is underscored by the built form seen in the construction of commercial and institutional buildings to the property alignment along a number of streets and on corners;
- The generous public domain, with street plantings of historic elms and 20th century plane trees,
- For its low rise streetscapes of intact Victorian and Edwardian buildings one and two-storey terrace and villa housing;
- For the range of Victorian and Edwardian-era building form and finish, from the modestly decorated timber cottages and stuccoed Italianate style houses, simply designed corner hotels and shops, to the rich variety of decorative buildings including an extraordinary concentration of decorative bichrome and polychrome brickwork and flamboyantly decorated Italianate residential and commercial terraces, banks and hotels, interspersed very occasionally with dominating narrow spire and tower elements of religious, commercial and institutional buildings.
- As one of Melbourne's early residential commuter suburbs served by train and cable tram services linking it to the city by 1888, with extensive Boom era terrace buildings and closely built row housing within this sub-area providing evidence of the effects of public transport on early development;
- As essentially a well preserved Boom-era suburb that, despite the abrupt economic collapse of the early 1890s, continued developing during the Great Depression years and into the first decades of the 20th century due to the amenity of its planning, parkland, local schools and shops and extensive public transport. This yielded both the

- generous frontages and sizes of the post-Depression villa houses and the row house forms and narrow frontages of the Boom era;
- For its traditional Victorian-era residential character, evoked by the formal presentation of the decorated façade to the street with its small ornamental front garden, low front fence, pedestrian gateway and front path, with the functional necessities of delivering coal, removal of nightsoil and occasional stabling provided by the back lanes;
 - For landmark buildings and sites that formed key meeting places in the area during the main development era of the 1860s to the 1930s, including religious institutions, schools, monasteries and churches, and the buildings associated with charitable bodies such as the Salvation Army, Church of Christ Bible School, and the temperance movement. Also the former Nth Fitzroy Police Station, the former Licensed Victualler's School and Asylum site and complexes such as the Old Colonists Homes;
 - For the asphalt footpaths, pitched lanes, gutters and lane crossovers and mature street and individual plantings (such as mature elms, planes, palms, and Kurrajongs) that reinforce the unified character of the dense, relatively low-rise residential development;
 - The 19th century landscape of Edinburgh Gardens and its representation of Fitzroy's cultural history in its plantings, memorials, recreation sports club grounds and pavilion buildings, plus the Inner Circle Railway reserve as a cultural landscape strip across the north of the area;
 - For the outstanding Victorian and Edwardian-era streetscapes such as those surrounding the Edinburgh Gardens (Alfred Crescent, St Georges Road, Brunswick and Freeman Streets) that include a rich collection of Victorian-era Gothic and Italianate style buildings interspersed with fine buildings from the Edwardian period;
 - For the important views and vistas within the area, including those of the Edinburgh Gardens, its mature trees and historic structures, as seen from many parts of the Heritage Overlay Area, and views obtained from Edinburgh Gardens to the many significant buildings at its curtilage and the city skyline, the vista from the elevated position of the Cricket Club grandstand toward the upper façades of buildings in Freeman and Brunswick Streets, and the Brunswick Street vistas (south to the spire of St Patrick's Cathedral, and north to St Luke's spire)
 - For the contribution of well-preserved inter-war buildings, particularly the small intact inter-war houses where the building design has adapted to the prevailing built character of the area in siting, scale, decorative quality and stylistic variety.

(B) NORTH FITZROY HERITAGE OVERLAY AREA (NORTH OF AND INCLUDING HOLDEN ST)

What is significant?

Development north of Holden St

(Refer also to *Development south of Holden St*)

North of Holden St, the 1839 farm allotments closest to Nicholson St were subdivided for row-housing during the late Victorian-era Boom years but remained empty until after 1900. Suburban development followed in the years to 1920 with timber villas on relatively wide (approximately 10 metre frontages). Some empty sites were developed in the 1930s and 1940s with medium density, duplex and estate housing development, some of these being architecturally distinctive. Mature street tree planting includes plane trees, typical of Edwardian-era and inter-war planting. The Merri State (now Primary) School 3110 and landscaping, in Miller St, is a key early non-residential building in this part of the Heritage Overlay Area.

Main development era, north of Holden St

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

Contributory elements, north of Holden St

The North Fitzroy Heritage Overlay Area (north of and including Holden St) contributory elements include (but not exclusively) generally detached (and some attached) Victorian-era and Edwardian-era mainly one-storey houses having typically:

- Pitched gabled or hipped roofs, with few façade parapets;
- One storey wall heights but with some two storey house rows;
- Weatherboard or block fronted wall cladding, with face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some Marseilles pattern terra-cotta tiles, 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, with timber (Edwardian-era) or cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences, with display windows and zero boundary setbacks;
- One and two storey commercial strips (i.e. St Georges Road) with some key corner Victorian and Edwardian-era buildings and well preserved inter-war examples;

- Well preserved buildings, including visually related one and two storey residential buildings from the pre Second War era, are contributory to the heritage overlay;
- Long east-west streets as former rural allotment boundaries, with repeating allotment sizes and rectilinear allotment forms;
- The inner circle railway reserve, with associated railway infrastructure;
- Mature street tree plantings (typically plane trees) and reserve planting (typically palms), and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs and channels, and asphalt paved footpaths.

How is it significant?

HO327 North Fitzroy Heritage Overlay Area (NORTH OF AND INCLUDING HOLDEN ST) is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

North Fitzroy Heritage Overlay Area (NORTH OF AND INCLUDING HOLDEN ST) is important:

- For the clear indication of important early land development phases in the suburb as follows:
 - East-west, relatively long and narrow streets originating from private subdivision of the 1839 agricultural allotments that originally fronted Merri Creek;
 - The evident effect of the 19th century Boom era when aggressive subdivision coincided with provision of public transport, creating dense late-Victorian development near the Nicholson St cable tram terminus;
 - The more generous post-1906 subdivisions (suited the construction of detached timber villas) representing changed values in land prices, and the relatively new suburban ideal of affordable house and garden lifestyle;
 - The slow transformation into a completed residential suburb by WW2, with the last few vacant sites accommodating interwar dwellings, some developed with medium-density housing, duplexes and flats.
- For the consistent and intact streetscapes of late Victorian terrace and row housing in the south-west corner of the area, and Italianate style and Edwardian timber villas, interspersed occasionally with inter-war houses, in the balance of the area;
- For the visual consistency and good period expression of streets in the north and east parts of the area, consistently one-storey, timber construction, decorative detail, and detached siting with consistent garden setbacks;
- For the interwar medium density development pockets, including those contained within Pilkington St and parts of Barkly St, King and Miller Streets, significant for its intactness, form and high quality design.

- For the shopping strip streetscape of St Georges Rd, significant for its landmark Victorian-era buildings, plus intact early 20th century and interwar buildings in both Classical Revival and Moderne styles; and
- For important landscape and vistas, including the view of Merri Creek Bridge framed by palms and mature elms in the Merri Primary School reserve, and mature street plantings of plane trees.

HO328 Park Crescent Heritage Overlay Area, Alphington and Fairfield



Figure 23 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Alphington Street,
Arthur Street,
Austin Street,
Park Crescent,
The Esplanade.

Statement of Significance

What is significant?

The Park Crescent Area comprises the southernmost parts of Crown Portions 113, 114, 115, 116 and 117, which were sold at the land sales of June 1840. William Hoddle surveyed these 'small sections', with narrow frontages to the Yarra River, with each portion being approximately 93 acres.

Early development in the area derived from the sale of some of this land to C H James and Percy Dobson, as the Fulham Grange orchards and associated jam and preserves factory. It was subdivided into one acre lots and sold as the Fulham Grange Estate. James and Dobson's adjoining subdivision, the St James Park Estate, was created from Vidal's Crown Portion 114 in 1883. Land changed hands in the 1880s but further development of a large number of the sites did not get underway until the early years of the 20th century. However some houses were built in the Victorian-era such as Bella Vista, built at 23 Alphington St for Katherine and James Marriott in 1887 (demolished) and the towered Italianate house, The Nook (1892-3) built at 25 Alphington St for William Brewer. Brewer also built the large and fanciful American Queen Anne style mansion, Andembach, in Park Crescent (now a flat site) in 1894.

Key Edwardian-era houses include one for local councillor and Collingwood Mayor, Arthur Collins (18 Alphington St, 1913), and another for the architect Horace John MacKenna, 46 Park Crescent (1903). Artists and designers, such as Marriott and MacKenna, had frequented this part of Alphington, Ivanhoe and Heidelberg in the Victorian and Edwardian-eras, providing a special cultural character to this part of the City.

The house at 41 Park Crescent is also a well-preserved Edwardian-era house with pressed metal linings throughout, rare remnant picket fence and gates, old elevated tennis court at the river side and a mature garden⁸⁷.

The area continued to develop into the inter-war period, with a number of Californian Bungalow style houses built immediately after the First War including numbers 40, 42, 43, 48, 49, 51, 54 Park Crescent and 29 Alphington Street (another Marriott house), 31, and 33 Alphington Street, with 59 Park Crescent built in a later inter-war style. Many of these houses have related garden settings, some remnant wire front fences, and mature trees. The mature plane tree avenue along Alphington St was also created in the inter-war period, as part of a new enthusiasm in the former Shire of Heidelberg for street tree planting, post WW1⁸⁸.

Main development period

The main development period of the Park Crescent Heritage Overlay Area is that of pre World War Two, with key houses from the Edwardian and Victorian-eras, with a contribution from individually significant places of all eras.

⁸⁷ currently mapped as outside the heritage overlay

⁸⁸ see Butler, G. The Heidelberg Conservation Study

Contributory elements

Contributory elements include (but not exclusively) typically buildings that:

- Have detached siting on large rectangular lots, some on steep grades;
- Are one storey, some with an undercroft, some with attics;
- Have walls typically clad with timber boarding and rough cast stucco;
- Steeply pitched roofs, clad with corrugated iron with some Marseilles pattern unglazed terra-cotta tiles;
- Have wall openings below 40% of visible wall surfaces, timber-framed and with window groups divided into vertical rectangles;
- Have post-supported front and side verandahs or porches;
- Have well developed garden setbacks and mature specimen trees; and
- Originally had timber picket or wire front fences (inter-war) to around 1m height, and paling side and rear fences.

Contributory elements also include:

- urban infrastructure such as mature street trees (planes), bluestone kerb and channel.

How is it significant?

HO328 Park Crescent Heritage Overlay Area, Alphington and Fairfield is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Park Crescent Heritage Overlay Area is significant.

- For the distinctive urban landscape set within the steep Yarra River valley, with large allotments and street and garden plantings, the mature street trees (planes) and traditional bluestone kerbs and channels – combining to form a distinctive Arcadian suburban riverside character;
- As an area that attracted successful Victorian and Edwardian-era business and civic leaders from the nearby industrial inner suburbs as well as members of the Melbourne art community to form a residential enclave; and
- as an aesthetically significant and well preserved group of largely 1920s and Edwardian villas, some of which are individually significant, some picturesque in form, many on large sloping blocks, and many set within extensive gardens, as an uncommon group in the City.

HO329 Princes Hill Heritage Overlay Area

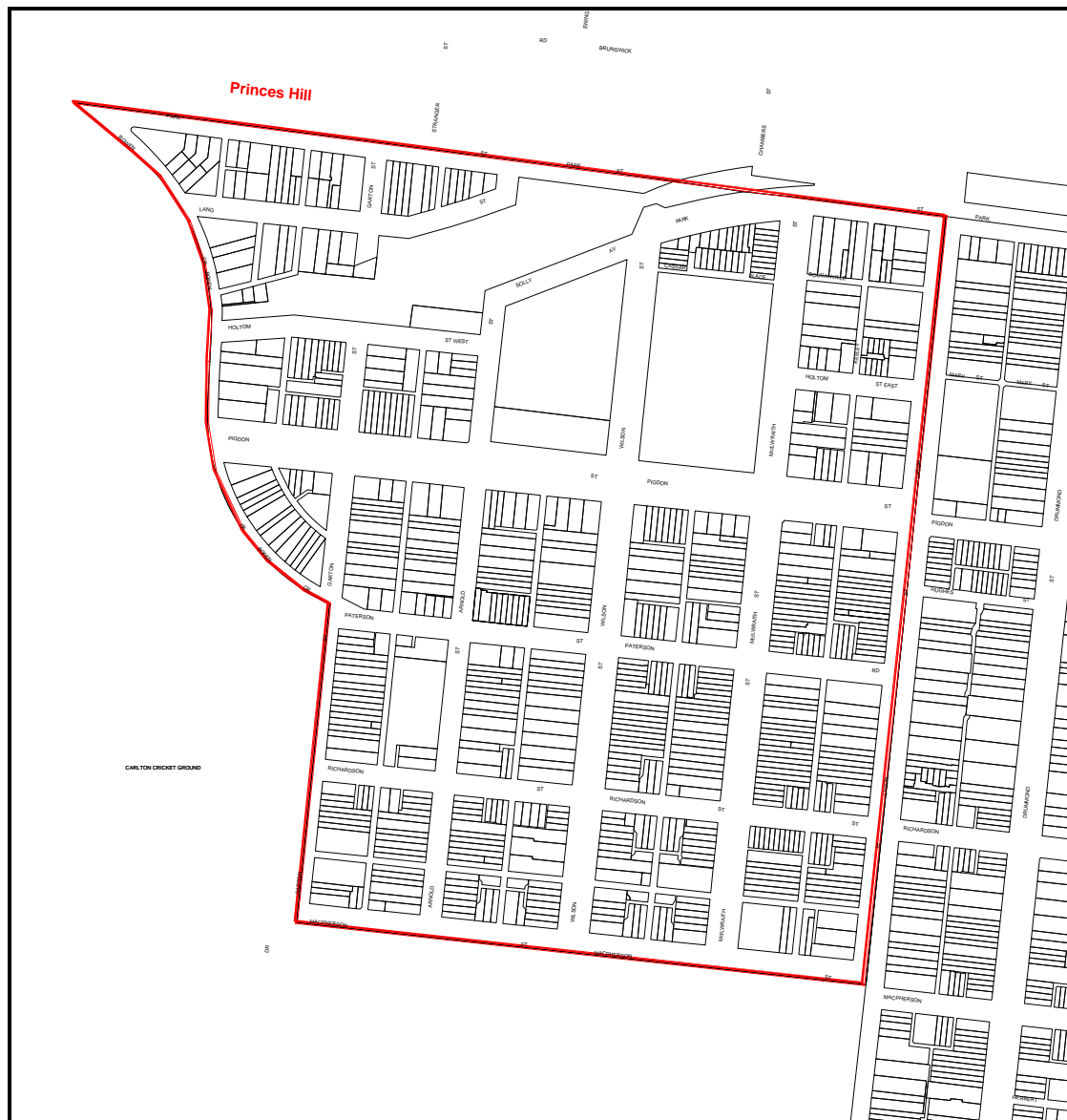


Figure 24 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Arnold Street,
Bougainville Place,
Bowen Crescent,
Cassar Place,
Garton Street,
Holtom Street,
Keeley Lane,
Lang Street,
Lygon Street,

Macpherson Street,
Mcilwraith Street,
Park Street,
Paterson Street,
Pigdon Street,
Richardson Street,
Solly Avenue,
Wilson Street.

Statement of Significance

What is significant?

Subdivision form

In 1855 the whole of the area now known as Carlton, including Princes Hill and North Carlton, formed part of Princes Park on the South Ward of the municipality of Melbourne. The Crown land between the cemetery and Pigdon Street was subdivided by the government in 1876-79. The 1879 survey plan shows the new street grid, bounded on the west side by part of the former Princes Park carriage drive (now known as Bowen Crescent).

The street layout of Princes Hill was by government survey, as had been the case with North Carlton, and this ensured that planned and regular development occurred from the outset. By 1878 at least twelve dwellings had been erected, and development continued rapidly thereafter. With the exception of a few blocks to the north of the area, few vacant sites remained after the First World War.

In Princes Hill, both the streets and generous rear service lanes appeared in the government subdivision, leaving less to the whims of private developers. The use of service lanes was a deliberate Victorian-era design feature to separate the utilitarian functions from formal ones. The subdivision design also enhances the aesthetic beauty of streetscapes, consisting of decorative house facades and gardens that were viewed, as a whole, over low fences. Utilitarian features such as driveways, crossovers, stables and garages were deliberately minimised in the streetscape.

Landscape character

The original planning of the area, with wide streets and parks along two of the four boundaries, has created a precinct with a sense of spaciousness that contrasts with the closeness of the predominant row houses development and the small front setbacks and gardens.. The overwhelming dominance of one storey housing, interspersed with a maximum of two-storeys, is a key factor which enhances this spacious character. In addition, specific landscape elements such as the wide Pigdon Street boulevard, with its significant avenue of palms and adjoining reserves, and the adjoining Melbourne General Cemetery and Princes Park, all enhance the period landscape character in the area.

Commercial and civic development

Commercial development in this area was minimal. Apart from the traditional corner shop, most of the shops were developed in a strip along Lygon Street.

Public and community buildings are few, but significant places that date from the area's early period of development include the Princes Hill Primary School, in Pigdon Street. At the southern end of the precinct is St Michael's Anglican Church and hall, on the corner of McIlwraith and Macpherson Streets, opposite the Melbourne General Cemetery.

Transport

The Royal Park to Clifton Hill railway, part of the Inner Circle Railway, opened in May 1888, with North Carlton station located at the corner of Park and Arnold Streets. Tramways, active from the 1880s, facilitated residential development within the area and commercial development on its perimeter. The Inner Circle passenger train link from Clifton Hill to Melbourne (Princes Bridge station) was completed in 1901 and operated until 1948 which explains the popularity of Princes Hill and North Carlton for housing development in the Edwardian and inter-war eras. Good and near original examples of large inter-war houses face Lygon Street (see Ridgeway house, 471-475 Lygon St, 1926 and Dr Chambers house and surgery, 609-615 Lygon St, 1926).

Main development period

The main development period evident in the Princes Hill Heritage Overlay Area is that of the Victorian and Edwardian-eras era with a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

Princes Hill Heritage Overlay Area contributory elements include (but not exclusively) generally attached and some detached Victorian-era and Edwardian-era one and two-storey house groups and rows having:

- Pitched gabled or hipped roofs, set behind façade parapets in the Victorian-era and exposed in the Edwardian-era and inter-war houses;
- Face brick (red, bichrome and polychrome) or stucco walls;
- Corrugated iron and slate roof cladding, with some Marseilles pattern unglazed terra-cotta tiles in the Edwardian and inter-war eras;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements or porches facing the street, with cast-iron (Victorian and Edwardian-eras) or timber detailing (Edwardian-era);
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Front gardens, originally bordered by timber or iron picket front fences of around 1m height for the Victorian-era, timber picket fences for the Edwardian-era and inter-war and wire fabric on a timber frame for inter-war houses;

- Rear and side lanes, with face brick (red) privies set on lanes, (red) and stables with lofts to the larger houses; also
- Corner shops and residences, with display windows and zero boundary setbacks.

Contributory elements also include typically attached Victorian-era and Edwardian-era mainly two-storey shop and residence rows in the major north-south streets, having:

- façade parapets, with pitched roofs behind;
- face brick (red, dichrome and polychrome) or stucco walls;
- corrugated iron and slate roof cladding;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses and chimney pots;
- Post-supported, mainly Corporation Style iron street verandahs as shown on the MMBW Detail Plans⁸⁹,
- Less than 40% of the street upper wall face taken up with openings such as windows;
- No front or side setbacks; also
- Timber framed display windows and entry recesses.

Contributory elements also include:

- Well preserved buildings including one and attic-storey detached houses and two storey flat buildings from the pre Second War era;
- Mature street tree plantings (palms, plane and elm trees);
- Government designed, regular rectilinear allotment layout, with regular street patterns and widths, wide service lanes, and with Pigdon St as a major planted boulevard;
- Views to adjoining parklands and the Melbourne General Cemetery; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched lane and road paving, crossings, stone kerbs, and channels, iron bollards and gas lamp bases, and asphalt paved footpaths.

How is it significant?

HO329 Princes Hill Heritage Overlay Area is aesthetically **and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Princes Hill Heritage Overlay Area is significant:

- As a highly intact example of a mid to late 19th and early 20th century, middle-class inner Melbourne residential area, with associated perimeter commercial strip development, wide streets, regular allotment sizes and street layout – all providing a strong and well-defined residential character that demonstrates the functions of daily life as they were in that era,;
- As a fine illustration of Victorian and Edwardian-era domestic architecture with many highly decorated one-storey attached houses, interspersed with a some of two storeys and some detached villas,

⁸⁹ See MMBW Detail Plan 1196 of 1899

most with verandahs and all with steeply pitched hipped and/or gable roofs and chimneys and some ornamental parapets, all creating a picturesque skyline which contributes to the aesthetic beauty of the streetscapes in an area of traditional high density development;

- For the well-preserved utilitarian features of the area's residential development, with many stable loft buildings that face spacious rear lanes and the deliberately siting of driveways, crossovers and stables/garages away from the street frontages, in rear lanes, as a key aspect of Victorian-era life;
- For the large number of contributory and individually significant buildings, including the Edwardian terraces, and freestanding villas from the Victorian, Edwardian and inter-war eras that are outstanding for their extent, exuberance of the architectural detail, richness and intactness - reflecting the affluence of many of the inhabitants of this area, particularly in the late 19th century;
- For the individually significant buildings from all eras, as well as visually related and well preserved examples from key periods in the City's history, specifically the individually significant post Edwardian-era buildings, including the 1970s Brutalist Princes Hill Secondary College (former High School), detached inter-war villas and flat blocks, with good detached house examples set along the wider streets such as Lygon and Pigdon Streets;
- For the early engineering and infrastructure such as the street, lane and allotment layouts, original or early materials for bluestone kerbs, guttering, lanes, crossovers, asphalt footpaths and roads, and the presence of some mature exotic street trees, provide an important setting for this collection of significant buildings;
- For its distinctive urban landscape character, with the Melbourne General Cemetery, public reserves and Princes Park along three boundaries plus the school reserve along the north boundary, combining to create a spaciousness setting for the dense urban character of the area's dominant row house development;
- For the key views to significant urban landmarks and landscapes, including St Michael's Church and Hall, the Melbourne General Cemetery and Princes Park (as visual connections to the earlier history of the area), the Pigdon Street avenue of palms and the Gallagher Reserve (Inner Circle Railway), with physical links to the area's origins retained in the form of the former Princes Park carriage drive (now Bowen Crescent) and views to the park itself along the east-west streets of the area.

