

4 October 2019

Peter Mollison
Senior Strategic Planner
City of Yarra

via email: peter.mollison@yarracity.vic.gov.au

Dear Peter

Amendment C245 heritage advice – St Brigid’s Catholic Church complex

As requested, this letter provides heritage advice in relation to the changes to the heritage overlay (HO) boundaries proposed by Amendment C245 for St Brigid’s Catholic Church complex at 378 Nicholson Street, Fitzroy North. I understand this advice will form the basis of the Council response to submissions to be considered at a meeting scheduled for November 2019.

Specifically, it provides a brief summary of submissions regarding the proposed changes to the HO and my opinions in relation to:

- ▶ What is the heritage significance of St Brigid’s Catholic Church complex.
- ▶ Whether there is a reasonable case for Council to proceed with the proposed extension of the HO over the balance of 378 Nicholson Street, Fitzroy North.
- ▶ Whether the proposed change to St Brigid’s should be included in Amendment C245 – Part 2 and referred to an independent Planning Panel (with or without changes) or alternately removed from the Amendment.
- ▶ Recommendations for any further work which may be required, such as updated or additional statements of significance for St Brigid’s.

This advice comprises:

- ▶ An explanation of my methodology (section 1)
- ▶ The existing heritage controls (section 2)
- ▶ Summary the changes proposed by Amendment C245 and of the submission received (section 3)
- ▶ An overview of previous heritage assessments (section 4)
- ▶ A review of heritage significance (section 5)
- ▶ My conclusions and recommendations in relation to the four key issues set out above (section 6)

Please contact me if you have any questions or require further information.

Kind regards



David Helms

AMENDMENT C245 HERITAGE ADVICE – ST BRIGID’S CHURCH COMPLEX

1. Methodology

In undertaking this heritage review I have:

- ▶ Reviewed the Amendment C245 submission made in relation to St Brigid’s.
- ▶ Reviewed the relevant heritage citations or assessments for St Brigid’s in previous heritage studies.
- ▶ Undertaken limited ‘desktop’ research using available on-line sources such as newspaper articles and heritage studies to understand the historical development and significance of St Brigid’s.
- ▶ Inspected the site.
- ▶ Considered Planning Practice Note 1: *Applying the heritage overlay* (PPN1).

2. Existing heritage controls

St Brigid’s Catholic Church complex occupies a large site in Fitzroy North on the east side of Nicholson Street between York Street and Alexandra Parade, which (according to the Vicplan website) encompasses three properties: 378 Nicholson Street, 20 York Street and 27 Alexandra Parade.

Currently (as shown in Figure 1), approximately half the site is included within HO327, which applies to the North Fitzroy Heritage Precinct. HO327 applies to:

- ▶ The northern section of 378 Nicholson Street, which contains the 1897 school and hall (this is the red brick building at the corner of Nicholson and York streets) and (most of) the church. The HO327 boundary cuts through the church, excluding most of the south aisle.
- ▶ 20 York Street, which contains the 1924 school building.

Excluded from HO327 is part of the church, the Presbytery (at the corner of Nicholson Street and Alexandra Parade), and the former convent at 27 Alexandra Parade.

Of the buildings currently included within HO327, the incorporated document *Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018*¹ identifies the ‘schoolroom’ (the 1897 school and hall) and church as ‘Individually Significant’. There is no listing for the 1924 school at 20 York Street.

The presbytery, despite not being included within HO327, is also listed in the Appendix 8 incorporated document as ‘Individually Significant’.

¹ *Proposed to be renamed by Amendment C245 to ‘City of Yarra Database of Heritage Significant Areas, September 2019’.*

