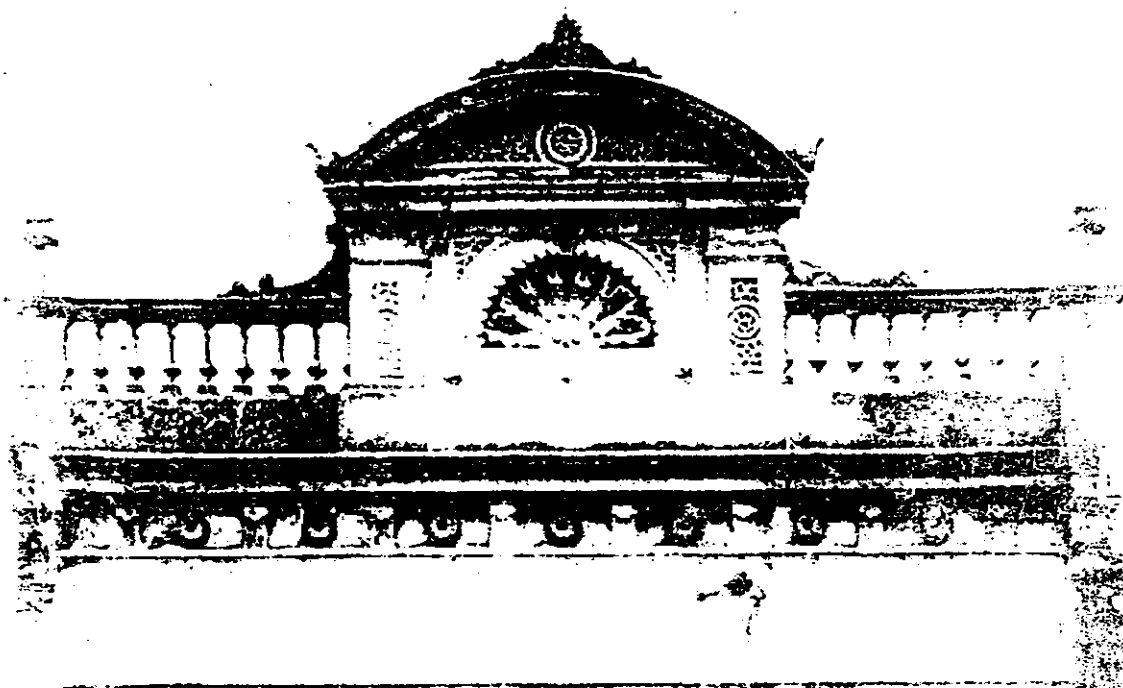


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NORTH FITZROY CONSERVATION STUDY



NORTH FITZROY CONSERVATION STUDY

commissioned by the
HISTORIC BUILDINGS PRESERVATION COUNCIL
and the
AUSTRALIAN HERITAGE COMMISSION
for the
FITZROY CITY COUNCIL

JULY 1978

prepared by
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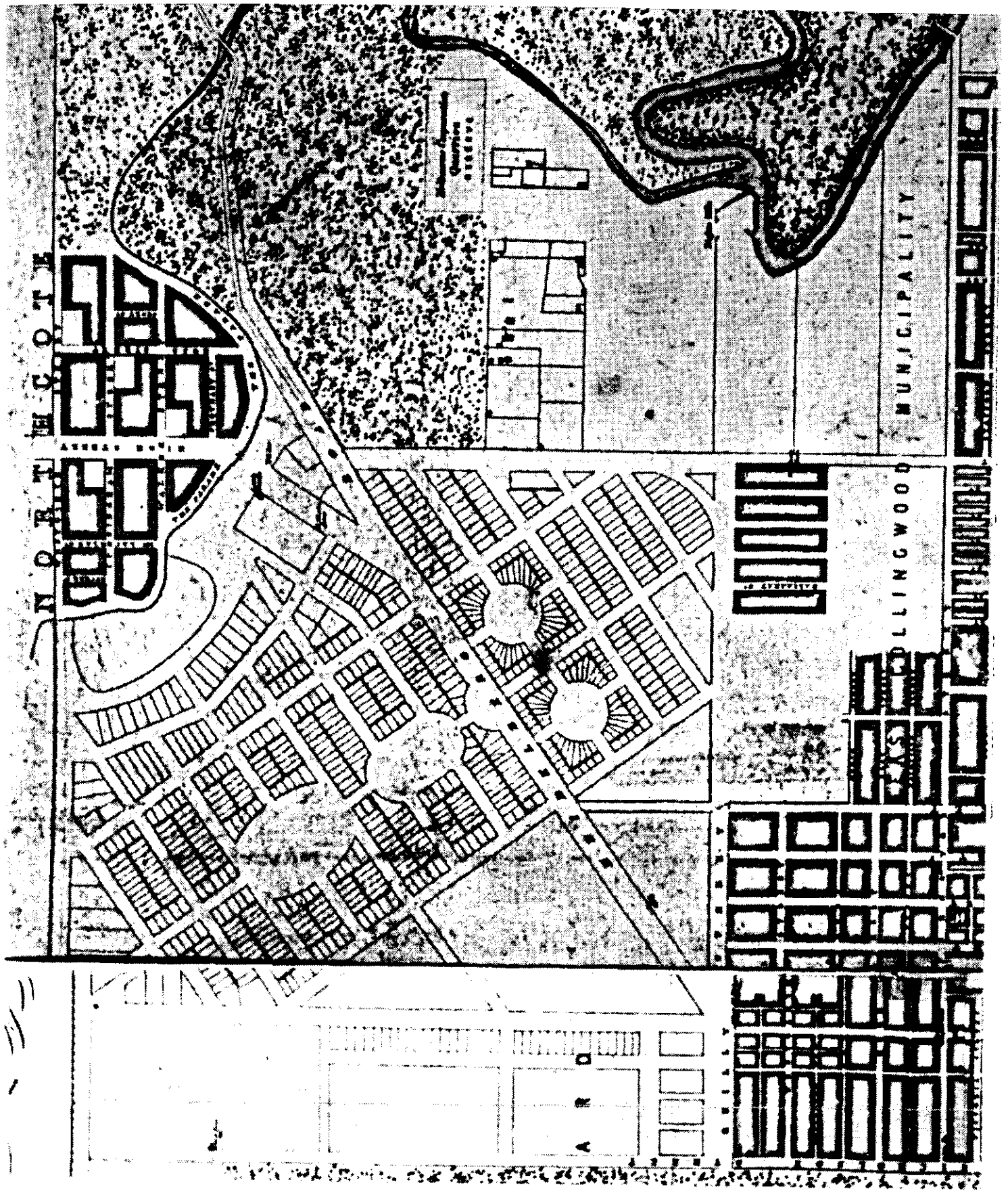
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PART ONE: INTRODUCTION AND RECOMMENDATIONS

1.1 Introduction and Objectives

This study was commissioned by the Historic Buildings Preservation Council and the Australian Heritage Commission. The brief required important areas of North Fitzroy to be identified and specific recommendations made as to the future conservation of North Fitzroy. In addition, individual buildings and groups of buildings were to be investigated with a view to possible protection using the provisions of the Historic Buildings Act, the Town and Country Planning Act, and the Australian Heritage Commission Act.

The purpose of this study is to undertake surveys and gather together existing data regarding the architectural and historic nature of the area, to analyse that information and to make recommendations as to how the buildings and areas of particular historic and architectural importance may be preserved and enhanced.

The principal objectives of the study as outlined by the commissioning bodies are:

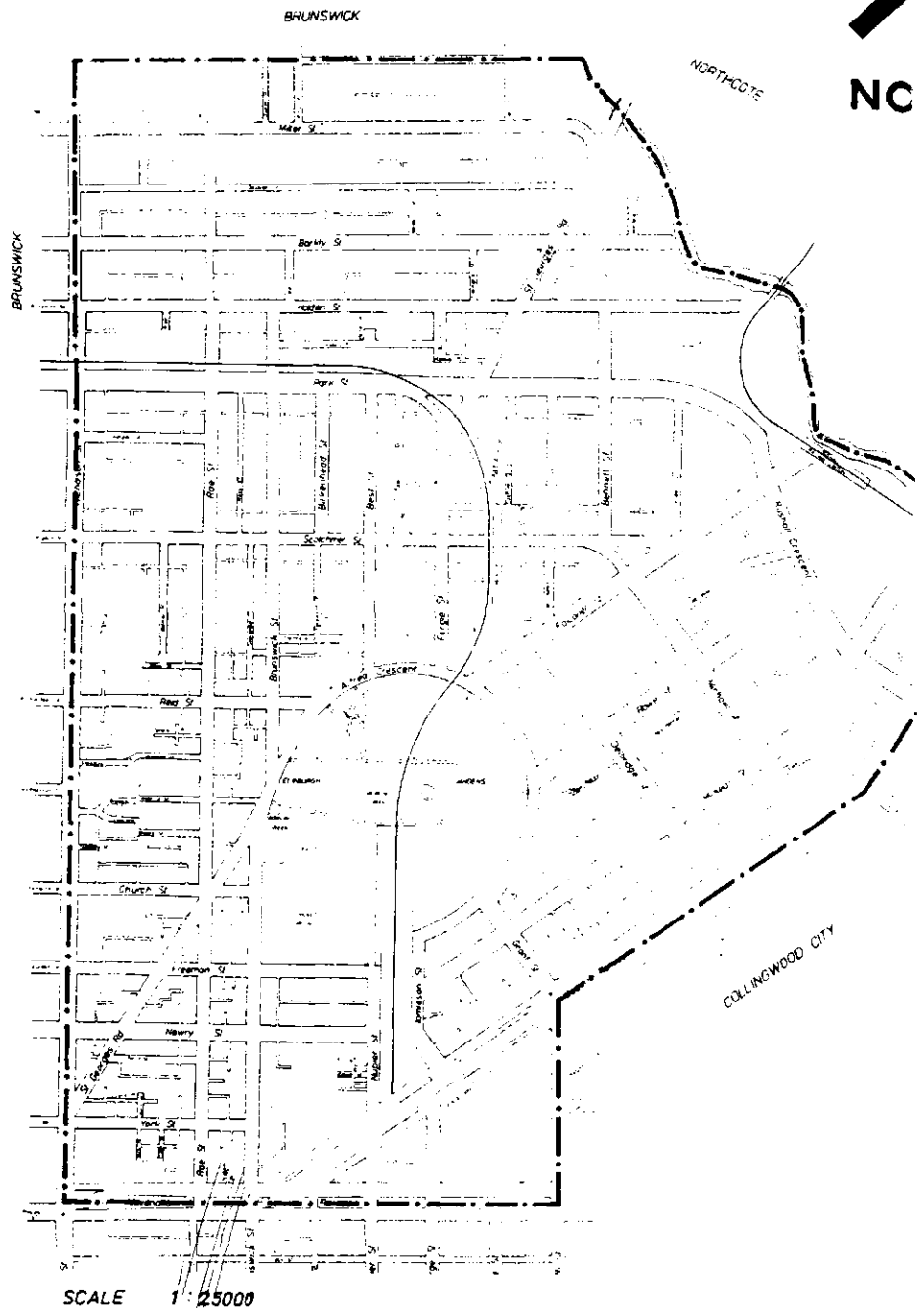
- i) to identify these buildings, groups of buildings and areas which could be considered suitable for inclusion on the Historic Buildings Register, the Register of the National Estate and for designation under the provisions of Clauses 8 and 8B of the Town and Country Planning Act (Third Schedule);
- ii) to identify those areas which should receive special consideration by the City of Fitzroy.

NOTE: This study was commissioned in March, 1978. The survey work was done in April-May, 1978 and a draft report released in July, 1978. The report was edited and prepared for printing in November, 1979.

Subsequent to the preparation of the draft report, conservation guidelines have been prepared by the Fitzroy City Council. These originally formed part of the draft report, but have been subsequently expanded and refined and now form a separate reference document.

1.2 Definition of Study Area

The study area includes all that area known as North Fitzroy bounded by Alexandra Parade, Nicholson Street, Merri Creek, Queens Parade and Smith Street. (Refer Map 1)



NORTH FITZROY CONSERVATION STUDY

STUDY AREA

Study Boundary

City of Fitzroy Municipal Boundary
North Fitzroy

Jacobs Lewis Vines Architects

1.3 Summary of Recommendations

1.3.1 Buildings Recommended for addition or retention on the Historic Buildings Register.

- (i) As a result of investigation and consideration of the relative merits of the buildings listed for investigation, the following buildings are recommended for addition to the Historic Buildings Register :

House, 43 Alfred Crescent - entire building.
National Bank,
460 Brunswick Street - building envelope.
Shop, 497 Brunswick Street - street facades.
Railway Sub Station, Brunswick Street (corner Park Street)
(Note : this is a State owned building and is brought
to the attention of the Historic Buildings Council.)
House, 39 Kneen Street - building envelope.
House, 77 McKean Street - facade and fence.
"Dentonville" House,
151 McKean Street - street facade, fence and
roof.
"Denton Hall", 151 McKean Street- south-east (front)
facade.
"Moss Vale"
225 McKean Street - street facade and fence.
National Bank, 270 Queens Parade- building envelope.
ANZ Bank, 370 Queens Parade - building envelope.
"Strome", House, 78 Rowe Street - building envelope and intact
internal features.
Old Colonists Homes,
Rushall Crescent - all pre-second world war
houses.
(It is recommended that a detailed study of this
complex be undertaken to clarify architectural merit
of individual buildings.)
Hungarian Reformed Church,
121 St. Georges Road - building envelope
Post Office, St. Georges Road - building envelope
(Note: this is a Commonwealth owned building and is
brought to the attention of the Historic Buildings
Council.)

- (ii) The following buildings are recommended for retention on the Historic Buildings Register :

House, 96 McKean Street.
Uniting Church, Nicholson Street.
York House, 131 St. Georges Road.

1.3.2 Summary of recommendations regarding all buildings investigated

KEY: HBR

- * Recommended for addition to the Historic Buildings Register
- ** Recommended for retention on the Historic Buildings Register
- *GBAC Recommended to be brought to the attention of the Historic Buildings Preservation Council and be referred to the Government Buildings Advisory Committee

RNE

- * Recommended for addition to the Register of the National Estate
- ** Recommended for retention on the Register of the National Estate

T&CPA

- * Recommended for specification under Clause 8 of the Town and Country Planning Act (Third Schedule)

1.3.2 Summary of recommendations regarding all buildings investigated.

NAME	ADDRESS	HBR	RNE	T & CPA
<u>Alfred Crescent</u>				
House	19 Alfred Crescent			*
House	21 Alfred Crescent			*
House	41 Alfred Crescent			*
House	43 Alfred Crescent	*	**	*
House	67 Alfred Crescent			*
House	69 Alfred Crescent			*
House	73/75 Alfred Crescent			*
State School No.1490	Alfred Crescent	*GBAC	*	*
<u>Bennett Street</u>				
House	62 Bennett Street			*
<u>Birkenhead Street</u>				
"Jam Factory"	9 Birkenhead Street			*
<u>Brunswick Street</u>				
National Bank	460 Brunswick Street	*	*	*
Shop	497 Brunswick Street	*	*	*
Lord Newry Hotel	543 Brunswick Street			*
House	591 Brunswick Street		**	*
House	599 Brunswick Street		*	*
Railway Sub Station	Brunswick Street (corner Park Street)	*GBAC	*	*
<u>Delbridge Street</u>				
House	17 Delbridge Street		*	*
<u>Edinburgh Gardens</u>				
Bandstand	Edinburgh Gardens		*	*
<u>Falconer Street</u>				
House	62 Falconer Street		*	*
<u>Fitzroy Cricket Club</u>				
Grandstand			*	*
Timber Gatehouse			*	*
Brick Gatehouse	Cnr. Brunswick Street and Freeman Street		*	*

1.3.2 Summary of recommendations regarding all buildings investigated (contd.)

NAME	ADDRESS	HBR	RNE	T & CPA
<u>Holden Street</u>				
Former Moran & Cato Shop	63-69 Holden Street			*
St. Josephs School	106 Holden Street			*
				(octagonal building)
<u>Kneen Street</u>				
House	39 Kneen Street	*	*	*
<u>McKean Street</u>				
House	77 McKean Street		*	*
House	96 McKean Street	**	*	*
"Dentonville"	151 McKean Street	*	**	*
"Denton Hall"	Rear of 151 McKean Street	*	**	*
House	177 McKean Street			*
House	191 McKean Street		*	*
"Hatherlie"	222 McKean Street		*	*
"Cameron House"	223 McKean Street			*
"Moss Vale"	225 McKean Street	*	*	*
"Halesmere"	227 McKean Street			*
<u>Michael Street</u>				
House	124 Michael Street			*
<u>Nicholson Street</u>				
St. Brigids Roman Catholic Church	327 Nicholson Street			*
Uniting Church	Nicholson Street (Chr. Church St.)	**	**	*
"Simpson's Terrace"	500-506 Nicholson Street			*
State Savings Bank	720 Nicholson Street		*	*
<u>Queens Parade</u>				
National Bank	270 Queens Parade	*	**	*
Fun Factory	284 Queens Parade			*
A.N.Z. Bank	370-374 Queens Parade	*	**	*
Kingdom Cycle Works	376 Queens Parade			*

1.3.2 Summary of recommendations regarding all buildings investigated (contd.)

NAME	ADDRESS	HBR	RNE	T & CPA
<u>Rae Street</u>				
Former Shop	123 Rae Street			*
Former Temperance Hall	270 Rae Street		**	*
<u>Rowe Street</u>				
Terrace	16-20 Rowe Street		*	*
House	35 Rowe Street			*
House	37 Rowe Street			*
"Strome"	78 Rowe Street	*	**	*
<u>Rushall Crescent</u>				
Terrace	39/41 Rushall Crescent			*
Old Colonists Homes	Rushall Crescent	*	**	*
<u>Scotchmer Street</u>				
"Carnforth"	242 Scotchmer Street		*	*
<u>St. Georges Road</u>				
Hungarian Reform Church	121 St. Georges Road	*	**	*
York House	131 St. Georges Road	**	**	*
Church of Christ	St. Georges Road		**	*
"Gladstone Buildings"	169-187 St. Georges Road		*	*
Post Office	St. Georges Road (cnr. Taplin Street)	*	**	*
Fire Station	St. Georges Road		*	*
Aberdeen Hotel	324 St. Georges Road		*	*
<u>Woodside Street</u>				
"Fashoday"	21 Woodside Street			*
<u>York Street</u>				
House	61 York Street		**	*

1.3.3 Areas of special significance recommended for protection using the provisions of Clause 8B of the Town and Country Planning Act (3rd Schedule)

After consideration of the uniqueness of precincts or groups of buildings in terms of architectural and historical importance, the following areas of significance are proposed as appropriate for protection by the provisions of Clause 8B of the Town and Country Planning Act (3rd Schedule) :

(See map p. 26)

(These are not listed in order of importance.)

- A1 Queens Parade Precinct
- A2 Rowe Street Precinct
- A3 Newry Street Precinct
- A4 McKean Street North Precinct
- A5 Edinburgh Gardens Precinct
- A6 Old Colonists Homes Precinct
- A7 Batman Street Precinct
- A8 Kneen Street Precinct
- A9 Edwards Place Precinct
- A10 Delbridge Street Streetscape
- A11 Scotchmer Street Streetscape

1.3.4 Areas and Streetscapes recommended to receive special consideration by the Fitzroy City Council.

The following areas and streetscapes are proposed as appropriate for special consideration by the Fitzroy City Council in development control procedures :

(These are not listed in order of importance.)

- B1 Brunswick Street South Precinct
- B2 Coleman Street Precinct
- B3 Brooks Crescent Precinct
- B4 Brunswick Street North Precinct
- B5 Scotchmer Street Precinct
- B6 Best Street Precinct
- B7 Park Street Precinct
- B8 Bennett Street Precinct
- B9 Delbridge Street Precinct
- B10 Precinct adjoining Old Colonists Homes
- B11 Queens Parade Streetscape
- B12 McKean Street Streetscape (1)
- B13 McKean Street Streetscape (2)
- B14 McKean Street Streetscape (3)
- B15 Rae Street Streetscape (1)
- B16 Church Street Streetscape
- B17 Rae Street Streetscape (2)
- B18 Reid Street Streetscape (2)
- B19 Rae Street Streetscape (3)
- B20 Egremont Street
- B21 Birkenhead Street
- B22 Napier Street North Streetscape

1.3.5 Areas recommended for listing on the Register of the National Estate.

- A1 Queens Parade Precinct
- A4 McKean Street North Precinct
- A5 Edinburgh Gardens Precinct
- A6 Old Colonists Homes Precinct

1.4 Historical Background — The development of North Fitzroy

Any conservation policy must be based on an understanding of the characteristics of the area, and the characteristics of North Fitzroy are somewhat elusive. It is not so early or so riddled with historic associations, nor so picturesque or architecturally ambitious as areas within the centremost ring of development. It has the broad government established streets of South, West, North and East Melbourne, but less dense development along them. Its character in some ways approaches that of suburbs much further out.

These indeterminate characteristics are not the result of accident. The first settlement of Melbourne comprised a small proportion of half and quarter acre allotments within a sizeable town reserve which would allow for future expansion as well as space for public purposes. Much larger allotments suitable for cultivation, typically from seventeen to twenty-five acres, were sold from 1839 outside this reserve, that is, north of Victoria Street and east of Hoddle Street-Punt Road. Subsequently the private subdivision of these blocks gave rise to the narrow and unco-ordinated streets of South Fitzroy, Collingwood, Richmond and South Yarra. (Refer Fig(2))

The area north of Alexandra Parade was developed only much later; it was subdivided by the government into larger allotments fronting much more generous streets, and most building in the area took place under controls which had not been introduced in South Fitzroy until after much sub-standard building had already occurred. The other factor which contributes to the special character of North Fitzroy is the somewhat unconvincing arrangement of the street pattern in a plan which departs substantially from the north-south, east-west grid.

North Fitzroy was not entirely terra incognita in the earliest years. The line of the Heidelberg Road was followed by Octavius Browne and others and was in 1838 rationalised into the line of Smith Street (one of the few public roads reserved by the government in the first sales of 1839) beyond which it soon resumed its characteristic diagonal course. The first settlement in the area was probably that of quarrymen, whose allotments, then in an isolated pocket, were put up for sale by the Crown in 1851 in a strip between the present Nicholson, Church and Rae Streets and an east-west line somewhat to the north of Reid Street. (Refer Fig (3))

There were other privately owned quarry allotments in Clifton Hill, and near them the Melbourne Corporation Quarry. (See Fig(1)) By the middle 1850's, the area which is now Carlton, included a collection of quarry holes worked by prisoners from the stockade just west of the Fitzroy boundary on the present line of Lee Street, as well as a number of private quarries at Princes Hill, south of Brunswick Street and again just west of the Fitzroy boundary at Nicholson Street. The early character of North Fitzroy, therefore, was that of an open area, probably fairly bleak, with the Heidelberg Road (now Queens Parade) forming a diagonal boundary and carrying the most traffic; (See Fig (3)) a small colony of quarrymen established to the west and others outside the boundary in the adjoining suburbs.

The Wesleyan Church site at the corner of Nicholson and Church Streets was later to be selected in recognition of the existing concentration of quarrymen whereas the Anglicans and the Roman Catholics characteristically selected more prominent and potentially valuable sites on

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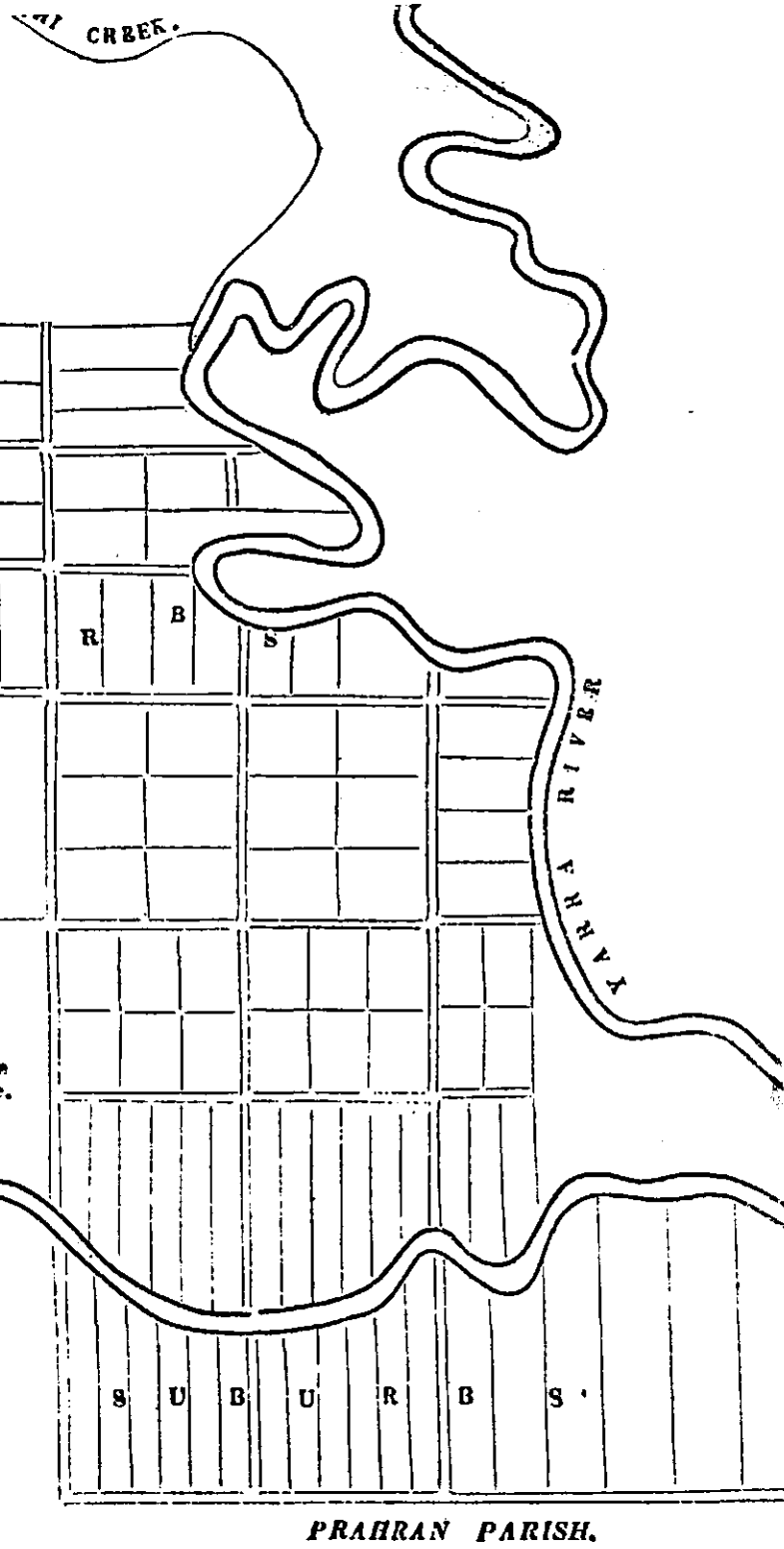
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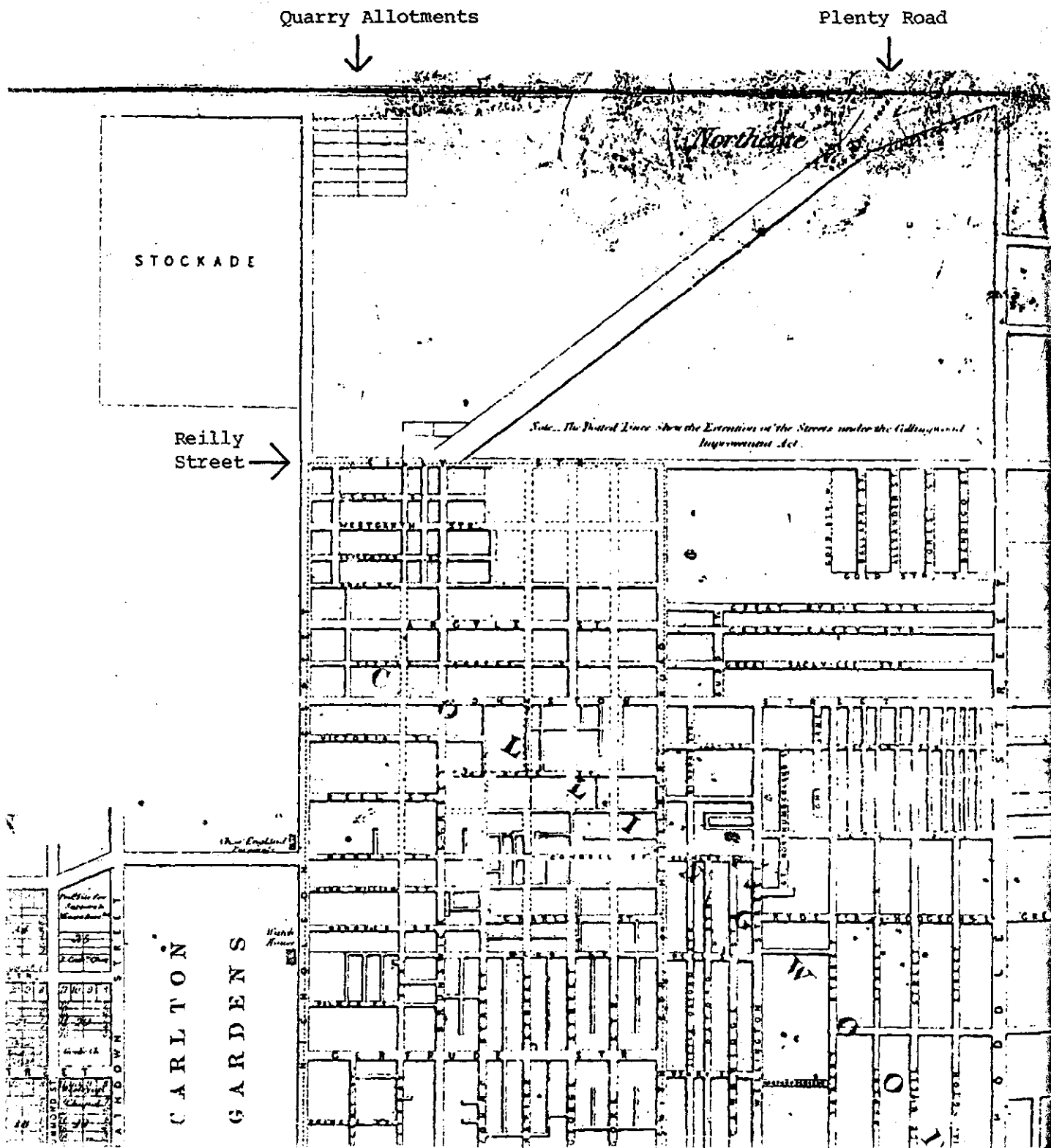
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(2) "PLAN OF MELBOURNE, 1841", Showing allotments within the town reserve and "suburbs" outside the township boundary comprising large cultivation allotments.



(3) "PLAN OF MELBOURNE, 1854", showing quarry allotments in North Fitzroy, which had been sold by the Crown in 1851.

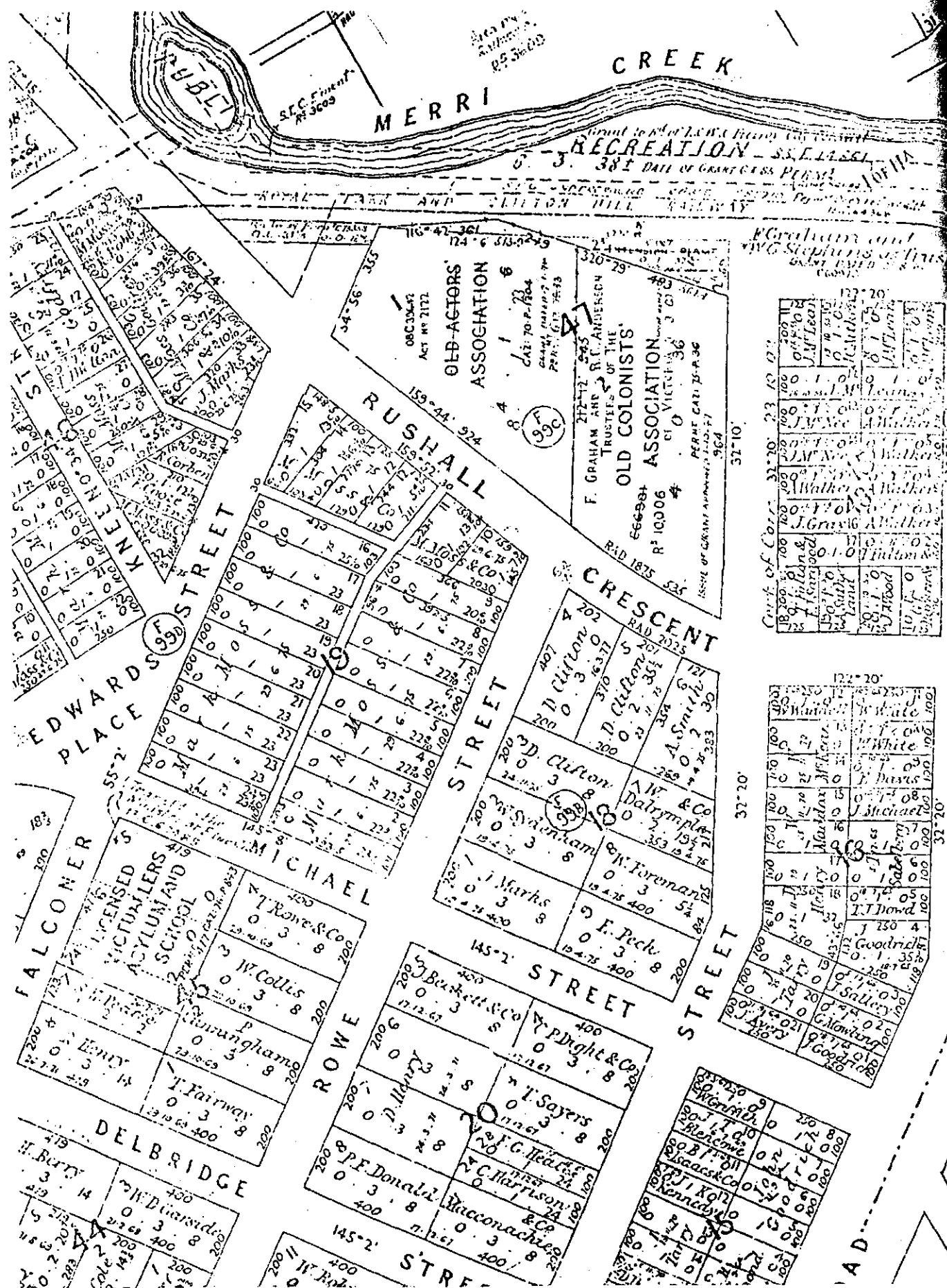
Reilly Street (Alexandra Parade) and the Heidelberg Road. By the middle 1850's, however, there were some other features making their appearance. The government subdivided village of Northcote was already in existence above the loop of the Merri Creek and the Plenty Road, (or High Street), branched off the Heidelberg Road to the point where the Northcote bridge was established. Here there was a toll bar and in 1855, twenty quarter acre allotments were sold at this point in the block bounded by Queens Pde., Rushall Crescent, McKean and Brennand Streets. (Refer Fig.(4)) On these allotments were established two hotels, the Scotch Thistle and the Northcote Arms, while at the other side of the suburb there was another hotel about the junction of Scotchmer and Nicholson Streets which served the Princes Hill Quarry area.

It was now that the Survey Department, revitalised under the direction of Captain Andrew Clarke, began ambitious plans for the layout of the whole suburb to be called "Merriville". These plans recognised the diagonal of the Heidelberg Road and provided as a grand axis at right angles to it, a street running diagonally from about the intersection of Forest Street and Reilly Street (Alexandra Parade), Collingwood, to the top corner of Fitzroy formed by Brunswick Road and Nicholson Street. The line was a little way south-west of and parallel with the present Delbridge Street. At the Collingwood end two circular spaces were placed symmetrically about this axis, and in Fitzroy two unusually planned oblong spaces were strung along the axis itself. Undoubtedly the concept underlying these developments was that of the contemporary squares of Bloomsbury in London, though the more exotic shapes may have derived from Bath or elsewhere. A map compiled in 1855 ("Kearney's Map" shows the proposed layout and a detail of this map is shown on the cover page to Part One of this report. (Refer Fig. (1))

Like many similar proposals of this date, these imaginative spaces were abandoned, but the re-organisation of much of North Fitzroy conforming to the Heidelberg Road axis is a feature which has remained to this day. The main reason for the change of plans must have been the establishment of the Yan Yean pipe track which has determined the lines of St. Georges Road and introduced a further incompatible axis into the layout. (Refer Fig.4) It is still not clear exactly why the Edinburgh Gardens acquired their rather extraordinary shape.