HO330 Queens Parade Heritage Overlay Area, Nth Fitzroy and Clifton Hill



Figure 25 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Brennard Street,
Dummett Crescent,
Queens Parade,
Rushall Crescent.

Statement of Significance

What is significant?

Prior to 1850, Queens Parade was a track that linked Melbourne to Heidelberg in the east and forked northwards to link to Northcote and the

Plenty River district. The road was surveyed by Hoddle as a three chain wide boulevard and reserved in 1853. It was known as the Heidelberg Road, and the northern fork as the Plenty Road until renamed in the early 1900s. Queens Parade formed part of the boundary between Clifton Hill and North Fitzroy. These two government surveyed localities were to the north of the largely privately surveyed and developed South Fitzroy and Collingwood areas and south of the government surveyed agricultural subdivisions in the Brunswick and Northcote areas.

The earliest development in the Heritage Overlay Area is in that part of the former 1850s Northcote township reserve that is located in the City of Yarra. The Scotch Thistle, later Terminus Hotel, 492 Queens Parade was built by 1854 on the old town reserve to service travellers at the Merri Creek crossing. Some early bluestone terrace houses (1857) remain at 438 Queens Parade, on the corner of Rushall Crescent.

When the East Collingwood Council formed in 1855, Smith, Wellington and Hoddle Streets were extended north to the Queens Parade reserve to make the area more accessible. Lots on Queen's Parade sold from 1865 to 1869 but it remained largely undeveloped until after 1875 with Daintons Family Hotel (now the Normanby Hotel) and the commencement of building work on the St. John's Roman Catholic Church complex in 1876.

Cable tram service commenced in 1887 with terminus and tram sheds adjacent to the Terminus Hotel at the Merri Creek (see 492 Queens Parade). In 1888, the Royal Park to Clifton Hill railway opened and in 1889, the cable tram route was extended to Northcote with people having to dismount and change trams at the Merri Creek terminus.

On the south side of Queens Parade, Clifton Hill was rapidly filling out in the Boom years but building proceeded at a slower pace on the North Fitzroy side. However North Fitzroy's Queen's Parade frontage contained a greater supply of subdivided land for sale and developed extensively with shops during the late 1880s and 1890s.

By the early 1890s, the Clifton Hill side of Queen's Parade included the Normanby Hotel (139 Queens Parade), the 1889 Melbourne Saving Bank (99 Queens Parade) and the 1884 Clifton Hill Hotel (89 Queens Parade). The Fitzroy North side, leading to the Northcote tram terminus had the 1886 National Bank of Australasia (270 Queens Parade), the 1889 former London Chartered Bank (370 Queens Parade) and the 1854 Scotch Thistle Hotel (492 Queens Parade, renamed the Terminus Hotel). The spectacular United Kingdom Hotel (HO92 established 1880, rebuilt 1938), situated at the intersection of the Heidelberg and Plenty Roads, was uniquely positioned to attract trade from all directions.

The Great Depression of the 1890s halted the spread of commercial development in Queens Parade until Federation when substantial commercial buildings began to replace earlier development on both sides. The MMBW Detail Plans from around 1900 show this commercial strip development and

that street verandahs lined both sides of the street, with street trees also shown. Many of these verandahs survive.

Landscaped sections of Queen's Parade evolved in the 19th century and after WW1, with grassed median strips planted with planes and elms at the west end (see HO93). Towards the east end, a triangular garden had been created at the junction of the former Plenty Road and Heidelberg Road:⁹⁰ a significant Holm oak (*Quercus ilex*) is planted in this reserve⁹¹. On the opposite side of Queens Parade, detached houses in garden settings were built by the 1920s while, further towards Northcote, a group of significant Edwardian houses was established near the tram terminus..

Main development period

The Queens Parade Heritage Overlay Area main development period is that of the Victorian-era and Edwardian-eras, with a contribution from well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

Contributory elements include (but not exclusively) generally attached Victorian and Edwardian-era mainly two-storey shops and residences or commercial buildings, having:

- Façade parapets, with pitched roofs behind;
- Two storey wall heights;
- Face brick (red, bichrome and polychrome) or stucco walls;
- Corrugated iron roof cladding, with some slate roofing, usually concealed from Queens Parade;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported street verandahs as shown on the MMBW Detail Plans⁹²,
- Less than 40% of the street upper wall face comprised with openings such as windows; and
- No front or side setbacks; also
- Display windows mounted on plinths and entry recesses at ground floor.

Contributory elements also include residential buildings from Victorian and Edwardian-eras with typically:

- Expressed steeply pitched gabled or hipped roofs,
- One storey wall heights but with some attic storey houses,
- Face brick (red, dichrome and polychrome), or stucco walls;
- Corrugated iron roofing, unglazed Marseilles pattern terra-cotta tiles, with some slate;
- Chimneys of either stucco finish (with moulded caps) or of face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street;

⁹⁰ see Parish plan put-away 1871: shows fenced reserve

⁹¹ see National Trust of Australia (Vic) FN T11503

⁹² See MMBW Detail Plan 1196 of 1899

- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height;

Contributory elements also include:

- Detached inter-war houses in their garden settings, particularly to the north-east end of the area ;
- Landmark religious building groups;
- Well preserved buildings from the pre Second War era;
- Individually significant buildings from all eras;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths; and
- a wide boulevard character, with associated landscape and view lines to major early building complexes, such as the St. John's Catholic Church group.

How is it significant?

HO330 Queens Parade Heritage Overlay Area, Nth Fitzroy/Clifton Hill is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Queens Parade Heritage Overlay Area is significant:

- As one of Melbourne's early surveyed boulevards (1853) and one of the few associated with the prominent surveyor Robert Hoddle, enhanced by mature street trees (elms) and extensive beautification in the inter-war period in the form of plane trees and rockeries;
- For the contribution of the old government surveyed town of Northcote (part), as a valuable historical depiction of Melbourne's early relationship to then nearby country districts, with early extant buildings such as the Terminus Hotel at the Merri Creek bridge (in use since 1854), substantial 1860s row houses and other indications of residential development prior to the government suburban subdivisions and their development in the 1880s Boom era;
- For the late 19th and early 20th century shops, hotels, banks, and public buildings, often with intact street verandahs, lining both sides of a wide boulevard that provides for exceptional vistas to fine commercial rows, and demonstrates the major role of Queens Parade as a commercial, banking, accommodation and public transport nucleus for the district;
- As a good representation of building styles from the mid-19th century to the late 1930s, enhanced by prominent landmarks such as the former banks, St. John's Catholic Church complex, and the United Kingdom Hotel, the latter two being primary foci in the precinct;
- For the remarkable collection of original street verandahs particularly on the north side of the street;

- For the picturesque shop-row skyline, visible from across Queens Parade, with its gabled or hipped roof forms and many original chimneys; and
- For fine groups of early 20th century villas, set in gardens, in the residential areas to the west and north-east ends of Queens Parade.

HO331 Racecourse Heritage Overlay Area, Richmond (Burnley)

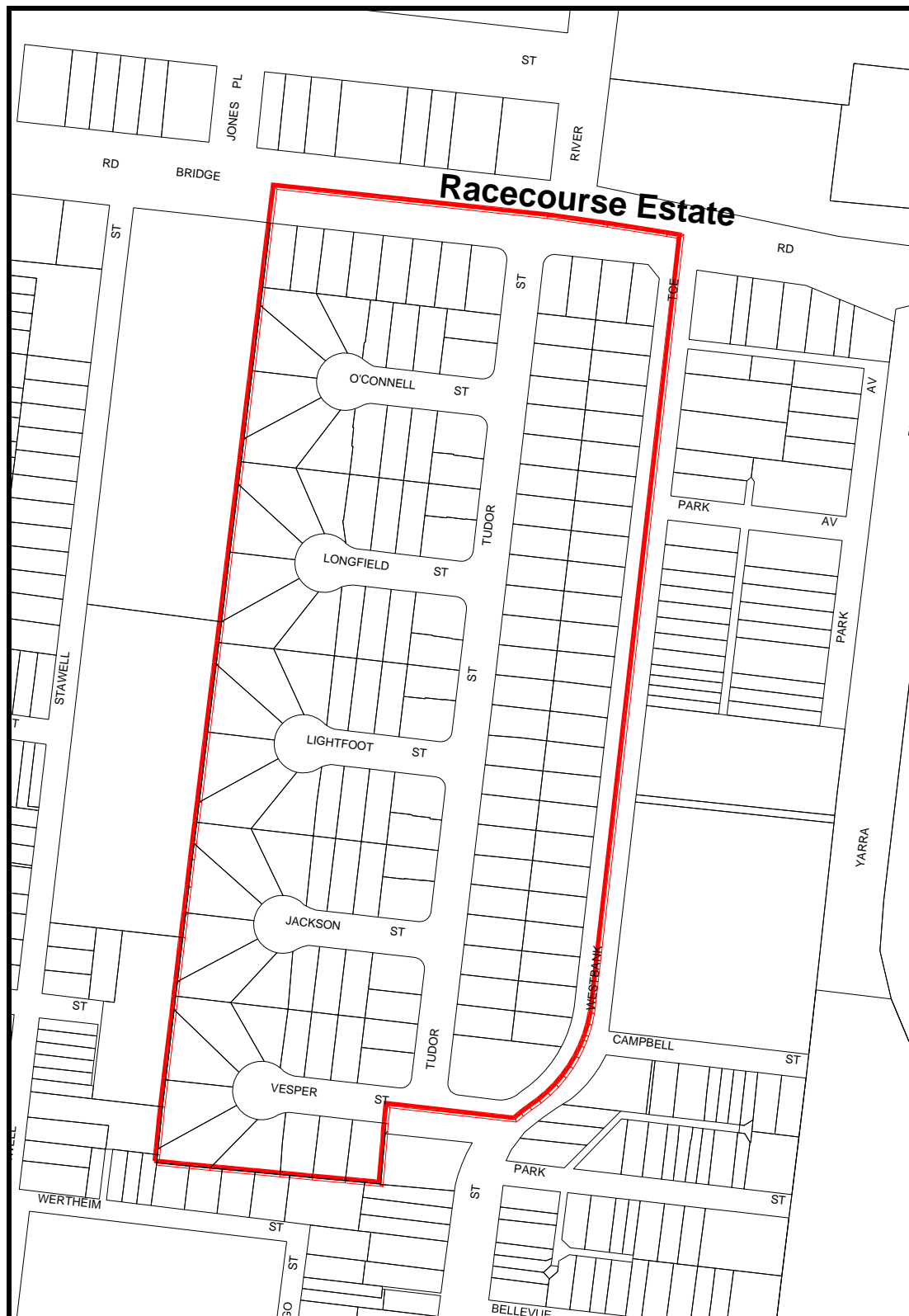


Figure 26 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Bridge Road,
Jackson Street,
Lightfoot Street,
Longfield Street,
Oconnell Street,
Tudor Street,
Vesper Street,
Westbank Terrace.

Statement of Significance

What is significant?

The site of this estate was once the Richmond Racecourse, operated by the notorious entrepreneur John Wren from 1907. Located at the eastern end of Bridge Road, it was Melbourne's principal trotting track for many years before it closed in 1932.⁹³

The inner suburban slum abolition campaign of *The Herald* newspaper and social reformer, F Oswald Barnett⁹⁴, had inspired the formation of a new State Government committee (Housing Investigation and Slum Abolition Board) to seek out inner city housing development sites for local government slum reclamation. One such site arose in 1935 when John Wren's Victorian Trotting and Racing Association informed Richmond Council that its lease on the Richmond Racecourse was due to expire the following February. Council was unable to raise the £200,000 required to build the new housing estate so the area of the proposed estate was reduced by 10 percent and 15 of the 157 acres was sold to British Australasian Tobacco as a factory site, as a form of subsidy.

The result was an estate in the English cottage style as inspired by public housing in England and seen elsewhere at the Garden City development and early Housing Commission of Victoria estates at Newport and Sunshine. There was consistent use of materials and detailing in both two storey and single storey house formats; including clinker bricks, terracotta tiles, timber-framed double-hung sash windows and low brick front fences, with a communal landscape approach that united front gardens along the streets. The cul-de-sac planning was also distinctive and had been used in only a small number of estates at that time (see the AV Jennings' estate at Ivanhoe).

The estate was completed in 1941. The streets were named after the trade unionist and MHR for Yarra, Frank Tudor, and Richmond Councillors O'Connell, Lightfoot, Vesper, Longfield and Jackson.⁹⁵ The properties have gradually moved from Housing Commission tenure into private ownership with

⁹³ City of Richmond. *Copping It Sweet: Shared Memories of Richmond*. Richmond. 1988. pp 167.

⁹⁴ See ADB online: Barnett, Frederick Oswald (1883 - 1972)
<http://www.adb.online.anu.edu.au/biogs>

⁹⁵ McCalman. op cit. p 173.

approximately only half the residents being public tenants by the end of the 20th century.

Main development period

The main development period in the Racecourse Heritage Overlay Area is that of the early 1940s.

Contributory elements

Contributory elements include (but not exclusively) houses built by the 1940s, with typically:

- Pitched gabled or hipped roofs;
- One storey wall heights (but with some two storey);
- Face brick (red, clinker) walls;
- Variegated Marseilles-pattern glazed terra-cotta tiles;
- Chimneys of face red brickwork with capping course;
- Entrance porch elements facing the street or set on the side;
- Less than 40% of the street wall face comprised with openings such as windows and doors, with timber joinery; and
- Front gardens, originally bordered by low brick pier and panel front fences of around 450mm panel height, with 900mm high piers at gateways;

Contributory elements also include:

- Stone kerbs and concrete footpaths;
- Street and allotment layout, particularly the cul-de-sac configuration; and
- Privet hedges at fence lines.

How is it significant?

HO331 Racecourse Heritage Overlay Area, Richmond is **historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Racecourse Heritage Overlay Area is significant:

- As the first public housing estate to be built in Richmond and as an estate developed by Richmond Council rather than the State Government or the Housing Commission of Victoria (1938-);
- For its symbolism of the site of John Wren's popular trotting track, Richmond Racecourse;
- As a remarkable visually homogenous collection of dwellings, in a simplified English cottage style inspired by public housing in England, with consistent use of materials and detailing, including clinker bricks, terracotta tiles, timber-framed double hung sash windows and low brick front fences;
- For the innovative cul-de-sac planning, used previously in only a small number of estates at that time, and the communal landscape approach that saw use of low fences and consistent use of boundary hedges.

HO332 Richmond Hill Heritage Overlay Area

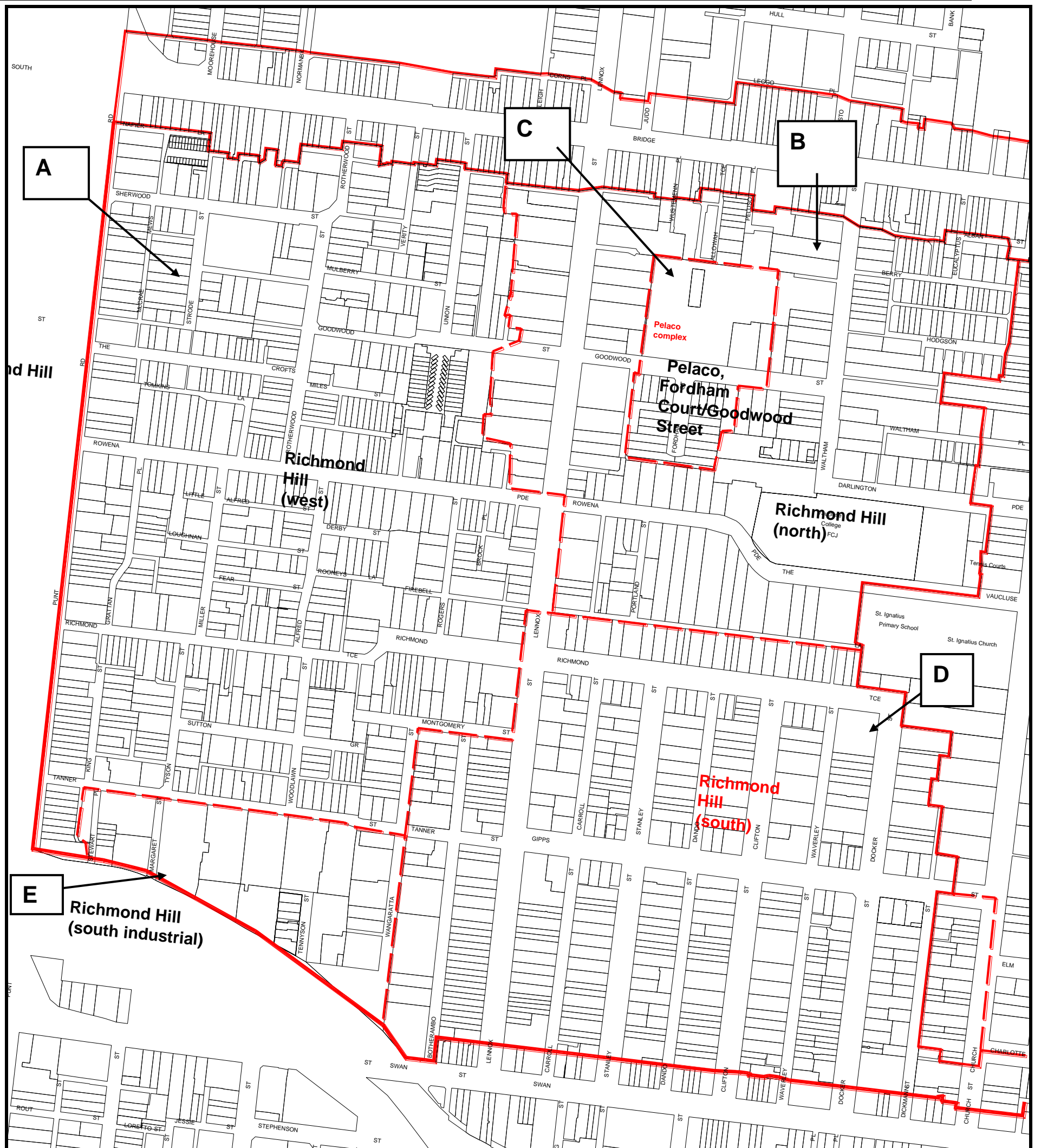


Figure 27 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS), with proposed sub-areas: A. RICHMOND HILL HERITAGE OVERLAY AREA (WEST); B RICHMOND HILL HERITAGE OVERLAY AREA (NORTH); C. RICHMOND HILL HERITAGE OVERLAY AREA (PELACO, FORDHAM COURT/PART GOODWOOD STREET); D. RICHMOND HILL HERITAGE OVERLAY AREA (SOUTH); and E. RICHMOND HILL HERITAGE OVERLAY AREA (SOUTH INDUSTRIAL).

Component streets include:

Alban Street,	Montgomery Street,
Alfred Street,	Mulberry Street,
Allowah Terrace,	Portland Street,
Berry Street,	Punt Road,
Botherambo Street,	Richmond Terrace,
Brock Place,	Rogers Street,
Carroll Street,	Rotherwood Street,
Clifton Street,	Rowena Parade,
Dando Street,	Sherwood Street,
Darlington Parade,	Stanley Street,
Derby Street,	Stewart Place,
Dickmann Street,	Stewart Street,
Docker Street,	Strode Place,
Eucalyptus Street,	Strode Street,
Fear Street,	Sutton Grove,
Firebell Lane,	Swan Street,
Fordham Court,	Tanner Street,
Gipps Street,	Tennyson Street,
Goodwood Street,	The Crofts,
Grattan Place,	The Vacluse,
Hodgson Terrace,	Tyson Street,
King Street,	Union Street,
Lennox Street,	Verity Street,
Little Alfred Street,	Waltham Place,
Loughnan Street,	Waltham Street,
Margaret Street,	Wangaratta Street,
Miles Street,	Waverley Street,
Miller Street,	Woodlawn Street

Proposed sub-areas

The previous analyses of this Heritage Overlay Area have all noted its diversity but this `diversity' is formed within the following distinct sub-areas that are defined by the street pattern and building stock.

A. Richmond Hill Heritage Overlay Area (West Sub-area):

The area is set out on an irregular plan, as an accumulation of small private subdivisions, diverse lot sizes, and small cottage development. The Richmond Hill West Sub-area is generally bordered on the south by Tanner St, on the west by Punt Rd, on the north by the back of properties facing Bridge Rd, and on the east by Lennox St, the backs of properties facing Lennox St and Wangaratta Street.