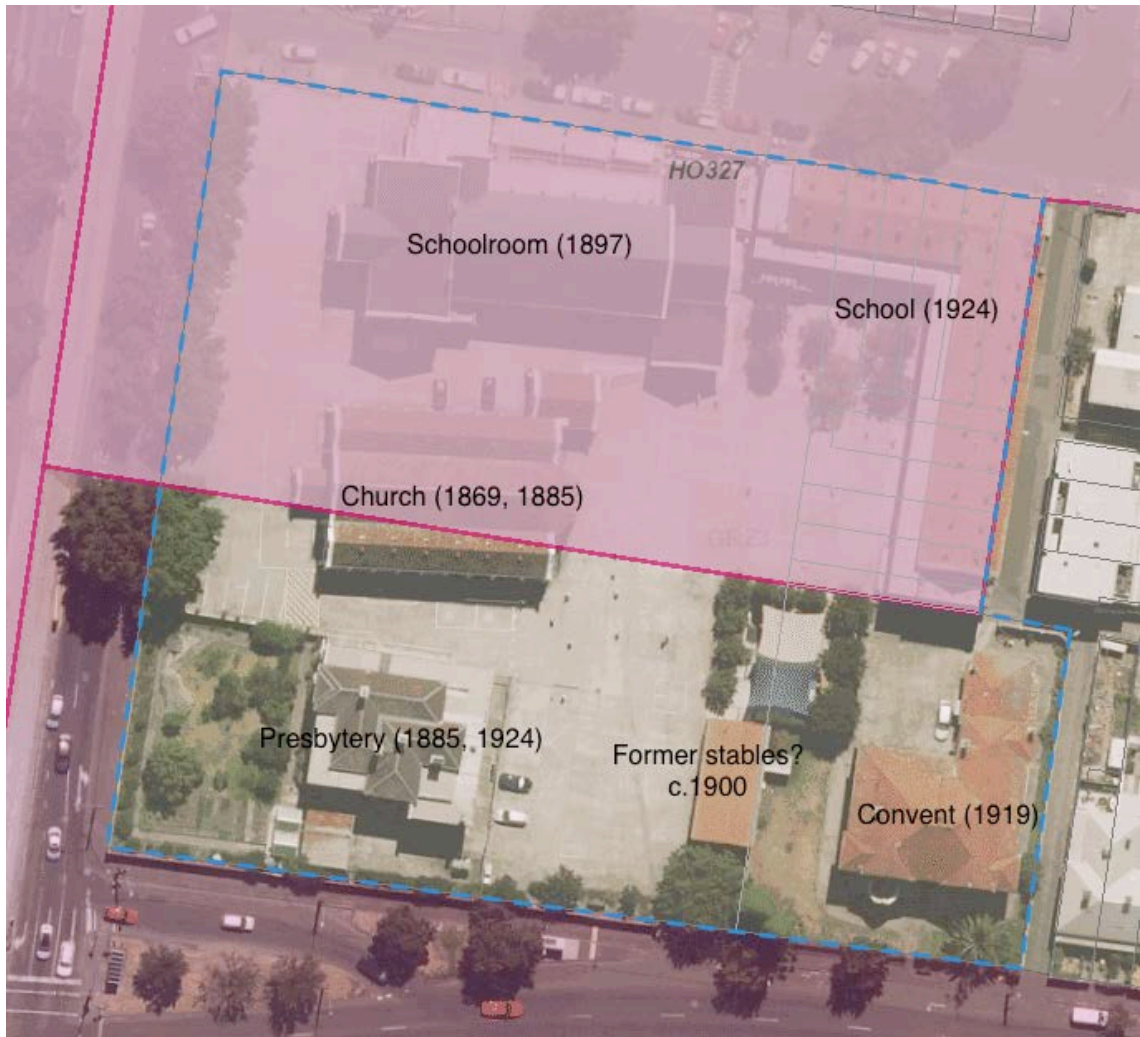


Figure 1: Current extent of HO327 shown in pink shading, boundary of St Brigid's indicated by blue dotted line

3. Amendment C245 and submissions

Amendment C245 affects land in Abbotsford, Alphington, Collingwood, Cremorne, Fitzroy, Fitzroy North and Richmond and proposes to amend various provisions of the Yarra Planning Scheme to correct zone and mapping anomalies, delete redundant controls, and replace interim heritage overlays with permanent heritage overlay controls.

Specifically, it applies to 72 areas of which 57 include errors or anomalies with HOs and 15 are recommendations from recent heritage studies conducted by Context Pty Ltd and GJM Heritage.