The late 1850's saw other changes which affected the area. South Fitzroy had already established itself as a separate municipality, but the whole area north of Reilly Street (Alexandra Parade) remained within the municipality of Melbourne, more especially as the Melbourne Corporation Quarry was still located in Clifton Hill. Following petitions in 1859, Fitzroy was permitted in 1860 to annex 480 acres from the northern residents which constitutes the greater part of the present North Fitzroy. The original provisions of the Melbourne Building Act, which controlled standards in the southern portion, did not apply to the northern part, but it is believed that similar controls were placed on the area in the 1870's, before much if any of the presently existing development had taken place. This accounts for the high standard of building in the area. Shortly after the annexation, in 1861, the Collingwood Gasworks commenced operations on the Alexandra Parade site and this established one of the major landmarks just outside the North Fitzroy boundary as well as an important service to the developing suburb.

Development when it came, was to be unusually rapid, and Garryowen sums it up as follows :



(4) PLAN OF ALLOTMENTS IN NORTH FITZROY - detail showing first purchase from the Crown. Block bounded by Rushall Crescent, Plenty Road, McKean Street and Brennan Street was sold second (after the quarry allotments) in 1855 with neighboring blocks sold in 1865/1875.

"It was for a long time, surmised that building enterprise would never penetrate to any extent beyond the sickly Reilly Street drain. This due northern region was the most unpleasant of the surroundings of Melbourne, the cold north-wind in winter and the hot wind in summer, produced climatic variations anything but agreeable. One was either half-drowned or half-baked and between mud and dust and wet and heat, you could hardly dream that homes and hearths could have an abiding place there. In a comparatively short time, however, the auctioneer's hammer knocked all such imaginings to pieces, the land was placed in the market, and then, did not land jobbers reap a golden harvest? The result, as now seen, is that quite a town sprang up as if by magic, and Fitzroy is fast being linked with Northcote and Brunswick"¹.

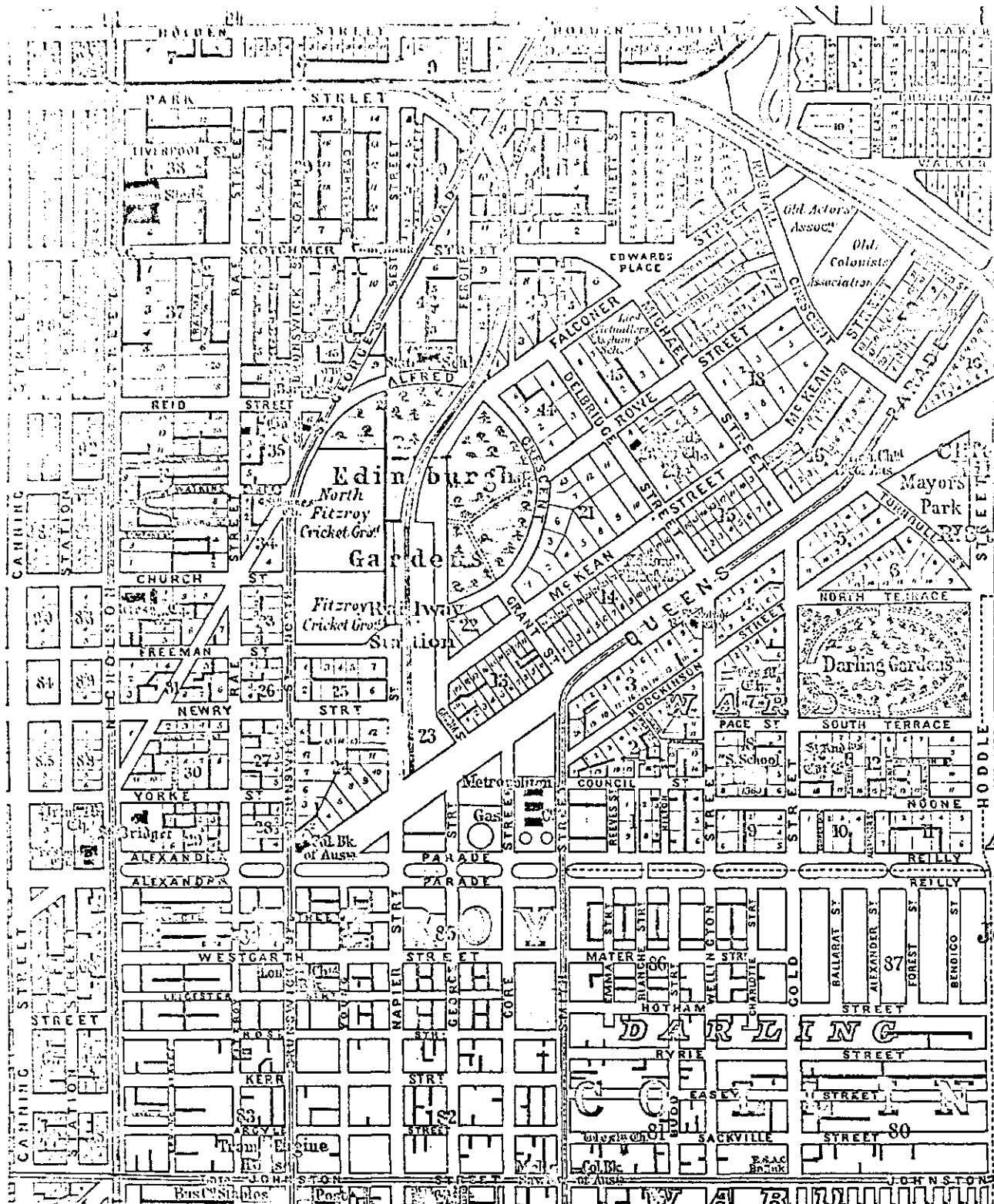
Despite the somewhat surprising layout of the streets, they were nearly all laid out by the government at the standard generous width of 1½ chains (30 metres). Almost the only exceptions are Brooks Crescent and other streets subdivided privately through the old quarry allotments. The next allotments to be sold were those along Queens Parade beginning in 1865 at Rushall Crescent, adjoining the 1855 subdivision and extending down, by 1869, to Alexandra Parade and Nicholson Street. The allotments between Brunswick and Nicholson Streets from Alexandra Parade north to the quarries were sold between 1867 and 1870. The remainder of the suburb was mainly filled out from 1869 to 1875, except for the strip between Park Street and Brunswick Road in 1877 and 1883.

Building on the allotments of course, took much longer, but the majority was complete by the time of the depression of the 1890's. Some of the characteristics of the buildings may be attributable to the nature of the property owners, more of whom were investors than owner builders. Most prominent of all, was M. Moss, probably Mark Moss, the boom period financier (of "Norwood", Brighton, fame) or Moton Moss who had earlier invested heavily in Carlton and elsewhere. Moss's purchases included, for example, the whole of the block bounded by Rushall Crescent, Falconer, Michael and Rowe Streets, plus nearly the whole of the two blocks in either side of Kneen Street, all in 1875. (Refer Fig.(4)) In addition he purchased nearly the whole of each of the three blocks bounded by Reid, Rae, Scotchmer and Fergie Streets, and Alfred Crescent, between 1870 and 1875. Investors on a lesser scale included from 1864, the builder John Falconer, who had been responsible for Falconer Terrace in South Fitzroy and whose name is commemorated in Falconer Street; and W.I. Ievers, Senior and Junior of the famous real estate firm.

Many of these buildings are of a higher than average quality, and though few of them possess any characteristics which would distinguish them as remarkable in the larger Melbourne context or can be identified as the work of well-known architects of the time, there are certainly some distinctive local tendencies. There are a number of buildings, not a large proportion of the total building stock, but featuring much more prominently than in other suburbs, which are of a two-storeyed terrace house form but which, instead of having an attached verandah and balcony roof, have the main roof extending out over the balcony usually with the parapet brought forward to the front line. Even more prominent are the exceptionally good polychrome brick villas of Rowe Street and elsewhere which may be attributed to the proximity of the Brunswick works of John Glew, supplier of coloured bricks for such pioneering works of polychrome as the Independent Church in Collins Street, and allegedly the first manufacturer of 'fancy white bricks' in the colony.

1. E. Finn ("Garryowen")

The Chronicles of Early Melbourne 1835-52. Melbourne 1888.



(5) "PLAN OF MELBOURNE AND SUBURBS 1888 BY A.C. ALLAN AND TUXEN, SURVEYORS" showing crown section and allotment numbers, some individual buildings and street layout,

MOBILE STREET

(7)



(9)



PART TWO: CONSERVATION AREAS AND STREETSCAPES

2.1 Introduction

This section of the report identifies two categories of areas within North Fitzroy. The first areas are those considered suitable for designation as Areas of Special significance under the provisions of Clause 8B of the Town and Country Planning Act (Third Schedule), the second areas are those of lesser importance that are not considered suitable for designation, but which should receive consideration by the Fitzroy City Council in development control procedures.

This section is intended to provide an objective survey of the study area defined by the brief, and to specify areas and their particular character and importance.

Ideally, most of North Fitzroy should be preserved and enhanced. By identifying these two categories of areas, it is not proposed that the remaining areas be forgotten. Nor is it intended that this approach to planning and protection of areas be seen as piecemeal. Rather, the recommendations outlined in this section of the report are an attempt (using current planning legislation and paying regard to present day realities and pressures) to identify those areas which stand out as being significant and coherent in their own right.

2.1.1 Legislation for Protection of Conservation Areas and Streetscapes

Under current legislation there are two sources of protection for environmental areas and streetscapes : the specification of an area or streetscape under Clause 8B of the Town and Country Planning Act (Third Schedule) : and limited protection provided by the listing of an area or streetscape on the Register of the National Estate. In the future it is possible that State Government legislation providing protection for historic areas may be introduced.

The only statutory mechanism currently existing that enables the retention of areas of special architectural and historical significance is that available under Clause 8B of the Town and Country planning Act 1961, which enables a "Responsible Authority" e.g. a local Council to propose an amendment to the Melbourne and Metropolitan Planning Scheme.

Under the terms of Clause 8B, the "responsible Authority" with the aim of preserving the character of an area of special significance, can formulate controls that can prohibit, restrict or regulate:

- the use of land in the area
- the development of land in the area
- the pulling down, removal, alteration, decoration, defacement of any building, work, site or object in such area, and
- requires buildings and works to harmonise in character and appearance with adjacent buildings or with the character of the area, and
- in the case of an area of historical interest, requires buildings and works to conform to the former appearance of the area at some specified period, including the specification of materials, colours, finishes, to be used in the external surfaces.

The Clause states:

"The conservation and enhancement of the character of an area specified as being of special significance by prohibiting restricting or regulating the use or development of land in the area and by prohibiting restricting or regulating the pulling down removal alteration decoration or defacement of any building work site or object in such area or by requiring buildings and works to harmonise in character and appearance with adjacent buildings or with the character of the area or (in the case of an area of historical interest) to conform to the former appearance of the area at some specified period and for such purposes specifying the materials colours and finishes to be used in the external walls of buildings or in the external coverings of such walls."

In Maldon Clause 8B has been utilized and serves as an interesting case study. The Maldon Planning Scheme was prepared in 1973 and gazetted in October 1977. The Planning Scheme is the first statutory attempt in Victoria to achieve historic conservation of a whole town. Under the scheme, the whole of the township is specified as an area of special significance under Clause 8B.

In Melbourne, the Hawthorn City Council, in conjunction with the Melbourne Metropolitan Board of Works have prepared an amendment to the Metropolitan Planning Scheme designating St. James Park as a conservation area. This will be the first case in Melbourne utilizing Clause 8B in a residential context. In June 1976 Clause 8B was utilized to implement the Interim Development Order over the central business district of Melbourne. Other municipal-

ities in Melbourne, such as the City of South Melbourne are pressing for the use of this planning tool for the protection of areas of significance.

Clause 8B provides for protection of areas through the use of planning controls. These are administered under the Planning Scheme by the responsible authority, in this case the City of Fitzroy.

Local Development Schemes

The proposed legislation for Local Development Schemes, to be included in the Town & Country Planning Amendment Act, will enable the responsible authority to establish a second tier of planning controls, with detailed planning objectives. These could incorporate and implement the detailed policies, guidelines and demolition control schedules as recommended by this study.

The Register of the National Estate

The Australian Heritage Commission, a statutory authority established under the Australian Heritage Commission Act, 1975, is the Government's policy advisory and administrative body responsible for the National Estate. The National Estate is defined in the legislation as:

'those places, being components of the natural environment of Australia, that have aesthetic, scientific or social significance or other special value for future generations, as well as for the present community.'

The Register of the National Estate is an inventory of the significant parts of the cultural and natural environment of Australia.

In this study, the most significant environmental areas recommended for possible protection using the provisions of Clause 8B Town and Country Planning Act (Third Schedule) are also recommended for listing on the Register of the National Estate.

If an area is listed on the Register of the National Estate, it is merely a recognition of the National Estate value of that place. Unless the area in question is Commonwealth property or Crown land, the listing has no legal constraints.

2.2 Area Survey Method

2.2.1 Priority A Areas

These represent those areas within North Fitzroy that are considered by the consultants to be of sufficient merit to be considered for protection by the provisions of Clause 8B of the Town and Country Planning Act (Third Schedule). The main objective of designating an area one of "special significance" in this study is to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of North Fitzroy. Significant early twentieth century buildings of a later date are noted where they are felt to be of interest within the context of the area.

Each Priority A area has been described in the following form:

Boundary Definition: the boundaries of each area are delineated.

Individual maps of only three "A" areas have been included as an illustration.

Area Description: this lists the items that contribute to the character of the area and thus provides the basis for the objectives of the area.

Building Schedule: a building schedule has been undertaken for every contributory building within these areas. Where a building contributes to the character of the area, the street number is listed and intact and contributory building components noted. Such building components include:

building facade and material, roofing material, chimneys, decorative elements (e.g. iron work, timber fretwork) intact shopfronts and signs, fences, other components.

Buildings whose scale and form contribute to the character of the area but have no intact building components, are listed by number only. Where a building does not contribute to the specific character of the area, the building is not listed.

No attempt is made to discuss the historical development of each of the designated areas, nor are descriptions provided of the building interiors, or of exteriors not visible from the street.

Case Studies

Areas A1, A2 and A3 have been considered in greater detail to serve as case studies for the other A and, where applicable, B areas.

A1, Queens Parade, has been chosen as an example of a commercial strip. The objectives formulated for this area serve as a model and are applicable to other commercial strips in North Fitzroy.

A2, Rowe Street, is an example of a wide street with substantial detached and semi-detached houses. The objectives formulated for this area serve as a model for other residential areas of similar character.

A3, Newry Street, is an example of an area with consistent 19th century single storey row houses. The objectives formulated for this area serve as a model for other residential areas of similar character.

Maps and sketches of the above three areas are included to visually convey the character of the areas.

There are nine priority A areas (A1-A9) and two priority A street scapes (A10, A11). These are marked on Map 2. In the consultant's opinion there are no areas or streetscapes north of Park Street worthy of an A rating.

2.2.2 Priority B Areas

These represent those areas in North Fitzroy which are considered of insufficient importance to be protected by the provisions of Clause 8B of the Town and Country Planning Act, but should receive special attention and consideration by the Fitzroy City Council.

The main objective of these areas is to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of the area.

The report outlines the following information for each B area.

- (i) boundary definition,
- (ii) a description of the character of the area,
- (iii) contributory buildings and elements -

These are scheduled for only two B areas:

B1 (Brunswick Street, south precinct), and
B11 (Queens Parade Streetscape).

Buildings are scheduled in these two commercial precincts to clarify those buildings and building elements which in the consultant's opinion are worthy of retention.

There are 10 priority B Areas (B1-B10). To avoid confusion these are marked on the accompanying map in a clockwise direction, beginning with area B1 (Brunswick Street, south precinct) at the bottom of the map. There are 12 priority B Streetscapes (B11-B22). These are also marked on the accompanying map in a clockwise direction, beginning with streetscape B11 (Queens Parade, Streetscape).

In the consultant's opinion there are no areas or streetscapes north of Park Street worthy of B rating.

2.2.3. Area Selection Criteria

The following criteria form the basis for the selection of areas of significance.

(i) ARCHITECTURAL IMPORTANCE:

a) Architectural Similarity -

- groups of buildings of specific style or building material which read as a coherent group.
- groups of buildings with continuous height, verandah lines and/or setback.
- groups of buildings of similar function with compatible building elements (e.g. groups of shops).
- groups of buildings of architectural merit.

b) Architectural Diversity -

- groups of buildings which display a variety of styles or building materials with some degree of architectural merit, which combine to form a coherent group.

(ii) HISTORICAL IMPORTANCE:

- nature and early date of subdivision.
- association with social events or functions.
- association with particular people or person.

(iii) STREET CHARACTER:

The above criteria are reinforced by the following street components -

- established trees.
- street width (wide, narrow, curved).
- street vistas (relationship to landmarks, terminal views).
- street materials - road surfacing, pavements, lawn strips, gutters.
- street furniture - street lamps, signs.
- fences,
- relationship to open space.
- verandahs.

(iv) SUBDIVISION PATTERNS:

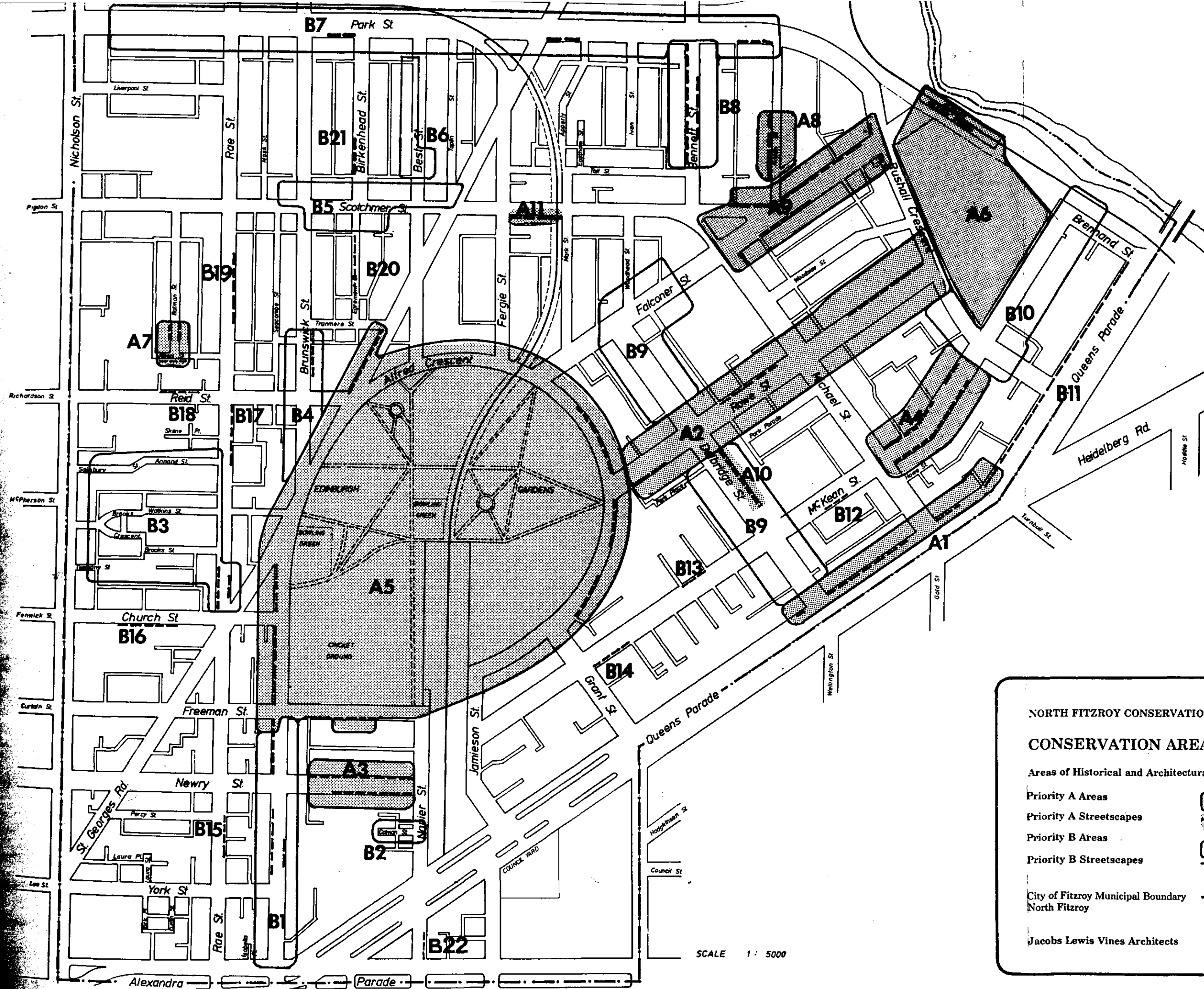
- unusual street layout (e.g. circuses, curved street patterns, changing street width). This is particularly relevant to Melbourne, which is basically a grid layout street pattern.

(v) TOPOGRAPHY:

- the influence of natural features (e.g. hills, creeks rocky escarpments) on the urban street pattern and building type.

The areas and streetscapes surveyed are then categorised into the following groups:

- A Those areas which display one outstanding criterion or display some or many of the above criteria. These areas will be defined, the contributory buildings and building elements recorded, a character description of the area outlined, and the area recommended for possible protection under Clause 8B of the Town and Country Planning Act.
- B Those areas which are considered less significant and coherent than A above, but which contribute to the character of North Fitzroy. These areas will be defined for the Fitzroy Council.



NORTH FITZROY CONSERVATION STUDY

CONSERVATION AREAS

Areas of Historical and Architectural Significance

Priority A Areas

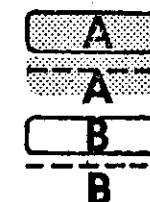
Priority A Streetscapes

Priority B Areas

Priority B Streetscapes

City of Fitzroy Municipal Boundary
North Fitzroy

Jacobs Lewis Vines Architects



2

SCALE 1 : 5000

Conservation Areas:

A1 Queens Parade Precinct

(i) Boundary Definition

Area on North side of Queens Parade between National Bank (270 Queens Pde, corner Delbridge Street) and 376 Queens Parade, north of Michael Street. Within this area the following consistent streetscapes were noted:

- Bank and two storey shops 270 - 294 Queens Parade.
- Two storey shops 308 - 322 Queens Parade.
- Two storey and single storey shops 336 - 356 Queens Parade.
- Bank and two storey shops 370, 376 Queens Parade.

(ii) Area Description

It is believed that the significance of the area derives from :

- a. The two bank buildings No. 270 Queens Parade to the west and No. 370 Queens Parade to the east which define the ends of the precinct and frame the mostly two storey shop buildings between.
- b. The consistency of height, setback and building form, being predominantly two storey with rendered masonry facades, built to the boundary.
- c. The intactness and diversity of 19th and early 20th Century facades above the verandah line providing a variety of Victorian and Edwardian window and decorative elements. The continuity of parapets and pediments of first floor level is accentuated by the consistent verandah form.
- d. The remaining 19th Century cast iron column supported verandahs which provide a sense of scale and enclosure to the footpath as well as continuing the proportions of the building facade.
- e. The established street trees which provide contrast and shade against the building facades as well as extending the enclosure of the footpath.

(iii) Building Schedule

The following buildings and their particular elements are considered to contribute to the character of the area

- | | |
|----------------------------------|--|
| Queens Parade - north west side | |
| 270 | facade, cement render, with bluestone plinth, parapet, balustrade, decorative cast iron. |
| (Delbridge Street- cross street) | |
| 280 | verandah and decorative cast iron, parapet. |
| 282 | verandah and decorative cast iron, facade, cement render, parapet |
| 284 | facade, red brick cement render, and trim, signwriting on side walls, |
| 286 | facade, parapet. |

A1 Queens Parade Precinct (CONTD.)

- 288 verandah, facade, parapet.
- 290 facade, cement render, parapet.
- 292-4 facade, cement render, parapet.
- 298 verandah and decorative cast iron, facade, cement render, , part of timber profile shop front, parapet.
- 300-2 verandah and decorative cast iron, parapet.
- 308 verandah and decorative cast iron facade, cement render, , parapet.
- 310 verandah and decorative cast iron facade, (boarded over), cement render, parapet
- 312 verandah and decorative cast iron, facade, cement render, parapet.
- 314 verandah and decorative cast iron, facade, cement render, stucco trim, parapet.
- 316 verandah and decorative cast iron, facade, cement render, parapet.
- 318 verandah and decorative cast iron, facade, cement render,
- 320 verandah and decorative cast iron, facade, cement render, parapet.
- 322 verandah and decorative cast iron, facade, cement render, parapet.
- 330 facade, cement render, parapet.
- (Michael Street - cross street)
- 336 verandah and decorative cast iron, facade, cement render, parapet.
- 338 verandah and decorative cast iron, facade, cement render, parapet.
- 340 verandah and decorative cast iron, parapet.
- 342 verandah and decorative cast iron, facade, cement render, parapet.
- 344 facade, cement render , parapet.
- 346 verandah and decorative cast iron, facade, cement render, parapet.
- 348 verandah and decorative cast iron, facade, cement render, parapet.
- 350 facade, cement render, parapet.
- 352 facade, cement render, parapet.
- 354 facade, cement render, parapet.
- 356 facade, cement render, parapet.
- 362 facade, cement render, parapet.
- 370 facade, red brick, cement render, trim, slate roof, dormers, high pitched roof.
- 376 facade, cement render, timber profile shop front, parapet.

A1 QUEENS PARADE

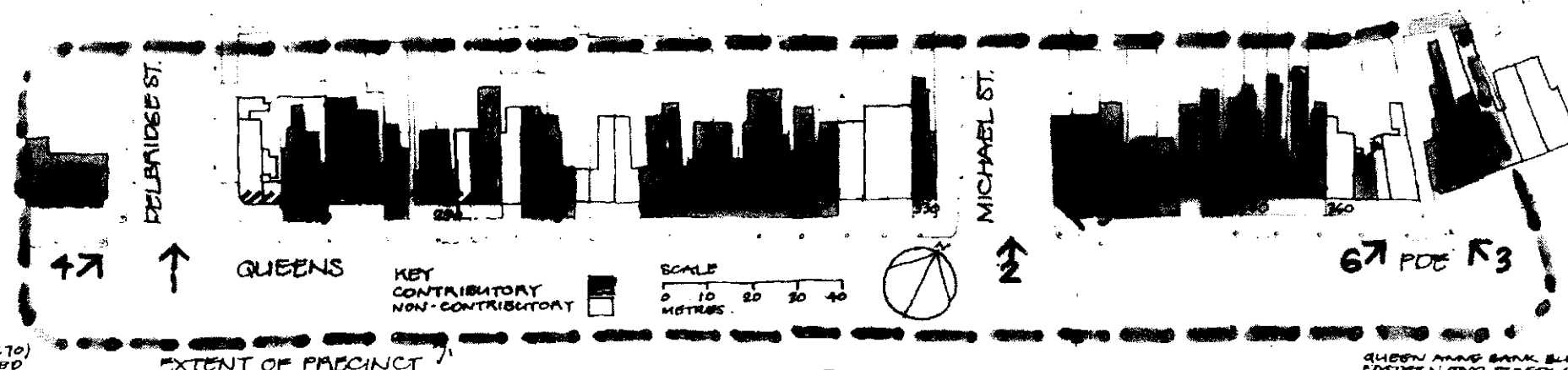
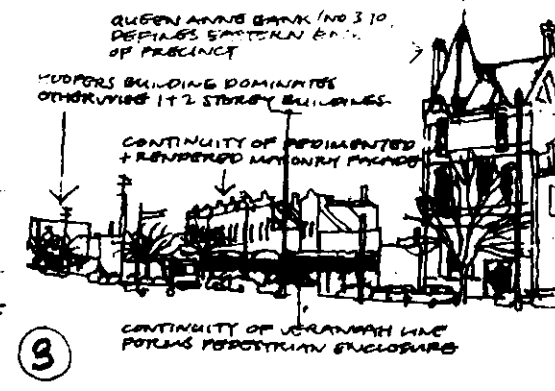
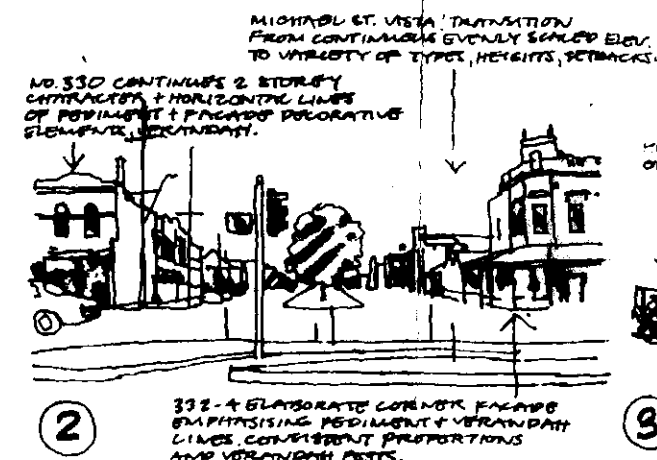
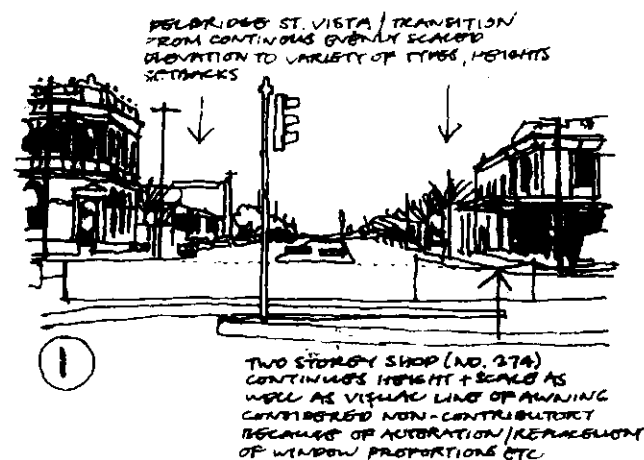
Area Description

The significance of the area derives from:

- the two bank buildings no.270 Queens Parade to the west and no.370 Queens Parade to the east which define the ends of the precinct and frame the mostly two storey shop buildings between.
- the consistency of height, setback and building form, being predominantly two storey with rendered facades, built to the boundary.
- the intactness and diversity of 19th and early 20th Century facades above the verandah line providing a variety of Victorian and Edwardian window and decorative elements. The continuity of parapets and pediments of first floor level is accentuated by the consistent verandah form
- the remaining 19th Century cast iron column supported verandahs which provide a sense of scale and enclosure to the footpath as well as continuing the proportions of the building facade.
- the established street trees which provide contrast and shade against the building facades as well as extending the enclosure of the footpath.

Objectives

- To conserve and enhance the street character of the specified period wherever practicable
- To retain buildings of the specified period.
- To maintain/restore the external elements of contributory buildings in/to their original condition.
- To ensure that infill buildings or alterations to existing buildings shall
 - be compatible in scale and character with contributory buildings and ii) maintain the visual and environmental amenity of the area.
- To promote the 19th Century character of shopfronts with recessed entry.
- To promote the 19th Century character of a pavement covered with a post supported verandah.
- To ensure that surface materials/colours visible from the street used in infill buildings or alterations are compatible with those of the specified period.
- To ensure that signs attached to buildings in commercial areas be compatible with the character of the specified period.
- To ensure that service meters, switchboards etc. be located to minimise intrusion.
- To conserve and enhance the 19th Century character of public spaces wherever practicable.



A2 Rowe Street Precinct

(i) Boundary Definition

Area on east and west of Rowe Street along the full length from 1-127 Rowe Street, and including 74 - 76 Michael Street and 63 Delbridge Street. Within this area the following streetscapes were noted:

- 2 - 20 Rowe Street (east side)
- 27 - 39 Rowe Street (west side)
- 87 - 127 Rowe Street (west side)

(ii) Area Definition

It is believed that the significance of the area derives from :

- a. The wide flat street enclosed on both sides by predominantly 19th Century single and double storey dwellings, sloping to its western end with a view to the Edinburgh Gardens.
- b. The diversity of height, setback and forms of buildings, these being primarily dwellings, either single storey terrace and detached villas or larger two storey terraces and houses.
- c. The intactness of the majority of Victorian and Edwardian buildings and retention of polychrome brickwork, decorative elements, chimneys, verandahs, balconies and fences.
- d. The diversity of front garden sizes, with some houses built almost to the street, others with deep front and side gardens. Several formal gardens remain.

(iii) Building Schedule

The following buildings and particular elements are considered to contribute to the character of the area.

Rowe Street . north west side

- 1 facade, balcony, parapet, chimney, decorative cast iron.
- 3 facade, verandah.
- 5 facade, polychrome brickwork, verandah, galvanised iron roof, decorative cast iron, verandah tiling.
- 7 facade, polychrome brickwork, verandah, galvanised iron roof, decorative cast iron, fence, verandah tiling.
- 9 facade, parapet, fence
- 11 facade, cement rendered, verandah, parapet, decorative cast iron fence, verandah tiling.
- 13 facade, polychrome brickwork, verandah, galvanised iron roof, decorative cast iron.
- 15 facade, slate roof, decorative cast iron, verandah tiling.
- 17 facade, polychrome brickwork, verandah, decorative cast iron, verandah tiling.
- 19 facade, polychrome brick, decorative cast iron, verandah tiling.
- 23 (Delbridge Street- cross street)
facade, polychrome brickwork, verandah, decorative cast iron, verandah tiling.

A2 Rowe Street Precinct (CONTD.)

facade, polychrome brick, verandah, galvanised iron roof,
decorative cast iron, verandah tiling.
facade, slate roof, decorative cast iron, verandah tiling.
facade, polychrome brickwork, part of fence.
facade, polychrome brickwork, verandah, chimney.

facade, polychrome brickwork, slate, chimney, fence, verandah
and path tiling.

facade, polychrome brickwork, verandah, slate roof, chimney,
decorative cast iron, fence, verandah and path tiling.

facade, polychrome brickwork, verandah, decorative cast iron,
verandah and path tiling, fence.

facade, polychrome brickwork, verandah, slate roof, decorative
cast iron, verandah tiling.

verandah, verandah tiling.

facade, verandah, verandah tiling.

facade, polychrome brickwork, chimney, decorative cast iron.

(Michael Street - cross street)

corner facade, cement render, parapet, chimney

63 facade, verandah, parapet, part of fence, verandah and path
tiling.

65 verandah, chimney.

67 verandah, chimney.

71 verandah, part parapet, decorative cast iron, stucco trim.

73 verandah, decorative cast iron, stucco trim.

79 facade, polychrome brickwork, verandah, galvanised iron roof,
chimney, fence, garden.

81 slate roof.

83 facade, verandah, slate roof, chimney.

85 contributory

87 facade, verandah, slate roof, decorative cast iron, verandah
and path tiling, fence.

89 facade, polychrome brickwork, chimney, decorative cast iron,
fence, verandah and path tiling.

91 facade, polychrome brickwork, chimney, decorative cast iron,
fence, verandah and path tiling.

93 facade, polychrome brickwork, slate roof, chimney, decorative
cast iron, fence, verandah and path tiling.

95 facade, polychrome brickwork, slate roof, chimney, decorative
cast iron, fence, verandah and path tiling.

97 facade, verandah, galvanised iron roof, chimney, fence, verandah
and path tiling.

103 facade, polychrome brickwork, verandah, slate roof, chimney,
verandah and path tiling.

105 facade, polychrome brickwork, verandah, slate roof, chimney,
decorative cast iron, path tiling.

107 contributory.

109 facade, polychrome brickwork, verandah, slate roof, chimney,
decorative cast iron.

111 contributory.

115 facade, cement render, verandah, parapet, decorative cast iron,
verandah tiling.

117 facade, verandah, galvanised iron roof, cast iron column, verandah
tiling.

119 facade, verandah, galvanised iron roof, chimney, decorative cast
iron.

121 facade, polychrome brickwork, verandah, galvanised iron roof,
chimney, decorative cast iron, verandah and path tiling.

A2 Rowe Street Precinct (CONTD.)

- 123 facade, polychrome brickwork, verandah, slate, chimney, verandah and path tiling.
- 125 facade, cement render, balcony, chimney, decorative cast iron, verandah and path tiling.
- 127 facade, cement render, slate roof, chimney.