B. Richmond Hill Heritage Overlay Area (North Sub-area):

This is an area of large villas on large irregularly planned allotments, sited on the side of Richmond Hill, and adjoining significant religious complexes facing Church St (see HO315 Church Street Heritage Overlay Area, Richmond). It is

generally bounded on the south by the Richmond Terrace service lane; on the west by Lennox St and the rear of properties facing Lennox St; on the north by the rear of properties facing Bridge Rd and on the east by the rear of properties facing Church St.

C. Pelaco complex, Fordham Court/Goodwood Street Sub-area

Set within the Richmond Hill Heritage Overlay Area North Sub-area, the sub-area includes the inter-war residential Fordham Court and associated part of the Goodwood St area, and the contemporary Pelaco industrial complex opposite, as once part of the Pelaco land holding. The residential parts of this sub-area have a homogenous residential character and subdivision pattern.

D. Richmond Hill Heritage Overlay Area (South Residential or Clifton Village Sub-area):

This sub-area is demarcated by the Reverend Docker's 'Clifton Village' standard grid plan, with large and small intermediate service streets. It originally had small regularly sized urban allotments and small early Victorian-era cottage development. The sub-area is generally bordered by Wangaratta St on the west, Montgomery St and the Richmond Terrace service lane on the north, and the rear of properties facing Church St on the east and Swan Street on the south.

E. Richmond Hill Heritage Overlay Area (South Industrial Sub-area)

This sub-area is generally demarcated by the large irregular allotments and early 20th century industrial development at the south west corner of the Richmond Hill Heritage Overlay Area. It is bordered by the railway on the south, the Stewart St service lane on the west, Tanner St on the north and Wangaratta St on the east.

STATEMENT OF SIGNIFICANCE

ALL SUB-PRECINCTS

What is significant?

Subdivision types

The land which now comprises the Richmond Hill Area was purchased from the Crown in 1839 and consisted of six portions each of 25 acres in the parish of Jika Jika (CPs 21-26). The purchasers were Dr. Farquhar McCrae (CP24, surgeon), Rev. Joseph Docker (CP21-22, squatter), W H Yaldwyn (CP26, squatter, banker), Henry Gordon Brock (CP25), and John McNall (CP23, Melbourne's first butcher)⁹⁶.

From 1840 onwards, Dr. McCrae sold parts of his allotment (at the north west corner of the heritage overlay) to prominent Melbourne figures, including Alexander McCrae, Alfred Woolley, Charles Williams, George Arden, and

⁹⁶ McMillan, 1993: 7, 11 (see Allom Lovell 1998 and Wight 2001: history deals with original Richmond Hill heritage overlay – since redefined).

Thomas Strode (proprietors of the *Port Phillip Gazette*).⁹⁷ He also subdivided off 36 half acre blocks, creating Rowena Parade, Sherwood and Rotherwood Streets. Further subdivisions took place in the 1870s and 1880s.

Yaldwyn sold his allotment (at the north-east corner of the heritage overlay) to William Meek in 1840 and, by 1853, the Waltham Street and Darlington Parade areas were subdivided, and further subdivided in the 1880s. The Vaucluse area was laid out in the 1860s and a private street was created to link Rowena Parade and Church Street, for the use of abutting landholders only. The Vaucluse, thought to be the only Victorian-era private street in the inner suburbs, has its eastern entry at St Ignatius Church. Large houses were erected on this section, including Richmond Hill for James Henty (Waltham Street, 1851) and a two-storey Italianate house for distinguished architect, James Blackburn Jr.

Docker had subdivided his two allotments by 1853 (at the south-east corner of the heritage overlay), creating a model village (Village of Clifton) set out as 365 lots on a grid plan designed by Charles Laing. Its regular layout was unlike the other haphazardly planned private subdivisions in the area. The village was bordered by Wangaratta St (inclusive) on the west, the Richmond Terrace service lane on the north, the Church St on the east and Swan Street on the south⁹⁸. By 1857 Docker still owned many of the houses built on these allotments. His own townhouse was at 370 Church Street. By the 1880s, this area was almost fully developed. (See South Residential Sub-precinct)

Brock's allotment (at the north-centre of the heritage overlay) was purchased by overlander John Gardiner⁹⁹ who erected a villa on it when he retired from his grazing activities to take up the position of managing director of the Port Phillip Bank in 1840.¹⁰⁰ By 1853, Lennox Street, Rowena Parade and Goodwood Street had been laid out. Further subdivisions occurred in the 1870s and 1880s.

The allotment purchased by McNall (at the south-west corner of the heritage overlay) had undergone minor subdivision by 1853. McNall erected his house there, and his widow continued to live there following his death in the 1850s.¹⁰¹ In 1859, the railway was established, and Richmond Station was constructed at the south-west corner of the allotment. The land had undergone major subdivision by the 1870s and 1880s.

Major industry development

In the early 20th century the expansion of manufacturing across the nation was reflected in new industrial centres that were developed close to rail and road transport, as distinct from the Victorian-era industrial development that had occupied coastal sites or river and creek banks. Near to the transport hub of

⁹⁷ White. op cit. pp 1, 14

⁹⁸ see McMillan 1993: 83, 55 plans

⁹⁹ *Port Phillip Patriot*. 29 August 1839; Gardiner came to Port Phillip, with his stock, *overland* from New South Wales and not by sea as had those settlers who came from Tasmania

¹⁰⁰ *Port Phillip Patriot*. 11 June 184?

¹⁰¹ White. op cit. p 10.

Richmond Railway Station and busy Punt Road, grew a distinctive group of factories and warehouses, mainly associated with the growth of the clothing manufacturing industry in the City and dating substantially from the early decades of the 20th century. This area had previously been residential¹⁰². The Australian Knitting Mills Ltd. (41-43 Stewart St, knitted goods manufacturers) complex was at the centre of the Stewart-Tanner Streets industrial area development area. It was developed from 1912 when the supply for World War One uniforms was an impetus for its expansion and had another major building addition in 1922-5¹⁰³. The company created the 'Golden Fleece' and 'Kookaburra' brands.

Inter-war residential estates

Set away from this concentrated industrial strip, but related historically to it, was the Pelaco factory (1922-1928), located on a hill on the former site of a Victorian-era mansion.

Houses in Fordham Court and the associated part of Goodwood Street were built speculatively in 1939 for Mrs B.E. Fordham of Yarradale Rd., Toorak, on land sold by Pelaco¹⁰⁴. These houses provide a distinctive enclave within the surrounding Victorian and Edwardian-era development.

A. RICHMOND HILL HERITAGE OVERLAY AREA (WEST SUB-AREA)

Main development era

The main development period evident in the Richmond Hill west sub-area of the Heritage Overlay Area is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) mainly small, detached and some attached Victorian-era and Edwardian-era houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One storey wall heights but with some two storey house rows,
- Face brick (red, dichrome and polychrome), weatherboard, or stucco walls;
- Corrugated iron roof and slate cladding, some unglazed Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing for Victorian-era houses and typically timber for Edwardian-era;

¹⁰² See MMBW detail plans

¹⁰³ see research on Australian Knitting Mills Ltd. in Wight, 2002. Height and Setback Policies for Heritage Precincts: 13.

¹⁰⁴ See individual site research

- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Small front gardens, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings including typically one storey buildings from the pre Second War era.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, channels, and asphalt paved footpaths.

B RICHMOND HILL HERITAGE OVERLAY AREA (NORTH SUB-AREA)

Main development era

The main development period of the Richmond Hill north sub-area of the Heritage Overlay Area is that of the Victorian-era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and some attached Victorian-era and Edwardian-era mainly one and two -storey houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One and two storey wall heights but with some two storey house rows,
- Face brick (red, dichrome and polychrome), or stucco walls;
- Corrugated iron roof and slate cladding, some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing for Victorian-era houses;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings including typically one storey buildings from the pre Second War era.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, channels, and asphalt paved footpaths.

C. RICHMOND HILL HERITAGE OVERLAY AREA (PELACO, FORDHAM COURT/PART GOODWOOD STREET SUB-AREA)

Main development era

The main development period of the Richmond Hill Fordham Court/Goodwood Street sub-area of the Heritage Overlay Area is that of the Inter-war era.

Contributory elements

Contributory buildings in the Fordham Court/Goodwood Street sub-area are typically:

- Residential:
- Single storey;
- Constructed in brick and rendered masonry;
- Of a hipped and gabled tiled roof form, some with a single hipped or gabled roof form over the two dwellings to appear as single larger houses;
- Semi detached duplexes;
- Set in relatively deep garden setbacks; and
- Fenced originally with front fences of low (500-700mm panel height) brick and rendered masonry pier and panel walls.

And

- Public infrastructure, part expressive of the Victorian and Edwardian-eras such as asphalt paved footpaths but most of the kerb and channel is concrete, as typical of the inter-war period.
- Former Pelaco factory (c1922) as an icon in the area, but unrelated in scale and form to the inter-war housing nearby.

D. RICHMOND HILL HERITAGE OVERLAY AREA (SOUTH SUB-AREA)

Main development era

The main development period evident in south sub-area of the Richmond Hill Heritage Overlay Area is that of the Victorian-era. There is also a contribution from the Edwardian-era and some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and some attached Victorian-era (some early Victorian-era), one-storey houses having typically:

- Steeply pitched gabled or hipped roofs;
- One storey wall heights;
- Weatherboard (square or bead edge), face brick (dichrome), stone, or stucco walls;
- Corrugated iron roof and slate cladding;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Simple post-supported timber verandah elements facing the street;

- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, sometimes minimal, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks;
- Well preserved buildings, including typically one storey buildings from the pre Second War era.
- A regular subdivision plan with alternating wide principal streets and narrow service streets; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, channels, and asphalt paved footpaths.

E. RICHMOND HILL HERITAGE OVERLAY AREA (SOUTH INDUSTRIAL SUB-AREA)

Main development era

Main development period in the Richmond Hill south industrial sub-area of the Heritage Overlay Area is of the Edwardian-era and inter-war period.

Contributory elements

Contributory elements include (but not exclusively) industrial buildings from the early decades of the 20th century with typically:

- Wall heights ranging from 1-5 levels;
- Façade parapets, sometimes with proprietary logos, with pitched roofs behind;
- Limited or no setback from street frontages; and
- Walls of face red brick (some over-painted) with rendered bands.

Contributory elements also include:

- Public infrastructure, part expressive of the Victorian and Edwardian-eras such as some bluestone pitching and asphalt paved footpaths.

How is it significant?

HO332 Richmond Hill Heritage Overlay Area as a whole is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

A. The Richmond Hill Heritage Overlay Area (west sub-area)

The Richmond Hill Heritage Overlay Area (west sub-area) is significant:

- As an illustration of a typical early private subdivision and development in the City, shown by the irregular street patterns, widely varying allotment sizes, and unusual house siting (onto lanes);
- As one of the earliest private development areas in the City for worker housing, dating from the 1840s, as expressed today by the many early

small cottages linked historically to developers who resided in the more salubrious elevated parts of this area;

B. The Richmond Hill Heritage Overlay Area (north sub-area)

The Richmond Hill Heritage Overlay Area (north) is significant:

- For the well preserved, well-situated and sometimes large Victorian and Edwardian period houses and for the contribution of well preserved buildings from the inter-war period and individually significant buildings from all periods;
- As one of the early private housing development areas for the wealthy, evolving from the 1840s, and associated with some of Melbourne's most prominent early settlers as seen in their gracious residences, elevated siting and proximity to religious centres of most denominations;
- As particularly indicative (like the west sub-area) of Victorian-era private subdivision with irregular street patterns and lot sizes, and one private road; and
- For the views, from both inside and outside the area, to The Vaucluse Convent, the church spires and towers of St Ignatius and the utilitarian four storey red brick Pelaco factory, with its early neon sign above.

C. The Richmond Hill Heritage Overlay Area (former Pelaco factory, Fordham Court/Goodwood Street sub-area)

The Richmond Hill Heritage Overlay Area (Pelaco, Fordham Court/Goodwood Street sub-area) is significant:

- For the well preserved and visually cohesive groups of inter-war and early post WW2 residential development
- For the historical and visual links of this inter-war development with the adjacent inter-war landmark Pelaco Factory;
- For the contribution of the iconic Pelaco factory complex and illuminated sign, that is well-preserved externally, large in scale and set prominently on the hill as, historically, a symbol of Richmond's special role in the development of key manufacturing centres in the first half of the 20th century.

D. The Richmond Hill Heritage Overlay Area (south residential sub-area)

The Richmond Hill Heritage Overlay Area (south) is significant:

- As one of the earliest private development areas in the City for worker housing, dating initially from the 1840s but extending in the gold-era of the 1850s, as early small cottages set on small allotments;
- For the historical links of the street layout and subsequent housing development with the Docker family and the estate's designer, the noted architect and surveyor, Charles Laing;
- As an illustration of a rare type of model private subdivision and development in the Melbourne area in the form of a planned 'village', as shown by the regular street patterns, similar allotment sizes, and the originally residential land use.

E. The Richmond Hill Heritage Overlay Area (south industrial sub-area)

The Richmond Hill Heritage Overlay Area (south industrial sub-area) is significant:

- As a distinctive and visually related group of externally well-preserved factories and warehouses, associated with the growth of the clothing manufacturing industry in the City, dating from the early decades of the 20th century and symbolic of Richmond's special role in the development of key manufacturing centres in the first half of the 20th century.
- For the precinct's strategic location, next to major transport links (railway, Punt Road) and the resultant distinctive angled siting of key buildings to face the railway.

HO349 Rosella Factory Complex, Heritage Overlay Area, Cremorne



Figure 28 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps)

Area components

Address: 57 & 64 Balmain Street

Buildings or element

1, 2 (facade & 8 m depth), 18 (facade & 7.5 m depth); Individual 6, 7, 12, 13, 15

Building or element group

Building 1: 57 Balmain St (PROPERTY NUMBER 162540)

Building 2: 64 Balmain St, property number 162270 (8m depth)

Building 18: 64 Balmain St, property number 162340 (7.5m depth)

Other buildings and elements

Building 6&7: 64 Balmain St, property number 162285

Building 12: 64 Balmain St, property number 162300

Building 13: 64 Balmain St, property number 162305

Building 15: 64 Balmain St, property number 162320.

Statement of Significance

What is significant?

The Rosella complex was established on the site of the former Cremorne Gardens at Balmain Street, Cremorne, in 1905. The Rosella Preserving Company, formed in 1895, was already well established when, in 1904, it acquired land once used for parking and stabling for the Cremorne Gardens for a new factory at Balmain Street. In 1902 the Company, operating from Kings Buildings Errol Street North Melbourne had won the only Gold medal presented at the Victorian Golden Jubilee Exhibition. As well as manufacturing the famous tomato sauce, many varieties of jams, canned fruits, sauces, chutney and candied peels under the 'Rosella' and 'Waratah' brands, the Company held agencies for Vinegar, Burns Cream, Gloss for Boots, Mortien, Phenole, Lanoline, Eagle Brand Blacking and matches.¹⁰⁵

The new Rosella factory, designed by architect J.E. Burke and built in 1905 by the well known local builder Clements Langford.¹⁰⁶ had front walls of brick, factory of galvanised iron, iron chimney stack and brick floors grounded in cement¹⁰⁷. It was considered 'probably the largest factory of its kind in the Commonwealth'.¹⁰⁸ The building is illustrated in a company letter head from the 1900s. 1920 saw the erection of a 3-storey building at the rear of the main factory (assumed Building No. 6), a new engineers shop, and a building for the lacquering of tin plate erected in the yard. Building 7 followed in 1922 and Building 2 rebuilt in c1924, Building 13 built in 1928, buildings 15 & part 18

¹⁰⁵ McKay, Jim 'The Rosella Storey 1895-1963' Self Published? 1977

¹⁰⁶ Ward, Andrew 'Hard Yakka' City of Yarra 2000?

¹⁰⁷ McKay

¹⁰⁸ McCalman, J.: 'Struggletown, Public and Private Life in Richmond 1900-1965, MUP, 1985, p7. quoted in J. and T. O'Connor, and others: *Richmond Conservation Study*, City of Richmond 1985

soon after in 1928, Building 12 in 1935, and Building 1 in c1936-7. Most of Building 18 is thought to have been built c1960.

Most of the extant buildings were built in the 1920s and 1930s.

The complex was closed around the early 1980s and in 1983 the present refurbishment and reconstruction works were commenced, involving the extension of Palmer Parade north to Balmain Street.

Main development era

The main development era is the inter-war period.

Contributory elements

The contributory elements in the complex include (but not exclusively): a group of buildings 1, 2 (facade & 8 m depth) and 18 (facade & 7.5 m depth), plus individual buildings 6, 7, 12, 13, and 15 (refer to Figure 1).

The characteristics of these contributory elements that give significance to the heritage overlay area are typically:

- Face red brick walls, some with pilasters with corbelled cornices;
- Simple rectangular, one, two and three storey building forms but typically two storey scale originally;
- Parapeted rooflines with pitched roofs visible behind, some roofs being saw-tooth in profile;
- Punched window and door openings, with expressed rendered lintels, formerly with multi-paned glazing, some timber-framed, some steel-framed;
- Use of significant parapet entablature Rosella business signs, in bas-relief;
- High streetscape qualities in Balmain St of the group, being buildings 1, 2 and 18, as enhanced by the visual relationship between these buildings, the street alignment and the railway bridge and elevated railway.

Buildings or elements

The following section provides the significant original aspects of each building that should be conserved. Known changes to the buildings are listed where visually related change may be possible in future development.

Building 1 (57 Balmain St), Garage and Store (Boiler House) c1936-7.

Original or early contributory fabric:

- Single-storey walls,
- Pressed red brick wall cladding,
- Street elevations divided into bays with brick pilasters,
- A sawtooth roof profile,
- A prominent cement rendered parapet which continues around the west and south elevations, including a splayed corner elevation,

- The lettering Rosella on all three parapets, in raised cement or painted, as on the south parapet, plus Rosella bird medallions or roundels on the parapets.

Building 1 has an important visual relationship to Building 2, on the south side of Balmain Street, with the Rosella signage to the parapets providing a strong linkage. Together with the north façade of Building 2, Building 1 also makes a contribution to the heritage character of this area of Balmain Street, adding to the sense of unity within the former Rosella complex.

Changes:

- The walls between the pilasters have been altered through the introduction of large openings and new window joinery,
- The south elevation has steel roller shutters over the openings, and
- The west elevation brickwork has been painted.

Building 2, Despatch (and Advertising) c1924, 1940.

Original or early contributory fabric:

- Three storey wall height (2 bays demolished, with uppermost floor level possibly added at a later date);
- Pressed red brick wall cladding, with bull-nosed reveals to street level openings;
- Street elevations divided into 7 bays with brick pilasters, topped by stuccoed teardrop shaped capitals and a giant cartouche reading “Rosella”, balanced by circular medallions with rosella birds all in raised cement work;
- A long eastern elevation, facing the railway, as a key public face to the complex;
- The original north façade, west-end wall bay, on the west side of Palmer Parade, now part of building 18; and
- Steel framed windows.

The north facade of the building has an important visual relationship to Building 18 and Building 1 (on the north side of Balmain Street), with the Rosella signs, in common, adding to the sense of unity within the former complex.

Changes:

- The western Rosella medallion is a reproduction from the reconstruction of the upper section during the 1980s,¹⁰⁹
- The facade has later infills to the spandrels and clinker bricks to some of the principle openings, one of which has been separated from the main building by the Palmer Place extension;
- Brickwork to the east elevation to the railway is over painted.
- The west side wall, erected at the time of the street extension is in tilt slab construction.

¹⁰⁹ J and T. O'Connor: op sit

Building 6, Vegetable Preparation and Canning, c1920, Building 7, Dry Foods Raw Materials, Preparation Area, c1922

Original or early contributory fabric:

- Substantial three storey wall heights;
- Double gable roof form;
- Pressed red brick wall cladding;
- A steel frame;
- Pilastraded east elevations (18 north-south bays) overlooking the railway and facing Stephenson Street; and
- A parapet entablature having the words in large upper case letters reading "The Rosella Preserving Coy. Ltd." in raised cement to the northern half only, the southern (later?) portion being plain. The raised cement lettering to both east and west elevations is a significant reminder of the company's presence.

Buildings 6&7 make an important contribution to the Palmer Parade streetscape. They are also visually prominent and help to mark the location of the former Rosella complex when viewed from the distance, including from the east.

Changes:

- The west facing window frames have been slightly enlarged and replaced in the majority of openings;
- A added small entry structure facing Palmer Parade;
- The brick spandrels have been bagged;
- The parapet "Rosella" sign has been removed from the south wall;
- An added lift overrun is also visible on the roof above the west elevation;
- The east facade has been over-painted with windows also replaced; and
- The south facade has been altered and over-painted.

Building 12, Peel Room (part former Tin Repair Shop), by c1935

Original or early contributory fabric:

- Red brick clad;
- Single storey and basement;
- Gabled roof form, with a continuous ridge lantern to the southern gable roofed section;
- Erected in two stages to form the one structure;
- Plain elevations, being relieved by the pattern of openings; and
- There are timber trusses and steel-framed windows along the south side.

With Building 13 to the north, it makes a contribution to the heritage character of this area of Gwynne Street.

Changes:

Openings in the east elevation have been altered.

**Building 13, Employees' Dining Room and Cloak Rooms (and Store)
1927-28 (1945), later known as the Century Building.**

Original or early contributory fabric:

- Once a two storey wall height;
- Dutch-hipped roof forms;
- Clad in pressed red brick, steel-framed;
- Pilastraded with the raised central parapet section to Gwynne street (parapet has been extended), with simplified brick capitals interconnected to form a cornice;
- Pressed red brick walls;
- Unpainted cement streamlined bands and a surmounting cream brick section with red brick capping.