One of the 'errors or anomalies' included in the amendment is the extension of HO327 to apply to the whole of the St Brigid's Catholic Church complex at 378 Nicholson Street & 27 Alexandra Parade, Fitzroy North.

An associated change is to change the name of the incorporated document listing the heritage status of properties from *Appendix 8 - City of Yarra review of Heritage Overlay*

Areas, Graeme Butler and Associates (2007), revised February 2018 to City of Yarra Database of Heritage Significant Areas, September 2018.

Submission 2 – St Brigid’s Catholic Church

The submission objects to the extension of HO327 across the whole of the property as the buildings intended for inclusion are of ‘no significant heritage contribution’ due to ‘ordinary red brick’ construction, ‘simple architectural design’ and ‘Not old for more than 100 years’.

The submission requests that ‘only the present heritage status of the Church and Presbytery be maintained’.

4. Previous heritage assessments

In 1978 the *North Fitzroy Conservation Study* assessed St Brigids’ Church. It appears that only the church itself was assessed at that time. A datasheet was prepared, which includes a ‘Building citation’ as follows:

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

A more recent detractor has been the replacement of the slate roof (visible in an early photo) by terracotta tiles that 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.

The datasheet does not include a history, description or comparative analysis.

In 1992 St Brigid’s church was included on the list of places in Appendix E of the *Fitzroy Urban Conservation Study Review*. This list identified ‘all buildings which have been identified as having some degree of significance’.

In 1998 the *City of Yarra Heritage Review* identified and assessed several new precincts across the municipality, which largely provide the basis of the main heritage precincts, as they exist today. One of these was the North Fitzroy Precinct. ‘St Brigid’s Roman Catholic Church & Organ’ was identified as one of the buildings ‘... of individual significance and/or make a particular contribution to the Precinct’.

In 2007 the *City of Yarra Review of Heritage Overlay Areas* prepared a new statement of significance for the HO327 precinct, as part of a comprehensive review of all heritage precincts in the municipality. This is current statement of significance for HO327.

² Note: the 1873 date for the addition of the side aisles is incorrect. Research for this report using both primary and secondary sources has established that the aisles were added in 1884. See section 5.

It appears the current HO327 boundary that cuts through the St Brigid's site is based upon the precinct map contained in the 2007 study, as shown in Figure 2.