(Rushall Crescent)

Rowe Street - south east side

- ? fence, verandah and path tiling
- 2 contributory
- 4 facade, cement render, verandah, parapet, decorative cast iron, verandah tiling.
- 6 facade, weatherboard, verandah, fretted timber, decorative cast iron, verandah tiling.
- 8 facade, polychrome brickwork, balcony, parapet, decorative cast iron, verandah tiling, fence.
- 10 facade, cement render, balcony, parapet, decorative cast iron, fence.
- 12 facade, polychrome brick, part verandah, parapet, path and verandah tiling.
- 14 facade, polychrome brickwork, verandah, chimney, decorative cast iron, garden, verandah and path tiling.
- 16 facade, cement render, balcony, parapet, stucco trim, fence, verandah and path tiling.
- 18 facade, cement render, balcony, parapet, stucco trim, fence, verandah and path tiling.
- 20 facade, cement render, balcony, parapet, stucco trim, fence, verandah tiling.

(Delbridge Street - cross street)

- 63 facade, cement render, parapet, galvanised iron roof, chimney.
- 24 facade, polychrome brickwork, balcony, parapet, decorative cast iron, verandah and path tiling.
- 26 facade, polychrome brickwork, balcony, parapet, decorative cast iron, verandah and path paving, fence.
- 28 facade, cement render, balcony, parapet, decorative cast iron.
- 30 verandah, galvanised iron roof, decorative cast iron, fence, path and verandah tiling.
- 32 facade, verandah, slate roof, chimney, decorative cast iron, fence.
- 34 verandah, galvanised iron roof, chimney, decorative cast iron, fence.
- 36 verandah, chimney, decorative cast iron, fence.
- 38 facade, polychrome brickwork, verandah, chimney, decorative cast iron, fence, verandah tiling.
- 46 contributory
- 48 facade, polychrome brickwork, verandah, galvanised iron roof, fence.
- 50 facade, cement render, verandah, parapet, chimney, fence.
- 52 verandah, slate roof, decorative cast iron.
- 54 facade, polychrome brickwork, verandah, slate roof, chimney, fretted timber, decorative cast iron, verandah tiling.
- 56 contributory

(Michael Street - cross street)

- corner contributory
- 66 facade, weatherboard, verandah, galvanised iron roof, chimney
- 68 facade, cement render, verandah, galvanised iron roof, chimney, decorative cast iron, verandah and path tiling.

2 Rowe Street Precinct (CONTD.)

facade, polychrome brickwork, verandah, slate roof, decorative cast iron.

facade, polychrome brickwork, verandah, slate, chimney, path and verandah tiling.

facade, polychrome brickwork, verandah, chimney, path and verandah tiling, parapet.

contributory

facade, polychrome brickwork, balcony, parapet, decorative cast iron, verandah tiling.

facade, polychrome brickwork, verandah, slate roof, chimney, verandah tiling.

contributory

facade, verandah, fence.

facade, verandah, verandah tiling.

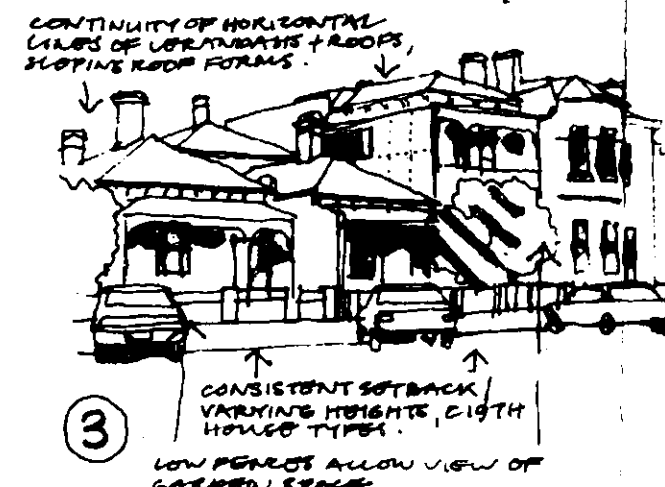
facade, polychrome brickwork, verandah, slate roof, chimney, decorative cast iron, verandah tiling.

facade, polychrome brickwork, verandah, slate roof, chimney.

facade, verandah, slate roof.

facade, verandah, slate roof, chimney, decorative cast iron, verandah tiling.

(Rushall Crescent - cross street)



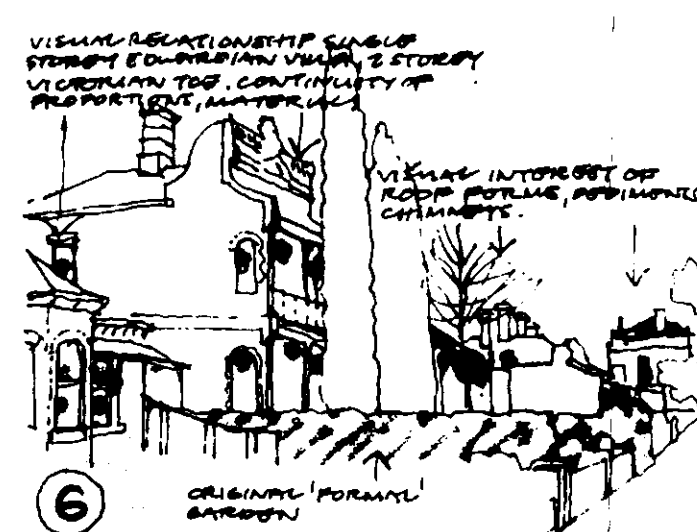
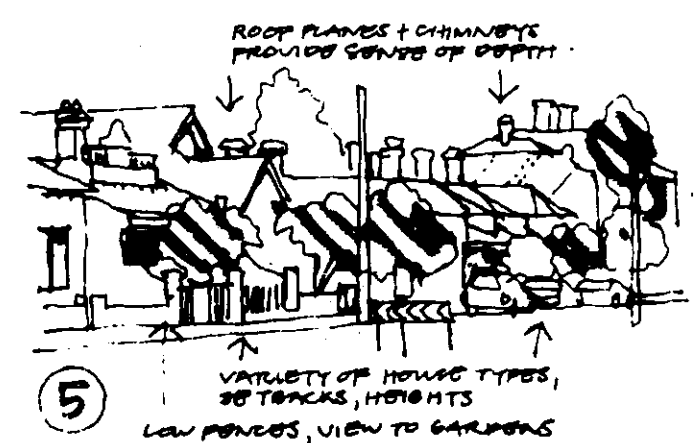
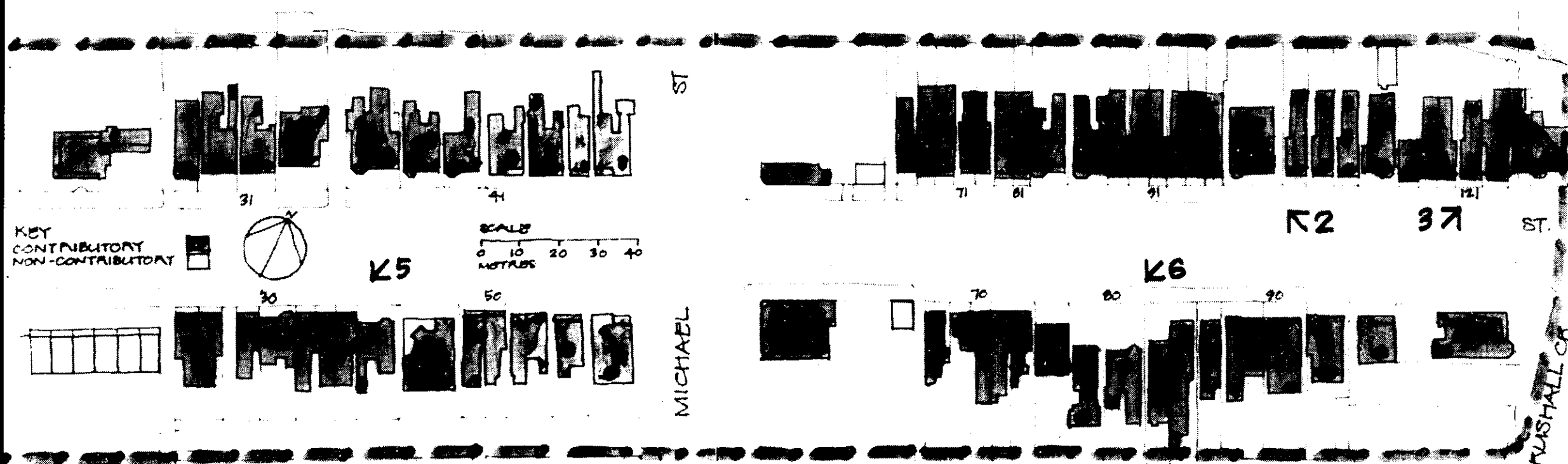
A2 ROWE STREET Area Description

The significance of the area derives from:

- (a) the wide flat street enclosed on both sides by predominantly 19th Century single and double storey dwellings, sloping to its western end with a view to Edinburgh Gardens.
- (b) the diversity of height, setback and forms of buildings, these being primarily dwellings, either single storey terrace and detached villas or larger two storey terraces and houses.
- (c) the intactness of the majority of Victorian and Edwardian buildings and retention of polychrome brickwork, decorative elements, chimneys, verandah, balconies and fences.
- (d) the diversity of front garden sizes, with some houses built almost to the street, others with deep front and side gardens. Several formal gardens remain.

Objectives

1. To conserve and enhance the street character of the specified period wherever practicable.
2. To retain buildings of the specified period
3. To maintain/restore the external elements of contributory buildings in/to their original condition.
4. To ensure that infill buildings or alterations to existing buildings shall i) be compatible in scale and character with contributory buildings and ii) maintain the visual and environmental amenity of the area.
5. To ensure that surface materials/colours visible from the street used in infill buildings or alterations are compatible with those of the specified period.
6. To ensure that service meters, switchboards etc. be located to minimise intrusion.
7. To re-establish the character of front and where applicable side gardens of the designated period.
8. To conserve and enhance the 19th Century character of public spaces wherever practicable.



A3 Newry Street Precinct

(i) Boundary Definition

Area on North and South side of Newry Street from 56 - 109 Newry Street (between Brunswick & Napier Sts.) Within this area the following street-scapes were noted:

- 56 - 109 Newry Street. (North side)
- 70 - 108 Newry Street. (South side)

(ii) Area Description

It is believed that the significance of the area derives from:

- a. The wide street, enclosed on both sides by unbroken lines of intact 19th century single storey row houses.
- b. Groups of row houses having consistent height, setback, window proportions, verandah and parapet lines, roof forms, and facade materials.
- c. Within the overall theme of consistency, 2 groups provide variations
 - i. the middle group on the north side (nos. 77 - 89) which introduce a variety of setbacks and building forms, side gardens and a walkway.
 - ii. The group of 2 houses on the north east corner of Napier Street (nos 107-9) with staggered setbacks revealing side walls.

(iii) Building Schedule

The following buildings and particular elements are considered to contribute to the character of the area.

Newry Street - north side

parapet.

facade, polychrome brickwork, verandah, parapet, chimney, verandah tiling.

facade, red brick, verandah, parapet, chimney, verandah tiling. contributory.

facade, polychrome brickwork, verandah, parapet, chimney, decorative cast iron.

facade, verandah, parapet, chimney, decorative cast iron.

facade, verandah, parapet, chimney, decorative cast iron.

facade, parapet.

facade, parapet.

facade, red brick, verandah, parapet chimney, decorative cast iron.

A3 Newry Street Precinct (CONTD.)

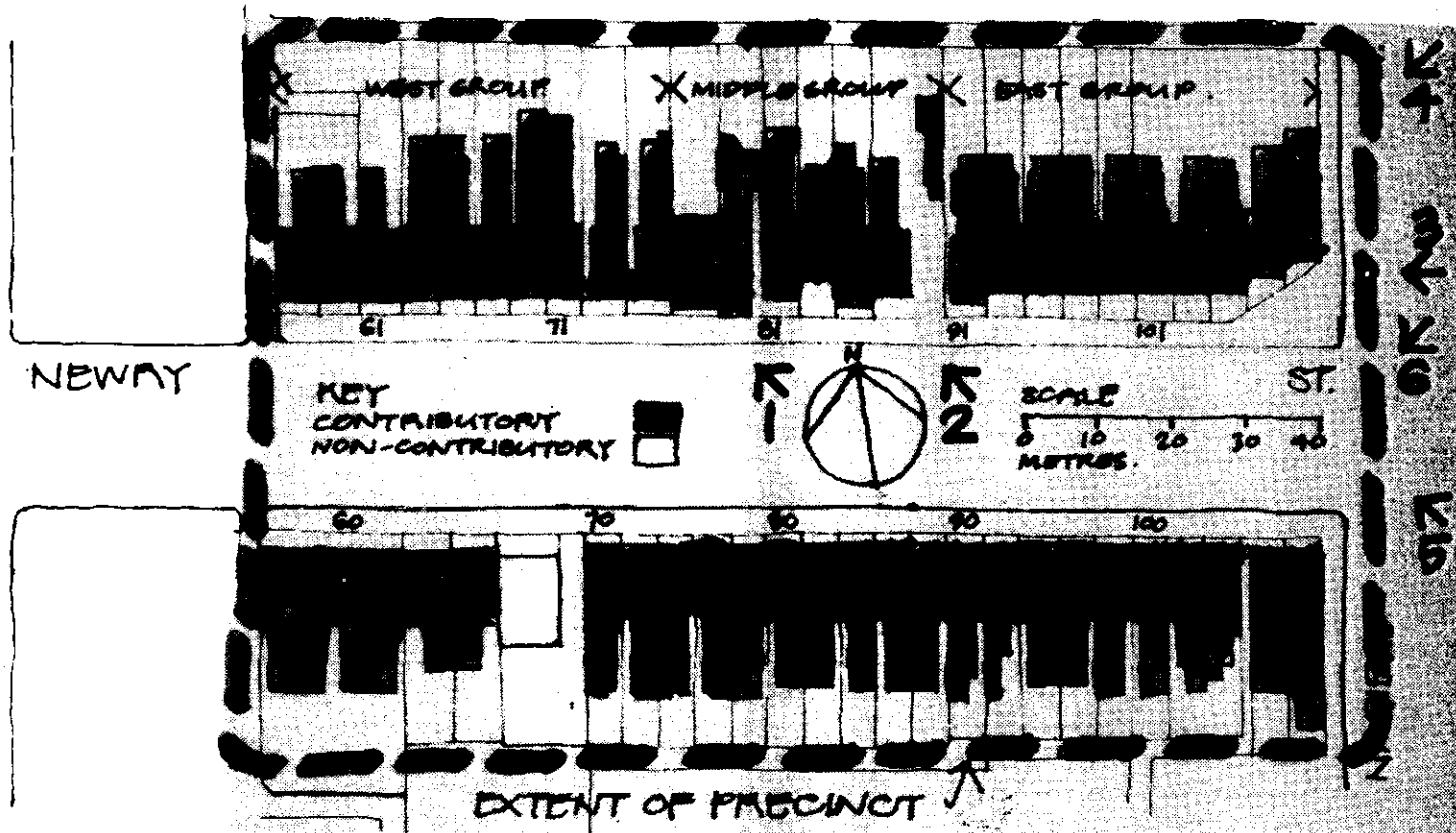
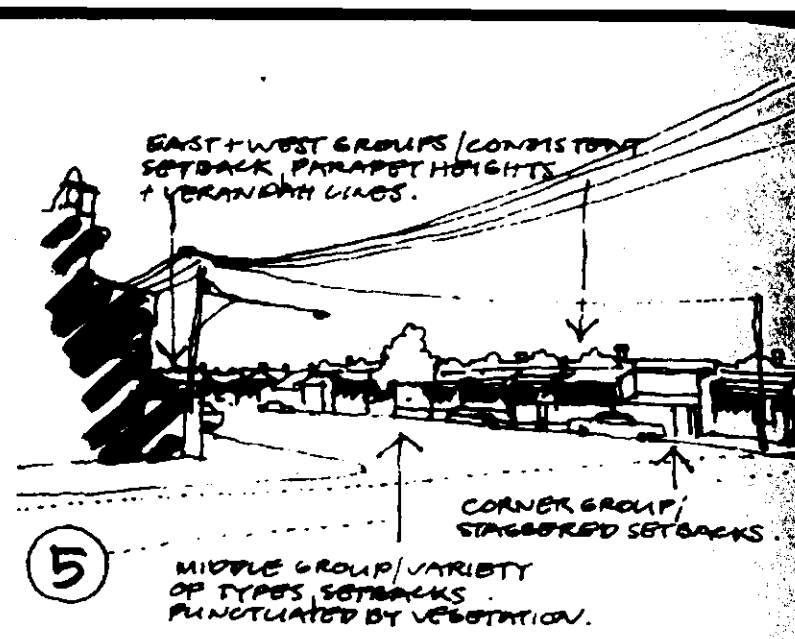
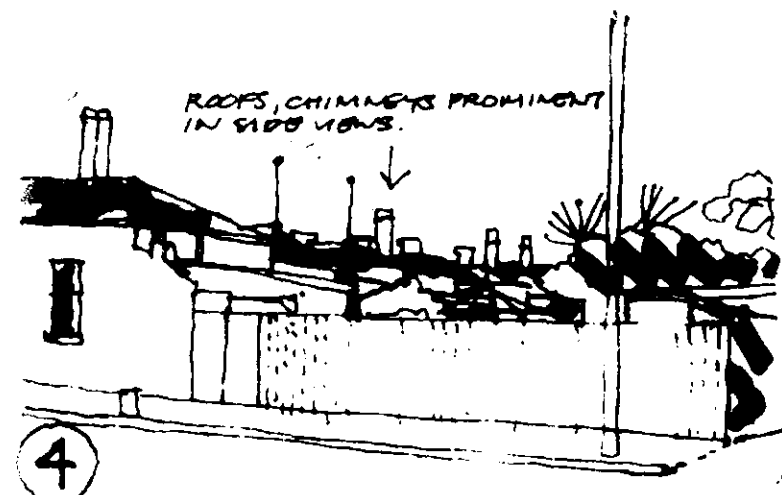
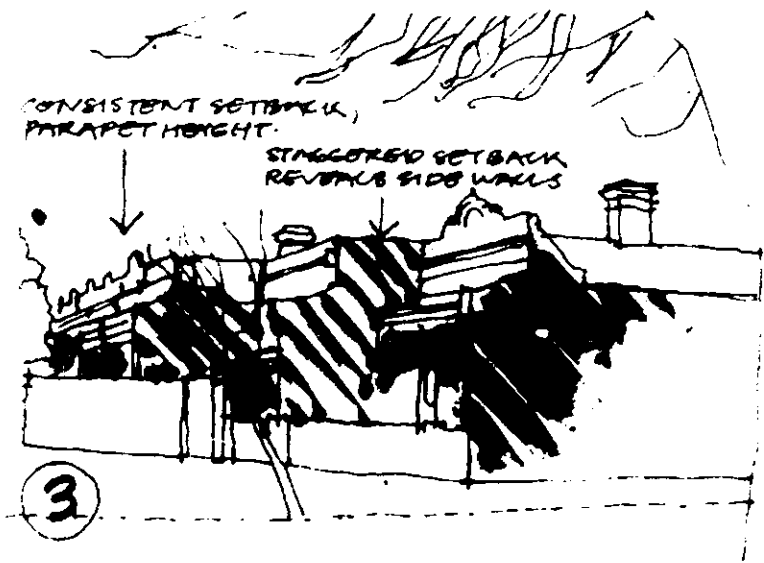
77	facade, polychrome brickwork, verandah, slate roof, chimney, decorative cast iron.	9
79	facade, verandah, parapet, chimney.	9
81	facade, verandah, parapet, chimney, verandah tiling.	9
83	facade, weatherboard, verandah, chimney, timber fretwork.	9
85	facade, polychrome brickwork, verandah, parapet, chimney, decorative cast iron.	9
87	facade, timber ashlar block, verandah, galvanised iron roof, chimney, decorative cast iron, garden.	9
91	facade, polychrome brickwork, verandah, parapet, chimney, verandah tiling.	10
93	verandah, parapet, chimney, verandah and path tiling.	10
95	facade, polychrome brickwork, parapet, chimney, decorative cast iron, verandah and path tiling.	10
97	facade, verandah, parapet, chimney, decorative cast iron, path tiling.	10
99	facade, polychrome brickwork, verandah, chimney, parapet, decorative cast iron, verandah and path tiling.	10
101	facade, verandah, parapet, chimney, decorative cast iron, verandah and path tiling.	10
103	polychrome brick, verandah, parapet, chimney, decorative cast iron, verandah tiling.	
105	facade, verandah, chimney, parapet, decorative cast iron	
107	parapet, chimney.	
109	facade, polychrome brickwork, parapet, chimney, decorative cast iron, verandah tiling.	

Newry Street - south side

56	facade, parapet chimney.	
58	facade, polychrome brickwork, verandah, parapet, chimney, decorative cast iron.	
60	facade, verandah, parapet, chimney, decorative cast iron.	
62	facade, verandah, parapet, chimney, decorative cast iron.	
64	facade, timber ashlar block, verandah, galvanised iron roof, decorative cast iron, timber verandah (deck).	
66	facade, timber ashlar block, verandah, galvanised iron roof, cast iron column, timber verandah (deck).	
70	facade, verandah, parapet, chimney, decorative cast iron, stucco trim, fence.	
72	facade, polychrome brickwork, verandah, parapet, chimney, decorative cast iron, stucco trim, fence, verandah and path tiling.	
74	facade, polychrome brickwork, verandah, parapet, chimney, decorative cast iron, stucco trim, part fence, verandah and path tiling.	
76	facade, polychrome brickwork, verandah, parapet, chimney, fence, verandah and path tiling.	
78	verandah, parapet, chimney, fence, verandah and path tiling.	
80	verandah, parapet, chimney, decorative cast iron.	
82	facade, verandah, parapet, chimney, decorative cast iron.	
84	verandah, parapet, chimney.	
86	verandah, parapet, chimney.	
88	parapet.	

Lawry Street Precinct (CONTD.)

- polychrome brickwork, verandah, parapet, chimney, fence, verandah and path tiling.
- verandah, parapet, chimney, verandah and path tiling.
- polychrome brickwork, parapet, chimney, decorative cast iron, verandah tiling.
- parapet, chimney.
- polychrome brickwork, parapet, chimney, decorative cast iron.
- verandah, parapet, chimney, decorative cast iron, verandah path tiling.
- verandah, parapet, chimney, decorative cast iron, verandah tiling.
- verandah, parapet, chimney, decorative cast iron.
- polychrome brickwork, verandah, parapet, chimney, decorative iron, verandah tiling.
- polychrome brickwork, verandah, parapet, chimney.



A3 NEWRY STREET Area Description

The significance of the area derives from:

- (a) the wide street, enclosed on both sides by unbroken lines of intact 19th Century single storey row houses.
- (b) groups of row houses having consistent height, setback, window proportions, verandah and parapet lines, roof forms, and facade materials.
- (c) the two sub-groups which provide some variations to (b) above.
 - i. the middle group on the north side (nos. 77-89) which introduce a variety of setbacks and building forms, side gardens and a walkway.
 - ii. the group of two houses on the north west corner of Napier Street (nos. 107-109) with staggered setbacks revealing side walls.

Objectives

1. To conserve and enhance the street character of the specified period wherever practicable.
2. To retain buildings of the specified period.
3. To maintain/restore the external elements of contributory buildings in/to their original condition.
4. To ensure that infill buildings or alterations to existing buildings shall
 - i) be compatible in scale and character with contributory buildings and ii) maintain the visual and environmental amenity of the area.
5. To ensure that surface materials/colours visible from the street used in infill buildings or alterations are compatible with those of the specified period.
6. To ensure that service meters, switchboards etc. be located to minimise intrusion.
7. To re-establish the character of front and where applicable side gardens of the designated period.
8. To conserve and enhance the 19th Century character of public spaces wherever practicable.

A4 McKean Street North Precinct

(1) Boundary definition:

Area on the east and west of McKean Street from 207-252
McKean Street (between Michael Street and Rushall Crescent).
Within this area, the following streetscapes were noted :

Presbyterian Methodist Church - 250 McKean Street (east side)
207-227 McKean Street (west side)
249-251 McKean Street (west side)

(ii) Area description:

The significance of the area derives from:

- (a) the substantial number of houses of architectural and historical interest
- (b) the scale and generally intact nature of the two storey terraces broken by one storey houses of complimentary design and material
- (c) the variety of the building set backs created by the oblique shaped blocks
- (d) the curve of the street which creates a closing vista to the church when viewed from the north and a vista closed by substantial houses when viewed from the south
- (e) the established street trees.

(iii) Building Schedule

The following buildings are considered to contribute to the character of the area :

McKean Street - east side

Presbyterian Church - facade, patterned face brickwork and bluestone footings, slate roof.

- 214 facade, cast iron
- 216 facade, polychrome brickwork, slate roof, fence
- 218,220 facade, polychrome brickwork, cement render finish to parapet, cast iron, fence
- 224 facade (except for verandah enclosure), polychrome brickwork, cement render finish to parapet, cast iron, fence, intact side wing
- 228,230 facade, cast iron, fence
- 236 facade, polychrome brickwork, cast iron
- 238 facade, face brickwork, terracotta tiles and shingles, timber fretwork
- 240 contributory
- 242,244 facade, polychrome brickwork, cast iron
- 248,250 contributory

A4 McKean Street North Precinct (CONTD.)

McKean Street - west Side

207	facade, cast iron, fence
209, 211	facade (verandah altered), fence
213	contributory
215	facade, cast iron, appropriate colour scheme, fence
215	facade, cement render finish, slate roof, cast iron
275	facade, polychrome brickwork, cast iron, fence
227	facade, polychrome brickwork, slate roof, chimneys, cast iron
241, 243, 245	slate roof, some cast iron, intact fence to 245
249	facade, polychrome brickwork, slate roof, chimneys, cast iron
251	facade, slate roof, cast iron

A5 Alfred Crescent Precinct

(i) Boundary definition

Area covering all of Alfred Crescent (nos. 1 - 177), Edinburgh Gardens, Fitzroy Cricket Club, Freeman Street (nos. 56-74), Brunswick Street (nos. 579-641), St. Georges Road (nos. 107-187). Within this area the following streetscapes were noted :

579-599, 609-619, 623-631, 637-641 Brunswick Street
151-159, 165-187 St. Georges Road
17-79 Alfred Crescent
105-115 Alfred Crescent
56-66 Freeman Street

(ii) Area description

The significance of the area derives from:

- (a) The large open space of Edinburgh Gardens with established trees and garden furniture (see below for schedule of garden furniture).
- (b) The curve of Alfred Crescent which creates a closing vista contrasting against the foliage of the gardens.
- (c) The substantial number of individual buildings of historical or architectural interest - these include single and two storey terraces and detached houses, three churches, the state school, shops and other commercial premises.
- (d) The vista from the elevated position of the Cricket Club grandstand across to the upper facades of the terraces along Freeman Street and Brunswick Street.
- (e) The Cricket Club and associated gateways (see separate discussion) which provide a point of interest within the garden complex.

5 Alfred Crescent Precinct (CONTD.)

11) Building Schedule

The following buildings are considered to contribute to the character of the area :

red Crescent - north side

contributory

facade, timber fretwork and decorative cast iron

facade, slate roof, decorative cast iron

21 facade, slate roof, chimney, decorative cast iron, fence

partially intact

facade, decorative cast iron

facade, decorative cast iron

11th Day Adventist Church

facade, polychrome brickwork, slate roof, decorative

cast iron, tiled path and verandah floor, chimney, fence

facade, polychrome brickwork, slate roof, chimneys,

decorative cast iron, tiled path and verandah floor, fence

facade, original cement render finish, decorative cast iron,

tiled path and verandah floor, fence

facade, slate roof and terracotta cappings, chimney,

11 decorative cast iron and elaborate timber fretwork, lead

light glass to all windows (except top tower windows),

11 tiled path and verandah floor, fence

47 facade, face banded brickwork, decorative cast iron, original cement render finish to pediment, fence

facade, slate roof and terracotta capping, chimneys, timber fretwork, scalloped timber blind cover

facade, chimney, decorative cast iron, original cement render to parapet, fence

facade, chimney, decorative cast iron, fence

fence

facade iron fence

facade, iron fence, chimney

facade, slate roof, fence

terracotta tiles and capping, chimney, timber fretwork, fence

facade, slate roof, chimney, cast iron, original cement render finish fence

facade, chimney, cast iron, fence

facade, slate roof, chimneys, cast iron

facade, polychrome brickwork, chimneys, cast iron,

facade, face brickwork, timber fretwork

facade, face brickwork, chimneys, timber fretwork

face brickwork

facade, chimney, cast iron

facade, face brickwork, chimney, cast iron, natural cement render finish to parapet, tiling to path and verandah floor,

fence (under hedge)

facade, chimney, fence

facade, face brickwork, cast iron, fence

115 facade, chimney, cast iron, fence

fence

fence

contributory

59 slate roof, chimney, cast iron

175 } contributory

A5 Alfred Crescent Precinct (CONTD.)

Brunswick Street - west side

- 579 intact facade (one shop window partially altered), face brickwork
- 581, 583 facade, slate roof, chimneys and parapet capping, cast iron, original fence to 583
- 585 facade, cast iron, original cement render to parapet
- 587 facade, cast iron
- 589 contributory
- 591 facade, face brick, fence
- 593 facade, cast iron, fence
- 595 cast iron
- 597 facade, face brick, cast iron, verandah trim, fence
- 599 facade (5 pediment balusters missing), lead light windows
- 605 slate roof
- 609, 611 first floor facade
- 613 facade, shop front, cast iron
- 615 facade, cast iron

- 617, 621 contributory
- 623, 625 facade, chimney, cast iron.

- 627 facade (upper floor new French door), polychrome brickwork, cast iron, original cement render finish to parapet, gilt fan light housename, fence
- 629 facade, polychrome brickwork, original cement render finish to parapet, gilt fan light housename, paint colours generally appear to be original.

St. Georges Road - west side

- 107 facade, cast iron, fence, chimney, slate roof
- 113, 115 contributory
- 117 facade, cast iron, timber fretwork blind covers at window levels
- 123 Antal & Antal, Solicitors (originally Parish Hall of St. Lukes, foundation stone 7 August, 1915.)
- 131 facade, slate roof, chimneys, cast iron
- 133 semi intact facade, cast iron
- 137 facade, slate roof, chimney
- 139 facade, slate roof, cast iron, fence
- Resteze Footware
- Church of Christ
- 151 first floor facade
- 153 semi intact facade, shop front partially intact
- 155 first floor facade
- 165 first floor facade
- 167 facade, shop front
- 169, 171,
- 173 first floor facade, intact c.1920's shop front.(with leadlighting)
- 175 first floor facade. (leadlighting to ground floor)
- 177 first floor facade, intact c. 1920's shop front
- 179 first floor facade, intact c. 1920's shop front
- 181, 183 first floor facade, intact c. 1920's shop front (with leadlighting).

- 185 first floor facade
- 187 first floor facade, leadlighting on corner splayed entrance

A5 Alfred Crescent Precinct (CONTD.)

Freeman Street - south side

- 56 facade (except for verandah infill), cast iron, path and verandah floor tiling
- 58,60 facade, cast iron, path and verandah, floor tiling, 60 - fence
- 64 facade, front garden layout and edging, fence
- 66 facade, polychrome brickwork, cast iron, verandah with side return, original coloured cement render, fence
- 72, 74 facade, slate roof, chimneys, cast iron, fence

Edinburgh Gardens

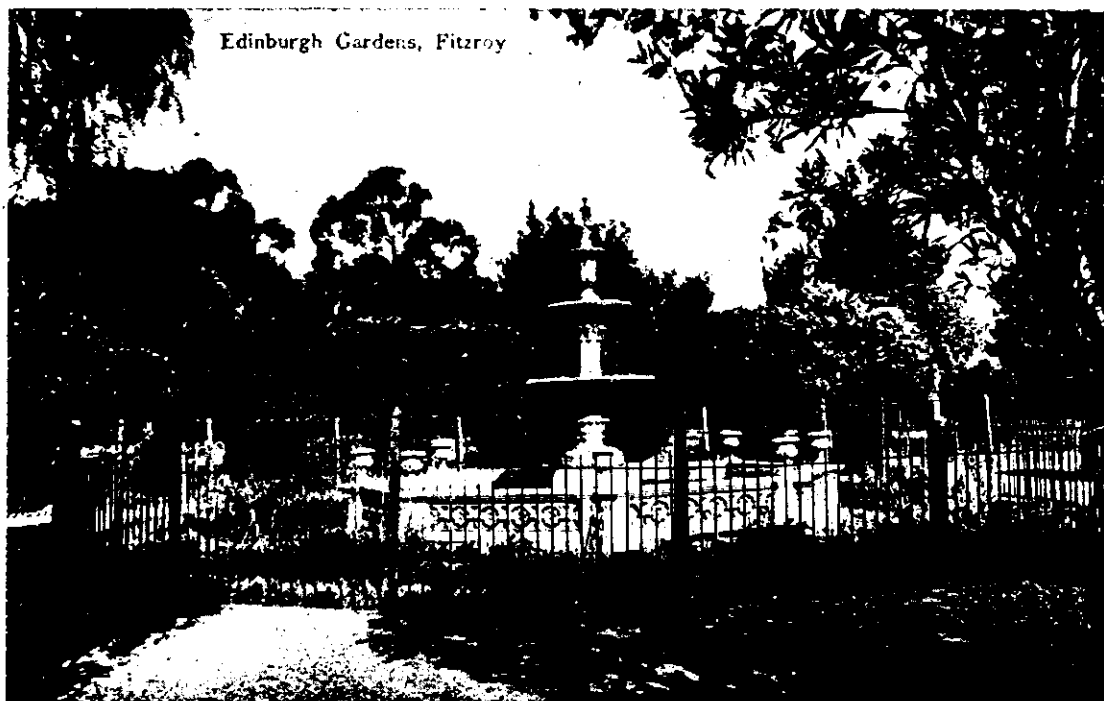
Contributory elements include :

- Cast Iron Bollards
- Drinking Fountain
- Bluestone edging to pathways
- Established trees
- Train track
- Tennis Club House
- Rotunda

Fitzroy Cricket Club

Contributory elements include:

- Grandstand
- Brick entrance gateway (corner Brunswick Street & Freeman Street)
- Timber entrance gateway



(10) Edinburgh Gardens, Fitzroy, n.d.

A6 Old Colonists Homes Precinct

(i) Boundary definition

Area bounded by McKean Street, Rushall Crescent, Falconer Street and the Merri Creek, including the Railway Station,

(ii) Area description

It is recommended by this report that a separate architectural and historical study be made of this complex. The significance of the area derives from:

- (a) the exceptional number of buildings of architectural and historical interest
- (b) the unusual and dense street layout creating closed and open vistas
- (c) the formal garden layout, the established vegetation and the lack of fences
- (d) the example provided, of different building styles and materials over a period of 70 years
- (e) the garden setting provided for the intimate Rushall Railway Station complex.

(iii) Building schedule

No attempt has been made here to list all those buildings which contribute to this complex (these have been discussed separately in Section 3.) Post war buildings are considered not to contribute to the complex.

The contributory buildings are generally characterised by :

intact facades with elaborate window openings
face patterned brickwork and in some instances stonework
scalloped patterned slate roofs
chimneys
cast iron
appropriate colour schemes.

A7 Batman Street Precinct

(i) Boundary definition.

Area on east and west side of Batman Street from 1A - 12
Batman Street and 10 - 18 Alfred Street.

(ii) Area description.

The Batman Street houses were owned and built for . G. Britten
by 1890. In 1886 three houses were built, by 1887, 9 houses
were built and the twelve houses were completed by 1890.¹

The significance of the area derives from:

- a) the closing vista formed by the narrowing of Batman Street
(when viewed from the north) which is closed by the
polychrome and face brick single storey paired houses
along Alfred Street.
- b) the intimate scale of the single storey houses in
Batman Street. These are not all intact and originally
would have had identical cast iron work, pediment details
and fences.

(iii) Building Schedule.

The following buildings are considered to contribute to the
character of the area :

Batman Street - west side

1A - contributory

- 1B semi intact facade (verandah removed)
- 1 semi intact facade (verandah removed)
- 3 semi intact facade
- 5 semi intact facade
- 7 semi intact facade
- 9 facade, iron lace, original cement render to parapet,
fence (This terrace gives an indication of the original
appearance of all the terraces.)
- 11 facade, fence

Batman Street - east side

- 2 facade, cast iron, semi-intact fence. Note : bricks
exposed by sandblasting.
- 4, 6 facade, fence
- 8 facade, semi-intact fence
- 10 facade, fence Note : bricks exposed by sand-blasting
- 12 facade, cast iron, fence

¹. Refer Fitzroy Ratebooks : 1886, 1887, 1888 (1889 - missing), 1890.