With Building 12, it makes a contribution to the heritage character of this area of Gwynne Street.

Changes

- Third floor level attic storey which has recent Colorbond cladding and
- New aluminium-framed windows.

Building 15, Boiler House (Finished Goods Warehouse), 1928-

Original or early contributory fabric:

- Two storey wall height;
- Gable roof form, with ridge lantern;
- Pressed red brick cladding;
- Steel framed windows to the exposed east and west ends and vehicular access off Gwynne street;
- Plain elevation treatment, the sills being stuccoed and the lintels being stuccoed and connected.

As a centrally located building in the former Rosella complex, Building 15 is a key uniting element in the Heritage Overlay Area.

Changes:

- The chimney stack was removed by Rosella;
- Brickwork partly over-painted on the east elevation.

**Building 18 Finished Goods Warehouse and Tomato Preparation etc.
c1924 (part Building 2), c1960-**

Original or early contributory fabric:

- Large, two-storey form,
- Expressed concrete frame,
- Pressed red brick cladding, with stucco trim,
- A plain parapet to Balmain street and a shallow pitched gabled parapet on the west side,
- A narrow brick wall-bay at the east end of the north façade, as the original west end of the north facade of building 2 (now across palmer parade) with a cantilevered cement-rendered and gabled porch over a doorway, and the letters 'Estb. 1895' in raised cement letters above the porch, a brick infilled panel above this, and a Rosella medallion on the parapet.

The north elevation of this building did not have a Balmain Street address at the time of its construction but in its present form, the building has a strong visual relationship with buildings 1 and 2, adding to the sense of unity within the former Rosella complex.

Changes:

- The east side of the building has been altered and over-painted, as has the ground level north elevation; and
- Recent windows on the west side and new openings and windows on the north side.

How is it significant?

This group of buildings has historic, aesthetic and social significance to the City of Yarra (NER criteria A4, E1, G1).

Why is it significant?

The former Rosella complex is significant:

- For the long association with, and evocation of, the Rosella company and brand name, as celebrated on the buildings of the complex in words and pictures. The Rosella name and parrot symbol is demonstrably home-grown and sits with examples such as Swallow and Ariel, Arnott's Biscuits, Vegemite, IXL Jam, Aeroplane Jelly, and the Akubra hat, in the pantheon of Australian brands that have been household names throughout most of the twentieth century. This significance is demonstrated both by the extent of the building complex and the signage which resonates in the minds of shoppers today, denoting a familiar manufacturer of food products for over a century, and tells us 'this was the home of Rosella when it was at its peak;
- As part of an iconic group of local industrial complexes, including Bryant and May, the Union Brewery and the Cremorne Brewery, that collectively established the historic identity of Richmond and, in this

case, the Cremorne area, as a nineteenth and early twentieth century industrial working class suburb.

- As an example of use of raised cement ornamental parapet signs to promote the presence of industries in their locale, a past practice, made virtually obsolete by the Second World War and typically replaced today by illuminated signs. The Rosella complex makes a key contribution to Richmond's collection of significant industrial signs which includes signs at Bryant & May, AKM, Kayser and Pelaco;
- As a demonstration of the contemporary approach to the location of industrial development in the inner suburbs where successful manufacturing was dependent on workers residing locally or on tram and rail access routes for employees, materials and markets;
- For the distinctive juxtaposition of the buildings, especially in Balmain Street and along the multiple track railway, between Richmond and South Yarra (raised in 1899), evoking rapidly vanishing images of nineteenth and early twentieth century industry in the metropolis;
- For the key visual relationship between Buildings 1, 2 and 18, the curving form of Balmain St and the railway bridge across Balmain Street, as especially critical to the resultant space defined by the Rosella complex, together with the distant glimpses of other industrial premises including the Bryant and May tower.

HO333 Smith Street Heritage Overlay Area, Fitzroy and Collingwood

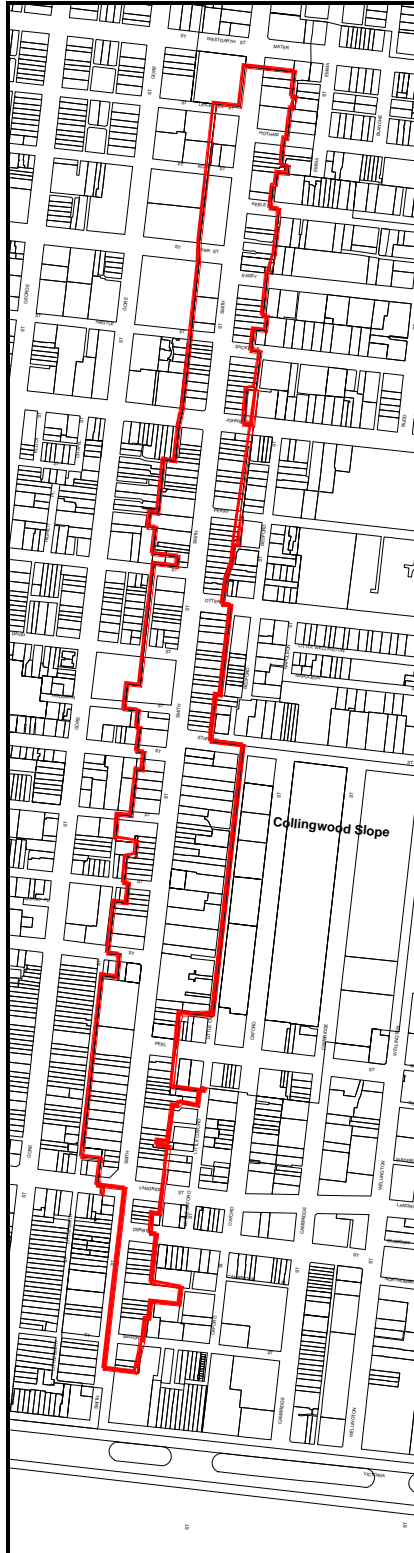


Figure 29 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Argyle Street,
Johnston Street,
Little Oxford Street,
Rose Street,
Smith Street,
St David Street.

Statement of Significance

What is significant?

Early survey

Before land sales, Smith Street was developed as a route from Melbourne to Heidelberg by early Heidelberg settlers. Hoddle's survey formalised this route as Smith Street, being mid-way on the survey grid between Nicholson and Hoddle Streets (each one mile-apart).¹¹⁰

First land sales

When the land was sold, the Smith Street area formed the eastern edges of Crown Allotments 51, 69, 72, 82 and 85, and the western edges of Allotments 52, 68, 73 and 81, as subdivided by the government in 1838.¹¹¹ The first private subdivision of government lots in the Heritage Overlay Area had commenced by 1842, and affected half of the west side, south from Johnston Street. By December 1849, the east side had begun to be subdivided, and by December 1854, only the two allotments to the south of Alexandra Parade (85 and 86) were yet to be subdivided. One of the earliest buildings remaining from this era in Smith Street, is the Grace Darling Hotel (144 Smith St), built in 1854 while the shops at 293-295 Smith Street (1852-53), although altered, are thought to be among the oldest group of retail buildings in Melbourne.

Municipal government

East Collingwood was established as a new municipality in 1855¹¹², with Smith Street as the municipal boundary between Fitzroy and East Collingwood. The Borough of Fitzroy, to its west, was created in 1858.¹¹³ A range of small businesses had located in Brunswick Street and Gertrude Street in South Fitzroy, and to a lesser extent Smith Street, Victoria Parade and the south end of Napier Street, by 1864.

Consolidation

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

¹¹⁰ Fitzroy History Society. op cit. p 7.

¹¹¹ Fitzroy History Society. op cit. p 9.

¹¹² Fitzroy History Society. op cit. p 38.

¹¹³ Fitzroy History Society. op cit. p 38

Smith Streets. The 1870s and 1880s saw the replacement of many earlier single fronted shop buildings with rows of shops, and several banks were established in the street including the Bank of Australasia (229 Smith Street, since rebuilt as ANZ Bank) in 1875, the Savings Bank (337 Smith St, later State Savings Bank of Victoria) 1879-1880, and the Bank of New South Wales in 1873. Along with hotels, banks were amongst the largest and most imposing of nineteenth century buildings, and most located on prominent corner sites.

By the turn of the century, Smith Street had been almost fully developed, and contained many highly ornate two-storey commercial buildings dating from the between the 1870s and 1890s, some up to three-storey. Its retail emporia distinguished the area and gave rise to exuberant architecture. The street was remembered as being second to only three or four of the central streets in the Melbourne district for the density of its traffic.

Department stores

Smith Street became identified with businesses which combined manufacturing and retailing on a large scale, producing some of the largest commercial buildings in the City, some rising to four storeys. Most notable of these enterprises was Foy and Gibson which developed a series of buildings stretching along Smith St for approximately two kilometres from north to south. The majority of the firm's manufacturing took place on the Collingwood side of Smith Street while most of its large retail outlets were on the west side. Similarly, Henry Ackman and Co., which had expanded its business from pawn-broking to dealing in second-hand furniture and general merchandise, occupied shops, warehouses and factories on both sides of Smith Street.¹¹⁴ Other large retail entities were established into the early part of the 20th century: for example the Paterson's store which was built at 173-181 Smith St in 1911.¹¹⁵

Another was G. J. Coles & Co. Pty Ltd: GJ Coles, in partnership with his brothers Jim and (Sir) Arthur, opened a fancy goods store at 288 Smith Street, Collingwood In April 1914, under the banner of G&J Coles. Jim Coles died in 1916 so, after the war, George and Arthur sold their store to an uncle and in June 1919 opened another, larger premises at 170-172 Smith Street. This was the first store for the new firm of G. J. Coles & Co. Pty. Ltd., created on 1 July 1921, with George as managing director. The shop at 170-172 Smith Street was rebuilt in the late 1930s to become the only custom designed GJ Coles & Co building in the City of Yarra, as an example of a nationally known retailer's suburban store.

Public transport

The first power driven public transport to be introduced to Fitzroy was the cable tram, one route running along Gertrude Street and Smith Street in 1886-1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into major commercial strips, the tram routes in

¹¹⁴ Fitzroy History Society. op cit. pp 30-31.

¹¹⁵ Fitzroy History Society. op cit. p. 31.

Fitzroy were located along streets which were already important commercial precincts such as Smith and Brunswick Streets.

Main development era

The main development period of the Smith Street Heritage Overlay Area is that of the Victorian and Edwardian-eras, with a contribution from well-preserved inter-war buildings and individually significant buildings of any era.

Contributory elements

Contributory elements include (but not exclusively) mainly attached Victorian-era and Edwardian-era, one and two-storey shops and residences having typically:

- Façade parapets, with pitched roofs behind;
- Two storey wall heights, with some significant landmark buildings of up to 4 levels,
- Face brick (red, bichrome and polychrome) or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported street verandahs as shown on the MMBW Detail Plans¹¹⁶;
- Less than 40% of the upper street wall face comprised with openings such as windows and doors;
- No front or side setbacks; also
- Timber and metal framed display windows at ground level, timber or tiled shopfront plinths, and entry recesses.

Contributory elements also include:

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths; and
- Well-preserved inter-war buildings and individually significant buildings of any era.

How is it significant?

HO333 Smith Street Heritage Overlay Area, Fitzroy/Collingwood is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Smith Street Heritage Overlay Area is significant:

- As the City's most important Victorian and Edwardian-era commercial strip, serving the whole of Collingwood and Fitzroy and beyond, in the late 19th and early 20th centuries;
- For its expression of the early commercial development phases in the City, with the modest commercial and residential development from the 1850s-60s still evident, the more substantial premises in the 1860s and 1870s, the development associated with the advent of the cable tram to the street in the late 1880s, and the Edwardian-era retail boom;

¹¹⁶ See MMBW Detail Plan 1196 of 1899

- As a substantially intact collection of well-preserved late nineteenth and early twentieth century commercial and retail buildings of note, including hotels, shops, and some industrial buildings to the north of Johnston Street;
- For the unusual or particularly ornate and exuberant Italianate and Edwardian details on many buildings, reflecting the importance of this retail strip in the broader history of manufacturing, retailing and commerce in the Melbourne metropolitan area and the municipalities of Collingwood and Fitzroy; and
- As the centre for large scale manufacturing and retail emporia, such as the highly significant Foy and Gibson company.

HO334 South Fitzroy Heritage Overlay Area



Figure 30 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS), with Brunswick St and Smith St heritage overlays also shown

Component streets include:

Alexandra Parade,
Argyle Street,
Bach Lane,
Bell Street,
Brunswick Place,
Brunswick Street,
Cecil Street,
Chapel Street,
Charles Place,
Charles Street,
Condell Street,
Cremorne Street,
Elliot Street,
Fishers Lane,
Fitzroy Street,
Garfield Street,
George Street,
Gertrude Street,
Gore Street,
Graham Street,
Greeves Street,
Hanover Street,
Hargreaves Street,
Henry Street,
Hertford Street,
Highett Place,
Hodgson Street,
James Street,
John Street,
Johnston Street,
Kent Street,
Kerr Street,

King William Street,
Leicester Street,
Little Charles Street,
Little George Street,
Little Gore Street,
Little Hanover Street,
Little Napier Street,
Little Smith Street,
Little Victoria Parade,
Little Victoria Street,
Mahoney Street,
Marion Street,
Moor Street,
Napier Lane,
Napier Place,
Napier Street,
Nicholson Street,
Palmer Street,
Princes Street,
Regent Street,
Rochester Street,
Rose Street,
Royal Lane,
Smith Street,
Spring Street,
St David Street,
Victoria Parade,
Victoria Street,
Webb Street,
Westgarth Street,
Wood Street,
Young Street.

Statement of Significance

What is significant?

First subdivisions

The first 'suburban' land allotments to be sold outside of the Melbourne town reserve were in the areas now known as Fitzroy, Collingwood, and Richmond. The allotments were numbered 1 to 88. The first 47 made up what was to become the municipality of Richmond, while numbers 48 to 88 covered the area known colloquially in the mid-nineteenth century as the 'district of Collingwood'. These 'Collingwood' allotments lay to the north-east of the City of Melbourne, and covered the area bounded in the west by Nicholson Street, to the east by the Yarra River, to the north by Reilly Street (now Alexandra

Parade), and to the south by Victoria Parade (originally called Simpson's Road). The smaller portion of this 'Collingwood' area, the land bounded by Nicholson Street, Smith Street, Victoria Parade and Alexandra Parade, became to be known as Fitzroy.¹¹⁷

The original allotments in Fitzroy were of varying sizes, most falling between about 12 acres (facing Victoria Parade) and 28 acres, a size suitable for large estates, and small-scale rural or semi-industrial pursuits such as dairy farms, market gardens, and brickyards.¹¹⁸ Accordingly, land reserved by the Government for roads in the Fitzroy area consisted only of Nicholson Street, Victoria Parade, Alexandra Parade (known variously as Darebin or Reilly Street), Johnston Street and Smith Street.¹¹⁹ In 1838-39, following the first land sale there were no controls imposed upon the purchasers of land in Fitzroy in terms of the way they could subdivide and resell the land. As land changed hands and was progressively subdivided throughout the 1840s, a peculiar street layout emerged. Though the Government roads provided a framework for a regular pattern of roads which made it easy for speculators to proceed with subdivisions, the lack of controls on the size and orientation of subdivision allotments and the width of roads, together with a general lack of cooperation or coordination between landowners, led to the emergence of an ad-hoc street pattern and layout of allotments in South Fitzroy.¹²⁰

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

Alignment of Streets

In 1854, the Victorian Parliament passed a special Act of Parliament, known as the *Act for Improvements in Fitz Roy Ward in the City of Melbourne*, designed to solve the street alignment problems in South Fitzroy. In the 1850s and 1860s, local politics in the Fitzroy-Collingwood area were concerned largely with the realignment of the worst of these *ad hoc* streets.

Building Act

The *Act for regulating Buildings and Party Walls, and for preventing mischiefs by fire in the City of Melbourne (1849)*¹²¹ came into effect from the beginning of 1850,¹²² enforcing fireproof construction and minimum street widths in the City of Melbourne, then including Fitzroy (and excluding Collingwood and Richmond). Under the provisions of the Act wooden or iron buildings could only be constructed with a prescribed set-back from the adjacent buildings

¹¹⁷ B Barrett. *The Inner Suburbs*. p. 14.

¹¹⁸ B Barrett. *The Inner Suburbs*. p. 7

¹¹⁹ B Barrett. *The Inner Suburbs*. p. 7.

¹²⁰ B Barrett. *The Inner Suburbs*. p. 17, and Fitzroy History Society. p. 7.

¹²¹ referred to here as the Melbourne Building Act)

¹²² Fitzroy History Society. p. 15.

and from the street.¹²³ Without a setback of at least one-third of its height (or eight feet, if the building was less than 24 feet in height), any new building was required to be constructed of brick and/or stone. As a result of the *Melbourne Building Act, 1850s* Fitzroy buildings were typically 'cement finished bluestone or brick, exposed rough-face bluestone, or exposed brick'.¹²⁴ At this time, the influx of gold rush immigrants increased the demand for housing in the fledgling metropolis. The introduction of the Act considerably slowed the rate at which new houses could be built, with the result that supply fell far short of demand.¹²⁵ By 1891, only 51% of Collingwood's houses were brick or stone (outside of the Act) while in Fitzroy, the figure had risen to 83% as a direct outcome of the legislation.¹²⁶

Consolidation

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

Public transport

The first power driven public transport to be introduced to Fitzroy was the cable tram. One route through Fitzroy ran along Nicholson Street from the city and divided into two routes: one ran along Gertrude Street to Smith Street and the other continued northward along Nicholson Street. Another route ran down Brunswick Street.¹²⁷ These routes were established in 1886 and 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into major commercial strips, the tram routes in Fitzroy were located along streets which were already consolidated commercial precincts.

Industry

Industry, which had barely existed in Fitzroy in the 1850s had grown considerably by the 1870s and a number of major factories were being built and extended in the 20th century up to the Great War and beyond, including the famous MacRobertson Confectionary factory which started in Argyle Street in the 1880s.¹²⁸ The large factories and warehouses from this later period tower above the predominantly low rise nature of the early residential development.

¹²³ *Act for regulating Buildings and Party Walls, and for preventing mischiefs by fire in the City of Melbourne. (1949). Schedule b, Part 5, p. 235.*

¹²⁴ *ibid.* p. 20.

¹²⁵ *ibid.* p. 24.

¹²⁶ Figures quoted in B Barrett. *The Inner Suburbs.* p. 29.

¹²⁷ See Sowerwine, Charles. 'Public Transport and the Fitzroy Identity', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb.* p. 11 6, see also Allom Lovell and Associates Pty Ltd. *Hawthorn and Malvern Tramway Depots: Conservation Report.* Prepared for the Public Transport Corporation, Melbourne, 1990. pp. 5-6.

¹²⁸ See C Sowerwine. 'Public Transport and the Fitzroy Identity'. pp. 116-117.

Major Institutions

Along with the early development of the suburb and its proximity to Melbourne City, was the development of major institutions on its fringe, in particular, St Vincent's Hospital and The Convent of Mercy (Victorian Heritage Register), both of Roman Catholic origin.

The Convent of Mercy and Academy of Mary Immaculate was founded in 1857 and consists of a number of buildings constructed over a period of thirty years at the corner of Palmer and Nicholson Streets. The complex is significant for its long-term and continuing association with Catholic education in Victoria¹²⁹.

St Vincent's was founded in a Victoria Parade terrace house row by the Irish Order, The Sisters of Charity, in 1893; the complex eventually becoming the suburb's largest charitable institution. In 1905 they moved into a new four-storey hospital building and by 1914 they were the second busiest hospital in Melbourne, benefiting from support provided by Fitzroy Council, the Fitzroy Football Club and the legendary John Wren. The Healy Wing was opened in 1928 and other wings followed, with the current complex covering a site bounded by Victoria Parade, Nicholson Street, Fitzroy Street and Gertrude Street.¹³⁰ A notable recent design was the St Vincent's Private Hospital since added to and altered.

Conclusion

An extraordinary amount of comparatively homogeneous nineteenth century building stock has survived in Fitzroy, as compared to either the City of Melbourne or neighbouring suburbs such as Collingwood or Richmond. Some 22% of the buildings in the Heritage Overlay Area are individually significant compared with, for example, other large residential areas such as 7% for North Fitzroy or 9% for North Carlton. Some 18% of South Fitzroy buildings were erected by the 1860s as a demonstration of its early origins.

Main development era

The main development period in the South Fitzroy Heritage Overlay Area is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era houses, having typically:

- Pitched gabled or hipped roofs, with many façade parapets,
- One and two storey wall heights but with some isolated landmark 3-5 storey buildings,
- Face brick (red, dichrome and polychrome), bluestone or stucco walls, some weatherboard;

¹²⁹ See Victorian Heritage Register citation

¹³⁰ 'Fitzroy Melbourne's First Suburb' : 53-4, 75, 85

- Slate, corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face matching brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron (typically mid to late Victorian-era) or timber detailing (typically Edwardian-era or early Victorian-era) also some use of arcaded masonry verandahs;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings from the pre Second War era.
- Mature street tree plantings (plane and elm trees)
- Subdivision pattern that draws from Government surveyed rectangular lots, typically of between about 12 and 28 acres, and then developed privately but within a framework that encouraged continuity of street alignment and allotment size;
- Hoddle's early survey grid expressed as main roads, such as Nicholson Street, Victoria Parade, Alexandra Parade, Johnston Street and Smith Street;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths;
- Some distinctive rear and side service lanes or rights-of-way, with substantial boundary walls, stable and loft structures, night soil hatches and privies;
- Early institutions such as St Vincent's Hospital and The Convent of Mercy.