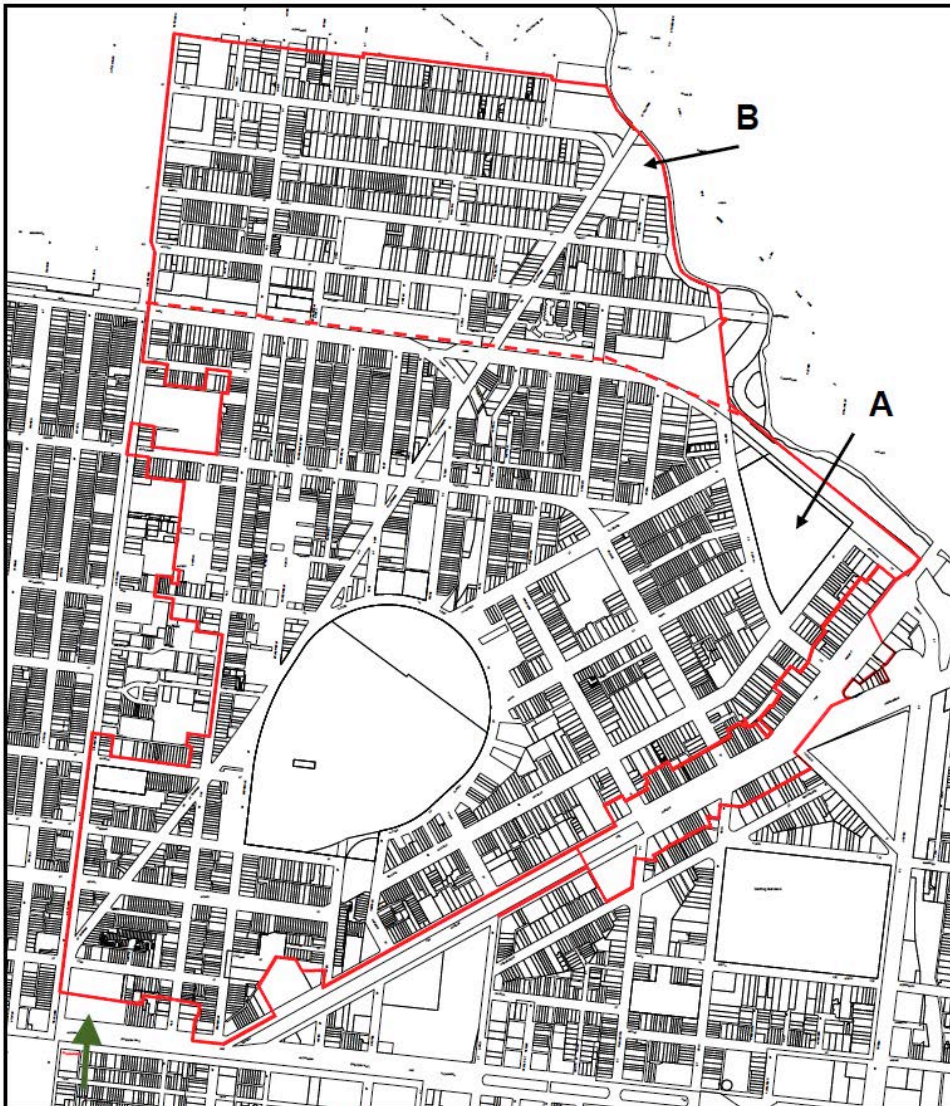


Figure 22 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS), with sub-area A Government planned section south of Holden St, sub-area B privately planned section north of Holden St (boundary dotted) with Queens Parade Heritage Overlay Area adjoining on the south.

Figure 2: HO327 precinct map with boundaries from the 2007 study. Note boundary cutting through St Brigid's site in bottom left corner as indicated by green arrow

Also, the 2007 study reviewed the significance of places within the precincts and prepared the first version of the Appendix 8 incorporated document. In addition to the church, this listed the 'schoolroom' (1897 school and hall) and 'presbytery' as 'Individually Significant' buildings within the HO327 precinct.

While no new individual citations were prepared in support of these gradings, the 2007 study did include a recommendation (see p.11) that citations should be prepared for all Individually Significant places in the future.

Attachment 2 contains the HO327 precinct statement of significance from the 2007 study. The following extracts are of relevance:

► Under 'What is significant?':

St. Brigid's Catholic Church in Nicholson Street was commenced in 1869 and the Methodist Church, further north, in 1874.

...

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

Contributory elements also include:

...

. Well preserved buildings from the pre Second War era, that are visually related to the dominant scale, siting and form of the area;

...

. The provision of public and church reserves in the town plan, including the Inner Circle Railway reserve;

...

. The dominance of spires and towers of public buildings, churches and some large houses in the skyline; and

...

► And under 'Why is it significant?':

. As a demonstration of the earliest stages in the development of North Fitzroy, commencing with the 1850s Yan Yean tramway and the quarry route of Nicholson St, the establishment of North Fitzroy's first churches and its pre-Boom suburban mixture of small residential and commercial buildings coinciding with provision of horse drawn public transport.;

. For its late 19th century buildings that represent rapid growth and change in the character of the relatively remote suburb to an established residential and business area with a range of commercial and institutional buildings serving the wider population of North Fitzroy;

. For the aesthetic value of its suburban planning, with the combination of curving streets and garden reserves, and the vistas created by the intersections of standard rectilinear subdivision with the strong diagonals formed by St Georges Road and Queens Parade, the exceptionally wide streets and crescents, the triangular garden reserves, and focal views to buildings and parkland. This aesthetic is underscored by the built form seen in the construction of commercial and institutional buildings to the property alignment along a number of streets and on corners;

...

. For the range of Victorian and Edwardian-era building form and finish, from the modestly decorated timber cottages and stuccoed Italianate style houses, simply designed corner

hotels and shops, to the rich variety of decorative buildings including an extraordinary concentration of decorative bichrome and polychrome brickwork and flamboyantly decorated Italianate residential and commercial terraces, banks and hotels, interspersed very occasionally with dominating narrow spire and tower elements of religious, commercial and institutional buildings.