A7 Batman Street Precinct (CONTD.)

Alfred Street - south side

- 10 facade, polychrome brickwork and chimney
- 12 facade, chimney, original cement render to parapet
- 14 facade, polychrome brick, original cement render to parapet
- 16, 18 facade, face brick, chimneys.

A8 Kneen Street Precinct

(i) Boundary definition.

Area on the east and west side of Kneen Street from 7-39 Kneen Street. 7-25 Kneen Street (west side) is considered an important streetscape.

(ii) Area description.

The significance of the area derives from:

- (a) the small scale residential quality of Kneen Street with some continuous intact single storey terracing (nos. 7-23) with some two storey terraces (nos. 16 and 25) and the outstanding decorative element provided by 39 Kneen Street.
- (b) the established street trees in Kneen Street which frame the view, when looking from the north to the two storey terraces in Falconer Street (nos. 68-84 Falconer St). These two storey terraces form a closed vista which strongly defines the Kneen Street precinct.

(iii) Building Schedule.

The following buildings are considered to contribute to the character of the area :

Kneen Street - east side

- 16, 18, 20, contributory,
- 22, facade, polychrome brickwork, slate roof, chimney, natural cement render finish, cast iron fence,
- 24, facade, cast iron fence,
- 26, contributory,
- 28, facade, face brickwork, chimney, cast iron fence,
- 30, facade, cast iron,
- 32, contributory,
- 34, facade, face brickwork,
- 36, contributory,

A8 Kneen Street Precinct (CONTD.)

Kneen Street - west side

- 7 facade,
- 9, facade, chimney, cast iron,
- 11,13, facade, slate roof, cast iron,
- 15,17, facade, polychrome brickwork, slate roof, natural cement render finish, fence,
- 19, facade, polychrome brickwork, chimneys, cast iron,
- 21, facade, polychrome brickwork, slate roof, chimneys,
- 25, facade, polychrome brickwork, cast iron,
- 39 facade, slate mansarded roof, fence.

A9 Edwards Place Precinct

(i) Boundary definition.

Area on the north side of Scotchmer Street from 247-263 Scotchmer Street, on the east and west side of Falconer Street from 62-127 Falconer Street, 124, 126 Michael Street, 97, 103, 105 Rushall Crescent, 2 Kneen Street, and the whole of Chapman Reserve.
The following streetscapes were noted :

- 91-125 Falconer Street (west side)
- 62-82 Falconer Street (east side)
- 247-263 Scotchmer Street (north side)
- 124, 126 Michael Street (north side)

(ii) Area description.

The significance of the area derives from:

- (a) the focal point caused by the open space of Chapman Reserve at the junction of Scotchmer, Michael and Falconer Streets
- (b) the view from Rushall Crescent which is framed by 97, 103, 105 Rushall Crescent at the north and is closed by Chapman Place, the planting in Edinburgh Gardens and the spire of the Hungarian Reformed Church Brunswick Street
- (c) the relatively intact single storey terraces from 91-125 Falconer Street with a predominance of polychromatic brickwork
- (d) the coherent group of decorative two storey terraces (70-82 Falconer Street) and the detached single storey polychromatic houses (88-96 Falconer Street)
- (e) the view from Scotchmer Street which is closed by the two storey terraces in Falconer Street (nos. 70-82), which have striking parapet details accentuated and complemented by the parapets of the two single storey terraces (nos. 66-68 Falconer Street)
- (f) the two storey Scotchmer Street facades (particularly 247-249 and 259 Scotchmer Street) which contrast with the two storey Falconer Street terraces opposite. The scale is accentuated by the adjacent single storey dwellings along Scotchmer Street, the street trees and the open space.

A9 Edwards Place Precinct (CONTD.)

(iii) Building Schedule

The following buildings are considered to contribute to the character of the area.

Falconer Street - south east side

- 62 facade, lead light windows with sun hood, timber verandah trim and finial stable at side, intact but derelict.
- 64 facade, appropriate colour scheme, cast iron, original cement render finish, fence.
- 66 facade, face brickwork, appropriate colour scheme, cast iron, fence.
- 68 semi intact shop facade, sign on side wall.
- 70 facade, original cement render finish to parapet, fence.
- 72,74 facade, cast iron, fence.
- 76 facade, polychrome brickwork, cast iron fence.
- 78 facade, polychrome brickwork, cast iron, original cement render finish, fence.
- 80 facade, fence
- 82 first floor facade, cast iron, fence.
- 84 slate roof.
- 88 facade, polychrome brickwork, slate roof, chimney, cast iron.
- 92 facade, polychrome brickwork, cast iron.
- 94 facade, cast iron (with Kookaburra motif)
- 96 facade, polychrome brickwork, iron lace.
- 98 facade, polychrome brickwork, slate roof, chimney, cast iron (with Kookaburra motif).
- 100 facade, chimney.
- 102 contributory.
- 106 facade, cast iron.
- 108 contributory.
- 112 facade, cast iron, fence.
- 116 fence.
- 118 slate roof.

Falconer Street - north west side

- 91 slate roof, chimney.
- 93 facade, face brickwork, chimney, timber fretwork, fence.
- 95 facade, chimney, cast iron.
- 97 facade, polychrome brickwork, chimney, original cement render finish.
- 99 facade, polychrome brickwork, chimney, fence.
- 101,103 slate roof, chimney.
- 105 facade, polychrome brickwork, slate roof, chimney, cast iron.
- 107 intact facade, polychrome brickwork, slate roof, chimney, cast iron, fence.
- 109 facade, cast iron
- 111,113 facade, polychrome brickwork, slate roof, chimney, cast iron, fence.

A9 Edwards Place Precinct (CONTD.)

Falconer Street - north west side (cont.)

- 115 facade, polychrome brickwork, slate roof, chimney
- 117 facade, slate roof, chimney
- 119 facade, polychrome brickwork, cast iron
- 121 facade, polychrome brickwork, slate roof, chimney
- 123 facade, polychrome brickwork, cast iron
- 125 facade, slate roof, chimneys

Scotchmer Street - north side

- 247 facade, chimney, cast iron
- 249 facade, polychrome brickwork, cast iron, original cement render finish, chimney
- 251 facade, slate roof
- 253 facade, polychrome brickwork, slate roof
- 255 facade, polychrome brickwork, chimney
- 257 facade, cast iron
- 259 semi-intact facade, face brick, slate roof, chimney, cast iron, fence
- 263 facade, cast iron, side shutters

Michael Street - north east side

- 124 facade, cast iron, unusual balcony detail over bay window, fine timber verandah trim, fence
- 126 facade, fence

Rushall Crescent - south west side

- 97 facade, slate roof, face brick on two storey rear section
- 103 facade, polychrome brickwork, slate roof, chimneys, cast iron
- 105 facade, polychrome brickwork, cast iron, fence

A10 Delbridge Street Streetscape

(i) Boundary definition

Delbridge Street northeast side - nos. 34-50

(ii) Streetscape description

The significance of the streetscape derives from:

- (a) the largely intact, highly decorative nature of the row of two storey terraces
- (b) the variety of architectural detail: the pediment treatment (with balustrades and urns) verandah treatment (no. 44 has an arcuated ground floor with painted cement render trim and balustraded upper floor) and facade treatment, polychrome brickwork and rendered, painted facades
- (c) the slightly different elevation heights resulting in a discontinuous and decorative facade. The terraces appear to have been built at different times - number 50, perhaps the most imposing of the terraces does not appear on the M.M.B.W. 1961 survey, whilst the houses on either side were built by this time.

(iii) Building schedule

The following buildings are considered to contribute to the character of the streetscape :

- 34 facade, cast iron
- 36 semi-intact facade (verandah infilled), original cement render to parapet, fence
- 38 facade, cast iron, fence
- 42 facade, fence
- 44 facade, cast iron, elaborate arcade and balustrade, fence
- 46 facade, polychrome brickwork, cast iron, fence
- 48 facade, polychrome brickwork to ground floor
- 50 semi-intact facade, face brick to lower floor

A11 Scotchmer Street Streetscape

(i) Boundary definition.

Scotchmer Street, south side nos. 160-178

(ii) Streetscape descriptions.

The significance of the streetscape, derives from:

- (a) the consistent nature and scale of the row of Edwardian terrace houses (168-176 Scotchmer)
- (b) the projecting bay windows and alternating sized gable ends which provide a rhythm and unity to the group
- (c) the larger detached Edwardian houses which frame the central terrace (160, 178 Scotchmer)

(The central terrace was built in 1912-1913, 160 Scotchmer Street was built 1913-1914 and 178 was built in 1915-1916.¹)

(iii) Building schedule.

The following buildings are considered to contribute to the character of the streetscape :

Scotchmer Street - south side

- 160 facade, face brickwork, slate roof and terracotta capping, chimneys
- 168, 170, 172, 174, 176 - facade, face brickwork, terracotta tile roof, decorative capping and finials, chimneys and pots, timber verandah trim, turned verandah posts, half timbered gable ends.
- 178 facade, face brickwork, slate roof, terracotta capping, chimneys

1. Refer Fitzroy Ratebooks 1911-1916.

B1 Brunswick Street South Precinct

(i) Boundary Definition

Brunswick Street east and west side between Alexandra Parade and Freeman Street (460-576 Brunswick Street).

The following streetscapes were noted -
497-533, 549-577 Brunswick Street (west side)
520-548 Brunswick Street (east side)

(ii) Area Description

The significance of the area derives from:

- a) the consistent two storey and single storey shop fronts with elaborate and relatively intact facades, (with cast iron work, parapets, and shopfronts of varying degrees of intactness).
- b) the consistent two storey and single storey terrace housing.
- c) the view to the north, which is terminated by the Hungarian Reformed Church. This church creates a focal point and provides an attractive vista.

(iii) Building Schedule

The following buildings are considered to contribute to the character of the area:

Brunswick Street east side

National Bank, 460 Brunswick Street,

470, 472, 474, facade
476 contributory,
478 facade, iron lace, chimney,
480, 482, 484 iron lace,
486, 488 facade, iron lace, chimney,
490 iron lace,
492 facade, iron lace, face brickwork, chimney,
494 facade, timber fretwork,
496 facade, " "
500 facade, face brick, iron lace,
502 facade, polychrome brickwork, iron lace,
504 chimney,
506 facade, iron lace, chimney, polychrome brickwork,
508 facade, iron lace, chimney,
510 facade, timber barge board,
512-540, facades, iron lace, face brick to 538, 540, chimneys
544 contributory,
550-552, upper floor facade partially intact.
556 facade, face brick, chimneys,
558 contributory,
560 facade, face brick, iron lace, chimney, tiled path and verandah floor,
568 facade, slate roof,
570 not contributory,
572 574, facade,
576 facade, iron lace, chimneys,

B1 Brunswick Street South Precinct (CCNTD.)

Brunswick Street - west side

- 469, 471, 473, 475, 477 ("Holdens Buildings 1891")
semi intact upper facade, some cast iron trim,
Ground floor shop fronts in various states of
intactness.
- 479 Slate roof, semi intact facade,
481 facade
483 facade, fence,
487 slate roof,
439-495, Upper floor facade intact, face brickwork,
original cement render to parapet, shop fronts
with various degree of intactness,
497 facade, iron lace, face brickwork, original cement
render to parapet and upper floor window surrounds.
intact shop front with shutters, chimney
- 499 intact upper floor facade, face brick some iron lace,
original cement render to parapet,
501 facade, face brick, iron lace, semi intact shopfront,
503-505, intact upper floor facade, original cement render
to parapet, window surround, pilasters, string courses
507, 509, 511, semi intact upper facades.
Grace Bros Removals factory - not contributory,
509 facade, polychrome brickwork, iron lace, slate roof,
chimneys, garden layout with fountains.
517, 519, 521, 523, 525, facades, shop fronts partially intact
527 contributory,
529 not contributory,
531 facade semi intact,
533, 535 'Mietus' semi intact 1930's shop front.
537 not contributory,
539 facade, face brickwork, slate roof, timber framework,
541 Lord Newry Hotel, semi intact upper facade, lower facade
renewed (1930's), chimneys,
549-553, semi intact upper facade, (semi intact shop front
to 553) chimneys.
555 contributory,
557 facade, iron lace, slate roof, fence, chimneys,
561 iron lace,
563, 565, contributory,
567, 569, facade, iron lace, chimneys, face brick to 569,
573 facade, polychrome brickwork, slate roof.

B2 Coleman Street Precinct

1. Boundary Definition

Area along the full length of Coleman Street (1-16
Coleman Street) and 503, 505, 507 Napier Street. All the
area is considered an important streetscape.

B2 Coleman Street Precinct (CONTD.)

(ii) Area description

The significance of the area derives from -

- a) the consistent small scale single storey terracing (9,3,15 are exceptions,)
- b) the narrow street which creates an intimacy with the terraces facing each other.
- c) the single storey terrace houses 503,505 Napier Street on the south of Coleman Street and 507 Napier Street on the north which strongly define the boundaries of the precinct.
- d) the recently planted street trees,

B3 Brooks Crescent Precinct

(i) Boundary definition

Area including Brooks Crescent, Brooks Street, Watkins Street, Salisbury Crescent, Annand Street, Rae Street (east side) from 178 - 204 and Rae Street (west side) from 173 - 275.

The following streetscapes were noted:

- 173 - 191 Rae Street (west side)
- 180 - 184 Rae Street (east side)

(ii) Area description

The significance of the area derives from.

- a) The unusual configuration and layout of the streets.

The block north of Church Street was the first area to be subdivided in North Fitzroy in 1851. These crown allotments, part of the "Quarries Survey", were one acre in area and were bounded (in later years) by Nicholson, Church and Rae Streets. In 1870, Watkins Street was already formed; during 1887-8 Brooks Crescent, Salisbury Crescent and Annand Street were formed and in only 12 months completely built over.¹

- b) The remaining housing stock, particularly in Annand Street and Salisbury Crescent, is consistent in scale and form.
- c) The Rae Street streetscapes which are of interest for the diversity of building materials, height and styles. 173-183 Rae Street (west side) and 180 Rae Street (east side) are humble dwellings of timber and contrast strongly with 185, 187 Rae Street and 182, 184 Rae Street, 2 storey ornate brick terraces which face each other.

1. C.P. Smith, Fitzroy, Investigation Project B. Arch. University of Melbourne, 1977. (Project No. 6 p. 11)

Brunswick Street North Precinct

(i) Boundary definition

Area along Brunswick Street from 700 - 736 (east side)
and from 655 - 733 Brunswick Street (west side).

The following streetscapes were noted :

679-685 Brunswick Street (west side)
700-736 Brunswick Street (east side)

(ii) Area description

The significance of the area derives from -

- a) The varied streetscape from 712-736 Brunswick Street dominated by the Salvation Army citadel.
- b) the established street trees particularly south of Reid Street.
- c) the consistent single storey terracing (679-685) framed by established trees.

85 Scotchmer Street Precinct

(i) Boundary definition

Area on north and south side of Scotchmer Street between Brunswick Street and St. Georges Road,

67 Scotchmer Street, - Parkview Hotel, Scotchmer St, (North Side)
80-114 Scotchmer Street (south side).

The following streetscapes were noted:

67-81 Scotchmer Street (north side)
108-114 " " (south ")
105-125 " " (north ")
83-97 " " (" ")

(ii) Area description

The significance of the area derives from:

- a) the variety of building types, styles, materials and decorative elements, with small groups of consistent streetscapes listed above. Two storey shop terraces contrast against single storey dwellings and shops.
- b) the decorative parapets and cast iron work to 83, 85, 87, 91, 95, 97 Scotchmer Street,
- c) the intact first floor facades of 98-110 Scotchmer St, (south side), 67, 69, 75-81, 105-115, 125 Scotchmer Street, (north side). Of particular note is the shop 125 Scotchmer Street with intact verandah with cast iron columns and frieze.

B6 Best Street Precinct

(i) Boundary definition

103-109 Best Street, north of Scotchmer Street,
49-113 (west side)
48-62 (east side)

(ii) Area description

The significance of the area derives from:

- a) the scale and continuity of the single storey terraces
49-59 Best Street broken and framed by No. 49 (two storey)
and 59 (single storey) which projects to the pavement line.
- b) the consistent parapets, iron fences and frieze of 48-54
Best Street.
- c) the variety of relatively intact single and double storey
terraces throughout the street.

B7 Park Street Precinct

(i) Boundary definition

Area along Park Street (south side) from 2 - 288 Park
Street (between Nicholson Street and Kneen Street),
including the open space area on the north side of
Park Street, and the Fire Station in St. Georges Road.
Within this area the following streetscapes were noted.

2-16 Park Street (south side)
9 - 100 Park Street (south side)
188 - 196 Park Street (south side)

(ii) Area description

The significance of the area derives from:

- a) the established street trees and large continuous expanse of
open-space which forms an attractive vista (from all the
streets running north-south in North Fitzroy,)
- b) the variety of predominantly single storey and double storey
terrace houses, which despite some defacement read as a
continuous streetscape element.

B8 Bennett Street Precinct

(i) Boundary definition

Area on west and east side of Bennett Street 12-87 Bennett St,

The following streetscapes were noted -

- 15-87 Bennett Street (west side)
- 42-64 Bennett Street (east side)

(ii) Area description

The significance of the area derives from:

- a) the single storey terrace housing with a variety of parapet treatment and details. (particularly 27-41 Bennett Street, (west side)
- b) the strong focal element of the double storey terraces 49-61 and 46-48 Bennett Street.
- c) the predominance of polychromatic brickwork (in particular nos. 46, 48, 62, 63, 64, 71 Bennett Street).
- d) the established street trees which serve to unify the area.

B9 Delbridge Street Precinct

(i) Boundary definition

Area on north and south side of Delbridge Street along whole length of street (from 1-100 Delbridge Street - note 35-54 Delbridge Street north side discussed separately as streetscapes A10) and Falconer Street West side (from 19-35) and east side (14-22)

The following streetscapes were noted

- 1-10, 28-30, 80-94 Delbridge Street (north side)
- 13-19, 21-49, 59-63, 65-95, Delbridge Street (south side)
- 19-35 Falconer Street (west side)
- 14-22 Falconer Street (east side)

(ii) Area description

The significance of the area derives from:

- a) the intermix of substantial two storey terrace houses, single storey terraces and detached, relatively intact polychrome brick houses in particular 65-81 Delbridge Street, (south side).
- b) the vista along Delbridge Street which slopes down to the west and is closed by the houses 19-33 Falconer Street which are at an oblique angle to Falconer Street.

B10 Precinct adjoining Old Colonists Homes

(i) Boundary definition

Area on east side of McKean Street (north of Rushall Crescent), north side of Rushall Crescent (4-16 Rushall Crescent), south side of Rushall Crescent (19-67 Rushall Crescent) and Brennand Street, south side (2-6 Brennand Street).

The following streetscapes were noted -

4-16 Rushall Crescent (north side)
59-67 Rushall Crescent (south side)
103,105 Rushall Crescent (south side)
2-6 Brennand Street (south side)

(ii) Area description

The significance of the area derives from:

- a) The vista across the reserve to the Old Colonists Homes, in particular the reserve with established trees along McKean Street.
- b) The group of polychrome brickwork single storey houses 4-16 Rushall Crescent (north side) with intact cast iron work and polychrome chimneys.
- c) The variety of largely intact housing styles.
- d) The curve on Rushall Crescent which creates a closing vista when viewed from McKean Street. The vista is enhanced by the S.E.C. Substation.
- e) The mature pepper trees along the railway land at the North end of McKean Street, which serve to close the vista north along McKean Street from Rushall Crescent.

B11 Queens Parade Streetscape

(i) Boundary Definition

378-492 (Terminus Hotel) Queens Parade (north west side)

(ii) Streetscape Description

The significance of the streetscape derives from:

- a) the intact upper floor facade of Bristol Paints (378-382 Queens Parade),
- b) the streetscapes of Edwardian houses (nos 422-428, 454-468) Queens Parade which are characterised by face brickwork, tiled roof, some decorative timber fretwork and/or cast iron work.
- c) the variety of the streetscape between Rushall Crescent and Brennand Street with 2 storey brick and painted bluestone buildings and the streetscape of houses mentioned in (b) above, 436 Queens Parade and the Terminus Hotel provide strong corner buildings.
- d) the established street trees.

(iii) Building Schedule

The following buildings are considered to contribute to the character of the streetscape -

Queens Parade - North Side

- 378-382-384 "Bristol Paint & Wallpaper" upper floor facade intact,
 - 386, 388, 390 upper floor facade intact,
 - 394, 396 parapets contributory,
 - 404, 406 "Brooks Buildings" Upper Floor facade intact
 - 406 intact facade, iron lace, fence.
 - 410 upper floor facade contributory,
 - 416 cast iron, verandah, chimneys,
 - 422, 424, } contributory Edwardian and later transition
 - 426, 428, } red brick houses.
 - 436, 438 corner Building, Bluestone now rendered, chimneys building appears of an early date.
 - 440, 442 upper floor facade intact, lower floor shopfronts partially intact,
 - 446, 448 contributory,
 - 450 contributory,
 - 454 Edwardian contributory,
 - 460 Federation style, cast iron timber fretwork, slate roof, terracotta capping and decorative griffin finial, chimneys, fence tiled path and verandah floor, original cement render to chimney bands, face brick.
 - 462, 464 Edwardian contributory,
 - 468 Face brick, tiled roof with terracotta ridging, cast iron,.
 - 470 "Clifton Hill and Northcote Dispensary (1914)" partially intact facade, face brick,
- Tramways Board Building - contributory
- Terminus Hotel - semi-intact facade.

B12 McKean Street Streetscape (1)

- (i) Streetscape Definition
182-190 McKean Street (east side)

- (ii) Streetscape Description

The significance of the streetscape derives from:

- a) the unifying element provided by 184, 186, 188 McKean Street, with a continuous ornate pediment with balustrading, chimneys, cast iron work and face brickwork.
- b) The intact nature of all the houses - each house has unpainted banded or polychrome face brickwork and intact cast iron work.
- c) the consistent single storey scale of the houses.

B13 McKean Street Streetscape (2)

- (i) Boundary Definition
111-119 McKean Street (west side)

- (ii) Streetscape Description

The significance of the streetscape derives from:

- a) the 3 two storey houses which comprise this group, all of which are intact with elaborate architectural detailing: polychrome brickwork and very fine cast iron to 111, 113, and cement render finish with an arcaded front, balustrades and fine ornamental stucco work to 119 McKean Street.
- b) the original fences and gateposts which survive on 113 and 119 McKean Street,
- c) the elaborate pediment treatment to all the houses.

B14 McKean Street Streetscape (3)

- (i) Boundary Definition
62-80 McKean Street (east side)

- (ii) Streetscape Description

The significance of the streetscape derives from:

- a) the consistent and intact single storey terraces (62, 64, 66 McKean Street) with slate roofs, chimneys, cast iron, fences, and some original cement render finish.
- b) the two storey terraces (68, 70, 72, 74 McKean Street) with a continuous slate roof over the four houses,
- c) the generally intact nature of all the terraces,

B15 Rae Street Streetscape (1)

(i) Boundary Definition

60-74 Rae Street (east side)

(ii) Streetscape Description

The significance of the streetscape derives from:

- a) the group of two storey terraces (60-66 Rae Street) with chimneys, cast iron work and fences. The constant roof slope and pitch unifies these terraces.
- b) the group of single storey terraces (68-74 Rae Street), with a variety of facade treatment, pediments, fences and cast iron work.

B16 Church Street Streetscape

(i) Boundary Definition,

24-54 Church Street (south side)

(ii) Streetscape Description

The significance of the streetscape derives from:

- a) the group of intact single and double storey terraces with "Fernville Terrace" (32,34,36) and "Leamington Terrace" (24,26,28,30) forming a strong element of consistent and ornate two storey terracing.
- b) the decorative cast iron work including fences, and the ornate parapets on "Leamington terrace" (24-30 Church Street) and 52,54 Church Street.
- c) the consistent group of single storey terraces (40-54).

B17 Rae Street Streetscape (2)

(i) Boundary Definition

270-290 Rae Street (east side)

(ii) Streetscape Description

The significance of the streetscape derives from:

- a) the continuous building heights, set backs, string courses, consistent window details of the terraces 274-286 Rae Street (284 is an exception, the upper facade having been altered).
- b) the intact fences to 274-286 Rae Street,
- c) the framing elements of 270 Rae Street at the southern end and 290 Rae Street at the northern end.

B18 Reid Street Streetscape

(i) Boundary Definition

17-37 Reid Street (north side)

(ii) Streetscape Description

The significance of the streetscape derives from:

- a) the variety of building type, materials, set backs and styles, with the central brick factory (no.27) providing a focal point,
- b) the decorative elements to the buildings:

17 - elaborate cast iron work.

19 - exposed polychrome brickwork

21,23,25 - exposed bluestone quoins

33,35,37 - the consistent cast iron work, polychrome chimneys and eaves brackets.

39 - decorative ridge capping, fretwork and fence

B19 Rae Street Streetscape (3)

(i) Boundary Definition

348-364 Rae Street (east side)

(ii) Streetscape Description

The significance of the streetscape derives from:

- a) the consistent scale and elevation of the central two storey terrace (352-364 Rae Street), with continuous parapet, stringcourses and verandah line.
- b) the framing element provided by 348 Rae Street a two storey terrace contrasting against the single storey 350 Rae Street.
- c) the cast iron work, including original fences.

B20 Egremont Street Streetscape

(i) Boundary Definition

Egremont Street (south of Scotchmer Street) nos. 3-31 (west side)

(ii) Streetscape Description

The significance of the streetscape derives from -

- a) the consistent scale, detailing, parapet, verandah and stringcourse lines to "Egremont Terrace" (17-31 Egremont Street)
- b) the consistent treatment of the detached brick houses (3-15 Egremont Street) with identical separation between houses (1 metre), bullnose verandahs and intact chimneys.
- c) the sense of enclosure created by the narrow width of the street,

321 Birkenhead Street Streetscape

(i) Boundary Definition

Birkenhead Street north of Scotchmer Street,
3-19 Birkenhead Street (west side),

(ii) Streetscape Description

The significance of the streetscape derives from:

- a) the relatively intact single and double storey terracing, dominated by the "Jam Factory" (9 Birkenhead St) in the centre.
- b) the cast iron friezes and fences , utilized on 3-7, 15-19 Birkenhead Street.

322 Napier Street Streetscape

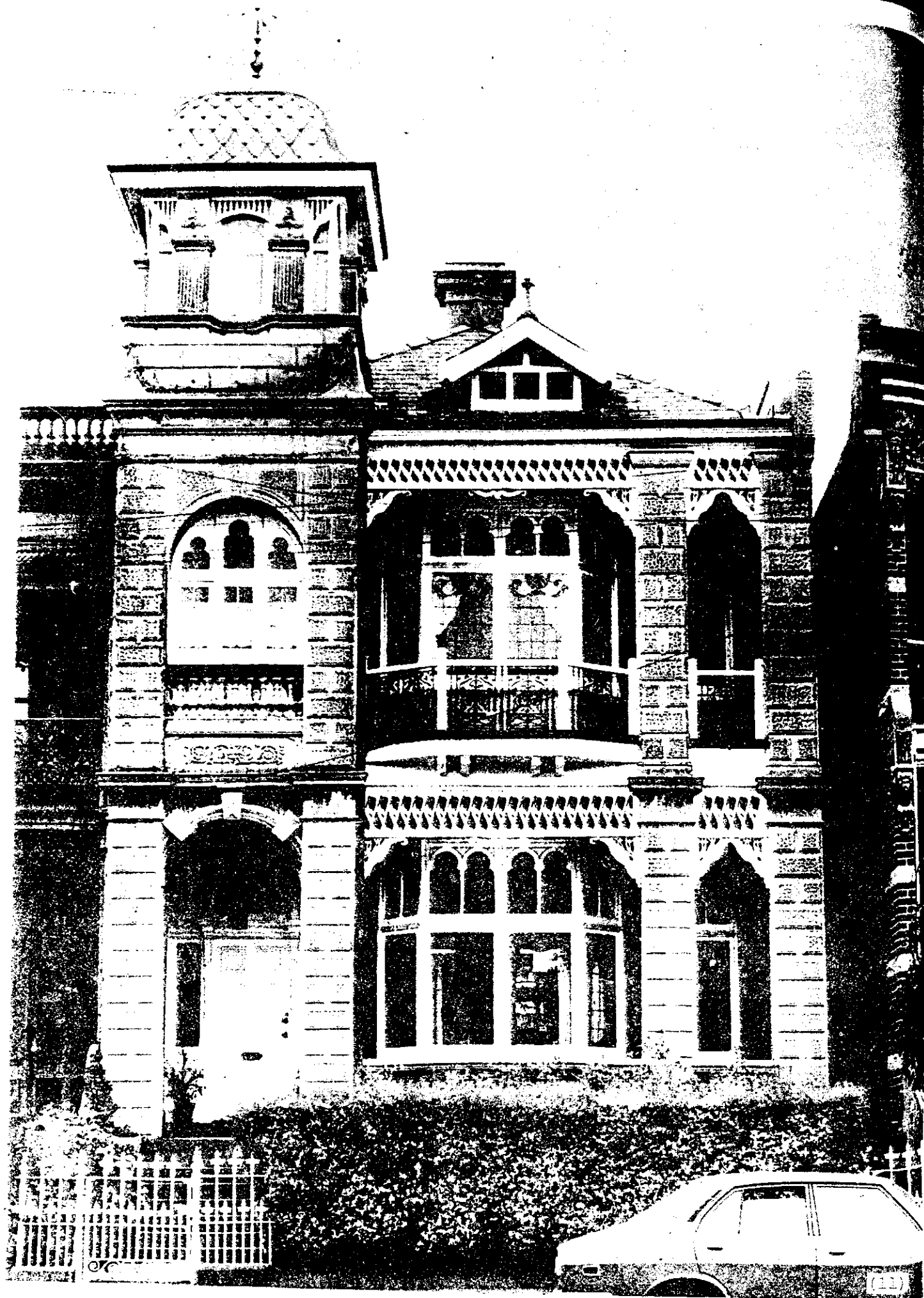
(i) Boundary Definition

472-484 Napier Street (east side)

(ii) Streetscape Description

The significance of the streetscape derives from:

- a) the consistent double storey terrace housing of "Elizabeth Terrace" (nos. 476-484)
- b) the intact parapet to Elizabeth Terrace.
- c) the unpainted polychrome brickwork to nos. 472, 476, 480, 484.
- d) the consistent and intact cast iron fences.
- e) the established street trees.



PART THREE: BUILDING INVENTORY

1 Buildings Requested for Investigation

1.1 Background

The following list of buildings (Section 3.2.2) has been investigated with a view to:

- i) possible addition to or retention on the Historic Buildings Register;
- ii) possible addition or retention on the Register of the National Estate;
- iii) possible scheduling under Clause 8 of the Town and Country Planning Act (Third Schedule).

The following information is attached to each building.

HER Historic Buildings Register

- There are 3 buildings on the Historic Buildings Register within the North Fitzroy study area.

RNE Register of the National Estate

* Building registered.

N.T. National Trust

R Recorded

C Classified

3.1.2 List of buildings investigated.

NAME	ADDRESS	NT	HBR	RNE
<u>Alfred Crescent</u>				
Houses	19,21 Alfred Crescent	R		
House	41 Alfred Crescent	C		
House	43 Alfred Crescent	C		
House	67 Alfred Crescent			
"The Haven Centre" 73-75 Alfred Crescent				
State School No. 1490 Alfred Crescent				
<u>Bennett Street</u>				
House	62 Bennett Street			
<u>Birkenhead Street</u>				
"The Jam Factory"	9 Birkenhead Street	R		
<u>Brunswick Street</u>				
National Bank	460 Brunswick Street			
Shop	497 Brunswick Street	R		
Lord Newry Hotel	543 Brunswick Street			
House	591 Brunswick Street	C		
House	599 Brunswick Street	C		
Railway Sub-station	Brunswick Street (corner Park Street)			
<u>Delbridge Street</u>				
House	17 Delbridge Street			
<u>Edinburgh Gardens</u>				
Bandstand				
<u>Falconer Street</u>				
House	62 Falconer Street			
<u>Fitzroy Cricket Club</u>				
Grandstand				
Timber Gatehouse				
Brick Gatehouse	Cnr. Brunswick Street and Freeman Street			

NAME	ADDRESS	NT	HBR	RNE
<u>Holden Street</u>				
Former Moran & Cato	63-69 Holden Street			
<u>Shop</u>				
St. Josephs School (cruciform building)	106 Holden Street			
<u>Kneen Street</u>				
House	39 Kneen Street	R		
<u>Michael Street</u>				
House	124 Michael Street			
<u>McKean Street</u>				
House	77 McKean Street			
House	96 McKean Street	C	*	*
"Dentonville"	151 McKean Street	C		*
"Denton Hall"	Rear of 151 McKean Street	R		*
House	177 McKean Street			
House	191 McKean Street			
"Hatherlie"	222 McKean Street			
"Cameron House"	223 McKean Street			
"Moss Vale"	225 McKean Street	R		
"Halesmere"	227 McKean Street	R		
<u>Nicholson Street</u>				
St. Brigids Roman Catholic Church	387 Nicholson Street			
Uniting Church	Nicholson Street (cnr. Church St.)	R	*	*
"Simpson's Terrace"	500-506 Nicholson Street			
State Savings Bank	720 Nicholson Street			
<u>Queens Parade</u>				
National Bank	270 Queens Parade			*
"Fun Factory"	284 Queens Parade			
A.N.Z. Bank	370-374 Queens Parade	C		*
Kingdom Cycle Works	376 Queens Parade			

NAME	ADDRESS	NT	HBR	RNE
<u>Rae Street</u>				
Former Shop	123 Rae Street			
Former Temperance Hall	270 Rae Street	C		*
<u>Rowe Street</u>				
Terrace	16-20 Rowe Street			
House	35 Rowe Street			
House	37 Rowe Street			
"Strome"	78 Rowe Street	C		*
<u>Rushall Crescent</u>				
Terrace	39/41 Rushall Crescent	R		
Old Colonists Homes	Rushall Crescent	C		*
		Founder & Assoc. Cottage		Founder & Assoc. Cottage
<u>Scotchmer Street</u>				
"Carnforth"	242 Scotchmer Street			
<u>St. Georges Road</u>				
Hungarian Reform Church	121 St. Georges Road	R		
Church of Christ	St. Georges Road			
"York House"	131 St. Georges Road	C	*	*
"Gladstone Buildings"	169-187 St. Georges Road			
Post Office	St. Georges Road, (Cnr. Taplin Street)	C		*
Fire Station	St. Georges Road			
Aberdeen Hotel	324 St. Georges Road			
<u>Woodside Street</u>				
"Fashoday"	21 Woodside Street			
<u>York Street</u>				
House	61 York Street	R		*

3.1.3 Legislation for Protection of Buildings

Under current legislation there are four sources of protection for individual buildings : the Historic Buildings Act, the Government Buildings Advisory Council Act, Clause 8 of the Town and Country Planning Act (Third Schedule), and the Register of the National Estate.

i) The Historic Buildings Register

The Historic Buildings Act 1974 came into force on the 27th September 1974 to provide for the preservation of buildings, works and objects of historic or architectural importance. The initial buildings constituting the register were notified in the Victorian Government Gazette of the 9th October 1974, and on the recommendation of the Minister from time to time by notice published in the Government Gazette any specified buildings may be added or removed.

The functions of the Historic Buildings Preservation Council are, firstly to recommend to the Minister the buildings of architectural or historical importance which it considers should be added to the register. Further, the Council has the duty to consider applications from the owners of designated buildings to remove, demolish or alter the building.

When a building is added to the Register notification is made to the Registrar-General or Registrar of Titles who is obliged to bring the notice to the attention of persons who search the title of the land.

The Historic Buildings Preservation Council has power to serve an interim preservation order on the owner of a building which it is investigating where, in the opinion of the Council, "it is necessary or desirable to do so for the purposes of achieving the objects of this Act". This interim preservation order remains in force for a period of 6 months or such further period as specified by the Council, and while it remains in force the building shall not be removed, altered or demolished.

The Minister, on the recommendation of the Council, may grant special financial assistance to the owner of a designated building. Before any financial assistance is given, the Minister may require the owner of the land to enter into a covenant to preserve the building.