How is it significant?

HO334 South Fitzroy Heritage Overlay Area is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The South Fitzroy Heritage Overlay Area is significant:

- As the earliest urban area outside the Melbourne City grid to be settled in the Melbourne municipality, with several buildings from the mid nineteenth century surviving as testimony to its early establishment;
- For the unusually high number of early Victorian-era and some Regency period buildings, being generally simply detailed and a clear reflection of the early date of Fitzroy's settlement.
- As evidence of early government planning controls or Acts of Parliament, from the 1850s, that aimed to solve street alignment problems in this privately planned suburb, arising from a hitherto lack of co-ordination between neighbouring allotment owners;

- o As a good example of the successful application of the *Act for Regulating Buildings and Party Walls, and for Preventing Mischiefs by Fire in the City of Melbourne* (Melbourne Building Act 1849), which forced the use of fireproof construction and gave South Fitzroy a character distinct from other inner suburbs such as Richmond and Collingwood, that have a greater proportion of Victorian-era timber buildings.
- o As a substantially intact collection of predominantly mid to late nineteenth and early twentieth century building stock, interspersed with well preserved inter-war residential, commercial, retail and industrial buildings that contribute to the historical character of the area.
- o For the relatively large number of individually significant buildings, being predominantly solid masonry rather than clad with timber, largely as a result of the *Melbourne Building Act, 1849*
- o For the ornate and exuberant detail of many late nineteenth and early twentieth century buildings in the suburb, reflecting the affluence of many of the inhabitants of this area, particularly in the late 19th century.
- o For the early street, lane and allotment layouts, some original bluestone kerbs, paving and guttering, and some mature exotic street trees, providing an appropriate setting for this collection of residential, retail, commercial and industrial buildings.
- o For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionary complex which are significant features in the skyline of this predominantly low rise suburb; and
- o For the major early institutions that developed on its fringes, in particular, St Vincent's Hospital and The Convent of Mercy, as closely linked with the area's history, education and welfare within the metropolitan area.

The South Fitzroy Precinct (HO334) is within close proximity to the Royal Exhibition Building and is adjacent to the World Heritage Environs Area precinct. The nineteenth century development and character of the South Fitzroy Precinct contributes to the broader setting and context of the Royal Exhibition Building. Views and vistas of the Royal Exhibition Building from within the South Fitzroy Precinct, including views to the dome from Gertrude Street, are also an important feature of the precinct.

HO335 Swan Street Heritage Overlay Area, Richmond



Figure 31 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Byron Street,
Church Street,
Kipling Street.

Swan Street Statement of Significance

What is significant?

Early survey, subdivision and development

Swan Street was designated as a road reserve in Hoddle's Crown survey of 1837. The north side of Swan Street within the heritage overlay includes parts of Crown Portions 20 (granted to C Williams), portions 21, 22 (granted to Rev J Docker) and 23 (granted to J McNall), all sold 1839. By 1853, much of Docker's and Williams' land had been subdivided: Wangaratta, Lennox, Stanley, Clifton, Docker and Charles Streets had all been laid out.

The precinct also includes parts of Crown Allotments Nos. 1-8, stretching south to the river and sold in 1849. The Whitehorse Hotel (250 Swan St) was built on one of these portions between 1849 and 1855. By 1857 traders in Swan Street included butchers, drapers, fruiterers, tailors, shoemakers, hairdressers and hoteliers, including the Swan Inn, Dover and Royal Hotels by 1858.¹³¹ Swan Street was fully developed by 1889 and the roadway was sealed or macadamised in 1901.

Transport

The Swan Street area was first served by public transport after the Melbourne and Suburban Railway Co. was authorised to build a line from Princes Bridge Station to Windsor, with a proposed branch line through Richmond to Hawthorn open as far as Punt Road in 1859. The line was later relocated to off Swan Street, serving Richmond Station. The extension from Punt Road to Church Street (now East Richmond Station) and Picnic Station (between Burnley and Hawthorn) opened in 1860, serving the pleasure grounds at Richmond Park (now Burnley Park). The line to Cremorne Station (south of Richmond, near the Yarra) opened 1859¹³² and the level crossing across Swan Street was replaced by an overhead bridge in 1887.¹³³

While Victoria Street and Bridge Road had been served by cable trams since the mid-1880s, the electric tram service in Swan Street, which duplicated the nearby railway, was established in 1916.¹³⁴ Swan Street itself originally terminated at the Survey Paddock (later Richmond Park, now Burnley Park), but was extended to the Yarra River between 1874 and 1888. The introduction of electric trams to Swan St also encouraged further development.

¹³¹ Electoral Roll. 1856-57.

¹³² Harrigan, p 54.

¹³³ White, op cit.

¹³⁴ City of Richmond. Copping It Sweet. p 71.

Dimmey's

Dimelow and Gaylard's original store in Swan Street Richmond was burnt out in 1906, and in 1907, a new store was built by Robert McDonald and the architects were HW & FB Tompkins. It was renamed 'Dimmey's Model Stores' in 1912. The distinctive clock tower, which is topped with a copper ball, was added between 1908 and 1916.

Conclusion

Some 24% of the buildings identified along Swan St are from the early Victorian-era and nearly 26% are individually significant, being a high percentage among other Heritage Overlay Areas but typical for the City's old commercial strips, with Brunswick St being 21%, Smith Street 27%, Queens Parade at 33%. Individually significant buildings identified range from the 1880s-1920.

Main development era

The main development period of the Swan Street Heritage Overlay Area is that of the Victorian and Edwardian-era, with a contribution from well-preserved inter-war buildings and individually significant buildings from any period.

Contributory elements

contributory elements include (but not exclusively) typically attached Victorian-era and Edwardian-era mainly two-storey shops and residences having typically:

- Façade parapets, with pitched roofs behind
- Two storey wall heights,
- No front or side setbacks;
- Face brick (red, dichrome and polychrome) or stucco walls;
- Corrugated iron and slate roof cladding;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported street verandahs as shown on the MMBW Detail Plans¹³⁵,
- Less than 40% of the street upper wall face comprised with openings such as windows;
- Display windows, timber or tiled shopfront plinths, and entry recesses at ground level; and
- Red brick, storage or stable buildings at the rear or side lane frontage for some properties;

Contributory elements also include:

- Well preserved buildings from the inter-war period and individually significant buildings from all periods;
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths

¹³⁵ See MMBW Detail Plan 1196 of 1899

How is it significant?

HO335 Swan Street Heritage Overlay Area, Richmond is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Swan Street Heritage Overlay Area, Richmond is significant:

- As one of the two major early commercial thoroughfares in the former City of Richmond, with a good collection of well-preserved, mainly Victorian and Edwardian commercial buildings, containing a mixture of shops, hotels and other commercial buildings, many of which are substantially intact at first floor level, with a number of historic shopfronts at ground floor, including those dating from the interwar period;
- For the landmark or individually significant buildings from all eras including early hotels, from the gold rush era, and famous retail stores such as Maples, Dimmey's and Ball and Company, many with architecturally significant upper facades; and
- As a good illustration of commercial architectural styles in the City, from the late 1850s to the inter-war period.

HO336 Victoria Parade Heritage Overlay Area, Collingwood

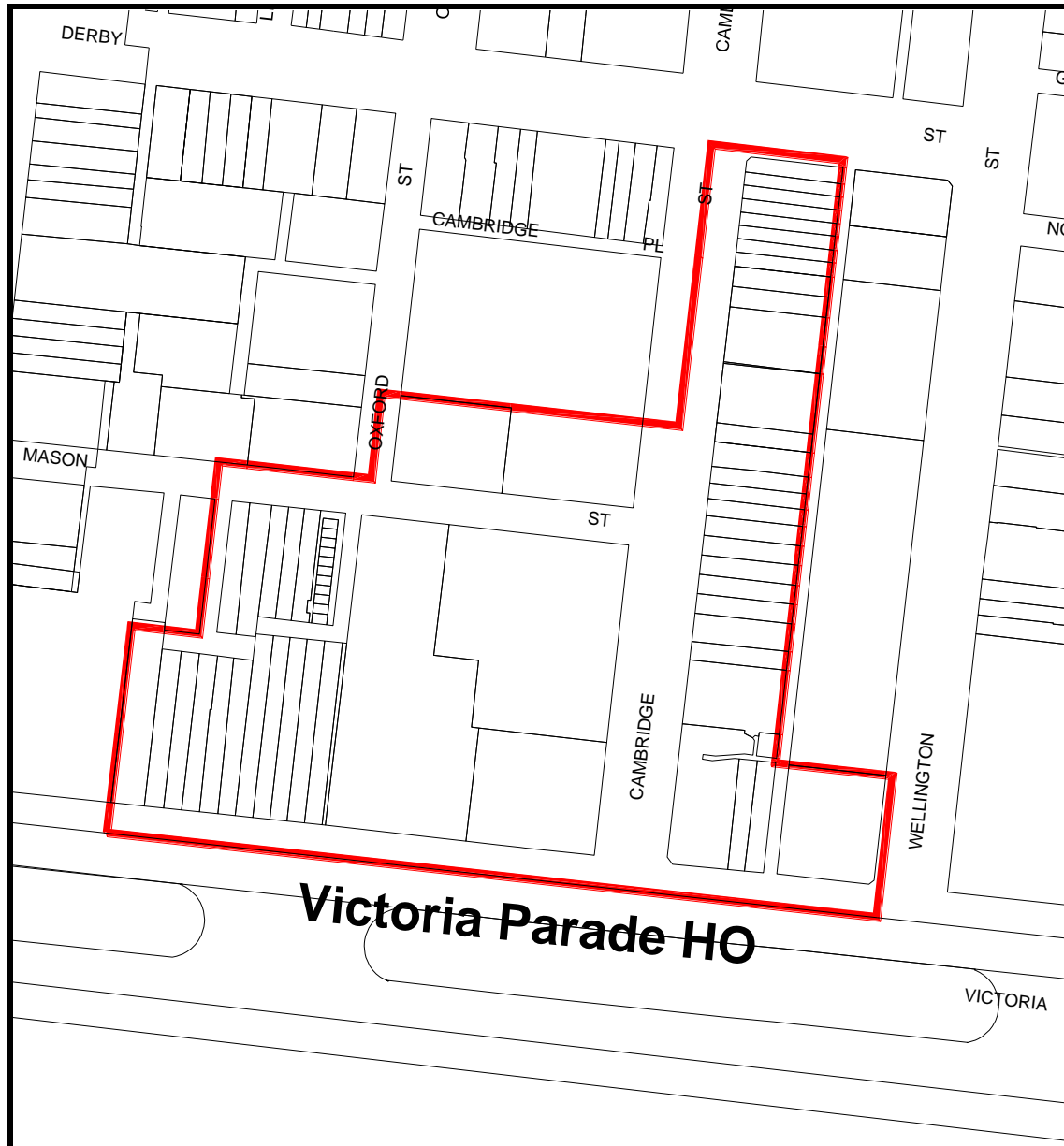


Figure 32 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS)

Component streets include:

Cambridge Street,
Mason Street,
Oxford Street,
Victoria Parade.

Statement of Significance

What is significant?

Early development

The Victoria Parade Heritage Overlay Area is located at the southern boundary of Collingwood on Crown Portion 52 and includes buildings from the second wave of building development in Collingwood, occurring during the 1880s and 1890s.

1880s-1890s development

The Clement Hodgkinson 1850s map shows a terraced building of six timber houses in Cambridge St, replaced in 1892 by John Raphael's Cambridge Terrace. Further south in Cambridge Street a timber house was replaced in 1891 by a two-storey terrace with unusual cast iron lacework. This was the second phase of the area's development.

By the early 1880s, a number of villas had been constructed in Victoria Parade, including Portia (15 Victoria Parade) and Floraston (39 Victoria Parade). The mansion Walmer (now demolished), at 41-47 Victoria Parade, was set well back on a deep site which backed onto Mason Street and had a large front garden. The site is now occupied by the Melbourne District Nursing Society's After Care Hospital (1926-36).

The former Cambridge Street School (SS. 1895) is the largest non-residential contributory building within the area. Built to replace three smaller schools in Collingwood, it was opened in September 1877. In the early 1920s, the school was granted Higher Elementary School status and was renamed Cambridge Street Central School. The school later operated as the Collingwood English Language School.

The former St Saviour's Church of England, a bluestone Gothic Revival church, was built in 1874-75 next to the school site, on the corner of Oxford and Mason Streets, and enlarged in 1879. The church operated as the Holy Virgins Protection Russian Orthodox Church from 1958.

The MMBW *Detail Plan 1208* of 1898 shows the infrastructure which prevailed in the area, with street trees shown in Cambridge St, gas lights, post boxes, pitched crossings in Victoria Parade, plus asphalted and flagstone footpaths.

Transport

Cable trams ran along the outbound lane of Victoria Parade from 1886. With electrification in the late 1920s, the tracks were moved to the central reservation and ornamental overhead wire supports erected.

Main development era

The main development period evident in the Victoria Parade Heritage Overlay Area is that of the Victorian era with a contribution from the Edwardian-period.

There is also a contribution from a well preserved inter-war building and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) mainly attached Victorian-era two-storey houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- Two storey wall heights but with some one storey houses,
- Face brick (red, dichrome and polychrome) or stucco walls;
- Slate and corrugated iron roof cladding, with some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically iron or timber picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with ground level display windows and zero boundary setbacks.
- Victorian-era landmark religious and educational buildings, dominant in scale to the rest of the heritage overlay;
- Well preserved buildings from the inter-war era;
- Mature street tree plantings (planes and elms); and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as some bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

How is it significant?

HO336 Victoria Parade Heritage Overlay Area, Collingwood is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Victoria Parade Heritage Overlay Area is significant:

- As a substantially intact collection of middle class late nineteenth century residential building stock, supported by key commercial, institutional and religious buildings, demonstrating, as a group, the functions of nineteenth century daily life, and representing the second generation of building development having replaced mainly small timber, buildings dating from the first urban settlement of Collingwood in the 1850s;
- For the Victoria Parade frontage to the area, as an important and elegant boulevard entrance to central Melbourne, containing an impressive collection of predominantly two storey Victorian-era residences, hotels and shops; and

- For the early street layouts, together with some original bluestone kerbs and guttering and mature planes and elms, providing an appropriate setting for this important collection of buildings.

HO337 Victoria Park Heritage Overlay Area, Abbotsford

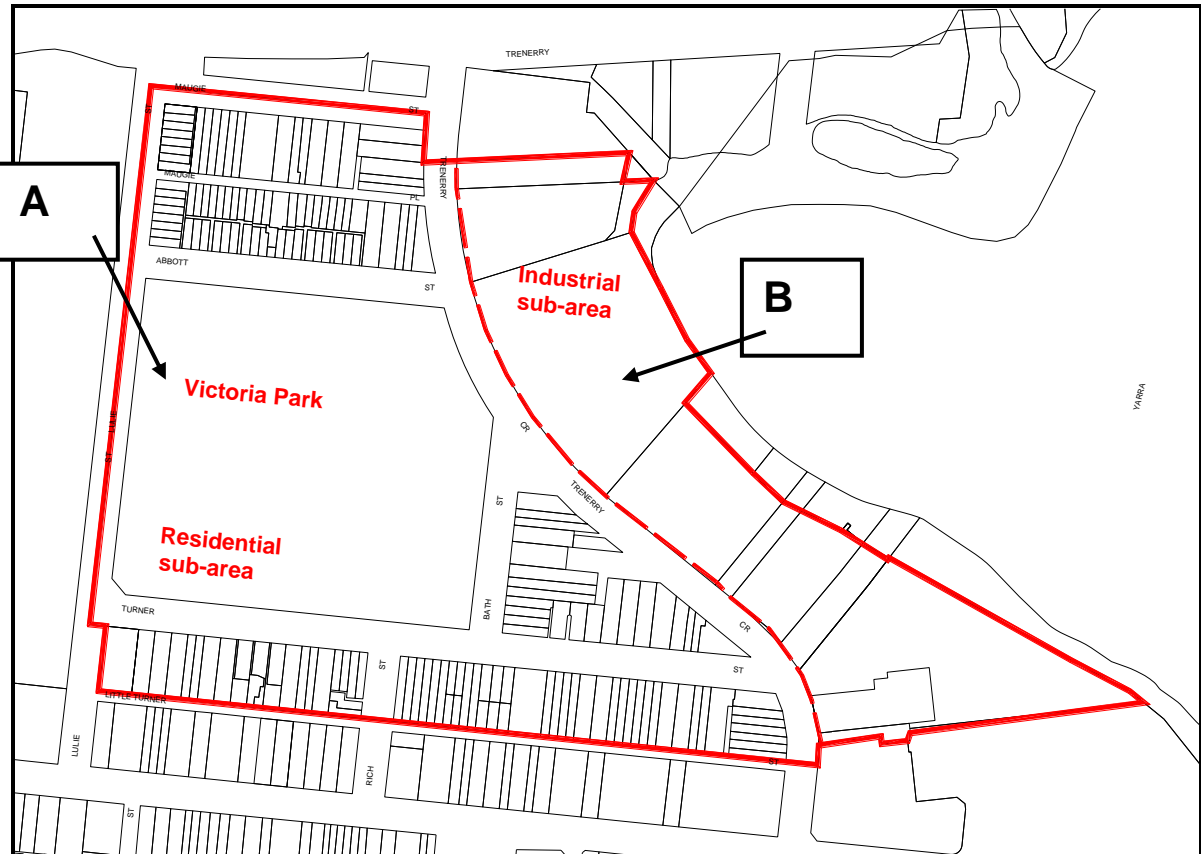


Figure 33 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS), showing A. VICTORIA PARK HERITAGE OVERLAY AREA, ABBOTSFORD (RESIDENTIAL SUB-AREA); B. VICTORIA PARK HERITAGE OVERLAY AREA, ABBOTSFORD (INDUSTRIAL SUB-AREA).

Component streets include:

Abbot Street,
Bath Street,
Little Turner Street,
Lulie Street,
Maugie Place,
Maugie Street,
Rich Street,
Trenergy Crescent,
Turner Street.

A. VICTORIA PARK HERITAGE OVERLAY AREA, ABBOTSFORD (RESIDENTIAL SUB-AREA)

Statement of Significance

What is significant?

Early subdivision

The Victoria Park Heritage Overlay Area includes parts of Crown Portions 78, 79 and 88, which had been surveyed by Robert Hoddle and sold in 1839 to R Dacre, J D L Campbell (a pastoralist) and J Dight, respectively. John Dight built Yarra House (later the Shelmerdine residence) and mill on his allotment and Campbell built his house, Campbellfield House (later owned by architect and MLA William Pitt as Mikado) on his land overlooking the Yarra River.

Trenerry estate

In 1878, Edwin Trenerry, a shareholder in a deep lead mining company¹³⁶, had a plan of subdivision prepared for all three Crown Portions. The design recalled the earlier Darling Gardens development at Clifton Hill, with Victoria Park intended as an ornamental garden square, surrounded by residential properties with 33' frontages to the park.

By 1879 much of the land had been sold to David Abbott, with some lots sold to James and John Kelly in the next year. By 1885, all the lots had been sold, and development of many of them had begun.

The railway line, linking Melbourne to Clifton Hill, was opened in 1901 following the reclamation by the government of 90 of the estate's house lots, six of which had already been built upon.¹³⁷ The western ends of Turner, Truro, Abbott and Maugie Streets, west of the Heritage Overlay Area, are remnants of Trenerry's original subdivision before it was disrupted by the railway. Trenerry's vision of a garden square, as the centrepiece for the Campbellfield House subdivision, failed in one respect but succeeded in another. Instead of creating a landscaped park, the Council established quite a different park, Victoria Park, the long-term home of the Collingwood Football Club. Victoria Park is on the Victorian Heritage Register (refer Victorian Heritage Register Ref H0075).

Victoria Park

Collingwood Council purchased Victoria Park from the estate developers for £2,562 in 1878, for use as a recreational facility. From 1882, Victoria Park was being used as a cricket and football ground by the Capulet Cricket Club and Britannia junior football club, the predecessor of Collingwood Football Club. Collingwood Football Club, now a national sporting icon, was formed in

¹³⁶ Bernard Barrett. *The Making of an Industrial Environment: Collingwood, Victoria, 1981-1891*. MA Thesis, University of Melbourne, 1970, p 206.

¹³⁷ State Transport Authority Plan and Section Book 8568: 'Royal Park and Clifton Hill Line, Fitzroy Line and a Portion of Richmond and Alphington Line from Johnston Street to Heidelberg Road', undated.

June 1889 and admitted to the Victorian Football Association in 1892. The club developed the site throughout the 20th century.

Victorian-era development

A cable tram service commenced in Johnston Street in 1887. This, and the railway link of 1901, aided speculative residential development in the area from the 1880s. This included the extensive Winniefred and Dorothy Terraces, built in Lulie Street during 1888 for Theodore Fink in association with William Chidzey, the developer of Dorothy Terrace, Lulie Street (also built 1888).¹³⁸

The Abbott Street school, later Victoria Park Primary School, opened in Abbott Street in 1889 (demolished c.1997).

Main development era, residential sub-area

The main development period evident in the Victoria Park Heritage Overlay Area residential sub-area is that of the Victorian era with a contribution from the Edwardian-period. There is also a contribution from well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The residential sub-area o contributory elements include (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era mainly one-storey houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One storey wall heights but with some two storey house rows,
- Weatherboard, face brick (red, dichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;

Contributory elements also include:

- Well preserved buildings from the pre inter-war era.
- Victoria Gardens, designed as a typical Victorian-era Garden Square.
- Mature street tree plantings (plane and elm trees)
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths

¹³⁸ Rate Books. Cannon, *The Land Boomers*, pp 274-280.

How is it significant?

HO337 Victoria Park Heritage Overlay Area, Abbotsford (residential sub-area) is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Victorian Park Heritage Overlay Area (residential sub-area) is significant:

- As a physical representation of modest workers' housing dating predominantly from the late 19th and early 20th century, with two outstanding speculative terrace rows;
- For the distinctive Trenerry estate design, with Victoria Park as a central residential garden square.
- For the former Collingwood football ground, as the centrepiece of the Heritage Overlay Area, the social focus of the Collingwood and Abbotsford area since the late 1800s, and as a national sporting landmark;
- For the Victorian-era infrastructure such as early street, lane and allotment layouts, together with some original bluestone kerbs and guttering, all providing an appropriate setting for this collection of buildings.

B. VICTORIA PARK HERITAGE OVERLAY AREA, ABBOTSFORD (INDUSTRIAL SUB-AREA)

Statement of Significance

What is significant?

Trenerry estate

In 1878, Edwin Trenerry, subdivided Crown Portions 78, 79, 88 for residential development, creating the existing street pattern in the Heritage Overlay Area. The central element of the development was to be Victoria Park, an ornamental garden, surrounded by residential properties with 33' frontages to the park.

Industry

Trenerry Crescent followed the line of the Yarra River and separated the larger riverside allotments from the smaller residential subdivisions further west. By the turn of the century, the river frontage allotments along Trenerry Crescent were undergoing a transformation from gentlemen's farms to industrial uses. The Melbourne Flour Milling Company operated at the old Dight's Mill site on the Yarra from 1891, at the north end of Trenerry Crescent, with the Shelmerdine's Yarra Hat Works and a quarry located further to the south, both since redeveloped.

The massive Austral Silk and Cotton Mills complex was built at the north end of Trenerry Crescent in 1927 and the Yarra Falls Spinning Mills had also expanded in the area during the early 20th century. Their administrative complex was built in 1919 facing Johnston St and the landmark 1930s Byfas

building was built, facing Trenerry Crescent, to produce textiles during World War Two. The combination of these extensive industrial complexes has a strong built character that is evident from within the Heritage Overlay Area and from distant views down the Yarra River and the Eastern Freeway.

In the last two decades of the 20th century, these large industrial and mill buildings have gradually been decommissioned and recycled for light industrial, commercial or residential uses. Some of these developments have been innovatory in the re-use of significant industrial structures, such as Daryl Jackson's award winning design for the Esprit company in the 1980s.

Main development era

The main development period evident in the Victoria Park Heritage Overlay Area industrial sub-area is that of the inter-war era. There is also a contribution from individually significant places of all eras.

Contributory elements

The industrial sub-area contributory elements include (but not exclusively) mainly industrial complexes, typically a large factory building with entry buildings or gateways, yards, subsidiary store buildings and engine houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets;
- One, two, three or four storey wall heights;
- Face brick (red) walls with some cemented detailing;
- Corrugated iron roof cladding;
- Tall chimneys set over engine houses or engine rooms in face (red) brickwork with corbelled capping courses;
- Zero street set-backs;
- Less than 40% of the street wall face comprised with openings such as windows and doors;

Contributory elements also include:

- Some public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths
- Distinctive curving form of Trenerry Crescent
- Views to the landmark industrial structures, from within and without the Heritage Overlay Area.

How is it significant?

HO337 Victoria Park Heritage Overlay Area, Abbotsford (industrial sub-area) is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Victoria Park Heritage Overlay Area, Abbotsford (industrial sub-area) is significant:

- For the strong cultural connection with the highly significant Dight's Mill complex (adjoining the Heritage Overlay Area) as an early and

significant industrial site in the State and the precursor to this long-term riverside industrial domain;

- For the many notable, large inter-war former industrial complexes that remain contributory and individually significant because of skilful adaptation to new uses; and
- For the major aesthetic contribution made by the location of these buildings on the curve of Trenerry Crescent and the Yarra River, particularly from close and middle distant views to the river bank and towering landmark factory buildings, above, that dominate the surrounding low scale residential development.

HO338 West Richmond Heritage Overlay Area



Figure 34 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS), also shows HO257 Elim (formerly Yooralbyn) Salvation Army Hospital and garden.

Component Streets

Bowen Street,
Egan Street,
Erin Street,
Freeman Street,
Highett Street,
Hoddle Street,

Kingston Place,
Leeds Street,
Lennox Street,
Moorhouse Street,
Muir Street,
Normanby Place.

Statement of Significance

What is significant?

Early subdivision and development

The West Richmond Heritage Overlay Area is part of the two allotments purchased from the Crown in 1839 by William Highett and R W Wrede. Highett, an early settler from Tasmania, was a squatter, merchant and banker. In the early 1850s, Highett erected the mansion Yalcowinna on the south side of Erin Street, where the Epworth hospital now stands. William Hull purchased a section of Highett's allotment and built a large stone residence in the early 1850s on the Bridge Road frontage. Next door was George Jame's residence (both demolished).¹³⁹

Opposite Yalcowinna, on the north side of Erin Street, a pair of semi-detached houses was built in the 1850s-1860s. One was owned by the pioneer Presbyterian the Rev. Dr Adam Cairns and the other by merchant William Muir (see Muir St).

R W Wrede immediately sold his 1839 allotment to James Hodgson (one of the first members of the Legislative Assembly).¹⁴⁰ By 1855 it had been subdivided into the present street layouts.¹⁴¹ There were two houses on the south side of Highett Street at this time, set back from the street with formal gardens, as are the existing houses. The Edwardian-era houses at 44 and 46 Highett Street have early wings at the rear as an indication of this earlier phase.

1870s-1880s development

In 1889 the mansion Yooralbyn (29 Erin St, later renamed Elim) was built for merchant William Harper (see HO257). Further subdivision occurred on the north side of Erin Street in the 1870s and the south side was subdivided in the early 1880s.

In the 1880s the mansion Millew was built for Robert Hoddle's widow near to Yalcowinna. This was leased by the Salvation Army in 1903 as the Bethesda hospital, then purchased and extended by them in 1912. On the south corner of Erin and Hoddle Streets is the unusual Urbrae (171 Hoddle Street, on the Victorian Heritage Register), the combined mansion houses of Dr. Tom Boyd and Dr. William Boyd.

By the late 1890s the MMBW Detail Plans showed most of the area developed as residential, with the accumulation of private subdivisions (and the later imposition of the railway) yielding irregular street layouts and lot sizes. Small attached and detached verandahed houses, set close to the street, were located in short streets such as Moorhouse, Muir and Normanby,

¹³⁹ White. op cit.

¹⁴⁰ White. op cit.

¹⁴¹ Magee Map, 1855.

with larger detached houses and gardens in the wider, more elevated streets like Erin St. Larger houses, both attached and detached, were shown in longer east-west streets such as Egan and Highett but the latter had larger gardens and street setbacks. One distinctive aspect of Highett St is a stepped side lane that runs off the street up the hill to the south, an element more typical of inner Sydney suburbs. Street furniture such as gas lamps, pitched crossings, asphalted footpaths and street crossings were shown, along with telegraph poles shown in Lennox and Erin Streets¹⁴². No street trees were shown.

Transport

The railway linking Melbourne to Clifton Hill opened in 1901, with the West Richmond Station built across the western end of Highett Street. Traffic was diverted to Hoddle Street via Muir Street and Freeman Street.

Main development era

The main development period evident in the West Richmond Heritage Overlay Area is that of the Victorian era with a contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One storey wall heights but with many two storey houses,
- Face brick (red, dichrome and polychrome) or stucco walls, with some weatherboard;
- Corrugated iron and slate roof cladding, with some Marseilles pattern unglazed terra-cotta tiles from the Edwardian-era;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing and timber detailing for some Edwardian-era houses;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings from the inter-war era;
- Rectilinear irregular subdivision typical of private development in the Victorian-era, with rear and side service lanes;

¹⁴² MMBW Detail Plan 1055, 1049

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths;
- The West Richmond Railway Station, landscape and associated track and tunnel.

How is it significant?

HO338 West Richmond Heritage Overlay Area is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The West Richmond Heritage Overlay Area is significant:

- For intact groupings of some of Richmond's most substantial late 19th century houses, such as Elim, a mansion still with extensive grounds and remnant planting,
- For the many houses originally occupied by eminent Victorians.
- For its distinctive historic landscape character, enhanced by its hillside topography, mature street plantings and unusual urban elements such as the obliquely-sited West Richmond railway station, a stepped lane off Highett St, original stone kerbs and gutters and the use of traditional street materials;
- For the significant contribution of the West Richmond railway complex and landscape; and
- For the many individually significant buildings in the area including well-preserved inter-war examples like the Moderne style flats at 151 Hoddle Street.

HO339 William Street Heritage Overlay Area, Abbotsford

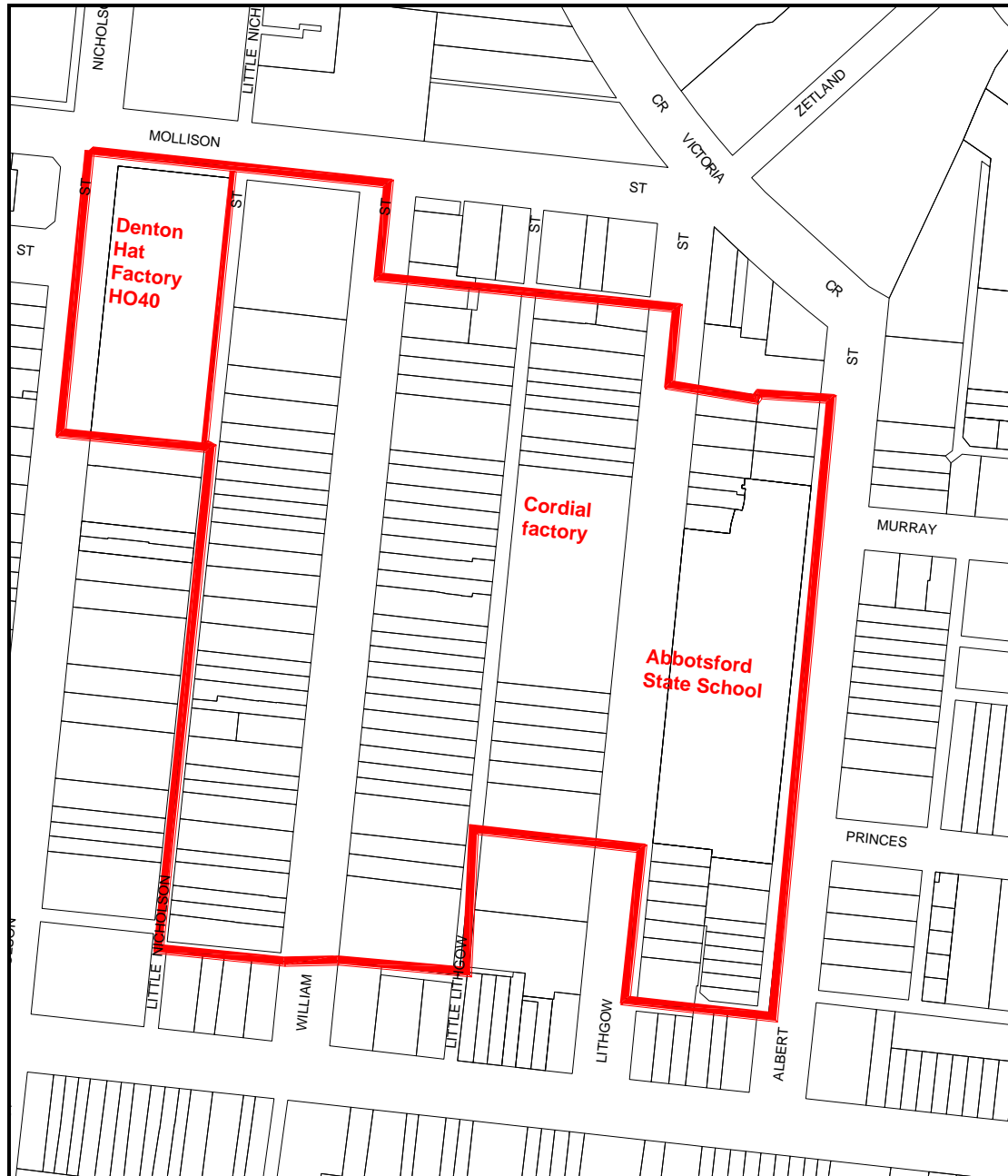


Figure 35 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS), also shows adjoining former Denton Hat factory as HO40.

Component streets include:

Albert Street,
Lithgow Street,
William Street.

Statement of Significance

What is significant?

The land now occupied by the William Street Heritage Overlay Area was alienated from the Crown in 1839 and remained in a semi-rural state until the 1850s.

Surveyor, Hoddle's large Crown Portions on the Collingwood Flat were subdivided in the 1850s. Hodgkinson's map of East Collingwood (1858) shows development of a mixed residential and industrial nature but much of the land south of Vere Street was vacant, due mainly to its susceptibility to flooding.

During the decades leading up to the 1890s Depression, the Abbotsford Flat became an area of intensive speculative development and gave rise to rows of timber, brick and occasionally bluestone cottages. Gipps and Nicholson Streets attracted larger and more prestigious development, which is still evident today.

Of the non-residential buildings, Abbotsford Primary, School (No. 1886) was originally known as Collingwood (Lithgow Street) School, a two-storey bichrome brick building built in 1877 and extended in 1926. Adjoining the north-west of the Heritage Overlay Area, the three-storey brick Denton's Hat Factory complex (HO40) was built in the period from 1887-8 to 1910 at the corner of Nicholson and Mollison Streets. The bluestone former St David's Presbyterian Church was built at the south end of William Street from 1882. Early MMBW plans show the significant Cordial Factory in Lithgow St, a two storey nineteenth century brick industrial complex¹⁴³.

The MMBW maps of 1895 show the area to be almost completely built over, predominantly with small working class cottages. The densest development is indicated in William Street, where most of the cottages are attached or semi-detached. The MMBW *Detail Plan 1310* of 1900 shows typical infrastructure of the Victorian-era, such as asphalted footpaths and grounds, and pitched crossings, plus street trees in Nicholson and Mollison Streets.

Main development era

The main development period evident in the William Street Heritage Overlay Area is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era houses having typically:

- Pitched gabled or hipped roofs, with some parapets,
- One storey wall heights but with some two storey,

¹⁴³ MMBW *Detail Plan 1310*

- Weatherboard, face brick (red, dichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

- Well preserved buildings including one storey houses from the inter-war period;
- Regular rectilinear subdivision, with rear and side service lanes typical of the Victorian-era;
- Street trees in Mollison St
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

How is it significant?

HO339 William Street Heritage Overlay Area, Abbotsford is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The William Street Heritage Overlay Area is significant

- as an important group of substantially intact, modest masonry and timber workers' housing dating predominantly from the late nineteenth and early twentieth century, including a number of early significant bluestone dwellings;
- For contributory industrial buildings in Lithgow and William Streets;
- For early street, lane and allotment layouts, together with mature street trees, original bluestone infrastructure (such as kerbs and guttering), providing an appropriate setting for this collection of buildings; and
- For the enhancement to the historic character of the area provided by individually significant landmark buildings, such as St David's church, the highly significant Denton's Hat Mill adjoining in Nicholson Street, and the Abbotsford Primary School in Lithgow Street.

Appendix 1 Contributory elements in Heritage Overlay Areas

The following table compares Heritage Overlay Areas on a key attribute, primary contribution of building elements within the area plus the contribution of other identified building elements:

HO area	Total Number of identified buildings or elements	% Primary contribution identified buildings or elements in area	% Secondary contribution identified buildings or elements in area
Barkly Gardens	288	72.92%	2.08
Bendigo Street	168	81.55%	1.19
Bridge Road	380	73.68%	1.58
Brunswick Street	257	82.88%	.39
Campbell Street	123	66.67%	3.25
Charles Street	628	70.22%	1.27
Church Street	110	65.45%	5.45
Clifton Hill Eastern	1382	78.51%	1.23
Clifton Hill Western	546	79.49%	1.47
Collingwood Slope	35	74.29%	11.43
Cremorne Heritage Overlay Area	74	86.49%	1.35
Elm Grove	201	76.62%	.5
Fairchild Street	78	94.87%	0
Gold Street	710	65.21%	2.11
Golden Square	138	81.88%	1.45
Green Street	130	82.31%	0
Johnston Street	190	74.74%	1.05
Kennedy Street	135	85.93%	0
North Carlton	2616	86.54%	2.94
North Fitzroy	3530	76.29%	1.1
Park Crescent	41	65.85%	0
Princes Hill	741	76.11%	2.55
Queens Parade	124	81.45%	.81
Racecourse	139	98.56%	0
Richmond Hill ¹⁴⁴	1290	62.25%	2.48
Smith Street	321	76.64%	5.92
South Fitzroy	2579	71.62%	1.36

¹⁴⁴ Refer to sub-areas

HO area	Total Number of identified buildings or elements	% Primary contribution identified buildings or elements in area	% Secondary contribution identified buildings or elements in area
Swan Street	156	67.95%	0
Victoria Parade	60	88.33%	0
Victoria Park	168	59.52%	1.79
West Richmond	285	78.25%	4.56
William Street	103	75.73%	2.91

Percentage of contributory elements with good integrity to their creation date in all Heritage Overlay Areas

The following table compares each Heritage Overlay Area on the integrity of expression of the key attribute, primary contribution:

HO area	Contributory buildings - High, Good, or Fair Integrity as street %
Barkly Gardens	56.60
Bendigo Street	63.69
Bridge Road	65.79
Brunswick Street	74.71
Campbell Street	51.21
Charles Street	59.87
Church Street	49.09
Clifton Hill Eastern	64.69
Clifton Hill Western	65.39
Collingwood Slope	71.44
Cremorne Heritage Overlay Area	81.09
Elm Grove	66.17
Fairchild Street	87.17
Gold Street	51.82
Golden Square	64.49
Green Street	61.53
Johnston Street	65.27
Kennedy Street	71.10
North Carlton	77.57
North Fitzroy	63.58
Park Crescent	65.86
Princes Hill	69.49

HO area	Contributory buildings - High, Good, or Fair Integrity as street %
Queens Parade	77.42
Racecourse	97.85
Richmond Hill	51.48
Smith Street	63.24
South Fitzroy	64.45
Swan Street	60.90
Victoria Parade	76.66
Victoria Park	52.39
West Richmond	62.45
William Street	62.14

Appendix 2: Amendment C43 Panel Report, submissions and comments

The following Amendment C43 Panel recommendations were considered as part of the 2007 Review¹⁴⁵. However, the City of Yarra did not present expert evidence in support of the amendment at the panel hearing while evidence was provided with submissions against the amendment. Thus the panel's recommendations or findings on the heritage significance of some individual cases have to be qualified.

PANEL RECOMMENDATIONS

The Panel makes the following recommendations:

1. That Amendment C43 be abandoned.
2. That Council co-ordinate a full review of all the strategic directions for Yarra in the context of state and local considerations (including all current and proposed amendments) and reflect this in a modified MSS.
3. That Council develop an Incorporated Document being the "City of Yarra Review of Heritage Overlay Areas" which would:
 - Be a finalised and refined version of the "2001" edition;
 - Be supplemented by an accurate map for each precinct;
 - Be supplemented by the data sheets for each other significant building;
 - Be supplemented by a (brief) Statement of Significance for each precinct; and
 - Be supplemented by development guidelines building on the Heritage Victoria (Draft) "Guidelines for the Assessment of Planning Applications" .
4. That Council then co-ordinate these outcomes and exhibit a subsequent amendment.
5. That any subsequent amendment process be supported by a Steering Committee that contains representation from the business and economic development members of the community as well as community, residential and heritage representatives. Further, that the members of the Steering Committee be drawn in response to the Terms of Reference.
6. That Council provides direct notification of any future amendment to all affected ratepayers.
7. That DSE work with Heritage Victoria in devising a modified schedule to the Heritage Overlay so as to enable either a local policy or an Incorporated Document to be referenced in the schedule.
8. That DSE work with Heritage Victoria and interested parties to finalise the (Draft) "Guidelines for the Assessment of Planning Applications" and incorporate them into all Planning Schemes at Clause 81.
9. That the specific recommendations arising from Submissions 1-36 (inclusive) at Appendix 3 be included in any subsequent amendment.

John Keaney

Maggie Baron

February 2004¹⁴⁶

¹⁴⁵ As supplied by the City of Yarra 2005

¹⁴⁶ Planning and Environment Act 1987, AMENDMENT C43, YARRA PLANNING SCHEME Report of a Panel Pursuant to Sections 153 and 155 Act (Panel: Mr. John Keaney, Chair; Ms. Maggie Baron, Member) 2004: 61

Major recommendations

The following recommendations were taken from the panel report.

Princes Hill Heritage Overlay Area - Inter-war places

In reviewing the Statement of Significance for the Princes Hill precinct the Panel noted there was reference to the Inter War period:

“ ... there are significant numbers of single and double storey Edwardian terraces, and free standing villas from the Victorian, Edwardian and Inter War eras ...and are a crucial factor in the significance of this precinct.”

In preparing a new amendment the Panel recommended that Council:

- Build on the corrections to Statements of Significance and mapping
- Reviews the Statement of Significance for this area and the heritage significance of inter war places within the Princes Hill Heritage Overlay¹⁴⁷.

Also

- Include the heritage significance /values of laneways in the Princes Hill overlay Statement of Significance.