Any responsible authority which is preparing a planning scheme in which there is a designated building under the Historic Buildings Act shall, in preparing the planning scheme, be concerned to ensure the conservation and enhancement of the designated building.

Public hearings are held when it is intended to alter, add or remove buildings from the Register. Submissions may be presented by any interested body or individual regarding the hearing.

The provisions of Clause 59D of the Historic Buildings Act can be exercised by the Fitzroy City Council as the responsible authority. This clause provides for the enhancement through planning controls of a designated Historic Building.

ii) The Government Buildings Advisory Council Act

The Historic Buildings Act 1974 does NOT apply to Government buildings. These buildings come under the conditions of the Government Buildings Advisory Council Act 1972. This Act establishes an Advisory Council of ten members of similar composition to the Historic Buildings Preservation Council, to examine whether the building in question is worthy of preservation.

iii) Clause 8 of the Town and Country Planning Act (Third Schedule)

In addition to the Historic Buildings Act, there are provisions for protection of individual buildings under the Town and Country Planning Act (Third Schedule).

Clause 8 states:

The conservation and enhancement of buildings, works, objects sites specified as being of architectural, historical or scientific interest by prohibiting restricting or regulating the use or development of the land concerned or adjacent land and by prohibiting restricting or regulating the pulling down, removal, alteration, decoration or defacement of any such building, work, site or object.

This Clause provides protection for buildings of architectural, historical or scientific interest, but which are not so outstanding as to warrant listing on the Historic Buildings Register. In this report buildings of a local, state-wide and national significance are recommended for protection under this Clause. Those buildings recommended for addition to the Historic Buildings Register are also recommended for specification under Clause 8 - this is to ensure that those buildings which may NOT be registered by the Historic Buildings Preservation Council receive protection by this Clause.

Clause 8 has received limited use throughout Victoria. In Maldon the Planning Scheme, gazetted in October 1977, utilized Clause 8 for the specification of buildings within the township.

In the City of Ballarat, 11 buildings have been specified under this Clause.

Other municipalities utilizing this Clause include the Shire of Bacchus Marsh, City of Benalla, City of Echuca, and Interim Development Orders over Westernport, Geelong, Shire of Gisborne and the United Shire of Beechworth.

Within the Melbourne Metropolitan area requests from Hawthorn and South Melbourne have been made to the Melbourne and Metropolitan Board of Works, but as yet no action or implementation has been effected.

Clause 8, like the Historic Buildings Act, provides demolition control for buildings. It is a particularly important planning tool for protecting those buildings which are of local significance, but are of insufficient state-wide importance to be listed on the Historic Buildings Register.

3.1.4 Building Selection Criteria

In selecting buildings for investigation in North Fitzroy the following criteria were used as a basis for the selection of buildings of significance. A building is usually chosen on the combination of these criteria, and is generally not an outstanding example of any one criterion.

Architectural Importance :

- a) good example of specific style, identifiable as belonging to a certain style.
- b) intactness. External/internal.
- c) uniqueness.
- d) good example of specific architect's work.
- e) good example of a type of building e.g. Bank, Model Gaol, School.
- f) setting - e.g. intact, appropriate fencing, garden layout, setback, garden/street furniture.
- g) good application of specific material e.g. polychrome brickwork, cast iron, timber work.
- h) building construction techniques - early or unusual use of materials.

Historical Importance :

- a) age, usually selected due to evidence of early building techniques - should be relatively intact. To be verified by research.
- b) connection with historical events or important people.
- c) first or earliest surviving building of its type.
- d) retention of original use - social function.

3.1.5 Contributory buildings not investigated as part of this study:

There are many buildings which contribute to the historic character of North Fitzroy which have not been investigated as part of this study and which fall outside A or B areas. These buildings are important to the Heritage of Fitzroy. Limited time and resources prevented the investigation of every contributory building within North Fitzroy. However, it is strongly urged by the consultants that these buildings be preserved and enhanced and not neglected because they have not been individually identified or researched as part of this study.

3.2 Building Identification and Analysis

3.2.1 Explanation of standard building description format

All buildings are discussed according to the following standard format:

NAME: here is inserted the name of the building where one exists.

ADDRESS: street number and street of the building are listed.

CONSTRUCTION DATE: year only has been used to indicate the main construction periods for the building.

ALTERATIONS/ADDITIONS: dates (year only) and architect (where known) of major alterations is noted here.

ARCHITECT: the name of the architect for each building has been often difficult to obtain, especially in the case of buildings not exceptional for their time which did not attract coverage in periodicals.

BUILDER: this information has the same difficulties and the builder's name was often omitted in published reports.

FIRST OWNER: where ascertained, this refers to the owner at the time of construction of the extant building.

FIRST

OCCUPIER/USE: where known, this is inserted.

PRESENT OWNER: this is the owner at June 1978 obtained from Council Rate Cards.

FIRST

OCCUPIER/USE: ditto, where located.

CONSTRUCTION MATERIALS: main construction materials (walls and roof) are noted here.

INTACTNESS/CONDITION: a brief summary of the building's external intactness and condition. Intact interior noted here.

CONSERVATION AREA: if the building falls into a recommended area (outlined in Part 2 of this report) it is noted here.

RECOMMENDATIONS: recommendations regarding the building made by the consultants are noted here.

IMPORTANCE AND

BUILDING ANALYSIS: a summary of the building's importance, a building analysis (where required) and sources of information are noted here.

3.2.2 Building Inventory:

NAME: Pair of Houses

ADDRESS: 19,21 Alfred Crescent

CONSTRUCTION DATE: 1886
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: William Garrity,
Contractor
CONSTRUCTION
MATERIALS: brick, slate roof
CONSERVATION AREA: A5



BUILDING CITATION:

This pair of houses was constructed in 1886 for William Garrity.¹ The ground floor has projecting bay windows with a string course supported by acanthus leaves at dado height. The cast iron work to the verandah is of a delicate circular pattern. A steep slate roof unifies the two houses (without a dividing parapet) and the roof is surmounted by a chimney with vermiculated panels and projecting cornice supported on brackets.

The side elevation, of patterned brickwork, has an interesting entrance portico.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1886: Brick house, 8 rooms £80. William Garrity.

NAME: House

ADDRESS: 41 Alfred Crescent

CONSTRUCTION DATE: 1888
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: William Fergie, Solicitor
PRESENT OWNER: Francis Joseph Morgan
CONSTRUCTION
MATERIALS: rendered masonry
CONSERVATION AREA: A5



BUILDING CITATION:

This house was constructed in 1880 for William Fergie, Solicitor.¹ It was originally a pair with number 43 Alfred Crescent - number 43 was altered in 1905. It has a well proportioned facade, with a projecting bay window, a string course at dado height, delicate cast iron work and a balustraded parapet. It forms an important adjunct to number 43 Alfred Crescent.

RECOMMENDATIONS:

It is recommended that this building be specified under the Town and Country Planning Act (Third Schedule).

Fitzroy Ratebooks 1888: Brick house, 3 rooms £100. William Ferrie Solicitor.

House

ADDRESS: 43 Alfred Crescent

CONSTRUCTION DATE: 1887
ALTERATIONS: 1905
ARCHITECT: unknown
BUILDER: 1905 - D.R. Iwan and Co.
PRESENT OWNER: William Hobbs
PREVIOUS OWNER: E. & H. Farley
CONSTRUCTION MATERIALS: Rendered masonry,
slate roof
CONSERVATION AREA: A5



BUILDING CITATION:

This house constructed in 1887 and altered in 1905 provides a unique expression of Art Nouveau architecture in Melbourne. The exterior is intact with the original unpainted varmiculated cement work, ornate timber and cast iron decorative work, elaborate keyhole leadlighting to the window heads and a square tower with a double curved roof.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register. Any future interior decoration and alterations should be closely scrutinised. It is recommended that a separate study be undertaken to determine original wall surfaces and any other decorative elements, before any new refacing or alterations are undertaken. This building is recommended for retention in the Register of the National Estate and be specified under Clause 6 of the Town and Country Planning Act (Third Schedule).

43 ALFRED CRESCENT: BUILDING ANALYSIS:

This house was constructed in 1887 for William Hobbs a coach builder.¹ In 1887 the property was sold to David Watson a dentist,² and in 1905 a builder (Mr. D.R. Iwan and Company) made alterations and additions to the house.³ David Watson owned the property until 1914. It then passed into various hands, and in 1924 it was owned by Reginald T. Lloyd.⁴ The house remained in the Lloyd family until 1974.⁵

The plan of the original facade is visible on the 1901 M.M.B.W. survey map and appeared to have been identical to number 41 Alfred Crescent but without the bay window. The facade, altered in 1905, is extremely ornate and presents an almost classical arts and crafts facade. The conspicuous feature is the rusticated square tower with a double curved roof of a late Mogul Imperial style, surmounted by a finial. The roof to the tower is clad in fish scale patterned zinc tiles. The corner tower windows are of a slightly oriental character with sloping timber bracket slats above.

1. Fitzroy Ratebook, 1887: Brick House 9 rooms William Hobbs, coach builder.
2. 1897 Directory
3. Fitzroy Council Permit Book: 7.4.1905, Additions
4. 43 Alfred Cres. D.R. Iwan & Co.
5. 1924 Directory
6. 1974 Directory

The verandah and balcony have delicate open work timber friezes supported on timber brackets, and the balcony comes out in a three sided bay, projecting from the front verandah line. The cast iron panels are of a late character.

The top lights of all the windows, except for the top tower windows, are in panels with a keyhole arch motif, again presumably of Moorish derivation. Piers dividing up the verandah and balcony, and supporting the tower, are built up in vermiculated blocks in cement work. The arch through the base of the tower which leads to the entrance door is divided not only by a keystone but by two blocks on the angle breaking into the archivolt, giving a sort of rudimentary rustication.

The interior is extremely ornate and lavish. The undergraduate thesis by Mario Bernardi⁷ provides evidence of its former appearance in 1968 when it still belonged to the Lloyd family.

The front room is wall papered in panels and an elaborate timber fireplace surrounds a very lush mantle with mirrors. The front bay window has a timber Art Nouveau screen across with pleasing sinuous lines. There is ornate leadlighting across the top of the window. The skirtings are deep, and are picked out in different timber colours. The door surrounds, which defy architectural analysis, are extremely elaborate, in multi-colour timber work.

The hall walls have been redecorated but there are the same elaborate door surrounds and an elaborate Art Nouveau ceiling, which is constructed in either pressed metal or carton pierre⁸ with subtle gradations of browns and greens with detailing picked out in gold. There is an ornate timber Art Nouveau screen/arch in the hallway.

The second room back again has a similar rather heavier timber fireplace overmantel and a less elaborate bay window and screen. The ceiling in subtle colours is superb and appears to be carton pierre.

The room further back has been redecorated and again has the mirrored over mantle with a coved top above a grey marbled fire place. The ceiling, painted white, is intact but it appears to be pressed metal rather than carton pierre.

Upstairs in the main bedroom on the east side of the front there is again a very elaborate relief ceiling, white marble chimneypiece and a very simple timber mirrored overmantle. Again there is a bay window with leadlight glazing and a fairly simple Art Nouveau timber screen across the top.

Above the space adjoining the master bedroom on the west side rises the stair to the tower. The tower itself is still intact internally with the original surviving seats. Next to the stair there is a master dressing room with panels of diagonal timber, mirrors and other decorative features.

7. M. Bernardi "Art Nouveau Architecture in Melbourne", B. Arch. University of Melbourne 1968.
(Permission could not be obtained to reproduce the large colour photos contained in this report, but they provide an excellent reference.)

8. carton pierre - layers of paper successively pasted together.

The second bedroom back has a white marble chimney piece, and a mirror with a broken pedament over the top. The ceiling in original colours, is in relief, with no Art Nouveau screen across the window. On the landing there is a bathroom with its original ceiling and tiled walls. The bath has a marble surround and timber panelled sides with marbling in the panels.

The room behind is totally tiled, with another good ceiling and a built-in wardrobe in a variety of timbers. There are some intact timber window venetians and a simple marble fire place.

This house provides a unique expression of Art Nouveau architecture in Melbourne. The exterior is intact with the original unpainted vermiculated cement work, and ornate timber and cast iron decorative work. The interior has some intact features, and the overall impression is extremely lush.

NAME: House

ADDRESS: 67 Alfred Crescent

CONSTRUCTION DATE: 1890
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Alfred Mills, Fruiterer
PRESENT OWNER: J. & J. Addis
CONSTRUCTION MATERIALS: rendered brickwork, slate roof
CONSERVATION AREA: A5



BUILDING CITATION:

A large two storey dwelling of a comparatively chaste design for the period (1890)¹ perhaps forshadowing the later depression. It comprises a simple hipped slate roof with eaves brackets over a square massing with a projecting wing on the right hand side which is terminated by a projecting bay - also finished with a hipped roof.

The cement rendered facade has maintained its original natural finish and has little decorative treatment except string mouldings at the springing height of the arcuated windows and cornices. A two storey verandah with intact iron lace is constructed in the space subtended by the projecting wing. The whole building is notable for its intactness, including the cast iron double palisaded fence, as well as for its streetscape value created by its scale, small setback and relationship to the adjoining neighbouring buildings.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1890: Brick house 7 rooms and workshop £60
Alfred Mills, Fruiterer.

NAME: House

ADDRESS: 69 Alfred Crescent

CONSTRUCTION DATE: 1884
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: William Teague, Contractor
PRESENT OWNER: H.M. Dalton
CONSTRUCTION MATERIALS: rendered brickwork
CONSERVATION AREA: A5



BUILDING CITATION:

This elaborate two storey terrace, constructed in 1884,² has many features typical of the 1880's. It comprises an elaborate rendered finish over a fairly standard terrace shell with a projecting ground floor bay window. The first floor has a triple arcuated window design which echoes the ground floor large central window with separate small side windows. The elaborate parapet is balustraded at the sides flanking a triangular pediment, all supporting urns. The projecting wing walls with pilasters create a verandah enclosure. The cast iron verandah decoration is also elaborate with unusual iron work, particularly the brackets. The balustrade iron panels are identical to those used on 78 Rowe Street and the design appeared in William Stephens Excelsior Foundry Catalogue of 1901. A secondary frieze is enclosed within timber bressumers. The building is intact including double palisaded iron fence and elaborate iron posts. It forms a major streetscape element and relates well to the neighbouring dwelling.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebooks 1884: Brick house 9 rooms f45. William Teague Contractor.

NAME: The Haven Centre

ADDRESS: 73/75 Alfred Crescent

CONSTRUCTION DATE: 1890
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: John McMahon
CONSTRUCTION MATERIALS: rendered brick, slate roof
CONSERVATION AREA: A5



The Haven Centre (Contd.)

BUILDING CITATION:

A large late Victorian dwelling, constructed in 1890,¹ that is devoid of much of the flamboyance of the boom period. It comprises a symmetrical two storey cement rendered structure with a smaller slate hipped roof projecting section which has a two storey return verandah. The verandah is notable for its scale and intact and pleasing cast iron work. The fenestration onto the verandah is of interest because it is all of a matching design with double hung sashes with side lights. The building is of a major streetscape value.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1890: Brick house, 12 rooms £150.

NAME. State School No. 1490 ADDRESS. Alfred Crescent

CONSTRUCTION DATE: 1875
ALTERATIONS: 1925-26
ARCHITECT: Public Works Dept.
BUILDER: 1875 - Geoffrey O'Connell
1925 - Phillip Bros.
FIRST OWNER: Colony of Victoria
PRESENT OWNER: Victorian Government
CONSTRUCTION MATERIALS: red brick, marseilles tiles
CONSERVATION AREA: A5



BUILDING CITATION:

This building was constructed in 1875 by Geoffrey O'Connell contractor for £3,331 and dramatically altered in 1925-26. At this date large rectangular windows replaced the former paired arched windows and drastically and detrimentally altered the elevations. The tower is the only component that is more or less intact.

The building is constructed in red brick with some diaper patterning and bands of cream brick. The roof, formerly slate, has been replaced by Marseilles tiles.

This building provides an attractive streetscape element to Alfred Crescent, and is important in a local context.

RECOMMENDATIONS:

This building, owned by the Education Department, is recommended for addition to the Register of the National Estate and for specification under Clause 8 of the Town and Country Planning Act (Third Schedule). It is recommended that the building be referred to the Government Buildings Advisory Council.

BUILDING ANALYSIS:

The land for this school was gazetted in 1869 and in 1874 Geoffrey O'Connell submitted the successful tender (£3,331) for the construction of this building which was ready for occupation on the 5th April 1875.¹

The present double gabled building visible from Alfred Crescent was only part of the original building. The smaller attached eastern wing (also facing Alfred Crescent) was built in 1925 and connected the present building with another original wing that has since been demolished.

The school, designed by the Public Works Department has a long double gabled block with side gables running in at either end. At the centre there is a large gable and a square tower with a steep roof with a row of arch ventilators breaking into the roof plane. A widow's walk surmounts the tower with the iron balustrade intact. The tower scheme is more or less intact. There is a cream brick Florentine arch over the entrance door with label moulds of shaped bricks forming a nail head mould around the inner side. The upper windows are paired arch headed windows, again with the arches in cream brick. The slating to the tower is of a fish scale pattern. The tower itself has a slight bell cast to the bottom.

The roof to the rest of the building has been totally reclad in Marseilles tiles, which has a very destructive effect. The ridge ventilators also detract from the building's appearance.

The two gables at either end are formed in cement work with a nail head serration to the Gothic arch within the triangular gable. The gable is carried on double brackets at eaves.

The gable adjoining the tower still retains an iron finial. The subsidiary gables on the front elevation have little ventilators surrounded by Florentine arch (thicker at the top than at the sides) in cement work.

All of the windows except for those of the tower were replaced in 1925-26. The original paired arch headed windows can be seen on the drawings for remodelling the school held at the Public Record Office. These alterations were extensive, designed by Evan Smith (?) Chief Architect and constructed by Philip Bros. Contractors for £4,277.²

The windows were originally similar to those in the tower (but larger), with label moulds of shaped cream bricks, keystones and bowtell (curved) moulded corners. The present larger windows have been located insensitively with little regard paid to the external symmetry and composition of the building. Large horizontal lintels surmount modern Georgian panes.

The main body of the wall is in red brick with some diaper patterning below sill height in dark brick.

The interior has been completely modernised.

This building provides an attractive streetscape element to Alfred Crescent. The garden and fence treatment to Alfred Crescent is inappropriate, and the appearance could be enhanced by sensitive planting and compatible fencing. The building itself is in good condition and exerts a strong visual impact to the area.

1. Education Department of Victoria *Vision and Realization - A Centenary History of State Education in Victoria* 3 volumes 1973. Volume 3. p.69

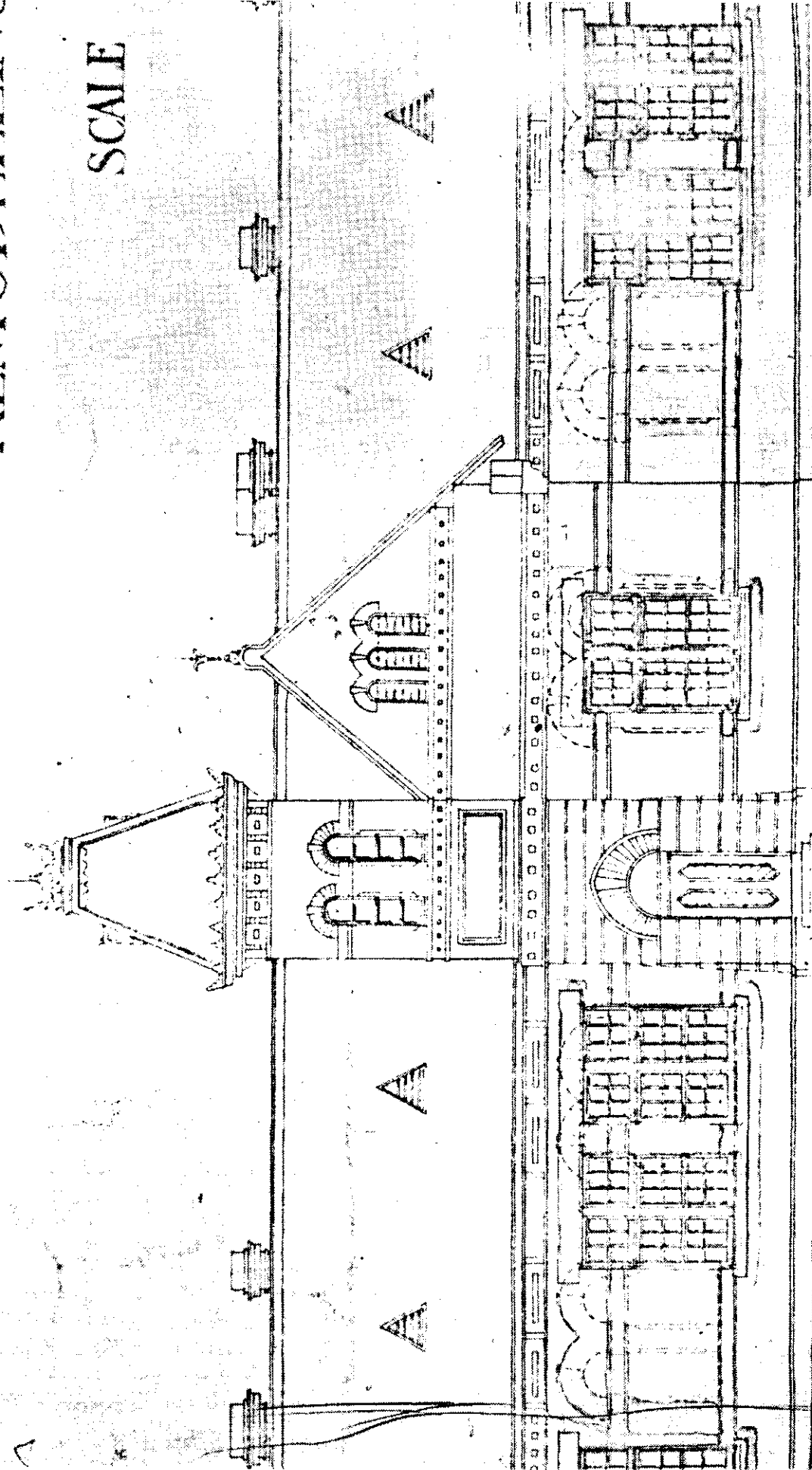
2. 2 drawings dated 1925-26 are held at the Public Record Office.

REMODELING

SCALE

ELEVATION

FRONT



(12)DETAIL OF ORIGINAL DRAWING SHOWING ALTERATIONS TO SOUTH ELEVATION IN 1925.
(note original arched window heads with cream brick voussoirs)

NAME: House

ADDRESS: 62 Bennett Street

CONSTRUCTION DATE: 1888
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Thomas Joyson
PRESENT OWNER: A.L. Church
CONSTRUCTION MATERIALS: Polychrome brick, slate roof
CONSERVATION AREA: B8



BUILDING CITATION:

This polychrome brick house, built in 1888 for Thomas Joyson,¹ is of interest for its decorative projecting entrance porch. This porch consists of cast iron columns with spiral shafts broken at mid height by two horizontal bands; a decorative cast iron frieze and brackets, a row of dentillation, and an elaborate tympanum of cast iron decoration. The arched windows to the projecting bay are highlighted by the striped voussoirs and cement hood moulds following the arch line. There are intact pressed metal blind hoods to the windows. The roof is of diamond pattern slate. The chimneys are intact. Internally there are some original finishes surviving including a very elaborate cornice to the front room.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1888: Brick house f30 Thomas Joyson

NAME. "Jam Factory"

ADDRESS: 9 Birkenhead Street

CONSTRUCTION DATE: 1890
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Mary Eddington
PRESENT OWNER: J. Courmadias
Nominees Pty.Ltd.

CONSTRUCTION
MATERIALS: Brick
CONSERVATION AREA: B21



BUILDING CITATION:

A two storey brick building, constructed in 1890,¹ and owned from 1890 by Mr. Henry Gage a furniture manufacturer. It was later occupied by C.E. Ellen, a Jam Manufacturer. It was described in 1903 as "a two storey building complete with every description of wood-turning machinery."²

This factory is set between residential buildings. The facade is simple with a cement rendered string course at first floor level and at the bottom of the pediment. There are three mock chimneys on the parapet behind the front gable.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

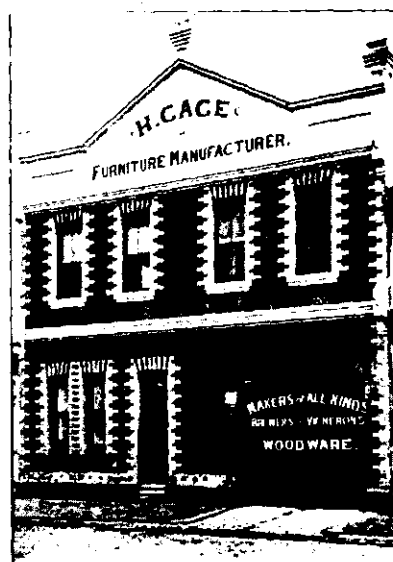
1. Fitzroy Ratebook 1890: Brick Cordial Factory £40, Mary Eddington, James Donly Cordial Factory.
2. Smith J. (Ed.) *Cyclopedia of Victoria* 3 Vols. Melb. 1903-1905 Vol. 1 p.563 Article of Henry Gage and early illustration.



Johnstone, J. Skene and Co.

Mr. H. GAGE.

H. GAGE, Furniture Manufacturer: (13)



(14)

H. Gage's Premises, Birkenhead Street, Fitzroy.

NAME: National Bank of Australasia

ADDRESS: 460 Brunswick Street

CONSTRUCTION DATE: 1884
ALTERATIONS: 1901, 1923, 1956
ARCHITECT: Smith & Johnson
BUILDER: Hoskins & Sons
FIRST OWNER: Colonial Bank
PRESENT OWNER: National Bank
CONSTRUCTION MATERIALS: rendered brickwork
CONSERVATION AREA: B1



BUILDING CITATION:

This bank, built in 1884, (Architects Smith & Johnson) is an important, conservative, classical, corner bank building. The upper storey with Ionic pilasters surmounts a lower storey with Tuscan pilasters. The whole is surmounted by a dentillated cornice with a recessed splayed panel on the corner. The exterior is largely intact - the corner door has been modernised, and a door to the south face has been filled in to make a window. In this corner position, it is an important streetscape element, and is worthy of addition to the Historic Buildings Register.

RECOMMENDATIONS:

It is recommended that the external envelope of this building be added to the Historic Buildings Register, the Register of the National Estate, and specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

A branch of the Colonial Bank was first opened in North Fitzroy in 1881¹. On the 26th August 1884 the contract for the building was awarded to Hoskins and Sons with Smith and Johnson as architects.² Two of the original drawings still survive³ and show the original form of the bank. In 1901 the Queens Parade extension was added and J. Beswicke was the architect.⁴ The contract was awarded to W.H. Douglas on 12 July 1901. In 1918 the National Bank acquired the Colonial Bank and this bank became the North Fitzroy Branch of the National Bank. In 1923, a new Manager's room was added to the north along Brunswick Street and the banking chamber enlarged. The architect was A.E. Dainton(?).⁵ In 1956 there was further internal re-arrangements, and the corner entrance was altered.

1. Information from Mr. Mitchell, National Bank archivist.
2. Original Drawings dated 26.6.84 (held at Premises Department, National Bank).
3. Ibid.
4. 1 Drawing held dated 26/6/1901.
5. 1 Drawing held dated June 1923

National Bank of Australasia (Contd.)

The building comprises a two storey trabeated facade surmounted by a dentil-lated cornice with a recessed splayed panel on the corner in the manner of Charles Laing. The upper storey with Ionic pilasters surmounts a lower storey with Tuscan pilasters. The pilasters of the lower storey overlay an arcuated door and window system. The upper storey rectangular windows are supported on consoles. The first window from the corner on the south face has a three centred arch headed window. This was originally an entrance with a six panelled bolection moulded door,⁷ but was later filled in, possibly during the Beswicke period of work. The corner entrance door (also originally six panelled) has been replaced by a modern one, but within the existing opening. The interior has the original cornice but the fire place has been removed.



(15) SOUTH FACADE, DETAIL OF ORIGINAL DRAWING OF NATIONAL BANK DATED 26.6.1884.

7. Refer 1884 Drawings.

NAME: Former Shop

ADDRESS: 497 Brunswick Street

CONSTRUCTION DATE: 1886
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Thomas Pinsent, Painter
CONSTRUCTION MATERIALS: rendered brickwork
CONSERVATION AREA: B1



BUILDING CITATION:

A terrace house with a built-in shop front and elaborate parapet treatment returning down the York Street side of the building. This building was constructed in 1886 for Thomas Pinsent, Signwriter, and an original sign 'Pinsent, Signwriter' is visible on the side elevation. The shop front, with six panel shutters and bolection moulded 4 panelled door is intact, as is the residence entrance. The cast iron work is of a fern pattern, registered by Cochrane and Scott on the 5th August 1884.

The building occupies a corner position and is an important streetscape element. The intact shop front, cast iron work, ornate parapet and original signs combine to make this building worthy of addition to this Historic Buildings Register.

RECOMMENDATIONS:

It is recommended that the street facades only of this building be added to the Historic Buildings Register, the Register of the National Estate, and specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This building, constructed in 1886¹ for Thomas Pinsent (Signwriter) is a terrace house with a built-in shop front where there would normally be a verandah.

There is a residence entrance on right hand side, a central shuttered shop window and a shop entrance on the left. The upper balcony has intact cast iron with a fern pattern which was registered by Cochrane and Scott on the 5th August 1884². The upper floor windows are flanked by cement pilasters (an elaborate treatment for this shop design) with debased corinthian capitals, archivolt and elaborate voussoirs all against a brick wall. The lower storey has an interesting shop entrance door with two removable upper panels of the four panel door. These

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1. Fitzroy Ratebooks 1886. Brick Shop 470 Thomas Pinsent Painter (owner and occupier).
 2. E.G. Robertson, *Victorian Heritage* Georgian House Melbourne 1960 P.72 Design Vic. 338. Cochrane & Scott, 5th August 1884.

panels are bolted from the inside and when released can be lifted up and outwards. The shop window has intact shutters (six panels) locked in by a horizontal bar at the base. Below is a skirting board with three panels of bolection mouldings. Above is a two part transom light with curved corners and above the door another plain transom light with a flat segmental head. The residence door is elaborate with bolection mouldings and pyramidal panels, late coloured glass side lights and likewise side-lights in the transom, but the central transom pane has been replaced. A flat timber segmental head of unusual character surmounts the transom light. Piers on either side of the building and between the residence door and shop window, frame the composition and are in bluestone with tooled edges.

On the southern side of the building (the York Street elevation) the original sign of "Pinsent, Signwriter," and an early street sign (York Street) are visible.

The interior of the shop (the front room) has had the partitions removed from it and has a deal boarded ceiling. The hall and the second room have intact doors, cornices and roses, but have otherwise been re-decorated. The banister, in very good condition, finishes in a spiral rather than newel post. The doors opening off the upper landing are in original condition with the mouldings in black and the rest varnished. The front landing has much of the original brown floral wallpaper intact. There is a wide stairwell light with intact etched blue and ruby glass. The doors and mouldings, in original condition, are more elaborate and are picked out in black and other stains. The upstairs front room has an intact marble fireplace (with one servant bell on either side) and a glass fronted bookshelf. The front windows can be raised for stepping out.

NAME: Lord Newry Hotel

ADDRESS: 543 Brunswick Street

CONSTRUCTION DATE: 1873

ARCHITECT: unknown

BUILDER: unknown

FIRST OWNER: James Arnold

CONSTRUCTION

MATERIALS: rendered brickwork

CONSERVATION AREA: B1



BUILDING CITATION:

A simple two storey corner hotel built in 1873 and subsequently remodelled on the ground floor in c.1920. The upper floor facade is intact and very plain - only a projecting cornice breaks up an otherwise unmodelled facade. It is likely that the building originally had a verandah.

This building is of importance as a corner streetscape element along Brunswick Street.

RECOMMENDATIONS:

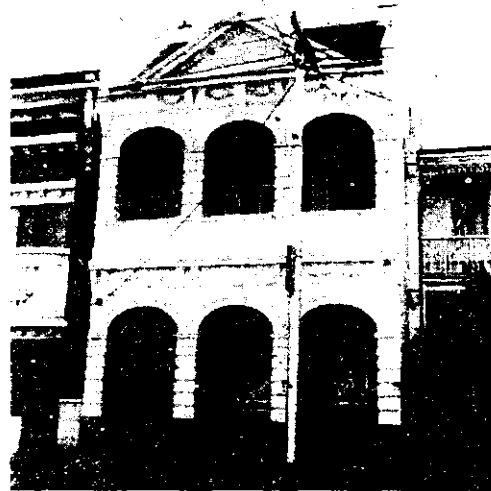
It is recommended that this building be specified under the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1874: Brick Hotel 9 rooms £60. James Arnold (owner)
Mrs. Lever (Publican).

NAME: House

ADDRESS: 591 Brunswick Street

CONSTRUCTION DATE: 1892?
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: -
PRESENT OWNER: D.B. Zyk, T. Foo
CONSTRUCTION MATERIALS: Red brick, galv.
iron roof
CONSERVATION AREA: A5



BUILDING CITATION:

A large terrace house in a clumsy Victorian Edwardian transitional style^{1,2} with elliptical arcading on rusticated piers and a large triangular pediment with a decorated tiled infill panel. The horizontal friezes at both levels are decorated with swags, and the cast iron fence is intact.

Internally there is an elaborate Jacobean newel post and a heavy banister to the stairs; plaster detailing in good condition although not original colours and pleasing marble fireplaces, one with an elaborate tiled surround to the grate.

RECOMMENDATIONS:

It is recommended that the street facade only of this building be retained on the Register of the National Estate, and specified under Clause 8 of the Town and County Planning Act (Third Schedule).

-
1. Fitzroy Ratebooks: Great difficulty was found in tracing this property in the ratebooks due to changes in numbering in Brunswick Street.
 2. The National Trust file records this building as being constructed in 1892. Verification required.

NAME: House (former shop)

ADDRESS: 599 Brunswick Street

CONSTRUCTION DATE: unknown
ARCHITECT: unknown
BUILDER: unknown
PRESENT OWNER: Enrique and Luz Ecija
CONSTRUCTION
MATERIALS: rendered brickwork
CONSERVATION AREA: A5



BUILDING CITATION:

This single storey shop flush to the pavement is of a most unusual design. The facade with an arch headed window and door, and two oculi windows, is surmounted by an elaborate pediment. Above the central section is a semi-circular pedimental motif containing an elaborate scallop shell and surmounted by an acroterion. There is evidence of a former verandah and urns, of which only the bases now remain.

RECOMMENDATIONS:

It is recommended that the street facade of this building be added to the Register of the National Estate, and specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

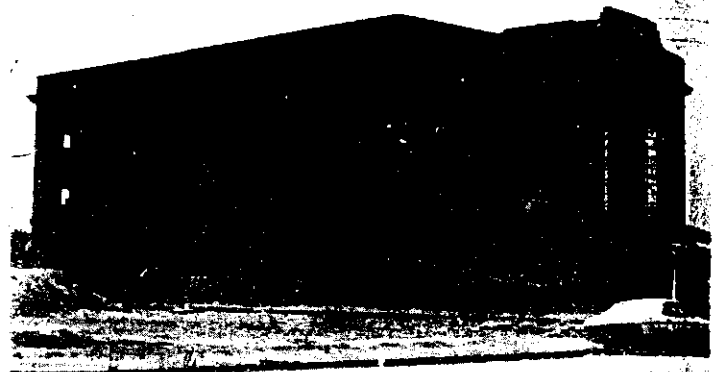
This single storey shop flush to the pavement, is a most unusual design. Although the building elements appear decorative and late, the composition is relatively simple for the time, and has an almost primitive feeling. The facade has an arch headed door and wide arch window which both have a continuous architrave running through to the keystone (decorated with a face). Between the door and the window and again on the right hand side of the window are two oculi or round windows with four keystones and stained glass of a late character. The front door itself is a six panelled bolection moulded pyramidal panelled door with a large nail head moulding strip forming the transom above. The lunette has a plain glass panel.

The facade is painted, and the string course with wrought iron mouldings provide evidence of a former verandah. Above, there is a plain cement panel which may have carried a sign, then a cornice with small consoles and a number of dentils between each. These are flanked by vermiculated blocks supported on scrolls. Above this again there is a relatively plain section surmounted by a balustraded parapet with square balusters. This is again of late character, with a lush treatment of the central section surmounted by semi-circular pedimental motif, containing an elaborate scallop shell and topped with an acroterion. The surrounding archivolt moulding has small floral paterae. At the side of this balustrade there have been urns of which only the bases now remain.