Comment

The above recommendations were addressed in the review of the Princes Hill Heritage Overlay Area, with inter-war buildings recognised as contributory and rear lanes acknowledged as contributing to the area's significance.

Cremorne precinct- review the Statement of Significance.

The Panel recommended that Council:

- Resolve to describe the precinct either as Cremorne or Cubitt Street
- Review the Statement of Significance
- Retain the eastern side of Dover Street within the Heritage Overlay and
- That 147 Dover Street remains within the Heritage Overlay and described as “Not of precinct significance”¹⁴⁸

Also

The Panel has reviewed the Statement of Significance for the Cubitt Street (Cremorne) precinct and notes that the reference to “homogenous streetscapes” is not true for Dover Street per se. Furthermore, the Statement of Significance describes an historic association with the Cremorne Gardens, but that this association is not clear in terms of the connection to the current precinct.

Comment

The above recommendations were addressed in the review of the Cremorne Heritage Overlay Area: the significance of the area is not described as reliant on ‘homogenous’ streetscapes, the property at 147 Dover Street remains within the Heritage Overlay Area but is assessed as not contributory; and the Cremorne gardens, although part of the areas’ development history, are not

¹⁴⁷ refers to 609 Lygon St

¹⁴⁸ In Yarra Heritage Database as non contributory

cited in the Statement of Significance as a reason for the Heritage Overlay Area's local importance.

Review the boundaries or extent of the South Fitzroy precinct

The Panel noted that the Statement of Significance for this precinct was extremely broad. This is not surprising given it must respond to such a diverse range of built form. Nonetheless, it demonstrated the point that the more heterogeneous a precinct the harder it is to "nail" the Statement of Significance and as such, the less likely that Statement of Significance can justify the inclusion of places of 'limited' heritage significance.

St Vincent's area

The Panel also noted that analysis of the Statement of Significance for the South Fitzroy precinct reveals no specific mention is made of the hospital site or its contribution to the heritage significance of the precinct. Building stock is referred to as "residential, commercial, retail or industrial" which the Panel believed did not encapsulate the hospital buildings.

Given the site is a landmark building group within inner Melbourne, the Panel believed that it should be managed through the application of a site specific Heritage Overlay which outlined the heritage significance of St. Vincent's. The extent of the Heritage Overlay for this site should be determined through the development of a Conservation Management Plan (CMP) for the site. The Panel acknowledged St. Vincent's is currently undergoing a Master Planning process and believed that a CMP would complement the Master Plan. The Panel accepted evidence in relation to the lack of integrity of the Druids House (31 Victoria Pde)¹⁴⁹ and would expect this to be documented in the CMP (this building has been assessed as Contributory and potentially individually significant in the 2007 Review).

The Panel recommended that the St. Vincent's campus be reviewed for the purpose of developing a specific Heritage Overlay in response to its heritage values. The Panel also recommended that St. Vincent's develop a CMP for the subject site and ensure Council, as a key stakeholder, is kept informed of the development of the CMP and the Master Plan.

Comment

St Vincent's has made no approach to the City of Yarra or signalled the development of a Conservation Management Plan or a Master Plan for the complex. As a result, this Review has been unable to act upon the Panel's recommendations, apart from recognition that the St Vincent's area does have a special character and reflecting this in the Statement of Significance.

Mapping

The Panel recommended that:

- Any use of maps for plotting contributory sites should include the properties on the Victorian Heritage Register; and
- Extend HO boundaries to include full laneways where appropriate.

¹⁴⁹ this evidence has not been stated by the panel or seen in City of Yarra files

Comment

This Review concurs with this proposal but maps are no longer the basis for the heritage overlay schedule and no changes have been made to the existing Heritage Overlay Area planning scheme maps, awaiting a general review of Heritage Overlay Area boundaries.

Smith St Heritage Overlay Area - south end

The Panel recommended that Council consider the southern end of Smith St when next refining the boundaries to the heritage overlay. The Panel visited the southern end of Smith Street during their site inspections and noted that approximately 30% of buildings at the south end of Smith Street, outside of the Heritage Overlay Area, appeared at face value to be of heritage significance. The Panel noted Council intends to undertake further assessment work in the near future.

Comment

The Review concurs with this view but no change has been made to the existing Heritage Overlay Area boundary, awaiting a general review of Heritage Overlay Area boundaries.

Significant trees

The Panel recommended protection of trees with Heritage Overlays at some future time¹⁵⁰

The Panel accepted that the plane trees in Peel and Stanley streets contribute to the aesthetic qualities of the Collingwood Slope precinct. However the Statement of Significance for this precinct should be reviewed so that the value attributed to the Plane trees is more clearly defined in respect of the heritage significance of the precinct.

The Statement of Significance presented in the C43 amendment stated:

“Mature *Platanus* and alternating *Melaleuca* and lilly pilly street trees further enhance the Heritage Overlay Area.”

This statement described an enhancement attributable to these trees but does not define the heritage linkage in respect of this significance. If it is not possible to support the retention of the trees on heritage grounds, a Significant Landscape Overlay could be considered.

Comment

This Review has not included a general heritage assessment of trees in the City but where street trees have been verified as extant during the significant period of a Heritage Overlay Area (i.e. shown in MMBW Detail Plans) these are cited as among the contributory elements for that area if they have survived.

Golden Square Heritage Overlay Area (HO322)

The Panel recommended that:

¹⁵⁰ panel report: 74

- Both 44 Gibdon Street and 20 Crimea Street be mapped as “not significant” (not contributory)
- The bluestone laneways be included in the extent of the Heritage Overlay for each precinct as appropriate, being Council land the lanes could be included without further exhibition if Council agreed;
- Further work is done to resolve the heritage significance of the elements of the Burnley Maltings and that the Statement of Significance should support this; either as part of the Golden Square Heritage Overlay Area or as a separate heritage place.

Comment

The Panel report suggested that 44 Gibdon St should be mapped as "not significant" because of evidence put during a panel submission¹⁵¹. This submission showed a picture of **46** Gibdon St (an inter-war house) captioned as **44** (an Edwardian-era weatherboard house), and stated that 44 Gibdon St was built in the 1940s.

This submission also requested the shifting of the boundary of the heritage overlay 322 west to include the open basalt drain east of 96 Madden Grove. The Panel stated that as with the stone lanes, this would not require exhibition as it was Council owned. The City of Yarra has not requested an assessment of the service lanes at the perimeter of the Heritage Overlay Areas in this review, awaiting a general review of Heritage Overlay Area boundaries.

Golden Square Heritage Overlay Area and Burnley Maltings

The Panel also recommended that Council:

- Undertake a site specific assessment of the Maltings in order to determine to what degree the site has been altered, and what impact this has on the heritage significance of the Maltings
- Review the Statement of Significance for the Golden Square heritage precinct and resolve either to:
 - Refine it so that the connection between the residential area and the Maltings is coherent and justified, **or**
 - Prepare a separate Heritage Overlay for the Maltings, **or**
 - Delete the Maltings from the Heritage Overlay to the planning scheme.

Comment

The 2007 Review has been briefed by Council to follow the first option: refine the Statement of Significance so that the connection between the residential area and the Maltings is coherent and justified, as contemporary development of adjoining but differing uses as was typical in the Victorian-era.

Richmond Hill Heritage Overlay Area – diversity

The Panel noted that the Richmond Hill precinct covered the majority of buildings between Bridge and Swan Streets and Church and Hoddle Streets. This was a very large precinct demonstrating a vast array of building styles and architecture. Many buildings had also been altered.

¹⁵¹ Burnley Golden Square Residents Group panel submission (27 December 2002)

The proposed Statement of Significance (Wight 2001) for this precinct stated in part:

“The Heritage Overlay Area is characterised by ... the diversity of form, scale and style of its buildings.”

And

“Buildings and places within the Heritage Overlay Area generally retain a high degree of integrity to their period.”

The Panel recommended reducing the overall size of precincts to ensure places of heritage significance at the local level are adequately protected and that the overall understanding of heritage management is not diluted by trying to protect too many places which are of dubious heritage significance. The Panel believed that it would be difficult to manage the protection of places within this Heritage Overlay if the diversity of building styles was considered significant. It could set in train a process whereby new additions to the architectural style and diversity could be argued as contributing to the heritage significance or *diversity* of the precinct.

The Panel recommended that Council review the Heritage Overlay within Richmond Hill, including the Statement of Significance.

Comment

This has been addressed by the review by creation of sub-areas within the Heritage Overlay Area, each with a Statement of Significance. Listing of contributory elements in the heritage database (see Appendix 8: City of Yarra Heritage Database extract: Heritage Overlays) has addressed the whole Heritage Overlay Area but not the sub-areas, in terms of the contribution of each property.

Church Street and Bridge Road Heritage Overlay Areas, Richmond

The south end of the Church Street Heritage Overlay Area is commercial and integral with development in the adjoining Bridge Road Heritage Overlay Area. The Panel accepted that the buildings at 258-264 Church Street had merit as contributory heritage buildings but queried the Heritage Overlay Area.

The Panel recommended that Council:

- Review which precinct the buildings at 258 – 264 Church Street should be located
- Review the Statements of Significance for both the Church Street and Bridge Road Heritage Overlay Areas.

Comment

The 2007 Review has addressed this by adding a commercial aspect to the Church Street Heritage Overlay Area Statement of Significance, with the proviso that a redefinition of the boundaries of these heritage overlays be considered in a future review, potentially confining the commercial development to the Bridge Rd heritage overlay.

Clifton Hill East Heritage Overlay Area and the Australian Dyeing Company (ADC) site, 169 Noone Street, Clifton Hill

The Panel recommended that Council arrange for a site inspection in order to clarify:

- Which of the extant buildings have heritage significance
- Whether the heritage significance relates to the existing Heritage Overlay Area or if the buildings should be protected via an individual Heritage Overlay
- Whether refinement to the proposed local policies affecting the ADC are needed based on the findings of the site inspection, and
- The extent of any Heritage Overlay and an accurate description of what parts of the land should be affected so as to accurately describe the “place” affected by the controls.

Comment

Council has inspected the site and requested further detailed heritage assessment: this has been done and the findings accepted. Given that the existing Heritage Overlay Area covers the only significant building on the site with fair to good integrity, no change to the existing Heritage Overlay Area is required, given refinement of the Statement of Significance to further acknowledge the contribution of industrial places such as the ADC.

Individual properties or issues

89 Bendigo Street, Richmond

The Panel recommended that 89 Bendigo Street, Richmond should be listed as "Not of Precinct Significance" or not contributory, based on a submission stating that VCAT had approved its demolition.

Comment

Examination of this property revealed that no planning permit had been issued for demolition of this building. In fact there had been two VCAT refusals of proposed developments for the site¹⁵². As this site had not been demolished and fell within the definition of *contributory* in the 2007 Review, it has been listed as such in the Yarra heritage database.

7 Wangaratta Street, Richmond

The Panel recommended reconsideration of the heritage status of 7 Wangaratta Street based on any refinement to the Statement of Significance and extent of the Richmond Hill Heritage Overlay Area.

Comment

Number 7 Wangaratta Street has since been reviewed and classed as *non-contributory*, using the revised Statement of Significance, and of poor integrity. It was noted as providing an urban character contribution¹⁵³).

69 Victoria St, Fitzroy

The Panel recommended that 69 Victoria St, Fitzroy should be described as "Not Significant".

¹⁵² John Bennet, *John Briggs Architects Pty Ltd v Yarra CC [2004] VCAT 1229 (25 June 2004)* and Laurie Hewet, *Pitcher v Yarra CC and Ors [2002] VCAT 479 (19 July 2002)* – expert evidence not provided by Yarra but evidence provided for the applicant (Briggs).

¹⁵³ See Yarra Permit application PL03/1118

Comment

The property has been listed as *Not contributory* in the Yarra Heritage Database 2007.

33 Yambla St, Clifton Hill:

The Panel recommended that 33 Yambla St, Clifton Hill be included within the Clifton Hill East Heritage Overlay Area

Comment

33 Yambla St, Clifton Hill has been listed as contributory within the Heritage Overlay Area.

12-16 Peel St, Collingwood

The Panel recommended that further information be sought about the pilaster base to the former Congregational Church, 12-16 Peel St, Collingwood.

Comment

Illustrations of the church, assessed during the 2007 Review, show that the pilaster base remains as part of the existing building: this site has been noted in the Heritage Database as *Congregational Church hall and caretaker's residence, also part Congregational Church plinth.*

88 Gipps St, Collingwood

The Panel recommended t88 Gipps St, Collingwood should be nominated as "Not significant" in the Heritage Database

Comment

This site has since been redeveloped.

Avon Butter Factory, 218 Nicholson St, Fitzroy

The Panel stated that the Avon Butter Factory, 218 Nicholson St, Fitzroy was of heritage significance at the local level but it did not enhance the heritage significance of the South Fitzroy Heritage Overlay Area.

Comment

A separate Statement of Significance should be developed and the place be included in the schedule to the heritage overlay. Meanwhile, the property has been identified as *Individually significant* in the 2007 Review, with a Statement of Significance and an acknowledgement of the contribution of individually significant buildings in the revised Statement of Significance for the area.

23 Green Street, Cremorne

The Panel stated that 23 Green Street, Cremorne remain within the Heritage Overlay Area but that the inter-war house on the site be described as "not significant"

Comment

This building has since been demolished.

17 Montgomery Street, Richmond

The Panel stated that, based on the evidence provided in a submission to it that a VCAT decision had determined that the heritage significance of the place had been compromised, the building should be listed as “Not significant” in any inventory of contributory elements in the Heritage Overlay¹⁵⁴.

Comment

The 2007 Review found that although altered the house was still contributory to the Heritage Overlay Area.

¹⁵⁴ Review of the Laurie Hewet, *Pearce v Yarra CC and Ors [2002] VCAT 840 (20 August 2002)* VCAT report and Yarra planning and building records indicate that a planning permit for demolition was granted in 2002 with no expert evidence called at the hearing on behalf of Yarra Council (who had refused the application). This permit has now lapsed.

Appendix 3: Review assessment criteria

Planning and Environment Act - heritage values and thresholds

Section 4(1)(d) of the *Planning and Environment Act 1987* lists the following heritage values for use in heritage assessment within the City of Yarra Planning Scheme:

- scientific,
- aesthetic,
- architectural or
- historical interest or
- other special value (includes social or spiritual interest.)

The thresholds applied in any assessment of significance are:

- State Significance and
- Local Significance.

Local Significance includes those places that are important to a particular community or locality.

Assessment criteria used in this review

This Review uses the above heritage values, as assessed under the National Estate Register criteria, and as guided by the *Application Guidelines 1990* (Australian Heritage Commission).

The National Estate Register criteria consist of eight criteria that cover *social, aesthetic, scientific, and historic* values for future generations as well as for the present community.

The criteria for addition to the National Estate Register (NER), as evolved by the Australian Heritage Commission, have been used nationally in heritage assessment over a long period and have become the de-facto standard in Heritage Victoria study briefs (see also *Applying the Heritage Overlay VPP Practice Note*).

Inclusion of places in the National Estate Register (NER) is based on meeting at least one of the criteria. Places are assessed within the context formed by comparison, under the criteria headings, with other similar places in a defined, typically geographic area.

Burra Charter

In addition to the National Estate Register criteria, the ICOMOS *Burra Charter* sets out broad heritage assessment considerations. The *Burra Charter 1999* (1.2) defines *Cultural significance* as aesthetic, historic, scientific, social or spiritual value for *past*, present or future generations, adding an extra cultural group (or groups) to qualify the significance of the place when compared with the NER criteria's present or future generations. Cultural significance is

defined as embodied in the place itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

The *Local Government Heritage Guidelines* 1991 added Architectural Value to the above values, under the Aesthetic Value heading.

National Estate Register criteria summary

The National Estate Register sub-criteria used are identified by their alpha-numeric code and briefly described broadly as follows:

- A.3 richness and diversity of cultural features
- A.4 demonstrates well the course and pattern of history, important historic events
- B.2 rarity
- C.2 research potential, usually because of high integrity or good documentation of the place
- D.2 good example of a recognised type
- E.1 aesthetic importance to the community or cultural group, typically judged as representing an architectural style
- F.1 design or technological achievement, typically with emphasis on some technical or design achievement as apart from aesthetic compliance as E1
- G.1 social importance to the community, as demonstrated by documentation or sustained community expression of value for the place
- H.1 association with important person or group, where the place reflects in some way the significance of the person or group.

Application of the NER criteria

The table below sets out the relevant National Estate Register (NER) criteria and the relevant Application Guideline in column 1. In the second column is the interpretation used in this review of how that National Estate Register criteria is relevant in the context of the assessment at the local level.

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this review
<p>HISTORIC VALUE</p> <p>A.4 Importance for association with event, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, or community</p> <p><i>Explanatory notes</i></p> <p>This criterion applies where the contribution of an event, development or phase to the broad patterns of Australian history or prehistory can be clearly demonstrated, or where the place epitomises elements of those patterns.</p>	<p>The contribution a place might make to the public understanding of the historical development of the suburbs and the City.</p> <p>The property must reflect closely the period in which it was created and the associated phase of historical development in the City.</p>

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this review
<p><i>Inclusion guidelines</i></p> <p>Places associated with events or developments which contributed to or reflect long-term changes in prehistory or history.</p> <p>Places representing 'landmark' cultural phases in the evolving pattern of prehistory and history.</p> <p>A place eligible for its association with a significant scientific theory must have a clear and important relationship to the development of that theory or its early application in Australia.</p> <p>A place eligible for its history of science associations must have a strong connection with the work of an historically significant scientific figure or with an historically significant scientific exploration/undertaking, or methodological development.</p> <p><i>Exclusion guidelines</i></p> <p>Places which do not demonstrate a particular contribution to, or allow an understanding of, the broad evolutionary patterns of Australia's natural history, prehistory or history.</p> <p>Places where claimed associations with events, development or phases cannot be verified.</p> <p>Places are not eligible if they have been altered so that the aspects of the environment important to the association have been seriously degraded.</p>	
<p>B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.</p> <p><i>Explanatory notes</i></p> <p>This criterion applies particularly to places which characterise past human activities which are rare, endangered or uncommon by virtue of their being:</p> <ul style="list-style-type: none"> • few in number originally; • few in number due to subsequent destruction; • susceptible to rapid depletion due to changed practices or other threats; or • outstanding example of uncommon human activity. <p><i>Inclusion guidelines</i></p> <p>Scarcity may be the result of historical process (i.e. few of such places were ever made) or of subsequent destruction or decay. However, rarity must be demonstrated to be more than simply absence of survey information.</p> <p>Rarity in some cases may apply to the survival of the combination of characteristics and the place as a whole may lack integrity.</p>	<ul style="list-style-type: none"> • Rarity within an established cultural phase; • Rarity because of great age and the small number of surviving places representing an early phase for the region or locality; • Rarity because of the use of uncommon building materials, such as carved and dressed stone, which represent a now rare skill of execution within a recognised vernacular or style for the region or locality; • Rarity as an unusual combination of linked types (say garden and house design) within an established style or vernacular (i.e. Arts

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this review
<p>Rarity at a regional or State level must be assessed in the context of its distribution and abundance in other regions or States. Rarity in one location when compared with abundance in another may or may not give the place national estate significance, depending on the cultural context.</p> <p>Exclusion guidelines</p> <p>Rarity at local, regional or State level does not necessarily confer national estate value, unless such rarity has particular cultural significance.</p> <p>Places deemed to be uncommon due to lack of research/survey may subsequently be found not to be eligible under this criterion. Evidence of rarity will normally be required.</p>	<p>and Crafts design)..</p>
<p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, design or technique).</p> <p>Explanatory notes</p> <p>A place must clearly represent the period, method of construction, techniques, way of life, etc of its Type... as determined by comparison of the place to its Type as a whole, analysing such factors as:</p> <ul style="list-style-type: none"> • Condition and integrity, including consideration of minimum area for long term viability; • Abundance and distribution of the Type; • Degree of homogeneity or variability of the Type over its range. • The presence of unusual factors (which may be assessable against other criteria) may be relevant in determining significance under this criterion. <p>Scope</p> <p>Historic</p> <p>Places representative of the diversity of historic places, both by Type and by region.</p> <p>Inclusion</p> <p>A place may be entered in the register for its representative value if one or more of the following apply:</p> <ul style="list-style-type: none"> • It can be regarded as a particularly good example of its Type, or a significant variant of the Type equally well; • It is one of a number of similar places which are all good examples of the Type, but has a higher national estate value by virtue of its integrity, condition, association with other significant places or setting; • It is part of a group of places which collectively include a range of variation within the Type; • It represents the seminal or optimal development of the Type. <p>Exclusion</p> <p>A place may not be eligible under this criterion if it is not representative</p>	<p>The use in this review has been aimed at:</p> <ul style="list-style-type: none"> • a Type of building design, or • Type of building use, as qualified by the style name and the use definition (medium sized 19th century suburban villa, tennis club pavilion, stylistic representative). <p>The place had to clearly represent the period, method of construction, techniques, way of life, etc involved with the defined Type... as determined by comparison of the place to other examples of its Type in terms of condition and most importantly, integrity.</p> <p>Relative high integrity within a recognised Type was a prerequisite for significance under this criterion, the high integrity (compared to others of the Type) yielding the most visual information about the physical appearance of the type and hence its understanding within the overall scope of cultural Types That the Type should be recognised culturally is the main factor, the significance of the Type itself under other criterion (such as A4) being a consideration.</p>