NAME: Railway Sub-Station

ADDRESS: Brunswick St (cnr. Park Street)

CONSTRUCTION DATE: 1915
BUILDER: Swanston Bros.
FIRST OWNER: Victorian Railways
PRESENT OWNER: Victorian Railways
CONSTRUCTION
MATERIALS: Red brick
CONSERVATION AREA: B7



BUILDING CITATION

This monumental building of a Renaissance design was constructed in 1915. It is similar to many other substations which were built at this time in response to the electrification of the railway lines. Rectangular windows to the ground floor are topped by a main floor of arched windows linked by a continuous impost mould. A projecting cornice surmounts the building with a segmental pediment at one end surmounted by an abstracted parapet block.

Internally there is a dramatic use of space. The vertical windows with arched heads produce a cathedral effect and are of particular interest in the context of industrial architecture.

The building is of significance in that it can be viewed in its entirety from the adjacent Park Street reserve. It is an important streetscape component in the Park Street area.

RECOMMENDATIONS:

It is recommended that this building be referred to the Government Building Advisory Council. It is also recommended for addition to the Register of the National Estate and for specification under Clause 8 of the Town & Country Planning Act (3rd Schedule).

BUILDING ANALYSIS:

When the railways were electrified there were many switching rooms and substations built at the same date to a similar design. The substations at Glenroy, Caulfield, Mentone, Seaford, East Camberwell and Deer Park are similar to the North Fitzroy station. However the relationship to the open space of Park Street makes it possible to view the North Fitzroy substation in its entirety. This building, constructed in 1915 by Swanson Bros.¹ has a strong impact on the surroundings and the monumental design can be appreciated in this location. This building is therefore considered of local and state wide significance.

In addition the design of Fitzroy is better emphasised because it combines brickwork and render - many other substations are completely rendered

Internally there is a dramatic use of space. The main hall, where heavy electrical equipment was brought in by a railway track with an overhead gentry, is vast and spectacular. It is brightly lit by a series of vertical windows. These are metal glazed with arched heads and are 6.4 metres by 2.1 metres wide. They produce a bright almost cathedral like effect and are of particular interest in the context of industrial architecture. The floor of this area is broken up into different bays and levels by concrete walls.

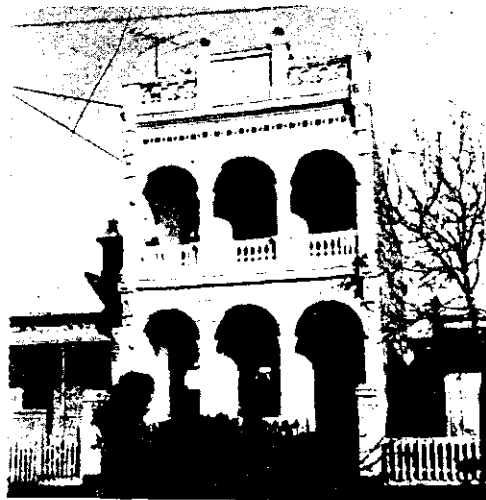
In contrast to the extravagant use of space in the main machine hall, the switch rooms on the south are a series of concrete cells served rather dangerously by a series of steel ladders. A recessed balcony on the first floor level with a simple cast iron baluster crossed with a circle motif provides an intriguing refinement for this extraordinary building.

1. Contract Book Vic. Rail lists 20 drawings of this substation. However only 6 were located and consulted. Contractor: Swanson Bros. signed 16.6.1915

NAME: House

ADDRESS: 17 Delbridge Street

CONSTRUCTION DATE: 1890
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Mark Allen (photographer)
PRESENT OWNER: A.T. Bebonis
CONSTRUCTION MATERIALS: rendered brickwork
CONSERVATION AREA: B9



BUILDING CITATION:

This two storey house was constructed in 1890 for Mark Allen¹, a photographer. It has an arcaded front with the gable running out over the balcony level and the parapet at the front line. It is possibly the best example of this type in North Fitzroy, although the present paint colours are not appropriate. The most distinctive feature of the house is the frieze band of tiles surmounting the upper arcade. The parapet, supported on a dentillated cornice, consists of an interlocking balustrade, square name plate framed by large scrolls and balls. The composition is pleasing and the arcading at both levels is finely detailed.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1890: Brick house, 7 rooms £50. Mark Allen Photographer.

NAME: Bandstand

ADDRESS: Edinburgh Gardens

CONSTRUCTION DATE: 1924

ALTERATIONS: Base wall rendered

ARCHITECT: Edward Twentyman

BUILDER: unknown

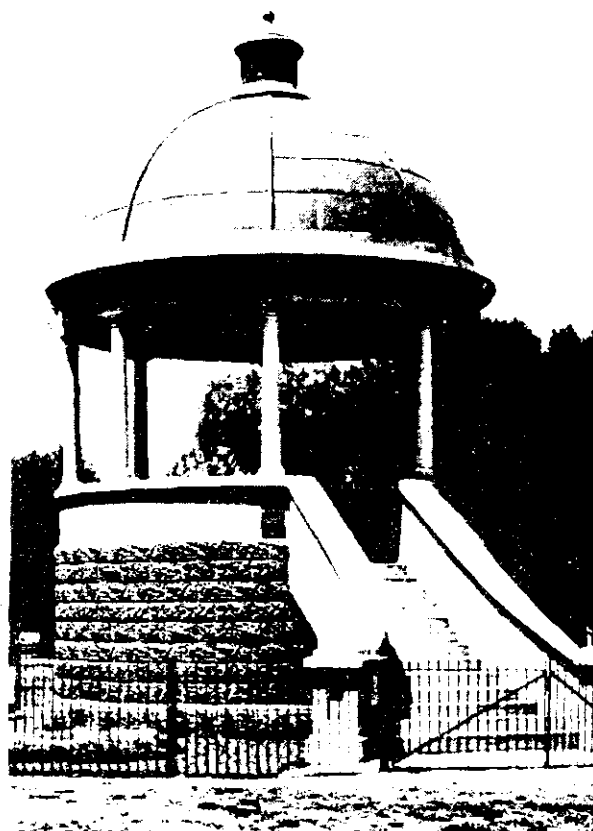
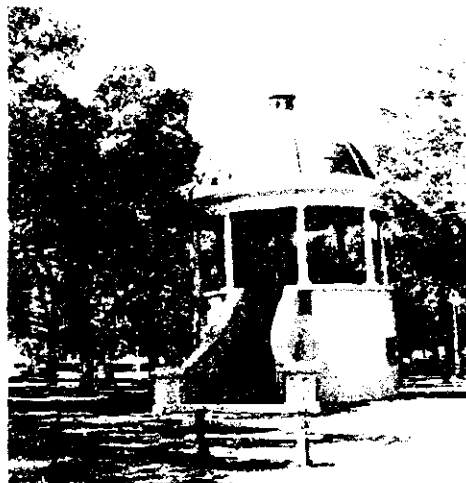
FIRST OWNER: Crown Land (managed
by F.C.C.)

PRESENT OWNER: Crown Land (managed
by F.C.C.)

CONSTRUCTION

MATERIALS: Masonry, Wunderlich
metal roof sheeting

CONSERVATION AREA: A5



(16) Bandstand, Edinburgh Gardens, Fitzroy.

BUILDING CITATION:

This pavilion was constructed in 1924 to the design of honorary architect Edward Twentyman.¹ The scheme derives from the Tholos of Delphi. It is a circular Doric building with rather attenuated columns, more Tuscan or Roman Doric than Greek Doric. There are 8 plain unfluted shafts with five panels of metopes between. The dividing triglyphs have two vertical shafts and are complete with guttae, all slightly brittle and thin in execution. There is a plain cornice above it and a dome in metal sheeting.

The pavilion base is a solid drum and there is a high flight of stairs rising to it.

An early photograph of the building² shows that the base was originally rusticated and the rough cast finish a later alteration. There was originally an iron fence around the structure.

RECOMMENDATIONS:

It is recommended that this building (as part of the Edinburgh Gardens complex) be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Plaque on building.

2. *Forty Years of Wunderlich Industry 1887-1927*; Publicity Dept. of Wunderlich Ltd, Sydney, 1927 p.60 (held at State Library of Victoria).

NAME: House

ADDRESS: 62 Falconer Street

CONSTRUCTION DATE: 1900
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Charlotte Morton
PRESENT OWNER: Robert Pools
CONSTRUCTION MATERIALS: Timber, corrugated iron roof
CONSERVATION AREA: A9



BUILDING CITATION:

This timber house, constructed for Charlotte Morton in 1900¹, replaced an earlier brick house which was possibly destroyed by fire. It is a three gabled composition with the central larger gable recessed and a verandah connects the two pavilion wings. The cast iron frieze work is of a late character. There is intact leadlighting to the windows with hood moulds over. The gable valence boards are plain surmounted by a delicate timber finial. The fence was added at a later date, possibly c.1920. The adjoining timber stable is similar in execution but in poor condition. This building is important in a local context. It is one of the few intact and finely detailed early timber houses in North Fitzroy.

RECOMMENDATIONS:

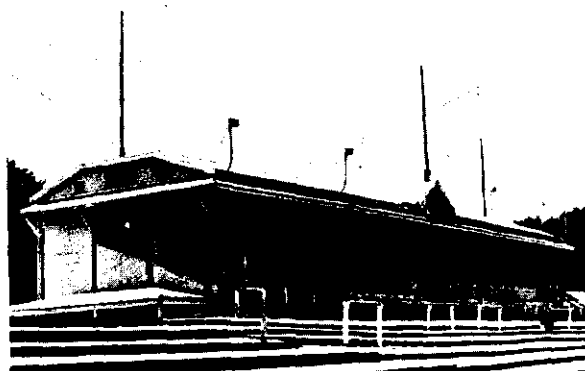
It is recommended that this building be added to the Register of the National Estate, and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

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1. Fitzroy Ratebook: 1899 brick house 4 rooms Charlotte Morton £16;
1900 weatherboard house 5 rooms Charlotte Morton £18.

NAME: Fitzroy Cricket Club Grandstand

ADDRESS: Edinburgh Gardens

CONSTRUCTION DATE: 1888
ARCHITECT: N. Billing & Son
BUILDER: unknown
FIRST OWNER: Crown Land (managed by F.C.C.)
PRESENT OWNER: Crown Land (managed by F.C.C.)
CONSTRUCTION MATERIALS: Brickwork base, timber, galv. iron roof
CONSERVATION AREA: A5



BUILDING CITATION:

This grandstand, constructed in 1888 to the design of N. Billing and Son Architects¹, is half hipped at either end with a small projecting gable (originally designed to take a clock face) on the southern elevation. A subsidiary cantilever roof below the main roof surrounds the building, strutted out from iron columns by diagonals. These unfluted corinthian columns have connector joints specially cast to take the struts. A balustrade of cast iron panels (partially hollow backed) of a flamboyant late character runs along the front and up the sloping sides. Special panels with raking tops and bottoms have been cast to fit the slope.

The rear of the grandstand has panels with diagonal boarding set in chamfer stopped frames similar to the timber gatehouse. The timber trussed roof, clad in corrugated iron, appears to have supported finials at either end. There are flag poles at the far end above the gables.

The adjoining stand, of which only the foundations remain, appears to have been the same or similar. This stand was built in 1905 to the cost of £3,000². This stand was burnt down.

The surviving grandstand is of importance in a local context, and is an important landmark to the area.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate (as part of the Fitzroy Cricket Club complex) and specified under Clause 8.

1. *Australian Builder & Contractors News* 12.5.1888 tenders called.
2. *Weekly Times* 6 May 1905.

NAME. Fitzroy Cricket Club
Timber Gatehouse

ADDRESS. Edinburgh Gardens

CONSTRUCTION DATE: unknown

ARCHITECT: unknown

BUILDER: unknown

FIRST OWNER: Crown Land (managed
by the F.C.C.)

PRESENT OWNER: Crown Land (managed
by the F.C.C.)

CONSTRUCTION

MATERIALS: Timber, galv. iron roof

CONSERVATION AREA: A5



BUILDING CITATION:

The timber building, of similar character to the first pavilion in the Parliamentary Gardens, is a five bay arrangement with a pediment over the central bay. The roof is of corrugated iron with delicate cast iron ridge capping along the main and transverse ridges. The valence boarding (similar to the brick gatehouse on the southern side of the cricket ground) consists of short pointed lengths of board projecting downwards so that a pair of adjoining boards form an ogee arch. This boarding continues around to the gable ends. Above each gateway bay are panels containing diagonal boarding with chamfer stopped timber framing members. Two very simple half finials remain - these are composed of a central spike and a little bracket which projects outwards from the gable end (not backwards into the roof ridge).

The date of construction is not known. The building does not appear on the M.M.B.W. Survey of 1895, but was probably constructed soon after this date around 1900. The building is at present in poor condition and is being renovated.

Fitzroy Cricket Club Timber Gatehouse (Contd.)

RECOMMENDATIONS:

It is recommended that this building be added to the register of the National Estate (as part of the Fitzroy Cricket Club complex) and specified under Clause 8 of the Town and Country Planning Act.

NAME: Fitzroy Cricket Club Brick Gatehouse ADDRESS. Brunswick St. (cnr. Freeman St.)

CONSTRUCTION DATE: c1895
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Crown Land (managed by F.C.C.)
PRESENT OWNER: Crown Land (managed by F.C.C.)

CONSTRUCTION MATERIALS: Red brick, galv. iron roof, cement bands
CONSERVATION AREA: A5



BUILDING CITATION:

This building, constructed around the turn of the century, is composed of seven bays, with the end bays surmounted by unusual pyramidal roofs reminiscent of the work of William Kent. The facade is in red brick decorated by cement bands. The four projecting gables are decorated with timber gable ends and finials. This building provides an important streetscape element to Brunswick Street and Freeman Street.

RECOMMENDATIONS:

It is recommended that this building (as part of the Fitzroy Cricket Club complex) be added to the Register of the National Estate, and specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This building constructed probably c1895¹ presents a facade to Freeman Street of seven bays. The four bays projecting slightly forwards are surmounted by timber finials. The end bays behind the gables are surmounted by unusual pyramidal roofs, (with finials now missing) reminiscent of the work of William Kent.²

The whole facade is in red brick decorated by cement bands (with evidence of former ochre colouring), and is typical of building work in the early twentieth century.

The original use of this building is uncertain. In the ground floor there are lavatories and urinals all the way along. The upper floor looks as though it must have been a sitting or standing area. It is now sheeted over but has ornamental pointed valance boards hanging down all the way along. This is similar to the timber work in the timber gatehouse at the north side of the cricket ground.

The date of this building is not known. However it appears on the 1897 M.M.B.W. survey map and was possibly built just prior to this date.

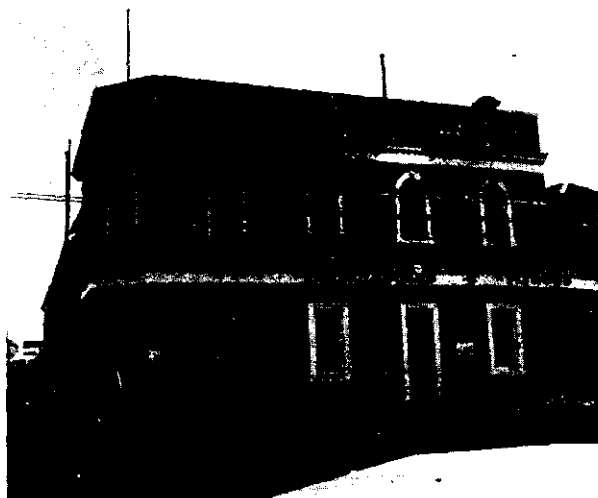
1. The building appears on the 1895 Board of Works Plan.

2. An English Architect c1665 - 1748.

NAME: Former Moran & Cato Shop

ADDRESS: 63 Holden Street

CONSTRUCTION DATE: 1919
ARCHITECT: unknown
BUILDER: "
FIRST OWNER: Moran & Cato
PRESENT OWNER: Particleboard and Plywood Pty. Ltd.
CONSTRUCTION MATERIALS: red brick
CONSERVATION AREA: -



BUILDING CITATION:

This building, constructed in 1919 for Moran and Cato, is of interest only for its size and substantially intact Victorian facade. There have been some alterations: the shop windows have been replaced by crude modern paning and the doors have been replaced. On the Rae Street elevation a former arch has been replaced by a large rectangular opening.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This building, constructed in 1919¹, is only remarkable for its size and substantially intact facade. It has a bluestone base course, rough dressed all the way round, except for the little shop front on the corner with the splayed entrance door, where there is dressed bluestone and a perforated iron ventilating panel below the shop window. Bluestone piers surround the corner entrance. The shop windows have been replaced by a crude modern paning and the doors have also been replaced.

The facade is surprisingly Victorian in detail. It is in face brick and the lower windows have fairly plain rectangular architraves. The upper windows have arched heads linked by a three way impost moulding, plain brackets below the sills and simple keystones. Above the window at the top there is a simple cornice.

On the Holden Street side there is an intact arched entrance way into the stables, whereas on the Rae Street side there have been some alterations: a former arch has been replaced by a large rectangular opening with a concrete lintel and some upper floor windows have been inserted adjoining the shop.

This shop was constructed for Moran and Cato, Importers and Manufacturers. From 1905 Moran and Cato owned this site², and operated extensive stabling at this location³, until 1919 when the present building was constructed.

-
1. 1919 Fitzroy Ratebook, Moran & Cato Pty. Ltd. Merchants, Brick Store and Stables f165.
 2. 1905 Fitzroy Ratebook. Moran & Cato Land 60'4" x 116' f10
 3. J. Smith Ed. *Cyclopedia of Victoria* 1903 Vol. 1 p. 514

NAME: St. Josephs School (Cruciform Building) ADDRESS: 106 Holden Street

CONSTRUCTION DATE: 1911
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: St. Josephs School
PRESENT OWNER: St. Josephs School
CONSTRUCTION MATERIALS: red brick, slate roof
CONSERVATION AREA: -



BUILDING CITATION:

This building constructed in 1911 is a single storey cruciform plan school building. The building is constructed of red brick and is decorated by a cream brick band at sill height, cement bands, and an elaborate cement parapet decorated by semicircular motifs and corbelled turrets. The front gable end is of a mixed eclectic character, not of high quality.

The building itself is rather clumsy in design and composition. It is of interest only in a local context as part of the streetscape of Holden Street.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This building, constructed in 1911¹, is a single storey cruciform plan school building. The central section which reads as a polygon from the outside is little more than a square with chamfered corners and internally has a false ceiling. It is not possible to discern the nature of the original space. Externally the roof is surmounted by a small louvred ventilating lantern of a slightly unrefined baroque character.

The building is constructed of red brick decorated by a three course band of cream brick at sill height and cement bands elsewhere. The front (north) wing has a basilican cross section. The two side wings are surmounted by a cement parapet with corbelled turrets at the corners. The parapet is decorated by loopy semicircles (filled with vertical strips) which are suspended from the top of the parapet. This detailing is similar to the work of MacKintosh, and is found on his Glasgow School of Art building (1897-9).

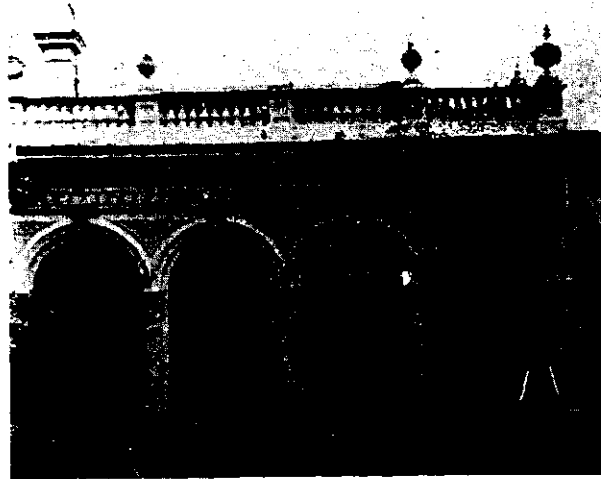
The front gable end is of a mixed eclectic character, again not of high quality. There is a cross at the top (with strange foliated decoration at the base) which caps a pediment. There is a suggestion of vertical half timbering at the top part of the gable end. Below, there is a triple light ventilator with two further fake panels on either side, with some strange ornamental work. The interior has been completely modernised.

1. Foundation Stone (in Latin)

NAME: House

ADDRESS: 39 Kneen Street

CONSTRUCTION DATE: 1892
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: John Meckiff
PRESENT OWNER: G.H. Pritchard
CONSTRUCTION MATERIALS: brick, slate roof
CONSERVATION AREA: A8



BUILDING CITATION:

This house was constructed in 1892 for John Meckiff. John Meckiff was well known in the building and contracting trade of Melbourne during the 1870's and 1880's. The house itself is of a striking formal eclectic Renaissance composition with an arcade in 2 orders returning around the corner. The spandrel panels are in decorative relief tile work and the cornice is supported on paired brackets with ribboned garlands between. The balustraded parapet supports draped urns with spiked balls.

The unusual central mansard roof appears to be a later addition.

The house is an unusual decorative arcaded composition. The whole effect is one of opulence, typical of the late boom period.

RECOMMENDATIONS:

It is recommended that this building be added to the Historic Buildings Register, the Register of the National Estate, and the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

39 Kneen Street, built for John Meckiff, is first mentioned in the 1892 Fitzroy Ratebook when it was described as a brick house, 11 rooms and stable (£65).¹ Meckiff had constructed a wood workshop on the site in 1888 which was valued at £20.²

John Meckiff, first owner of this building, was extremely well-known in the building and contracting trade of Melbourne during the 1870's and 1880's according to biographical details included in *Victoria and its Metropolis*:³

Meckiff, John, North Fitzroy, was born at Poplar, London, 28th October, 1839; served his apprenticeship to Messrs. C. J. Mair and Co., shipbuilders, Millwall, as a carpenter and joiner, and was afterwards employed by Messrs. Watts Brothers on several railway stations on the North London line. He arrived in Victoria in 1870, and was engaged as foreman carpenter for Mr. Charles Carter, of Queen-street, for two years, on the additions to the residences of Mr. Sturt, P.M., Mr. Ireland, Q.C., at Templestowe, and Mr. Lynch, at Brighton. In 1873, he contracted for the erection of Perry's hay and corn store, butcher's shop, and two residences; in 1874 he was employed by Mr. Mitchell, the contractor, on the additional story to Sargood's warehouse, Flinders-street; several warehouses in Flinders-lane; the Scots Church, Collins-street; Mr. Laidlaw's residence, Heidelberg; the Ladies' College, East Melbourne; St. Stephen's Church, Richmond; an additional story to Champion's Hotel, Swanston-street; Mr. Rowe's residence, Templestowe; and the Victoria Coffee Palace, Collins-street. In 1875, he was foreman for Mr. James Moore, at the Catholic presbytery, South Melbourne, &c. He was also employed by Messrs. Pickering and Sutherland, at the State-school, South Melbourne; and at Finley's Brewery, South Richmond; and was then foreman for Messrs. Rawlings and Sayers, at Webster's warehouse, Flinders-lane; the

residences of Mr. Bruce, South Yarra; and Mr. Newman, Mount Grand View, Prahran. He then entered the employ of Messrs. Nation and Ganlin, and worked on the National Bank of Victoria, Collins-street; Briscoe's warehouse, Little Collins-street; was foreman carpenter for the same firm at the Eastern Market, Lincoln and Stuart's warehouse, Flinders-lane; Malls' hay and corn store, Brunswick-street; fixed Fairbank's scales and weighbridges in the Exhibition, 1881; was at the Colonial Bank, the Mutual Store, Selborne chambers, the Mercantile bond and free stores; and was the foreman joiner for the same firm at their workshops, Church-street, Richmond; re-instated their premises after the recent fire; superintended the work at a large number of mansions, residences, and stores; George and George's alterations; tramway workshops, Nicholson-street, and engine-house, Punt-road. In 1885, Mr. Meckiff joined the firm of Sanders, Turner, and Meckiff, builders and contractors, of Canning-street, and erected numerous terraces, dwellings, &c.; also the Wesleyan Church in Sackville-street. This partnership was dissolved in 1885, and the firm of Sanders and Meckiff was established in 1886. They have since built the engine-house and chimney stack at the railway goods platform, and many large stores, hotels, and dwellings throughout Melbourne and the suburbs, and are still carrying out extensive contracts.

1. Fitzroy Ratebook 1892
2. Fitzroy Ratebook 1888
3. A. Sutherland (ed) *Victoria and Metropolis* 2 Vols. 1888 Vol. 2 p.647

The house itself is of a formal unusual eclectic Renaissance composition with an arcade in 2 orders returning around the corner. The arcade is composed of Roman doric pilasters with relief tile work spandrel panels surmounted by a band of key pattern frieze, a cornice supported on paired brackets with ribboned garlands between, and a balustraded parapet carrying draped urns and spiked balls.

The unusual central section with a semi-mansard roof contains corner windows with charming semi circular heads, but reflects an undistinguished interior space and seems to be a later addition. The interior front rooms are of considerable pretension with the original fire place and intact elaborate cornice.

NAME: House ADDRESS: 124 Michael Street

CONSTRUCTION DATE: 1884

ARCHITECT: unknown

BUILDER: Thomas Chevalier

FIRST OWNER: Thomas Chevalier, builder

PRESENT OWNER: M.A. Mossiman

CONSTRUCTION

MATERIALS: rendered brickwork

CONSERVATION AREA: A9



BUILDING CITATION:

This house, constructed in 1884,¹ is of interest for its narrow site and somewhat distorted composition. There is a projecting bay at the ground floor level which supports an upper balcony with a simple cast iron balustrade, timber posts and sawtooth bressumer mouldings. The parapet above surmounts a cornice supported on single brackets which alternate with paterae. The pedimental motif with nail head archivolt moulding is flanked by scrolls and urns. On the ground floor there are hood moulds to the windows (broken by a face in the central window) which are connected across the facade at impost level and linked to the label mould of the entrance door.

The double iron palisade fence is intact.

RECOMMENDATIONS:

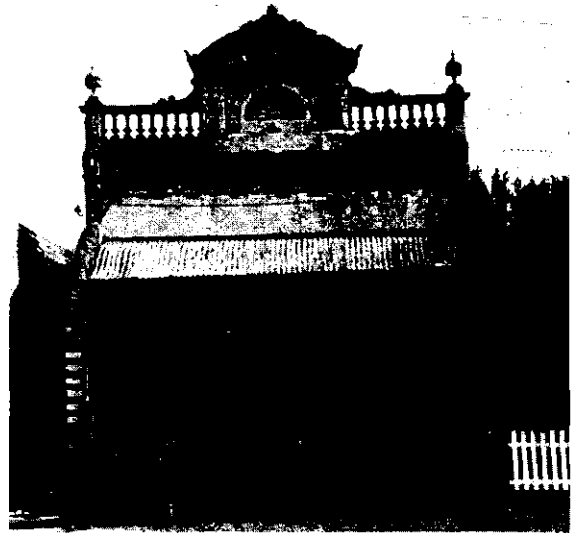
It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

¹1. Fitzroy Ratebook 1884 Brick house 4 rooms £40. Thomas Chevalier Builder.

NAME: Hinton Villa

ADDRESS: 77 McKean Street

CONSTRUCTION DATE: 1882
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Henry George
PRESENT OWNER: R.L. Toy
CONSTRUCTION MATERIALS: polychrome brick
CONSERVATION AREA: -



BUILDING CITATION:

This house, constructed in 1882, provides an excellent example of an intact polychrome single storey terrace house.

The central window has intact sidelights and colonettes, and the fanlight, inscribed with "Hinton Villa", is intact. The verandah roof is surmounted by an exceptionally high ornate cement rendered parapet. This house is the best example of its type in North Fitzroy and is of local importance.

RECOMMENDATIONS:

It is recommended that the external facade of this building visible from the street be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule)

BUILDING ANALYSIS:

This house, constructed in 1882 for Henry George,¹ is an excellent example of an intact polychrome, single storey terrace house. In the central window there are intact etched ruby glazing sidelights divided from the central pane by colonettes. Surmounting the door is a dentillated transom bar supported by ancones. The fanlight with "Hinton Villa" partly obscured, is intact as are the sidelights. The lower glass beside the door has been replaced.

There is an ogee profile corrugated verandah roof surmounted by an exceptionally high cement rendered parapet (with some original creamy coloured paint remaining). The parapet is composed of a frieze with paterae between acanthus brackets, a cornice, then a large central pedimental motif with a square sectioned balustrade on either side and urns on the top. A central motif with elaborate scallop shell, vermiculation and a segmental pediment is capped by an acroterion.

An interior inspection was refused.

1. Fitzroy Ratebook 1882. Brick house 5 rooms £30. Henry George (owner). James Forbister Dentist (occupier).

NAME: House

ADDRESS: 96 McKean Street

CONSTRUCTION DATE: 1892
ARCHITECT: unknown
BUILDER: Henry Rowe?
FIRST OWNER: Henry Rowe (builder)
PRESENT OWNER: M. & H. Sheslock
CONSTRUCTION MATERIALS: brick, galv. iron roof
CONSERVATION AREA: -



BUILDING CITATION:

This building constructed in 1892, probably by Henry Rowe, a builder, is notable for its roof line which extends out over the upper balcony leaving the eaves exposed at the front. There is masonry arcading to the upper and lower floor, separated by a frieze at the dividing line. At both levels the arcading is followed by label moulds terminated by foliated crockets.

Like 17 Delbridge Street, this arcaded two storey composition with the roof line projecting over the upper balcony, is an excellent example of this terrace type.

RECOMMENDATIONS:

It is recommended that this building be retained on the Historic Buildings Register, the Register of the National Estate, and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This two storey terrace house was constructed in 1892 by Henry Rowe, a builder.¹

There is masonry arcading on the upper floor and arcading supported on Corinthian iron columns on the ground floor. At the dividing line there is a frieze with palmette motifs, a balustrade with square sectioned balusters, square piers at the balcony level with debased ionic capitals and nail head moulding around the arch (a Norman motif). At both levels the arcade is followed by a label mould terminated with foliated crockets at either end. Below eaves line there is a frieze of acanthus brackets with panels of vermiculation between, and at either side consoles with masks and balls surmount the side walls at the roof level. The eaves are exposed with no parapet above. The door has interesting glass in the side lights and side transom lights which appears to be opaque glass with painting of birds and flowers on the inside. The main transom light is gone.

The main feature of this whole design is that the main roof extends out over the upper balcony and the eaves are exposed at the front. The arcade and frieze detailing is refined, and the front fence is intact.

1. Fitzroy Ratebook 1892. Brick house 5 rooms £40 Henry Rowe. Builder.

NAME: Dentonville

ADDRESS: 151 McKean Street

CONSTRUCTION DATE: 1887
ALTERATIONS: to the rear
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: John Denton (Auctioneer)
PRESENT OWNER: A.F. & H.M. Willingham,
W.D. & R.N. Beaton
CONSTRUCTION
MATERIALS: cement rendered brickwork
slate roof
CONSERVATION AREA: -



BUILDING CITATION:

"Dentonville" constructed in 1887 for John Denton, an auctioneer, is of greatest interest as a complex. The large building behind the house "Denton Hall" was constructed in 1894, presumably as an auction hall (see separate discussion). The front of the house is arcaded at both levels and the roof extends out over the balcony line surmounted by a parapet. The facade treatment is simple, and there is an interesting frieze at the dividing line made up of a fern and flower pattern. Surmounting the roof is a balustraded widow's walk.

RECOMMENDATIONS:

It is recommended that the street facade of "Dentonville" be added to the Historic Buildings Register, be retained on the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

"Dentonville", constructed in 1887 for John Denton,¹ is of greatest interest as a complex. There is a large hall behind (probably constructed in 1894²) built presumably as an auction hall.

Victoria and its Metropolis described John Denton as -

".... a native of Victoria, who was educated at Ballarat. He has been in business as an auctioneer for the past eight or nine years, his auction room, one of the largest in the colony, being at 244 Smith Street. He also has branch establishments in the Heidelberg Road and in North Fitzroy."³

The front of the house has arcading above and below and the roof extends out over the balcony line, with a parapet at the front line. The treatment is simple at both levels with square piers and arches without archivolts, but with keystones with inscribed decoration. There is an unusual frieze at the dividing level with a fern and flower pattern made up in 38 cm sections, possibly of baked clay. At balcony level there is a balustrade of circles linked together by blocks. The upper frieze consists of foliated roundels and inscribed decoration between the roundels. The pediment balustrade consists of the same linked circles and the name plate "Dentonville". The urns or balls are missing at the top. Surmounting the roof is a balustraded widow's walk. The front door has the original "Dentonville" intact in gold leaf script across the transom. There is intact etched ruby and blue side lights.

1. Fitzroy Ratebook 1887. Brick house, 6 rooms, £80. John Denton Auctioneer.
2. Fitzroy Ratebook 1894. Brick house, 7 rooms and hall £80.
(Note that there is not a jump in valuation).
3. *Victoria and its Metropolis*. Volume 2, p.580

Dentonville, 151 McKean Street (Continued)

The hall at the back, constructed in 1894, is of brick with the same decoration in cement as on the front of the house applied to the face of the brick. The rear of the hall has been altered. (See separate discussion).

The interior of "Dentonville" has been renovated, but there is a small patch of original wall paper in the hallway, and an elaborate over-mantle in the front room. John Denton remained at this location for almost 50 years (until 1930) when the property was sold to Michael Beshara.

4. 1930 Directory.

NAME: Denton Hall

ADDRESS: Rear 151 McKean Street

CONSTRUCTION DATE: 1894

ARCHITECT: unknown

BUILDER: unknown

FIRST OWNER: John Denton (auctioneer)

PRESENT OWNER: A.F. & H.W. Willingham,
W.D. & R.N. Beaton

CONSTRUCTION

MATERIALS: red brick, cement render
trim

CONSERVATION AREA: -



BUILDING CITATION:

"Denton Hall" at the rear of Dentonville was constructed in 1894¹ presumably as an auction room. It is decorated by the same cement frieze decoration as the front of the house. The plain brick parapet with ornamental swags is surmounted by a pediment with vermiculated blocks and the semicircular tympanum is inscribed with "Denton Hall".

The windows have bowtell piped moulded corners and segmental arch heads. The rear of the hall has been altered. The effect of the facade is austere, decorated only by a delicate cement frieze, garlands and pediment.

RECOMMENDATIONS:

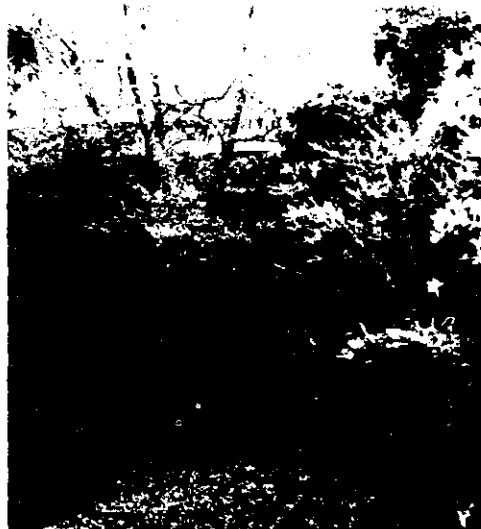
It is recommended that the front facade only of "Denton Hall" be added to the Historic Buildings Register, be retained on the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1894: Brick house 7 rooms and Hall. £80
John Denton Auctioneer.

NAME: House

ADDRESS: 177 McKean Street

CONSTRUCTION DATE: 1869
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Charles Harrison, Salesman
PRESENT OWNER: B.T. & M.I. Pullen
CONSTRUCTION MATERIALS: masonry walls, galv.
iron roof
CONSERVATION AREA: -



BUILDING CITATION.

This house, constructed in 1869, was one of the first four houses in McKean Street. In 1888 Mr. Corben, a mason, purchased the house, and the name plate next to the door "J.B. Corben" is a reminder of his occupation. The house is simple with some interesting woodwork to the verandah, a plain cornice and a simple cornice flanked by blocks supported by consoles and a pediment motif of scrolls and foliage.

RECOMMENDATIONS:

It is recommended that this house be specified under the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This house, constructed in 1869, for Charles Harrison a Salesman¹, was one of the first four houses in McKean Street. In 1880 Henry George purchased the property and rented it to Mr. T.A. Kelly² the architect who designed St. Bridget's Church, North Fitzroy and many other buildings of importance. In 1888 the house was purchased by Emmanuel Corben,³ a mason who put up the name plate next to the door "J.B. Corben" in white marble with black inlaid marble lettering.⁴

There is interesting woodwork to the verandah : square chamfer stopped timber posts, a plain bar across at frieze level, and timber brackets of a 3 leaf design. (Some brackets and a corner post missing). There is a very plain cornice flanked by blocks supported by consoles, and a pediment motif of scrolls and foliage.

-
1. Fitzroy Ratebook 1869. Charles Harrison Salesman, brick and weatherboard and land £36.
 2. Fitzroy Ratebook 1880. Kelly architect, Henry George (Owner) brick house six rooms £36.
 3. Fitzroy Ratebook 1888. Emmanuel Corben, mason (owner and occ.) brick house six rooms, £35.
 4. For Wilson Corben and Co., slate merchants, see official record of the Melbourne International Exhibition 1880-1881 advert. p. iv *Victoria and its Metropolis* Vol. 2 p.660 *Cyclopedia of Victoria* Vol 2 p.142
Isaac Corben was the founding partner of this firm, but it is very likely that J.B. Corben is connected.

NAME: House

ADDRESS: 191 McKean Street

CONSTRUCTION DATE: 1888
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: William Holgate
(Auctioneer)
PRESENT OWNER: Zaisen Nominees Pty
Ltd.
CONSTRUCTION
MATERIALS: polychrome brick,
slate roof
CONSERVATION AREA: -



BUILDING CITATION:

This house was constructed in 1888¹ for William Holgate, an auctioneer. It is a polychrome triple fronted brick house with a polygonal bay window and an ogee profile verandah returning at one side.

The brick eaves brackets are decorative, the iron frieze is of a late character and the chimneys are intact with cement render chimney tops. Internally a number of ceilings have been replaced in the 1930's, but some intact marbled slate fire places remain. Fence and gate piers not original.

This house is a fine example of a polychrome detached villa and is of significance in a local context.

RECOMMENDATIONS:

It is recommended that this house be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

-
1. Fitzroy Ratebooks 1887 Weatherboard House, 3 rooms £26. Walter Powell
Fitzroy Ratebooks 1888-94 Brick house 11 rooms £130 William Holgate

NAME: Hatherlie

ADDRESS: 222 McKean Street

CONSTRUCTION DATE: 1888
ALTERATIONS: front balcony infilled
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Samuel Lazarus
PRESENT OWNER: B. & E. Aeberli
CONSTRUCTION
MATERIALS: polychrome brickwork
CONSERVATION AREA: A4



BUILDING CITATION:

This building constructed in 1888 for Samuel Lazarus, a financier, is a two storey polychrome brick terrace house with a small polychrome attachment at the side. The detailing as a whole is not very remarkable. This terrace is best appreciated in conjunction with 218 and 220 McKean Street. These are also largely intact two storey polychrome terraces. The three terraces together combine to create an imposing streetscape element.

RECOMMENDATIONS:

It is recommended that houses 222 McKean Street be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This building, constructed in 1888 for Samuel Lazarus, a financier, is a two storey polychrome terrace with a space at one side with a small attachment set back from the front. The detailing as a whole is not very remarkable. The verandah has been filled in, probably in the 1920's. The balustrade is rather unusual with almost square balcony panels. These panels are of a late design from the catalogue of Excelsior Iron Works of South Melbourne issued by William Stephens in 1901.¹

The parapet above has round section balusters cut through by the name plate which is composed of incised pilasters flanking the name "Hatherlie." One urn and an acroterion surmount the tympanum which is flanked by scrolls on top of the balustrade. There are consoles and decorated relief blocks down the sides at both levels. The small side wing is of similar polychrome brickwork with a half timbered gable end. The interior has been altered but has some pressed metal ceilings.

This terrace is best appreciated in conjunction with 218 and 220 McKean Street, which are largely intact polychrome terraces. 220 has an intact parapet with elaborate pedimental section scallop shell balusters and scrolls. The top of the pediment to 218 has been removed.

1. E.G. Robertson *Victorian Heritage* Georgian House Melbourne 1960 p.74

NAME: Cameron House

ADDRESS: 223 McKean Street

CONSTRUCTION DATE: 1885

ARCHITECT: unknown

BUILDER: unknown

FIRST OWNER: Albert Lee Tucker,
Gentleman

PRESENT OWNER: Presbyterian Church

CONSTRUCTION

MATERIALS: masonry, slate roof

CONSERVATION AREA: A4



BUILDING CITATION:

This two storey house was erected in 1885¹ for Mr. Albert Lee Tucker, a prominent citizen of Fitzroy.² It is of a simple massive composition with a projecting wing terminated by a polygonal bay. This bay is modelled by stringcourses at two levels: the dividing line and at the line of the arch springing of the arch headed windows. The balcony cast iron work is of a refined pattern, and the ogee profile roof has remnants of original striped roof colours. The chimneys have been altered and the fence replaced.

RECOMMENDATIONS

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

-
1. Fitzroy Ratebook 1885. Brick house, 17 rooms & 180 Albert Lee Tucker, Gentleman.
 2. J.M. Tait *Our Local Men of the Times: Biographical Sketches of the Prominent Citizens of Collingwood and Fitzroy* Melb. 1889 (p.47-50 Article on Albert Lee Tucker)

NAME: Moss Vale

ADDRESS: 225 McKean Street

CONSTRUCTION DATE: 1893
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Henry Hyams, Bootmaker
PRESENT OWNER: Housing Commission of Vic.
CONSTRUCTION MATERIALS: polychrome brick
CONSERVATION AREA: A4



BUILDING CITATION:

This house, constructed in 1893 for Henry Hyams, is an excellent example of a two storey polychrome boom style terrace house. It has a very high decorative intact parapet. The cast iron balcony panels are of a late keyhole design. The front door has intact woodgraining including imitation walnut panels and intact coloured side lights. The iron fence and gate piers are intact.

RECOMMENDATIONS:

It is recommended that the street facade of this building be added to the Historic Buildings Register, the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This two storey polychrome terrace house was constructed in 1893¹ for Henry Hyams, bootmaker. It has a very high parapet comprised of a wide band with swags, a band of paterae, a small strip of dentillation, a bracketed cornice, then a balustrade with round section turned balusters, with the central section cut through by conjoined ellipses. This is surmounted by a lush semi-circular tympanum, containing another swag (flanked by paterae) and the name Moss Vale 1891.¹ Lush scrolls flank the tympanum at the top of the balustrade and the pediment is capped by four elaborate double handled urns and a palmette acroterion flanked by scrolls. The cast iron work to the balcony is of the late keyhole pattern. The joinery details on the house itself do not appear to be remarkable. The door has intact woodgraining including imitation walnut panels with intact etched glass in the sidelights. There is a good intact iron fence with square gate piers surmounted by pineapples, and an intact chequerboard marble and slate path. The interior has been modernised.

-
1. Fitzroy Ratebook 1893. Brick house 10 rooms £65. Henry Hyams Bootmaker. Pediment states 1891.

NAME. Haslemere

ADDRESS: 227 McKean Street

CONSTRUCTION DATE: 1901
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Mr. R.B. Ashton, Dairyman
PRESENT OWNER: R. & M. Howden
CONSTRUCTION MATERIALS: polychrome brick, slate roof
CONSERVATION AREA: A4



BUILDING CITATION:

This house was constructed in 1901¹ for R.B. Ashton, dairyman. It is a polychrome double fronted brick house with a polygonal bay window. The verandah has a gablet marking the entrance with decorative cast iron infill. The verandah frieze is a late design. The chimneys are intact and display an unusual semi-circular motif. The fence and piers are not original.

RECOMMENDATIONS:

It is recommended that this house be specified under the Town and Country Planning Act (Third Schedule).

-
1. Fitzroy Ratebook 1901 Brick house 8 rooms £80..

NAME: St. Brigid's ADDRESS: 337 Nicholson Street

CONSTRUCTION DATE: 1869
ADDITIONS: 1873 side aisles added
ARCHITECT: T.A. Kelly
BUILDER: Fortune
FIRST OWNER: Roman Catholic Church
PRESENT OWNER: Roman Catholic Church
CONSTRUCTION MATERIALS: bluestone, cement dressings, terracotta tile roof.

CONSERVATION AREA: -



BUILDING CITATION:

The church was constructed in 1869, originally as a single gabled nave structure to the design of architect T.A. Kelly. The contractor was Fortune and the tender price was £1200.^{1,2,3} In 1873 the side aisles were added⁴ by Kelly to create a three gabled church, a scheme revived and used by Pugin.

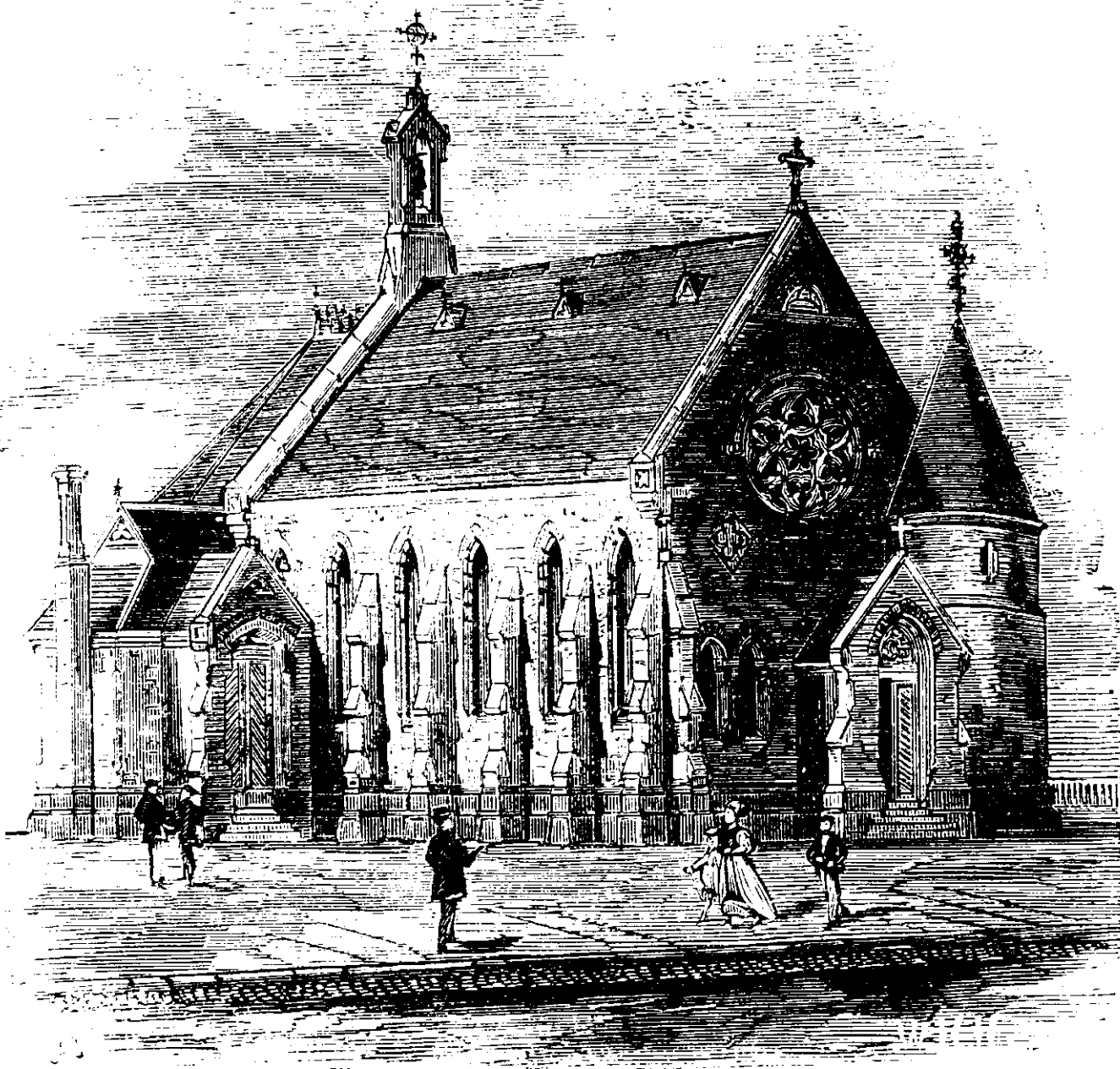
A more recent detraction has been the replacement of the slate roof (visible in an early photo) by terracotta tiles which is totally out of character with the construction materials. Internally the column capitals are of an abstracted ornamental form reminiscent of Viollet le Duc's capitals at Aillant-Sur-Tholon (1865-7). Otherwise there is little of note internally.

The design of the church is clumsy in conception and the original scheme was debased by the 1873 additions. However it is an important landmark to Nicholson Street.

RECOMMENDATIONS:

This building is recommended for specification under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Illustrated Australian News 7.8.1869 p.156
2. Argus 1.3.1869, p.3 tenders called
3. Building Times 1.10.1869 p.4
4. Argus 11.8.1873 p.3 tenders called



ST. BRIDGET'S R. C. CHURCH, FITZROY.—T. A. KELLY, ARCHITECT.

(17) St. Bridgid's, 1869

NAME: Uniting Church

ADDRESS: Nicholson St. (cnr. Church St.)

CONSTRUCTION DATE: 1874
ARCHITECT: Terry and Oakden
BUILDER: Murray Hall
FIRST OWNER: Methodist Church
PRESENT OWNER: Uniting Church
CONSTRUCTION MATERIALS: Polychrome brick
CONSERVATION AREA:



BUILDING CITATION:

A modest church, constructed in 1874 to the design of Percy Oakden of Terry and Oakden Architects. The brick facade is decorated by contrasting bricks at the window heads and openings, with moulded bricks used as modillions under the side eaves. Colonettes with capitals flank the west door with the label mould above terminating abruptly without crockets. The buttresses are stepped out with cement cappings and the bell tower rises up through the front gable terminating in a cast iron cross. The study undertaken by M.B. Lewis on this building fully analyses the history and architectural composition. Whilst this church is the first in this manner by Percy Oakden there are numerous more important examples of his polychrome ecclesiastic work. These are competently summarised in the report.¹

RECOMMENDATIONS.

This building is on the Historic Buildings Register. It is recommended that it be retained on the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Report by Dr. M.B. Lewis "North Fitzroy Uniting Church" prepared for the Historic Buildings Preservation Council 20.7.1975.

NAME: Simpsons Terrace

ADDRESS: 500-506 Nicholson Street

CONSTRUCTION DATE: unknown
ARCHITECT: unknown
BUILDER: unknown
CONSTRUCTION MATERIALS: rendered brickwork
CONSERVATION AREA: -



Simpsons Terrace, 500-506 Nicholson Street. (Contd.)

BUILDING CITATION:

This row of four terraces is simple in conception. The palisade iron fences are intact and are divided by projecting wing walls decorated by heads. The upper facade is modest with hoods supported on consoles. The window architraves are simply modelled. The upper cornice is broken by projecting heads supported on consoles which reflect the dividing line of the parapet wall behind. The whole effect is simple but well balanced and understated.

RECOMMENDATIONS

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

NAME: State Savings Bank

ADDRESS: 720 Nicholson Street

CONSTRUCTION DATE: 1890

ADDITIONS: 1922 - extension to
east

ARCHITECT: Wight and Lucas

BUILDER: unknown

FIRST OWNER: Melbourne Savings Bank

PRESENT OWNER: State Savings Bank

CONSTRUCTION

MATERIALS: rendered brickwork

CONSERVATION AREA: -



BUILDING CITATION:

This building, constructed in 1890 to the design of architects Wight and Lucas, embodies the diverse elements of boom classical architecture. While most of the architectural elements can be found in the classical repertoire, they have been assembled here in a rather capricious fashion. In 1922 the bank underwent extensive alterations and a new banking chamber was added at the east. An early photograph shows the bank after these alterations with the corner entrance filled in, the original balustraded parapet and window guards (spikes). These have subsequently been removed and a corner entrance reinstated. A new western window has been inserted.

This building in a corner location is an important streetscape element. However the alterations to the facade detract from the integrity of the building.

RECOMMENDATIONS:

It is recommended that this bank be added to the Register of the National Estate and specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This building, constructed in 1890, was designed by the architects Wight and Lucas at a cost of £2,737.¹ There is evidence that Wight was interested in producing a new or specifically Australian style and this may account for the advanced character of this building which resembles the later eclectic State Savings Bank building. While most of the motifs can be found in the classical repertoire, they are put together in a very heavy and rather capricious fashion. The building is two storey with a curved corner entrance. The clumsy corner panel above the entrance represents a section of a classical cornice with a pair of triglyphs at either end surmounting a circular motif containing the bank shield. In the recessed panels at the side and at the corner, there are elaborate window motifs. On the upper floor arch headed windows with segmental pediments (with the bottom chords missing) are supported in a mannerist fashion on top of scrolls which rise in turn from a small section of entablature resting on a pair of pilasters.

The rusticated piers dividing the windows (the corner piers of the pavilion) have ionic capitals with garlands. The base of these piers is composed of projecting cables running vertically.

The entablature line on the bottom storey consists of a dentillated cornice surmounting a frieze which is in parts plain and in parts (in the pavilion sections) decorated by roundels or patterae between compressed triglyph motifs. Guttae protrude below the lower moulding.

On the ground floor there are masonry blocks represented by recessed panels with a roll moulding, arranged in a coarse manner. There are bands of bosses running across the pilasters and crude corbels with quadrant bases which support the main blocks forming the sides of the pavilion section.

In 1922 the bank underwent extensive alterations and additions at a cost of £3,367.² The eastern wing was added as the new banking chamber, and the front section of the bank converted into the Manager's residence. A photograph, taken shortly after that date (c.1924), indicates that the corner entrance was infilled as part of this scheme. This photograph shows the original windows on the western facade which have been replaced by a large window, original cast iron window guards (spikes), and the balustraded parapet which has been subsequently removed. The corner transom light has subsequently been infilled to take the State Savings Bank shield.

This bank embodies the principles of boom classicism: distortion and elaboration of rules, concentration of ornament around the windows and doors, and an elaborate composition.

The upper floor windows have small metal balconettes (carried out on consoles of reduced quasi-ionic form) and continuous architraves around the arched window heads, broken only by a keystone at the centre. These keystones are of a floral motif, while the ones on the ground floor are decorated by a stork with grasses and plants on either side.

The loggia consists of a series of arches between unusual columns with Egyptianizing round acanthus leaf capitals. These columns are doubled at either end of the loggia and tripled at the splayed corners.

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1. B. Trethowan "A Study of Banks in Victoria 1851-1939" for the Historic Buildings Preservation Council. December 1976.
 2. Plan held at State Savings Bank premises department.
Architects Sydney Smith Ogg and Serpell, Contractor A. Pithard.
 3. Photograph held by State Savings Bank Archivist.

NAME: National Bank

ADDRESS: 270 Queen's Parade

CONSTRUCTION DATE: 1886

ALTERATIONS: New corner entrance doors

ARCHITECT: W.A. Tyree

BUILDER: unknown

FIRST OWNER: National Bank

PRESENT OWNER: National Bank

CONSTRUCTION

MATERIALS: rendered masonry

CONSERVATION AREA: A1



BUILDING CITATION:

This bank, constructed in 1886, provides an excellent example of transitional boom classicism bank architecture.

It is a two storey corner bank with a recessed loggia to the upper floor. The lower floor has a bluestone rough dressed base. The parapet is elaborate with an intact balustrade, balls and sculptural piece on the splayed corner. This is a significant corner building, and the ornate design and composition combine to make this building of considerable merit and streetscape importance.

RECOMMENDATIONS:

It is recommended that the external envelope of this building be added to the Historic Buildings Register, be retained on the Register of the National Estate, and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This bank constructed in 1886 to the design of architect W.A. Tyree, provides an excellent example of transitional boom classicism, a style characterised by the distortion and elaboration of the rules and conventions of conservative classicism.¹

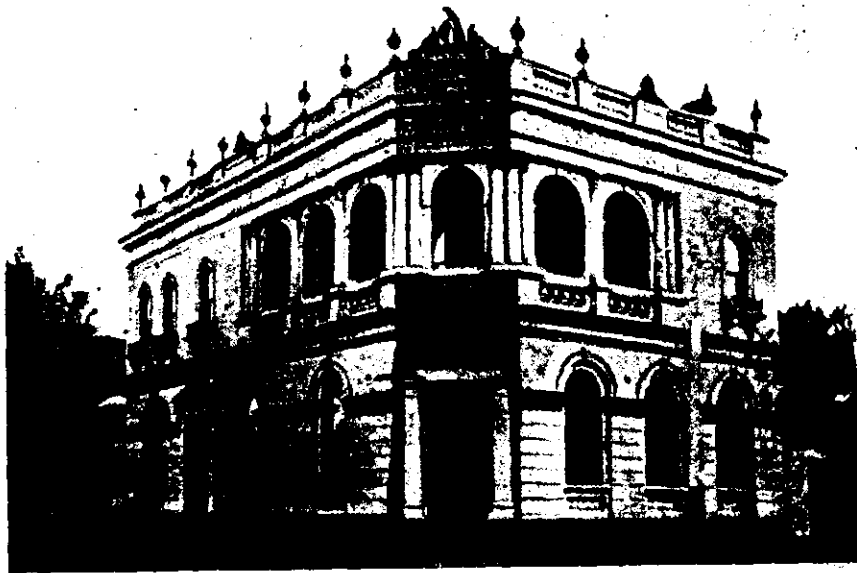
It is a two storey corner bank with the entrance through the splayed corner, and the Queens Parade side has a separate entrance to the residence. The upper floor contains a recessed loggia running along part of both faces and around the corner, but closed at either end. The lower floor has a bluestone rough dressed base, a rusticated section and arched windows, between which runs an impost moulding with an elaborate band of acanthus leaves.

The main entrance door consists of a pediment on tuscan columns framing a transom lunette which is now in plain glass, a dentillated transom bar and the doors below which have been modernised.

The residence entrance also has a pediment, but in this case it is mounted on plain pilasters. There is a palisade barred double gate and a recessed space inside with steps running to the door. The entrance door itself at the top of the steps is a six panelled door, again with a lunette transom light and dentillated transom bar.

1. Argus 13.2.1886 p.17

2. Trethowan, "A Study of Banks in Victoria 1851-1939," for the Historic Buildings Preservation Council December 1976.



(18) National Bank, Clifton Hill, 1909
from National Bank of Australia, *Souvenir of the Jubilee
of the Bank 1858-1908*, Melbourne, 1909, p.49.

NAME: Fun Factory ADDRESS: 284 Queen's Parade

CONSTRUCTION DATE: 1883
ARCHITECT: unknown
BUILDER: unknown
PRESENT OWNER: M. & M. Chiodo
CONSTRUCTION
MATERIALS: red brick
CONSERVATION AREA: A1



BUILDING CITATION:

This three storey brick shop, constructed in 1883,¹ is of a well proportioned composition. The building is framed by cement faced quoins (alternately vermiculated), and two projecting cement string courses. The building is surmounted by a parapet supported on brackets (separated by vermiculated sections) which consists of a central name plate (containing the date 1883) flanked by scrolls and topped by a segmental arch with acroteria. The windows are framed by cement archivolts broken by keystones. Vermiculated blocks supported on consoles, project at the dividing level. Part of the original window framing survives at clerestory level. The verandah has been removed.

This building is a prominent landmark to the Queens Parade shopping Centre.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Written on pediment.

NAME: A.N.Z. Bank

ADDRESS: 370-74 Queens Parade

CONSTRUCTION DATE: 1889

ALTERATIONS:

ARCHITECT: Oakden, Addison and Kemp

BUILDER: J. Bell

FIRST OWNER: London Chartered Bank

PRESENT OWNER: A.N.Z. Bank

CONSTRUCTION

MATERIALS: red brick, slate roof

CONSERVATION AREA: A1



BUILDING CITATION:

This bank, designed by Oakden, Addison and Kemp in 1889 is the most notable example of Queen Anne bank architecture in Melbourne. The corner tower and small gables above the windows are both reminiscent of the work of Richard Norman Shaw. The facade is broken up by painted horizontal bands (these were originally of cream brick), segmental arch window heads, plain sills with aprons below, and an elaborate pattern of stepped out brickworks at the eaves line.

The entrance door has been modernised but this does not greatly detract from the overall appearance of the building.

The building serves as an important landmark to the Queen's Parade Shopping Centre.

RECOMMENDATIONS:

It is recommended that the external facade of this building be added to the Historic Buildings Register, retained on the Register of the National Estate and specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This three storey red brick building on an acute angle site is in the Queen Anne style of architecture, and was designed by the architects Oakden Addison and Kemp in 1889.¹ This firm of architects is one of the most notable exponents of Queen Anne architecture in Melbourne, and designed two other branches for the bank in this style - at Kerang and St. Arnaud.² All three banks exhibit the characteristics of Queen Anne architecture: Steep pitched gable roofs with tall elaborate chimneys, exposed brick walls with stucco or contrasting brick mouldings and no roof parapets, and pointed or segmental arch windows. These windows are a distinctive feature of Richard Norman Shaw's work in England (for example, Old Swan House, London).

The North Fitzroy branch is the most notable example of Queen Anne bank architecture in Melbourne. Built originally for the London Chartered Bank, it became the London Bank of Australasia on 10th August 1893, the E.S. & A. Bank on the 1st January 1921, and finally the ANZ Bank on the 1st October 1970.³

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1. *Australian Builders and Contractors News* 26.1.1889 p.97; 23.2.1889 p.194.
 2. See B. Trethowan "A Study of Banks in Victoria 1851-1939" December 1976.
 3. A.N.Z. Bank archivist.

The composition, is emphasised by a hexagonal pyramidal roof with a finial-come-weather vane on top in iron. Small ornamental crockets run down the top part of the ridges. On the lane elevation there are two haunched brick chimneys with vertical projecting bands and a small dormer window. On the front and corner elevation there are windows in the upper (third) floor which have gables cutting up through the roof line. There is no indication of original finials on these gables.

The facade is divided up by painted horizontal brick bands. These were originally cream moulded cornice bricks, and the overall effect of the composition has been greatly altered by the painting of this relieving brickwork. Segmental arch window heads are also in brick with bowtell mouldings. On the plain and on the upper two floors brick aprons hang below. At the eaves line there is an elaborate pattern of stepped out brickwork.

On the Queens Parade elevation, the entrance has been totally modernised, with two former bays combined to become a wide entrance door. There is a moulded bluestone plinth to the base of the building which is now painted.

At the rear of the building the original cream relieving bricks are visible. Cast iron rectangular section downpipes with interesting Gothic cast iron rain/water heads are fitted to the wall by trefoil Gothic brackets.

Windows visible at the back have upper sashes with lead light windows, and some painted panes. There are four inner door blind cases. The interior of the banking chamber has been totally modernised.

NAME: Kingdom Cycle Works

ADDRESS: 376 Queens Parade

CONSTRUCTION DATE: 1904
 ARCHITECT: unknown
 BUILDER: unknown
 FIRST OWNER: Theodore Sabelberg
 PRESENT OWNER: Mr. L. Tippit
 CONSTRUCTION MATERIALS: brick
 CONSERVATION AREA: A1



BUILDING CITATION:

This shop, constructed in 1904¹ as a bicycle shop, retains its original use. The facade is simple. The shop front is largely intact, but the verandah has been removed. Large brackets project at the string course lines, terminated by lions' heads at the ground floor. The pediment is simple with the name-plate flanked by incised pilasters and surmounted by a Greek revival pediment. The whole composition is pleasing and restrained.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1904 Brick shop 4 rooms f35. Theodore Sabelberg, Bicycle builder.

NAME: Former Shop

ADDRESS: 123 Rae Street

CONSTRUCTION DATE: 1887
ALTERATIONS: verandah removed
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Betsy Caton
PRESENT OWNER: Geoff Luke
CONSTRUCTION MATERIALS: red brick
CONSERVATION AREA: -



BUILDING CITATION:

This corner two storey brick building was constructed in 1887¹ as a butcher's shop. The corner verandah has been removed but the facade is substantially intact. The shop windows are simple with delicate cast iron stallboards, and surmounted by four pane lights at the window head. The composition is broken by the string course at dividing line and capped by the cement rendered cornice and unmodelled parapet corner console brackets terminate the string course lines at both levels. The chimneys are intact. This building is a strong corner streetscape element.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

-
1. Fitzroy Ratebook 1887 brick shop, 8 rooms (70 Betsy Caton (owner), Alfred Caton, butcher (occ)).

NAME: Former Temperance Hall

ADDRESS: 270 Rae Street

CONSTRUCTION DATE: 1884
ARCHITECT: unknown
BUILDER: William Spurr?
FIRST OWNER: William Spurr, builder
PRESENT OWNER: G. & A. Sabljak
CONSTRUCTION MATERIALS: rendered masonry
CONSERVATION AREA: -



BUILDING CITATION:

This two storey hall was built in 1884.¹ The facade is distinguished by a complete trabeated system represented on the facade in pilasters of the Tuscan and Corinthian orders and by delicate segmental window hoods in the upper storey. The ground floor pilaster to the left of the door has been removed. The facade is surmounted by a delicate dentillated cornice, and broken by a string course at the dividing line. The central double doorway is framed by an archivolt broken by a keystone. There is a delicate circular pattern immediately below the window sill. The whole effect is one of simplicity and refinement. This hall was built after the adjoining houses and provides a strong terminating element to a simple row of two storey terrace houses.

RECOMMENDATIONS:

It is recommended that this building be retained on the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

-
1. Fitzroy Ratebook 1884 brick hall £80 William Spurr, contractor.

NAME: Terrace

ADDRESS: 16-20 Rowe Street

CONSTRUCTION DATE: 1888

ALTERATION/

ADDITIONS:

ARCHITECT: unknown

BUILDER: unknown

FIRST OWNER: Henry Bond

CONSTRUCTION

MATERIALS: rendered brickwork

CONSERVATION AREA:



BUILDING CITATION:

This group of three terrace houses erected in 1888¹ is an extremely good example of an externally near intact arcaded terrace. The terrace is comprised of two levels of almost identical design - Corinthian columns supporting a semi-circular arcade. The columns however are wider on the ground floor. In both cases the arch is defined by a simple architrave moulding and in the space subtended above a decorative motif. There is a balustrade to the first floor. The parapet employs a cutout oval frieze and central pediment, with urns over the party walls. The pediment of the left terrace is missing as is the urn on the extreme right). The overall sense of intactness is heightened by the cast iron single palisade fence set between a series of rendered dividing fences with graceful curves and rendered fence posts.

The group provides a very strong streetscape element on account of its dominant scale and the elaborate nature of surfaces and spaces.

RECOMMENDATIONS:

It is recommended that this terrace of three houses should be added to the Register of the National Estate and specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

-
1. Fitzroy Ratebook 1888 brick houses 7 rooms each, £30.

NAME: House

ADDRESS: 31 Rowe Street

CONSTRUCTION DATE: 1881
ALTERATIONS: verandah removed
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Elizabeth Hurst
PRESENT OWNER: J. & V. Morgan
CONSTRUCTION MATERIALS: polychrome brick, slate



BUILDING CITATION:

This house was constructed together with number 37 for Elizabeth Hurst in 1881.¹ It is a polychrome house with a typical asymmetrical polygonal bay, but with (at the opposite end) an unusual second storey of one room which may be a later addition. It is in a composition too heavy to be picturesque. One of the chimneys has intact decorative chimney pots and is of an extended height to project higher than the tower. The front verandah has been removed and the iron polisade fence completely altered. The interior has been modernised.

This house is of local composition. The simple polychrome Italianate tower partially counter-balance to the projecting polygonal bay.

RECOMMENDATIONS:

It is recommended that this house be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1881 Brick house 7 rooms Elizabeth Hurst (owner) John A. Brook (occ.) £60. (It was not possible to detect the addition of the tower).

NAME: House

ADDRESS: 37 Rowe Street

CONSTRUCTION DATE: 1881
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Elizabeth Hurst
PRESENT OWNER: R. & N. Harper
CONSTRUCTION MATERIALS:
CONSERVATION AREA: A2



BUILDING CITATION:

This house was constructed in 1881¹ for Elizabeth Hurst and occupied by Robert Chamberlain, a gentleman. It is a finely detailed polychrome brick house with an asymmetrical projecting polygonal bay. The verandah has an ogee profile roof and is decorated by a delicate cast iron frieze. The cast iron fence, with elaborate gate posts, is intact.

RECOMMENDATIONS:

It is recommended that this house be specified under the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1881 Brick house 6 rooms and stable £58. Elizabeth Hurst (owner), Robert Chamberlain gentleman (occ).

NAME: Strome

ADDRESS: 78 Rowe Street

CONSTRUCTION DATE: 1895
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Florence Symms
PRESENT OWNER: J.C. & V.P. Morgan, G. Kolins
(Apartment House)
CONSTRUCTION MATERIALS: Polychrome brick
CONSERVATION AREA: A2



BUILDING CITATION:

This elaborate two storey polychrome house was constructed in 1895 for Florence Symms. It is surmounted by an elaborate parapet with a name plate. The cast iron balustrade is of a late design using sunflower motifs and diagonal bands.

The interior has some intact wood graining and crude modelled plaster work. Like Moss Vale (225 McKean Street), this building provides an excellent example of a two storey polychrome terrace house. The parapet to this building is more ornate introducing a pedimental motif which breaks into the parapet. 225 McKean St provides a more harmonious, balanced, restrained composition; this building provides ornate cast iron work and an elaborate parapet, resulting in a more flamboyant design.

This exterior of this building is substantially intact and is in good condition. It provides a dominant streetscape element to this predominantly single storey section of Rowe Street.

RECOMMENDATIONS:

It is recommended that this house be added to the Historic Buildings Register, retained on the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This house was constructed in 1895 for Florence Symms.¹ It is a decorative two storey polychrome terrace surmounted by an elaborate parapet which consists of a name plate "Strome" above which there is a panel of relief work capped by a dentillated cornice and small pediment carrying acroteria. Above this there is a balustrade which has lost its corner urns, which is broken in the middle by a baroque decorative motif capped with a scroll-like pediment.

The cast iron balustrade is of a late design using sunflower motifs and diagonal bands. This design appeared in William Stephens *Excelsior Foundry Catalogue*, Melbourne 1901.²

E.G. Robertson describes this design:

"In each panel is a sunflower in an urn, the diagonal probably represents waves, while top right the life-giving sun shines down."³

This cast iron panel design also appears on "Marmion" and "Rothsay" in Morrah Street, Parkville.

The interior has some intact wood graining and some crude modelled plaster work.

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1. Fitzroy Ratebook 1895 brick house 8 rooms 435. Florence Symms.
 2. E.G. and J. Robertson *Cast Iron Decoration. A World Survey* Thames and Hudson 1977 p.53
 3. Ibid. p.395

NAME: Pair of houses

ADDRESS: 39,41 Rushall Cres.

CONSTRUCTION DATE: 1890
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: James Green
CONSTRUCTION
MATERIALS: rendered brickwork
CONSERVATION AREA: B10



BUILDING CITATION:

These two storey arcaded terraces were constructed for James Green in 1890 and extended and altered in 1892. The composition is somewhat heavy with a large balustraded parapet linking the two houses. Number 39 (Clifton) still has the cement work partially intact, but number 41 (Preston) has been painted and the balcony glazed. There is arcading at both levels followed by label moulds with the parapet at the front line of the balcony.

"Th
22,

There are square sectioned balusters at the balcony and parapet level and the spandrels at both levels are delicately detailed.

The overall facade treatment is heavy. These buildings are an important streetscape element in Rushall Crescent.

RECOMMENDATIONS:

It is recommended that these houses be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

These two storey arcaded terraces were constructed in 1890 by James Green¹.

They appear to have been altered and extended in 1892 as the assessed annual value increases and each house has 4 more rooms². The composition is somewhat heavy with a large balustraded parapet linking the two houses. There is a large segmental arch pediment motif to each terrace, with archivolt mouldings and acroteria. The decoration infilling the tympanum has been removed on number 41 and remains partially intact to number 39. Two square blocks (with a square recessed panel in each) are positioned on either side of the recessed name plate. Square sectioned balusters surround these motifs. The balls or urns surmounting the parapet have been removed.

Number 39 Rushall Crescent (Clifton) still has the cement work partially intact, but number 41 (Preston) has been painted and the balcony glazed. There is arcading at both levels with a parapet at the front line of the balcony. The arcading is supported by cast iron columns. At the ground floor there are Corinthian capitals of four castings in zinc fixed together at the edges. The arcades at both levels are followed by label moulds terminated in foliated crockets. On the ground floor the arches are decorated by incised voussoirs, with scroll keystones which follow through to the frieze above. There are decorative spandrel panels between the arches.