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this review
of the characteristics which make up the established Type	
<p>E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.</p> <p><i>Explanatory notes</i></p> <p>The aesthetic values of the place must be able to be assessed with sufficient rigor to allow the basis for registration to be stated clearly.</p> <p><i>Inclusion guidelines</i></p> <p>A place is eligible if it articulates so fully a particular concept of design that it expresses an aesthetic ideal (e.g. a place which epitomises the design principles of an architectural style, landscape ideal, etc.) or if the place, because of its aesthetic characteristics, is held in high esteem by the community.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic qualities for which it is nominated.</p> <p>The values of landscapes, townscapes and streetscapes must be demonstrated using accepted standards of assessment in those fields. Places which contribute to such values in a wider area might also be eligible.</p> <p><i>Exclusion guidelines</i></p> <p>A place is not eligible if the design concepts or aesthetic ideals are not expressed in a way that is better than that of other places within its Type, i.e. if it is not outstanding.</p> <p>A place is not eligible simply because it is the work of a highly regarded architect, artist or engineer. It must be outstanding for aesthetic reasons.</p>	<p>Used to denote a successful design within a recognized style, within the accepted community stylistic framework. Recognition in established architectural magazines or by professional criticism adds another facet to the significance, that of recognition by a community group.</p> <ul style="list-style-type: none"> • The place expresses a particular concept of design, epitomizing the design principles of an architectural style, landscape ideal, or • because of its aesthetic characteristics, is held in high esteem by the community (as demonstrated by inclusion in a national architecturally based periodical, recognition by the National Trust of Australia (Vic) or within a professional assessment). • To be eligible, the place must have a high degree of integrity to a major or key design phase.
<p>F.1 Importance for its technical, native, design or artistic excellence innovation or achievement</p> <p><i>Explanatory notes</i></p> <p>Creative or technical achievement can mean artistic excellence or technical excellence, innovation or achievement in many fields. Such achievements can only be judged by comparison with contemporary and subsequent developments in the same fields. Some creative or technical achievement may be apparent in virtually any type of humanly created or influenced place or structure.</p> <p><i>Inclusion guidelines</i></p> <p>A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design,</p>	<p>Used to denote a design that is considered now to be an early or successful or innovatory creation, potentially within the framework of a recognized style: this does not include popular recognition at the time of creation as in Criterion E as a good example of a style.</p> <p>Technical significance can be expressed by similar innovatory achievement outside aesthetic achievement.</p>

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this review
<p>landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated</p> <p><i>Exclusion guidelines</i></p> <p>A place is not eligible simply because it is work of a highly regarded architect, or engineer. It must be outstanding for creative or technical reasons.</p>	
<p>H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region (or locality¹⁵⁵).</p> <p><i>Explanatory notes</i></p> <p>The individuals might be important in the arts, sciences, politics, public life and many other areas of the life of the nation and its history.</p> <p>The association should be with the person's productive life only, unless there are few other places available which illustrate the person's contribution, or unless their formative or declining years are of particular importance to their contribution. This applies to birthplaces and graves as well.</p> <p>The length of association of person and place is usually important¹⁵⁶, especially if the association has been transitory or incidental, or if other places exist with longer and more meaningful associations. The association of the place with a particularly important and short-term event affecting the person may be one of the exceptions to this condition.</p> <p>The extent to which the association affected the fabric of the place, and the extent to which the place affected the person or events associated with the person, can be important.</p> <p>This criterion also applies to places which have been used by historically important scientists. The scientists may be important for their continuing standing in their disciplines or for their importance in Australian scientific history generally. For example, a number of pioneering Australian scientists were better known as explorers, e.g. Leichhardt, Cunningham. In view of this perception, places identified with such historic figures will usually be significant against Criterion A4.</p> <p><i>Inclusion guidelines</i></p> <p>The person's contribution must be established sufficiently by historical</p>	<p>The importance or prominence of the associated person must extend within a defined locality such as Fitzroy or across more than one locality (City of Yarra or as defined) to extend to a defined `region' or group of localities.</p> <p>Association with the noted designer has been on the basis of it being a key example of his/her work, not an incidental or minor commission.</p> <p>The historical association with residents or owners (including designers if they have this status) is taken on the basis of:</p> <ul style="list-style-type: none"> • them commissioning the design, this being a key indication of the person's tastes and public status, or • a long term occupation (not an incidental or <i>fortuitous</i> association) in a period when they were active in their prescribed field. <p>What the fabric may tell you of the person may be simply that the house fits your preconceptions of the person</p>

¹⁵⁵ my inclusion
¹⁵⁶ my bold

National Estate Register criteria <i>Application Guideline</i> 1990 extract	Use of NER criteria in this review
<p>documentation or other firm evidence, and the association of person with place established clearly in a similar way.</p> <p>A building designed by a prominent architect may be eligible under this criterion if it expresses a particular phase of the individual's career or exhibits aspects reflecting a particular idea or theme of her/his craft. It is possible that several places may represent different aspects of the productive life of an important person. Similarly, several examples of a person's work may be registered because a different combination of criteria are satisfied, e.g. Criteria A4, B.2, D.2, E, F.</p> <p>In general, the association between person and place needs to be of long duration, or needs to be particularly significant in the person's productive life.</p> <p>Places which contain fabric that is a direct result of the person's activity or activities, or where the place can be demonstrated to have influenced the person's life or works, are eligible, and such places are more eligible than places which lack such direct and personal associations.</p> <p>For a place to be eligible for its association with a prominent scientist:</p> <ul style="list-style-type: none"> • the importance of the scientist must be established, scientifically or historically; • the place must have a clear, direct and important link to the work of that scientist; it cannot be simply a campsite or collecting locality. <p>The scientist may be an amateur naturalist, providing that person does have a confirmed historical standing.</p> <p><i>Exclusion guidelines</i></p> <p>A place is not eligible if it associated with relatively undistinguished persons within a given theme, or a person whose importance did not extend beyond the local context.</p> <p>A place is not eligible if the association with the prominent person is tenuous or unsubstantiated.</p> <p>A building is not eligible simply because it was designed by a prominent architect.</p> <p>A place is not eligible simply because a prominent scientist worked there.</p> <p>In general, brief, transitory or incidental association of person and place, for which there is little surviving direct evidence, would not make a place eligible for the Register.</p>	<p>but, even if this is so, it is still vital evidence of the lifestyle of the person, whether predictable or not.</p>

Appendix 4: Detailed Methodology

The following describes the methodology used in this review.

Heritage overlay area review stages

Review the existing brief physical history of the Heritage Overlay Area using:

- Early maps such as Clement Hodgkinson's 1850s survey plan series
- MMBW Record and Detail Plans
- Lodged plans of subdivision
- Check the street and allotment pattern and development eras for each area
- Edit existing histories.

Review contribution of elements within each Heritage Overlay Area:

- Check against previous heritage study survey data;
- Check against field survey with digital images (full colour, 5 mega pixel minimum) taken of each element in the Heritage Overlay Area
- Provide heritage database (*MS Access*), linked to the survey images;
- Use database for urban character analysis; and
- Review existing Statements of Significance using the above data.

Heritage database data fields and typical entries

Main data fields	Notes
Name	Place type or name, typically the type if not a house i.e. Shop, factory, Tree, Church, etc.
Street	Street name only
Street_type	Street type i.e. Road, Street, Lane etc.
Street_no	Street number
Street_no suffix	End of street number range (15)-17, or suffix ie. 17A
Suburb	Suburb i.e. Abbotsford
Postcode	Postcode i.e. 3067
Propnum	Property number from City of Yarra <i>Proclaim</i> database i.e. 114025
Significance 2007	From given range as below: Contributory Not contributory Individually significant Not assessed
Date range	From the given range below:
Date range	Historical period
1840-1850	Regency period
1850-1860	early Victorian-era
1850-1890	Victorian-era
1860-1870	early Victorian-era
1870-1880	Late Victorian-era
1880-1890	Late Victorian-era
1890-1900	Late Victorian-era
1900-1915	Edwardian-era
1915-1925	inter-war

1925-1930	inter-war
1930-1940	inter-war
1940-1950	post WW2
1950-1960	post WW2
1960-1970	post WW2
1970-1980	post WW2
1980-1990	post WW2
1990-2000	post WW2
2000-2010	post WW2
Unknown	unknown
Previous grading of place	Previous heritage study grading if any: typically range A-E for buildings, 1-3 for streetscapes (see Richmond, North Carlton and Princes Hill area heritage studies)
Heritage Overlay Area	Heritage Overlay name and number as listed in clause 43 Schedule To The Heritage Overlay
MMBW image/ plan number/plan date	MMBW Detail and Record Plans (annotated versions) as held by the City of Yarra, referenced on-line by image numbers, these also have original MMBW plan numbers and dates
Adviser notes	Comment by Graeme Butler on the building or element from the survey data typically noting parts altered, MMBW Detail Plan status (shown or not)
Historical significance potential?	Yes/No. Judgement by Graeme Butler based on data at hand
Integrity	From given range as follows:
Integrity	Definition
Poor	Form, scale, materials, siting generally evident only, all or most period detail (verandah, roof or wall ornamental detailing or mouldings) removed, as seen from the street view
Low	Major changes, (such as to openings, verandah) but most period detail evident
Fair	Intermediate level of change, such as removal of verandah frieze, painting of masonry, most period detail evident
Good	Only minor changes all period detail evident
High/Excellent	No changes, often with early colours/finishes
Unknown	Insufficient data to know what the original form of the element was
Storeys/levels	Number
Fence original or early?	Yes/No
Part of streetscape/group	Yes/No
References	Data sources
Urban character?	Yes/No. similar scale, siting, form and materials to the adjoining buildings or elements that form the character of the area
Melway map reference	
Last update (date)	
Text fields: Description, History, Statement of	

Significance etc as available)	
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Heritage overlay area urban analysis

The City of Yarra Heritage Database provided the data for urban analysis of each existing Heritage Overlay Area (separate report). The analysis was used to confirm or otherwise the significance of the Heritage Overlay Area, in terms of its relative period expression, the integrity of that expression, and the nature of the component elements identified. This data gave a factual basis for the Statement of Significance of each area that has remained largely unsubstantiated in previous reports.

The analysis is based on the 2004-5 photographic survey results and subsequent heritage assessment 2004-2007 of each property or element, as tabulated in the City of Yarra Heritage Database.

Key built characteristics of the overlay

The following headings were used for the analysis of each Heritage Overlay Area, addressing key built characteristics of the overlay:

Date range of area

Major eras of development evident in the properties within the Heritage Overlay Area, giving the main development period or periods seen in the heritage overlay;

Date range of streets in the area

Major eras of development evident in the properties within each street of the heritage overlay, highlighting key streets within the area;

Percentage contribution to the area of buildings in each street in the heritage overlay

Percentage of the properties that contribute to the primary significant period of the Heritage Overlay Area;

Integrity to the creation date of contributory elements

(see Heritage database data fields and typical entries table above)

The integrity of buildings or elements identified in the area to the assessed creation or construction date of each (regardless of the significant period). The levels of 'Fair' and 'Good' or 'High' are indicative of a good expression of the construction era while 'Low' and 'Poor' are not. A building with 'Poor' integrity might typically be replaced with a new building that provides an equal or better urban character contribution to the area. This is indicative of the strength of period expression within the area and thus helps qualify the relative significance of the area judged among others.

Non contributory elements in the area

Buildings or elements identified as not contributory to the primary or secondary development periods because they were created outside of this era or they had a poor expression of that era (i.e. 'Poor' integrity).

Individually significant or key elements in the area

Buildings or elements identified as having potential individual significance, either as contributory or complementary to the significant development period of the area or as a stand-alone example. This significance was judged using National Estate Register [NER] criteria within the fields of history, aesthetic or

architectural worth, scientific or technical endeavour or social value to a community group.

A Statement of Significance for the City is also provided as a summation of the Heritage Overlay Area statements (see Statement of Significance for the City of Yarra).

Appendix 5: Australian Historic Themes

The Australian Historic Themes were developed by the Australian Heritage Commission for use in heritage assessment across Australia. These have been changed and finalised since the Allom Lovell 1998 review.

1. TRACING THE EVOLUTION OF THE AUSTRALIAN ENVIRONMENT

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

- 1.1: Tracing climatic and topographical change
- 1.2: Tracing the emergence of Australian plants and animals
- 1.3: Assessing scientifically diverse environments
- 1.4: Appreciating the natural wonders of Australia

2 PEOPLING AUSTRALIA

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

- 2.1: Living as Australia's earliest inhabitants
- 2.2: Adapting to diverse environments
- 2.3: Coming to Australia as a punishment
- 2.4: Migrating
 - 2.4.1: Migrating to save or preserve a way of life
 - 2.4.2: Migrating to seek opportunity
 - 2.4.3: Migrating to escape oppression
 - 2.4.4: Migrating through organised colonisation
 - 2.4.5: Changing the face of rural and urban Australia through migration
- 2.5: Promoting settlement
- 2.6: Fighting for land
 - 2.6.1: Resisting the advent of Europeans and their animals
 - 2.6.2: Displacing Indigenous people

3 DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES

While Geoffrey Blainey conceived of Australian history as dominated by the 'tyranny of distance' this concept is alien to Indigenous Australians. Eighteenth and nineteenth century developments in technology made it possible to link the continent to distant marketplaces, and the incentive for almost every expedition by the first European 'explorers' was the search for valuable resources. Much subsequent Australian history has revolved around the search for a staple on which to base regional economic development.

- 3.1: Exploring the coastline
- 3.2: Constructing capital city economies
- 3.3: Surveying the continent

- 3.3.1: Looking for inland seas and waterways
- 3.3.2: Looking for overland stock routes
- 3.3.3: Prospecting for precious metals
- 3.3.4: Looking for land with agricultural potential
- 3.3.5: Laying out boundaries
- 3.4: Utilising natural resources
 - 3.4.1: Hunting
 - 3.4.2: Fishing and whaling
 - 3.4.3: Mining
 - 3.4.4: Making forests into a saleable resource
 - 3.4.5: Tapping natural energy sources
- 3.5: Developing primary production
 - 3.5.1: Grazing stock
 - 3.5.2: Breeding animals
 - 3.5.3: Developing agricultural industries
- 3.6: Recruiting labour
- 3.7: Establishing communications
 - 3.7.1: Establishing postal services
 - 3.7.2: Developing electric means of communication
- 3.8: Moving goods and people 3.12: Feeding people
 - 3.12.1: Using indigenous foodstuffs
 - 3.12.2: Developing sources of fresh local produce
 - 3.12.3: Importing foodstuffs
 - 3.12.4: Preserving food and beverages
 - 3.12.5: Retailing foods and beverages
- 3.13: Developing an Australian manufacturing capacity
- 3.14: Developing an Australian engineering and construction industry
 - 3.14.1: Building to suit Australian conditions
 - 3.14.2: Using Australian materials in construction
- 3.15: Developing economic links outside Australia
- 3.16: Struggling with remoteness, hardship and failure
 - 3.16.1: Dealing with hazards and disasters
- 3.17: Inventing devices
- 3.18: Financing Australia
 - 3.18.1: Raising capital
 - 3.18.2: Banking and lending
 - 3.18.3: Insuring against risk
 - 3.18.4: Cooperating to raise capital (co-ops, building societies, etc.)
- 3.8.1: Shipping to and from Australian ports
- 3.8.2: Safeguarding Australian products for long journeys
- 3.8.3: Developing harbour facilities
- 3.8.4: Making economic use of inland waterways
- 3.8.5: Moving goods and people on land
- 3.8.6: Building and maintaining railways
- 3.8.7: Building and maintaining roads
- 3.8.8: Getting fuel to engines
- 3.8.9: Moving goods and people by air
- 3.9: Farming for commercial profit
- 3.10: Integrating people into the cash economy
 - 3.10.1: Assisting Indigenous people into the cash economy

- 3.10.2: Encouraging women into employment
- 3.10.3: Encouraging fringe and alternative businesses
- 3.11: Altering the environment
 - 3.11.1: Regulating waterways
 - 3.11.2: Reclaiming land
 - 3.11.3: Irrigating land
 - 3.11.4: Clearing vegetation
 - 3.11.5: Establishing water supplies
- 3.19: Marketing and retailing
- 3.20: Informing Australians
 - 3.20.1: Making, printing and distributing newspapers
 - 3.20.2: Broadcasting
- 3.21: Entertaining for profit
- 3.22: Lodging people
- 3.23: Catering for tourists
- 3.24: Selling companionship and sexual services
- 3.25: Adorning Australians
 - 3.25.1: Dressing up Australians
- 3.26: Providing health services
 - 3.26.1: Providing medical and dental services
 - 3.26.2: Providing hospital services
 - 3.26.3: Developing alternative approaches to good health
 - 3.26.4: Providing care for people with disabilities

4 BUILDING SETTLEMENTS, TOWNS AND CITIES

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

- 4.1: Planning urban settlements
 - 4.1.1: Selecting township sites
 - 4.1.2: Making suburbs
 - 4.1.3: Learning to live with property booms and busts
 - 4.1.4: Creating capital cities
 - 4.1.5: Developing city centres
- 4.2: Supplying urban services (power, transport, fire prevention, roads, water, light and sewerage)
- 4.3: Developing institutions
- 4.4: Living with slums, outcasts and homelessness
- 4.5: Making settlements to serve rural Australia
- 4.6: Remembering significant phases in the development of settlements, towns and cities

5 WORKING

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

- 5.1: Working in harsh conditions
 - 5.1.1: Coping with unemployment
 - 5.1.2: Coping with dangerous jobs and workplaces
- 5.2: Organising workers and work places
- 5.3: Caring for workers' dependent children
- 5.4: Working in offices
- 5.5: Trying to make crime pay
- 5.6: Working in the home
- 5.7: Surviving as Indigenous people in a white-dominated economy
- 5.8: Working on the land

6 EDUCATING

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

- 6.1: Forming associations, libraries and institutes for self-education
- 6.2: Establishing schools
- 6.3: Training people for the workplace
- 6.4: Building a system of higher education
- 6.5: Educating people in remote places
- 6.6: Educating Indigenous people in two cultures

7 GOVERNING

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

- 7.1: Governing Australia as a province of 7.6: Administering Australia the British Empire
 - 7.6.1: Developing local
 - 7.2: Developing institutions of self-government authorities government and democracy
 - 7.6.2: Controlling entry of persons and disease
 - 7.2.1: Protesting
 - 7.6.3: Policing Australia
 - 7.2.2: Struggling for inclusion in
 - 7.6.4: Dispensing justice the political process
 - 7.2.3: Working to promote civil liberties
 - 7.2.4: Forming political associations
 - 7.3: Making City-States
 - 7.4: Federating Australia
 - 7.5: Governing Australia's colonial possessions
 - 7.6.5: Incarcerating people
 - 7.6.6: Providing services and welfare
 - 7.6.7: Enforcing discriminatory legislation
 - 7.6.8: Administering Indigenous Affairs
 - 7.6.9: Conserving Australian resources
 - 7.6.10: Conserving fragile environments
 - 7.6.11: Conserving economically valuable resources
 - 7.6.12: Conserving Australia's heritage

- 7.7: Defending Australia
- 7.7.1: Providing for the common defence
- 7.7.2: Preparing to face invasion
- 7.7.3: Going to war
- 7.8: Establishing regional and local identity

8 DEVELOPING AUSTRALIA'S CULTURAL LIFE

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

- 8.1: Organising recreation
 - 8.1.1: Playing and watching organised sports
 - 8.1.2: Betting
 - 8.1.3: Developing public parks and gardens
 - 8.1.4: Enjoying the natural
- 8.7: Honouring achievement
- 8.8: Remembering the fallen
- 8.9: Commemorating significant events
 - 8.9.1: Remembering disasters
 - 8.9.2: Remembering public environment
- 8.2: Going to the beach
- 8.3: Going on holiday
- 8.4: Eating and drinking
- 8.5: Forming associations
 - 8.5.1: Preserving traditions and group memories
 - 8.5.2: Helping other people
 - 8.5.3: Associating for mutual aid
 - 8.5.4: Pursuing common leisure interests
- 8.6: Worshipping
 - 8.6.1: Worshipping together
 - 8.6.2: Maintaining religious traditions and ceremonies
 - 8.6.3: Founding Australian religious institutions
 - 8.6.4: Making places for worship
 - 8.6.5: Evangelising
 - 8.6.6: Running city missions
 - 8.6.7: Running missions to Australia's indigenous people spectacles
- 8.10: Pursuing excellence in the arts and sciences
 - 8.10.1: Making music
 - 8.10.2: Creating visual arts
 - 8.10.3: Creating literature
 - 8.10.4: Designing and building fine buildings
 - 8.10.5: Advancing knowledge in science and technology
- 8.11: Making Australian folklore
 - 8.11.1: Celebrating folk heroes

- 8.11.2: Myth making and storytelling
- 8.12: Living in and around Australian homes
- 8.13: Living in cities and suburbs
- 8.14: Living in the country and rural settlements
- 8.15: Being homeless

9 MARKING THE PHASES OF LIFE

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

- 9.1: Bringing babies into the world
 - 9.1.1: Providing maternity clinics and hospitals
 - 9.1.2: Promoting mothers' and
- 9.3: Forming families and partnerships
 - 9.3.1: Establishing partnerships
 - 9.3.2: Bringing up children
- babies' health
- 9.2: Growing up
 - 9.2.1: Being children
 - 9.2.2: Joining youth organisations
 - 9.2.3: Being teenagers
 - 9.2.4: Courting
- 9.4: Being an adult
- 9.5: Living outside a family/partnership
- 9.6: Growing old
 - 9.6.1: Retiring
 - 9.6.2: Looking after the infirm and the aged
- 9.7: Dying
 - 9.7.1: Dealing with human remains
 - 9.7.2: Mourning the dead
 - 9.7.3 Remembering the dead

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