1. Fitzroy Ratebook 1890 brick house 5 rooms £30.

2. Fitzroy Ratebook 1892 brick house 9 rooms £50.

CONSTRUCTION DATE OF COTTAGES. 1870 Onwards



"Clarke Cottages" constructed 1880
22a Coppin Avenue

"Felton Cottages" constructed 1891, 41-47 Coppin
Avenue. Architect: Joseph Crook.

ARCHITECTS: Various including: G.R. Johnson, Joseph Crook, J. Cameron, James A. Wood, C.A. Cowper, P.A. Oakley, Oakley & Parkes, Gawler & Drummond, Verner Fick etc.

BUILDERS: Various including: Clements Langford, David Mitchell, Crane and Barker, R. Coney, A. Rolfe, W.H. Broderick, P.A. Dixon & Sons.

CONSERVATION AREA: A6

RECOMMENDATIONS:

It is recommended that a detailed study of this complex be undertaken. As a result of a preliminary assessment of the complex, it is recommended that all pre second world war buildings be added to the Historic Buildings Register and be specified under Clause 8 of the Town & Country Planning Act (3rd Schedule). It is also recommended that this complex be added as an area to the Register of the National Estate.

BACKGROUND HISTORY:

In 1869 George Coppin founded the Old Colonists Association of Victoria for the old settlers of Victoria. In 1870 a grant was made to the Association of four and a half acres on the banks of the Merri Creek. Next to this land, four and half acres were granted to the Australian Musical and Dramatic Association, which had also been founded by George Coppin. In 1907, these two Associations merged and the complex of nine acres became one institution. This settlement had no master plan but evolved in an extraordinarily orderly and functional manner.

The complex consists of several brick and stone cottages erected from 1870 until recent times. Each cottage has been privately donated, and is marked by a memorial stone. Coppin donated the earliest stone cottages and these were designed by G. Johnson.

Rushall park is a unique complex of national significance and is of great architectural importance. The complex is unified by its superb gardens and picturesque architecture all on a domestic scale. Recently some of the old cottages were demolished to be replaced by an inappropriate modern structure. Any future additions or any alterations to buildings should be carefully considered.

EXTENT OF INVESTIGATION:

It was considered beyond the scope of the brief to undertake a full historical and architectural analysis of this complex. A survey was undertaken and all the buildings were photographed and recorded.

A transcription of all the building stones is attached to each building sheet. A bibliography for the complex has been compiled. It is recommended by the Consultants that a thorough architectural and historical analysis be undertaken of this complex. The data collection undertaken here would provide the basis for such a study.

The bibliography is attached below. The photographs of the complex are held by the Fitzroy Council.

BIBLIOGRAPHY:

1. General Contemporary Sources:

J. Smith (ed) *Cyclopedia of Victoria*
3 Volumes Melbourne 1903-04-05
(Volume 1 Page 337 entry on Old Colonists Association).

2. Newspapers and Periodicals:

Australian Builders and Contractors News
19.4.1890 Page 956. Contract open for erection of Lodge and Hall for Old Colonists Association (Victoria) Joseph Crook Architect.
19.7.1890 Foundation Stone "Summer Lodge" laid, Joseph Crook, Architect.

Argus

29.6.1870 Page 3. Tenders wanted, erection of dwelling houses at Merri Creek for Old Colonists Association. George Raymond Johnson Architect.
26.2.1873 Page 3. Tenders wanted for completion of cottage at Merri Creek for the Dramatic and Musical Association. George Raymond Johnson Architect.

Building

March 1926 Page 125-127
August 1927 Page 133
Semi detached cottages Gawler and Drummond Architects

Building and Engineering Mining Journal

15.10.1892 Supplement Page 3. Tenders wanted for erection of four brick houses. Joseph Crook Architect.

Illustrated Australian News

10.10.1870 Page 12. Design of Almshouses of the Old Colonists Society, Merri Creek (Perspective Sketches and Description).

Weekly Times

6.5.1905 Page 18. Laying foundation stone for "Edwin M. James" and "Charles Young" cottages; (four photographs).

3. Unpublished Thesis:

Andrews, Gilligan and McMahon "Rushall Homes, Old Colonists Association" History Essay B. Arch. University of Melbourne 1961. (Thesis analyses development of complex includes a map of the complex and some individual plans.)

4. Architectural Drawings:

Vernon Collection, Ballarat

- (i) James A. Wood. 1911 "Keep Cottage" for the Old Colonists Association of Victoria. 1 water colour working drawing; 1 copy of specification.
- (ii) Hugh L. Peck and Arthur Peck. Two Cottages at North Fitzroy for the Old Colonists Association.

Fitzroy Town Hall

- (i) Proposed Alterations and Additions to Sumner Cottage, Old Colonists Association. Verner Fick A.I.A.A. 1 drawing and specification.

Melbourne University Archives

20 drawings of the Old Colonists Association by Joseph Crook Architect.



Dean, Bower, Wills and Carnival Cottage 14-20 Coppin Avenue. Architect: Joseph Crook, Constructed 1898.



Secretary's Office, formerly Association or Founders Cottage, 12 Coppin Avenue, Constructed 1870, Architect: George Johnson

NAME: Carnforth

ADDRESS: 242 Scotchmer Street

CONSTRUCTION DATE: 1894
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: John Ashton, dairyman
PRESENT OWNER: John B. Carroll
CONSTRUCTION
ATERIALS:
CONSERVATION AREA:



BUILDING CITATION:

This single storey, double fronted house was constructed in 1894 for John Ashton, a dairyman. The building is of importance for its intactness and preservation of original finishes.

Items of special significance include: the three coloured polychrome brickwork, window and door details with timber colonettes, an elaborately detailed verandah with a gabled pediment over the entrance and a refined decorative iron tympanum infill and ventilation; and the decorative parapet above supported on paired brackets and decorated by balustrades and lush festoons.

This building, combined with the dairy at the rear, provides an intact example of a prosperous home and commercial complex that was once a common feature of the inner suburbs.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

-
1. Fitzroy Ratebook 1894 brick house 8 rooms + stable £40. John Ashton, dairyman.

NAME: Former St. Lukes Church

ADDRESS: 121 St. Georges Road

CONSTRUCTION DATE: 1879
ADDITIONS: Brick chancel and vestry added 1910
ARCHITECT: Crouch and Wilson
BUILDER: James Kennedy
FIRST OWNER: Church of England
PRESENT OWNER: Hungarian Reformed Church
CONSTRUCTION MATERIALS: bluestone
CONSERVATION AREA: A5



BUILDING CITATION:

This church was built as St. Luke's Church of England in 1879 to the design of Crouch and Wilson, architects, and constructed by James Kennedy contractor for £3,250. The style is principally early English. The facade is in bluestone with cream brick dressings and cement caps to the cutback of the buttresses. The church is composed of a main gable with four subsidiary gables running in from the side over the aisles. It was built to only two-thirds of its intended length.

In 1970 the church was sold to the Hungarian Reformed Church, and the interior has subsequently been painted and remodelled. The slim quatrefoil columns, coloured glass and deal boarded ceiling are of interest internally but there is nothing else of note.

The church provides a strong vista point when viewed from St. Georges Road and Brunswick Street. The imposing rather heavy asymmetrical facade with the large "witches hat" spire combine to make this a noteworthy landmark. The view from Watkins Street with the repetition of gables is unusual.

RECOMMENDATION:

It is recommended that the external envelope of this building be added to the Victorian Buildings Register, retained on the Register of the National Estate and specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This church was built in 1879 to the design of Crouch and Wilson, architects and constructed by James Kennedy contractor for £3,250¹. This is the second St. Lukes in North Fitzroy - a timber building was constructed in 1870² on a reserve between George and Napier Streets, but it was soon realised that the location was not ideal.³ The present site was bought on 27th November, 1878 and the foundation of the present church laid in February, 1879. The church was consecrated on 15th March, 1891.⁴

The church was built to only two-thirds of its intended length. The brick chancel and vestry were added in 1910.

1. *Australasian Sketcher* April 12 1879 p.6.
2. *Argus* October 1 1870 p.3 tenders called.
3. D.C. McColl *St. Lukes Church of England, N. Fitzroy; St. Marks Church of England E. Fitzroy*. B.Arch. University of Melbourne 1967 p.94.
4. *Ibid* p.99.

The Australasian Sketcher of April 12, 1879 described the building as follows:-

"The Memorial Stone was laid in February 1879 at corner of Watkin Street, St. Georges Road and Brunswick Street by the Right Rev. Dr. Moorhouse. The building is in the early decorated style of English architecture, and when completed will be 76' exclusive of lobby and chancel. The portion already commenced is 51'7" x 45' wide; the side walls at their lowest part being 23'6". The church is open to the ridge which is 47' high from the floor, and is finished externally with ornamental cast iron cresting. The roof is carried on 8 ornamental cast iron columns with foliated capitals. The tower at corner of Brunswick and Watkin Street rises to a height of 131' surmounted with an ornamental vane of wrought iron galvanised and gilded. At the south east corner is a turret with a high slated roof and ornamental cresting. Principal entrances are under the tower and the turret, and between the two is a paved lobby, 6' wide lighted by 4 windows of stained glass. Above these and lighting the church over the lobby is a large mullion window, with smaller ones on each side with geometric tracery. The material used in the building is bluestone, relieved with white pressed bricks and pressed cement. The cost of the building is estimated at £3,250 including the seats and gas fittings. The architects are Messrs. Crouch and Wilson, and the contractor is Mr. Jas. Kennedy."

The church is composed of a main gable with four subsidiary gables running in from the side over the aisles. The front facade consists of a tower at one corner projecting outwards in both directions, and a subsidiary tower at the other corner which has a separate roof. The smaller quasi-tower has triangular gambrel vents let into a pitched steep hipped roof, with a short ridge, capped by finials and ironwork. The main tower is slightly primitive. Above the main base section there is a level with two circular windows of quatrefoil insets, then what appears to be the bellcote level, a pair of Gothic pointed windows with louvre openings, then a horizontal almost Italianate eave with brackets. It has a crude steep pyramidal roof clad in metal sheeting with nothing to surmount the top, not even a finial or a cross. It has a rather strange witch's hat appearance.

The style is principally Early English. The facade is in bluestone with cream brick dressings and cement caps to the set-back of the buttresses. The smaller door at the left has one order of cement colonettes, the larger door has two concentric orders of colonettes and label moulds with foliated crockets.

Internally the space is a complete rectangle with a raking floor and very slim quatrefoil iron columns supporting a pitched roof. Diagonal deal boarding runs over the whole, broken only by intersections of the side gables. There is an openwork timber arch running between the tops of the columns and triangular vents are broken through into the main gable section. Simple bands of coloured glass around the edges of the windows are largely intact and may be original. The windows are pointed Gothic with oculi above. The chancel end has been slightly more modified with the panelling at dado height.



ST. LUKE'S CHURCH, NORTH FITZROY.

(19) St. Luke's Church 1879

NAME: Church of Christ

ADDRESS: St. Georges Road

CONSTRUCTION DATE: 1887
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Church of Christ
PRESENT OWNER: Church of Christ
CONSTRUCTION
MATERIALS: polychrome brick
CONSERVATION AREA: A5



BUILDING CITATION:

This church, built in 1887, is a simple single gable form polychrome-fronted church. Constructed in brick the front facade is broken only by pilasters projecting through the gable ends, corner pilasters and diamond patterns of cream brick. There is a central door flanked by two single Gothic windows and surmounted by a three light window. The facade is plain and unimposing, but the building is an important streetscape element along St. Georges Road.

RECOMMENDATIONS:

It is recommended that this church be retained on the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Board (Third Schedule).

BUILDING ANALYSIS:

This church, constructed in 1887 to the cost of £2,000¹ is a polychrome-fronted church. The church survives remarkably intact and differs little in appearance from an early photo of 1903².

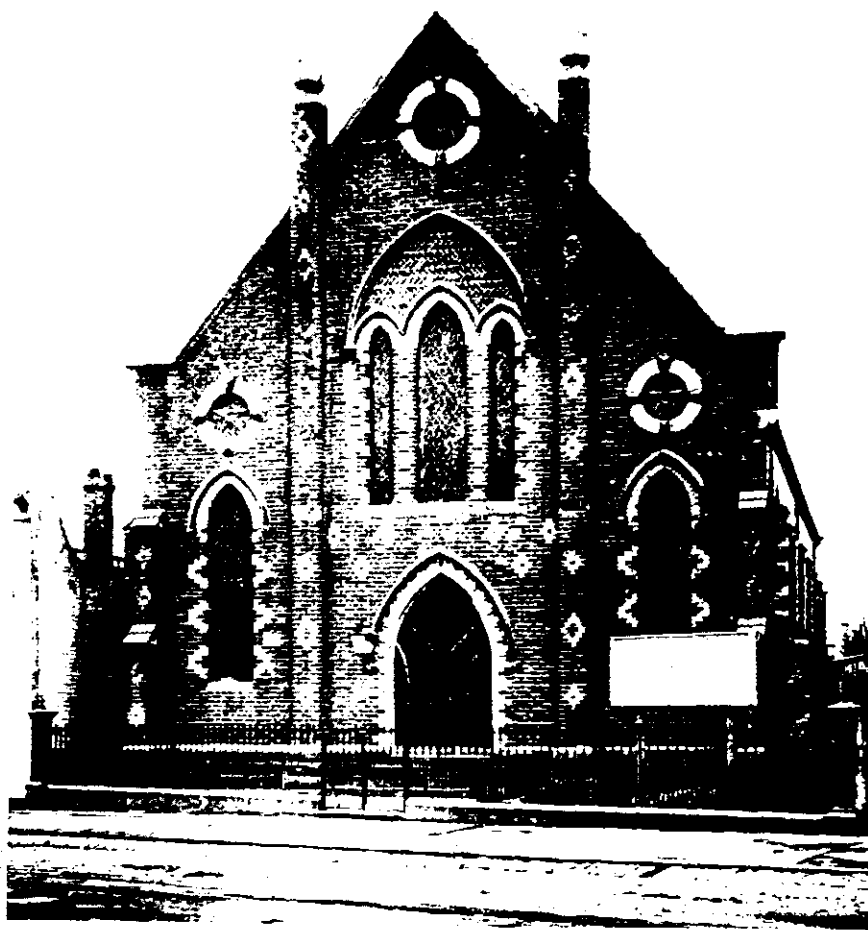
The facade is broken up by two pilasters which rise up through the gable end and support simple conical tops in cement work. There are buttresses at the corners. Otherwise the front is flat in brown brick with rather fussy diamonds of cream brick picked out up the pilasters and buttresses and zigzagging up the sides of the windows.

There is a central entrance door with a cement label mould terminating in foliated crockets which are not identical. Above there is a three light window (with cream brick window heads and hood moulds) unified by a single label mould across the three. The spandrel panel between the three arches and the second large label mould arch is filled in with herring bone red brick running horizontally. This central panel is flanked on either side of the pilasters by single light Gothic windows, again with cement label moulds and crockets. Above each window is a blind circular oculus with herringbone brick work and a cement star filling up the oculus. The ring around the oculus is formed in cream brick with four quadrant pyramidal keystones.

Bluestone steps run down to a section of intact tiled paving. There is an intact cast iron picket fence in the front with hollow cast iron piers. There is nothing of significance on the side and the plan is a plain rectangle.

1. *Fitzroy Free Press* 12 February 1887.

2. Maston, A.B. (ed.) *Jubilee Pictorial History of Churches of Christ in Australasia*, Melbourne, Astral Publishing Co. 1903 p. 195.



Chapel, North Fitzroy.

(20) Church of Christ, 1903

NAME: York House

ADDRESS: 131 St. Georges Road

CONSTRUCTION DATE: 1877
ALTERATIONS: Verandah added c.1900
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: John Ward
PRESENT OWNER: R.B.Flanagan
CONSTRUCTION MATERIALS: rendered brickwork
CONSERVATION AREA: A5



BUILDING CITATION:

This two storey house, built in 1877 for John Ward, occupies an acute-angled site. The building is simple in conception and is a comparatively early building for this part of North Fitzroy. The verandah is a later addition, probably added c.1900. The house occupies a prominent corner site. The simplicity of composition and understated detailing combine to make this a pleasing building.

RECOMMENDATIONS:

It is recommended that this house be retained on the Historic Buildings Register, the Register of the National Estate, and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

The triangular piece of land on which the two storey building at 131 St. Georges Road, North Fitzroy, now stands was owned in 1876 by James Ryan and valued at £2¹. The following year, 1877, John Ward is shown as owner of a brick house of nine rooms valued at £45. Ward also owned the adjacent brick house of five rooms valued at £28².

The building is on an acute-angled site, with the corner brought out in a verandah and balcony. The entrance is on the St. Georges Road side. There is a pair of arched windows with a common sill on the St. Georges Road elevation, and a horizontal band of an interlacing pattern containing rosettes divides the two floors. The ironwork is of a late character and the design is identical to a balcony panel which appears in the catalogue of Excelsior Iron Works, South Melbourne, produced by William Stephens in c.1900³.

A full internal inspection was not possible. However, the front room has a pleasing marble fireplace with different coloured marble colonnettes.

-
1. Fitzroy Ratebook 1876. James Ryan land £2.
 2. Fitzroy Ratebook 1877. John Ward, Gentleman (owner and occupier) brick house 9 rooms £45.
 3. G.R.Robertson *Victorian Heritage, Georgian House, Melbourne*, 1960, p.74 (Plate 64).

NAME: Gladstone Buildings

ADDRESS: 169-187 St. Georges Road

CONSTRUCTION DATE: 1888
ALTERATIONS: verandah removed, shop-
fronts altered
ARCHITECT: unknown
BUILDER: James Holden
FIRST OWNER: various
PRESENT OWNER: various
CONSTRUCTION
MATERIALS: rendered brickwork
CONSERVATION AREA: A5



BUILDING CITATION:

This row of 10 two storey shops was constructed in 1888. The contractor was James Holden. There appears to have been verandahs along the front but these have subsequently been removed. Most of the shopfronts were probably altered c.1920, and there is some leadlighting to the shop windows. There have been some more recent shopfront alterations. The upper floor facade, with paired arch headed windows, is intact, but the original pediment has been removed leaving only the corner aedicule with the name "Gladstone Buildings 1888" and a bust of Gladstone.

This building is important as a streetscape component in a local context.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

A row of 10 two storey shops constructed in 1888¹ occupying an acute angled corner site. There appear to have been street verandahs all the way along, and most of the shop windows have been replaced, possibly in the 1920's. Some windows have more recently been remodelled.

The first floor however, is intact. Each shop has a pair of arch headed windows. There is a simple dentillated cornice surmounted originally by a parapet or balustrade which has been removed and the top re-capped. This leaves exposed in a rather strange way the corner aedicule containing a bust of Gladstone, and the name "Gladstone Buildings". At the top of this corner motif there were originally urns or balls, of which only the bases remain.

The only other noteworthy feature is that in the ground floor shop windows, what looks like original timber work survives. At the top of all but the corner shop front four long panels with curved timber corners are visible. The corner shop ones may still be there under the sheeting.

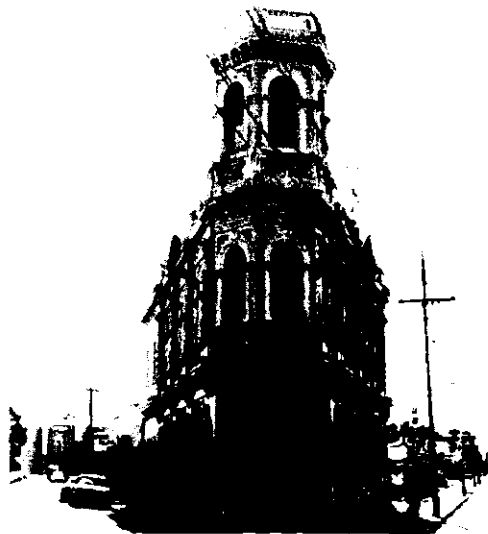
The foundation stone adjoining the corner door reads "THE FOUNDATION STONE OF THIS TERRACE OF SHOPS WAS LAID ON THE 30TH DAY OF NOVEMBER, 1888 BY JOHN McMAHON, OF ALFRED CRESCENT NORTH FITZROY JAMES HOLDEN CONTRACTOR."

1. Foundation stone

NAME: North Fitzroy Post Office

ADDRESS: St. Georges Road

CONSTRUCTION DATE: 1888
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Thomas Rogers agent
PRESENT OWNER: Australia Post
CONSTRUCTION MATERIALS: rendered brickwork
CONSERVATION AREA: -



BUILDING CITATION:

This post office was originally constructed by Thomas Rogers, agent, and sold to the Post Master General in 1908. This two storey building occupies an acute angled corner site and is extended to a third storey by an irregular hexagonal tower. The facade treatment is extremely elaborate. There is a full Corinthian order superimposed over the first floor facade, and a continuous arcade to the ground floor, with decorative scroll keystones, spandrel panels and elaborate corbels.

The building forms a strong streetscape element, and is of a striking composition.

RECOMMENDATIONS:

This building is owned by the Commonwealth Government. It is therefore recommended that the external facade and internal decorative features of the ground floor corner office be brought to the attention of the Historic Buildings Council. It is also recommended that this building be retained on the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This building was originally constructed by Thomas Rogers, agent¹. Between 1890² and 1907 it was owned by the³ Standard Building Society, and was sold to the Post Master General in 1908.

This building occupies an acute angled corner site. It is of two storeys, extended by a third storey corner irregular hexagonal tower.

The ground floor facade is treated as a continuous arcade (with some blind arches), with scroll like sections replacing keystones at the window heads. Above the arches spandrel panels contain foliated decoration and are surmounted by a frieze panel of crowns, heads, and foliated decoration. Elaborate corbels reflect the points where half columns rise from the first floor.

The first floor facade treatment consists of arched openings, with the arches carried on engaged Corinthian columns. The window architraves are again broken by scroll work keystones, and the spandrel panels are foliated.

-
1. Fitzroy Ratebook 1888 Thomas Rogers, agent, Brick Office 10 rooms £200.
 2. Fitzroy Ratebook 1890 Standard Building Society (1889 Ratebook missing).
 3. Fitzroy Ratebook 1908 Post Master General.

Superimposed over this first floor facade treatment is a full Corinthian order which supports at the centre of the long sides, a substantial pediment (with acanthus leaf consoles running up the raking sides) and smaller pediments at either end of the facade.

The ground and first floors are surmounted by a plain cornice. The frieze on the upper floor is elaborate with stucco reeds and garlands. A lion is seated on the parapet which rises up over the pediment at the side, and two couchant lions are placed above the smaller pediment blocks.

The main internal area is divided into two spaces with piers on either side supporting a beam across. The ceilings are decorated with very elaborate cornices, with certain sections perforated for ventilation, possibly above the location of original gas scone lamps. The piers are fluted with Corinthian capitals and elaborate anthemion and other decoration above.

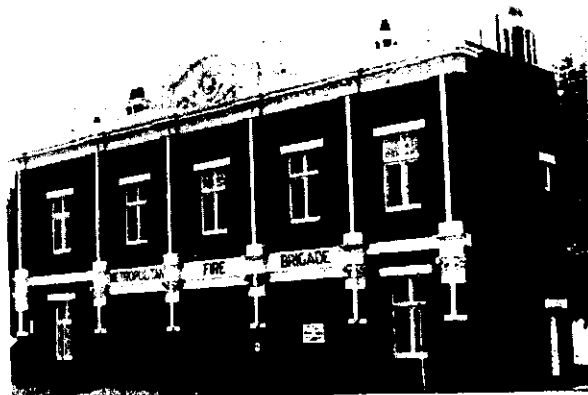
The remaining rooms on the ground floor internally are plain. The stair case has an elaborate banister with unusual intact newel posts.

Upstairs the front corner room is substantially intact, although it has been redecorated, including painting over the original relief wall paper. There is an interesting variegated grey marble fire place. The second room back is again intact but is totally redecorated with a ventilating centre flower and a rather debased wooden chimney-piece. There is another chimney-piece in the next room back. One large room at the back on the St. George's Road side has what must have been a similar mantle-piece again, but it has been painted out.

NAME: North Fitzroy Fire Station

ADDRESS: St. George's Road

CONSTRUCTION DATE: 1912
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Metropolitan Fire Brigade
PRESENT OWNER: Metropolitan Fire Brigade
CONSTRUCTION MATERIALS: red brick, cement trims
CONSERVATION AREA: --



BUILDING CITATION:

This building, constructed in 1912¹ (possibly to the design of Cedric Ballantyne), is a brick composition in five bays relieved by rendered strips, string lines, Corinthianesque capitals, and a broken upper cornice and central baroque pediment. It replaced an earlier timber fire station built at this site in 1888 to the design of George Johnson.^{2,3} It is an important and intact example of a fire station of the period. It has survived the tendency to widen entrance doors with deep concrete lintels and modern doors. Although not of the scale of the earlier South Melbourne Station, it still provides an important streetscape element.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Early photograph held at the State Library of Victoria. (See photo)
2. *Australian Builder and Contractors News* 14.7.1888. (Letting of tenders for original Station, G.R. Johnson, Architect.)
3. Early photograph of original timber Fire Station.



(21) Old Fitzroy North Fire Station c1880-91

NAME: Aberdeen Hotel

ADDRESS: 324 St. Georges Road

CONSTRUCTION DATE: 1889
ALTERATIONS: 1938 - ground floor
altered
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: James Donovan
PRESENT OWNER: E.A. and M.M. McDonell
(occupiers)

CONSTRUCTION
MATERIALS: rendered brickwork
CONSERVATION AREA: -



BUILDING CITATION:

This three storey hotel constructed in 1889 is of a fairly primitive eclectic classical character. The unusual feature is the three bayed verandah/balcony on the St. Georges Road side. The upper section remains open (with cast iron balustrading replaced by wire mesh) but the ground floor is flush to the pavement and was extensively altered in 1938. The rest of the building is elaborately but somewhat crudely detailed. The windows on the north elevation and the large windows to the ground floor were also altered in 1938. This building is of interest in a local context only and provides a strong streetscape element.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

BUILDING ANALYSIS:

This three storey hotel building was constructed in 1889¹ on an angled site. It is unusual for the three bays of verandah/balcony on the St. Georges Road side. The upper section remains open but the ground floor was altered in 1938² when the hotel was extensively renovated. The ground floor corner windows were also altered at this date. The cast iron balustrades have been replaced by wire mesh but the iron friezes and brackets are still intact. French doors open from the bedrooms onto the balconies.

The remainder of the facade is in a fairly primitive eclectic classical manner. On the first floor there are three windows surmounted by a horizontal window hood with brackets at either end. Breaking through this are corbelled pilasters and half pillars which support a pediment surmounted by a decorative acroterion. On the first and second floor level on the Holden Street elevation there are two arch headed windows with engaged columns at either side. Roundels or paterae fill the spandrels on either side of the arches and a cartouche or scroll replaces a keystone. This is similar detailing to that employed by the architect Walter Scott Law.

On the splayed corner, on the first and second floor levels there are smaller arch headed windows which have similar cartouche keystone motif. The whole row of ground floor arch windows on the Holden Street side also have the scroll cartouche keystone. There is a balustraded parapet and the bases remain of urns. The chimneys are banked together and in one case five flues are grouped together with semi-circular divisions according to the Doulton patent.

1. Fitzroy Ratebooks 1889.

2. Drawings held at the Fitzroy Town Hall. Four drawings of alterations.
Architects: Sydney Smith, Ogg and Serpell, Builder: A.H. Duncan.

NAME: Fashoday

ADDRESS: 21 Woodside Street

CONSTRUCTION DATE: 1901?
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Herbert Tabner
PRESENT OWNER: P.Nair and D.Haviland
CONSTRUCTION MATERIALS: polychrome brick
CONSERVATION AREA: -



BUILDING CITATION:

This single storey terrace house was probably constructed in 1901.¹ The facade is intact with colonettes and etched glass side lights to the central window and a dentillated transom bar surmounting the door. The verandah, with an ogee profile roof, is decorated by an elaborate, late cast iron frieze with brackets. The parapet is supported on a cornice terminated by projecting heads at either end. The pediment motif is ornate with a name plate with "Fashoday" in relief, an elaborate scallop shell, roundels in relief around the archivolt and an acroterion, scrolls and draped urns. The double palisade cast iron fence is intact. The whole effect is lush but the composition is not as balanced or refined as 77 McKean Street.

RECOMMENDATIONS:

It is recommended that this building be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1901 Brick house 4 rooms {22 Herbert Tabner (owner) Robert Smyth Moore, Lawyer (occ.)

NAME: House

ADDRESS: 61 York Street

CONSTRUCTION DATE: 1876
ARCHITECT: unknown
BUILDER: unknown
FIRST OWNER: Michael Connell
PRESENT OWNER: Frank Benvenuto
CONSTRUCTION MATERIALS: rendered masonry
CONSERVATION AREA: -



BUILDING CITATION:

This simple single gabled double fronted house was constructed in 1876,¹ and is a relatively early dwelling for North Fitzroy. It is a small and elegant cottage with a symmetrical front of agreeable proportions built hard on the street alignment, a type of which few remain, although once common.

The eaves line is simple with brackets supporting the gutter. The only decoration is the projecting blocks with faces supported on consoles at the gutter ends. The two chimneys are intact.

RECOMMENDATIONS:

It is recommended that this house be retained on the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1. Fitzroy Ratebook 1876 Brick house 4 rooms {20 Michael Connell.

APPENDIX 1: SOURCES OF INFORMATION

1. CONTEMPORARY SOURCES

1.1 Manuscript and Archival.

City of Fitzroy Ratebooks. Ratebooks are held 1858 onwards (with some missing). Ratebooks mostly 1870 onwards were used for this report. These change in information, numbering and mode of description, thus making some buildings difficult to trace. Ratebook searches are included in Appendix 3 of this report.

1.2 Directories.

Sands and McDougall Directories held at LaTrobe Library were referred to.

1.3 Maps.

Melbourne Metropolitan Board of Works Survey Maps 1897, 1901. Scale 160 feet to 1 inch and 40 feet to 1 inch.

Plans held at the Central Plans Office, Crown Lands & Survey Department. Maps held at University of Melbourne, Baillieu Library.

1.4 Newspapers and Periodicals.

Time did not allow thorough searching of this source. However, entries on North Fitzroy found in the Architects Index (currently held at the Architecture Library, University of Melbourne) were referred to. These are noted in Section Three Building Inventory.

1.5 Illustrations.

Very few early illustrations of North Fitzroy were discovered. Reference was made to the Historical Picture Collection at the LaTrobe Library. There is a collection of early photos (unlabelled and unsorted) held at the Urban Planning Office, Fitzroy Town Hall - these are mostly of South Fitzroy. Sources of illustrations are noted for each building in Section Three Building Inventory.

1.6 Architectural Drawings.

- (i) The University of Melbourne Archives holds some early architectural plans of buildings in North Fitzroy. These include the following drawings (from the Clements Langford Collection) :

Commando Industries, North Fitzroy.
Excelsior Broom, Park Street, North Fitzroy.
Premises of Mr. R. Goldring, 321 St. Georges Road,
North Fitzroy.
Premises of Mr. C.E. Millar, Brunswick Street,
North Fitzroy.
Old Colonists Association, North Fitzroy.

- (ii) Collection of old plans and specifications held at the Fitzroy Town Hall. These are uncatalogued and date from the 1930's. After a random search, some plans of buildings in North Fitzroy were located. These are noted in the Section Three, Building Inventory.
- (iii) Collection of early drawings held by L.H. Vernon and Associates at Ballarat. These include :
 - . 1 plan and specification of 'Keep Cottage', Architect James A. Wood, for the Old Colonists Association of Victoria (1911).
 - . 1 plan of two cottages, Architects Hugh and Arthur Peck, for the Old Colonists Association of Victoria. Undated.

1.7 Books

E. Finn ("Garryowen"). *The Chronicles of Early Melbourne 1835-52* Centennial Edition. 2 Vols. Melbourne 1888.

A.B. Maston (Ed). *Jubilee Pictorial History of Churches of Christ in Australasia*. Melbourne Astral Publishing Co. 1903. (p. 195 North Fitzroy Church of Christ).

National Bank of Australasia Ltd. *Souvenir of the Jubilee of the Bank 1858-1908*. Melbourne 1909. (p.49 Photograph of the Clifton Hill Branch opened 5th January, 1884.)

J. Smith (ed). *Cyclopedia of Victoria* 3 Vols. Melbourne 1904-5.

A. Sutherland. *Victoria and its Metropolis* Vols. 1 and 2. Melbourne 1888.

J.M. Tait. *Our Local Men of the Times: Biographical Sketches of the Prominent Citizens of Collingwood and Fitzroy*. Melbourne 1889.

2. LATER WORKS.

2.1 Books, Pamphlets and Articles.

B. Barrett. *The Inner Suburbs; The Evolution of an Industrial Area*. M.U.P. 1971.

Education Department of Victoria. *Vision & Realisation - A Centenary History of State Education in Victoria*. 3 Vols. 1973.

'Fitzroy'. A manuscript compiled by members of the Urban Conservation Advisory Committee to the Fitzroy Council. 1971.

Fitzroy City Council. *A Centenary of Change: City of Fitzroy 1878 - 1978*. Prepared by the Fitzroy City Council 1978.

B. Trethowan. 'A Study of Banks in Victoria 1851 - 1939' for the Historic Buildings Preservation Council. December 1976.

2.2

Unpublished Theses.

Andrews, Gilligan and McMahon,
"Rushall Homes, Old Colonists Association."
B. Arch. University of Melbourne 1961.

M. Bernardi, "Art Nouveau Architecture in Melbourne." B. Arch.
University of Melbourne 1968.

M. Davidson, "Balconies of North Fitzroy." B. Arch.
University of Melbourne. 1968.

W.L. Jacobs, "Cedric Heise Ballantyne, 1876-1957."
Investigation Programme, B. Arch. University of Melbourne 1975.

D. McColl, "St. Lukes Church of England, North Fitzroy;
St. Marks Church of England, Fitzroy." B. Arch. University of
Melbourne 1967.

P. Navaretti, "Index of Architects and their Work 1900-1940."
B. Arch. University of Melbourne, 1971.

C.P. Smith, Fitzroy, Investigation Project, B. Arch,
University of Melbourne 1977 - includes a history of North
Fitzroy and a Conservation Plan for the Brooks Crescent area.

Cole Collection, Manuscript of Hotel Licences held at the
LaTrobe Library, State Library of Victoria.

APPENDIX 2:

(i) Buildings in North Fitzroy on the Historic Buildings Register

96 McKean Street
Uniting Church, Nicholson Street
131 St. George's Road

(ii) Buildings in North Fitzroy on the Register of the National Estate

43 Alfred Crescent
"Riverside Villa" 557 Brunswick Street
591 Brunswick Street
96 McKean Street
"Dentonville" 151 McKean Street
"Denton Hall" rear 151 McKean Street
Uniting Church, Nicholson Street
National Bank, 270 Queens Parade
A.N.Z. Bank, 370 Queens Parade
270 Rae Street
"Strome" 78 Rowe Street
Old Colonists Homes - Founders and Association Cottages
Hungarian Reform Church, 121 St. George's Road
York House, 131 St. George's Road
Post Office, St. George's Road (cnr. Taplin Street)
61 York Street

(iii) Buildings classified and recorded by the National Trust of Australia (Vic.)

C - Classified

R - Recorded

16, 18 Alfred Street - R
19, 21 Alfred Crescent - R
43 Alfred Crescent - C
Jam Factory, Birkenhead Street - R
Shop, 497 Brunswick Street - R
"Riverside Villa" 557 Brunswick Street - C
591 Brunswick Street - C
599 Brunswick Street - C
"Valencia" 716 Brunswick Street - R
39 Kneen Street - R
96 McKean Street - C
"Dentonville" 151 McKean Street - C
"Denton Hall" rear 151 McKean Street - R
"Moss Vale" 225 McKean Street - R
"Haslemere" 227 McKean Street - R
Uniting Church, Nicholson Street - R
118 Queens Parade - R
A.N.Z. Bank, 370 Queens Parade - C
270 Rae Street - C
78 Rowe Street - C
125 Rowe Street - R
39, 41 Rushall Crescent - R
45 Rushall Crescent - R
63 Rushall Crescent - R
Old Colonists Homes, Rushall Crescent - C: Founders and
Association Cottages
Hungarian Reform Church, 121 St. Georges Road - R
"York House" 131 St. Georges Road - C
Post Office, St. Georges Road (cnr. Taplin Street) - C
18 Woodhead Street - R
61 York Street - R

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