...

. For landmark buildings and sites that formed key meeting places in the area during the main development era of the 1860s to the 1930s, including religious institutions, schools, monasteries and churches, and the buildings associated with charitable bodies such as the Salvation Army, Church of Christ Bible School, and the temperance movement. Also the former Nth Fitzroy Police Station, the former Licensed Victualler's School and Asylum site and complexes such as the Old Colonists Homes;

...

5. Review of significance

History

The south section of North Fitzroy (south of Holden Street) was retained in Crown ownership until 1865, as part of the Melbourne township reserve. This was a ring of land extending 5 miles from Hoddle's original Melbourne town plan that was set aside in 1844 for 'orderly' development in government planned subdivisions (HO372 citation).

Sale of North Fitzroy's 1/4-1/2 acre allotments commenced in 1865, extending west from Rushall Crescent. Further east, lots between Brunswick and Nicholson Street were sold between 1867 and 1875. Settlement increased after 1869 when horse-drawn omnibuses began running from North Fitzroy along Nicholson Street and Queen's Parade to the city. Development concentrated around the established quarry route (Nicholson Street) and the road to the Yan Yean Reservoir (St. George's Road). In the pre-Boom years (before 1883) this was North Fitzroy's most established area, characterised by modestly scaled brick and wood houses, shops, hotels, and commercial premises, the latter prevailing on main routes such as Rae, Reid, Brunswick Sts and St Georges Road (HO372 citation).

The large Catholic community within South Fitzroy worshipped at St Patrick's, but with the growth of North Fitzroy there was a need for a Catholic church and school in the district. A two-acre site at the corner of Nicholson Street and Alexandra Parade was granted early in 1869 and Bishop Goold laid the foundation stone of the church on 14 February 1869. Designed by architect T.A. Kelly, the bluestone building consisting of a single nave was intended to accommodate 450 people and cost around 1,200 pounds.

The church, which also served as the first school, was the first stage of a complex of buildings that would be developed over the next 70 years, as follows:

- ▶ In the 1870s the nave of the church was extended.
- ▶ Around 1876 the parochial school commenced in a private house in Kerr Street before being transferred to the church grounds, where a new schoolroom was erected in 1880 (*Advocate*, 6 November 1880, p.9 'Religious societies', 18 January 1908, p.16, 'St Brigid's Church, North Fitzroy').
- ▶ In 1883 St Brigid's was elevated to a parish and this was followed by a major building program initiated by the first resident priest, Fr. McKenna. In 1882 a new gallery and

organ was installed in the church (*Advocate*, 25 November 1882, p.15 'Catholic intelligence') and in 1884-85 major additions including new side aisles, porch and sacristy were carried out (*Advocate*, 18 October 1884, p.15 'Catholic intelligence') The enlarged church was reopened in January 1885. Tappin, Gilbert & Dennehy were the architects for the additions, which increased capacity to 1300 people at a cost of 4,000 pounds (*Advocate*, 31 January 1885 p.15, 'Victoria'). In 1886 a new organ, built by Mr Alfred Fuller, was installed (*The Age*, 21 July 1886, p.4, 'News of the day')³.

- ▶ In 1885 the Presbytery was constructed for Fr. McKenna (*Advocate*, 9 January 1886, p.16 'Catholic intelligence') and it is likely that Tappin, Gilbert & Dennehy were the architects, as they designed the additions to the church carried out at the same time. In 1924 Fr. Parker carried out major alterations and additions (*Advocate*, 11 December 1924, p.8 'St Brigid's North Fitzroy').
- ▶ In 1897 a new school and hall was constructed at a cost of 6,000 pounds. Kempson & Conolly were the architects for this building (*Advocate*, 7 August 1897, p.16, 'St Brigid's Church, North Fitzroy'). This replaced the earlier school buildings on the site.
- ▶ The church, school room and presbytery are shown on the 1901 MMBW plan (see Figure 3. This also shows masonry walls along the north (York Street) and south (Alexandra Parade) boundaries with timber fences along the Nicholson Street boundary. The future sites of the convent and school are occupied by houses.

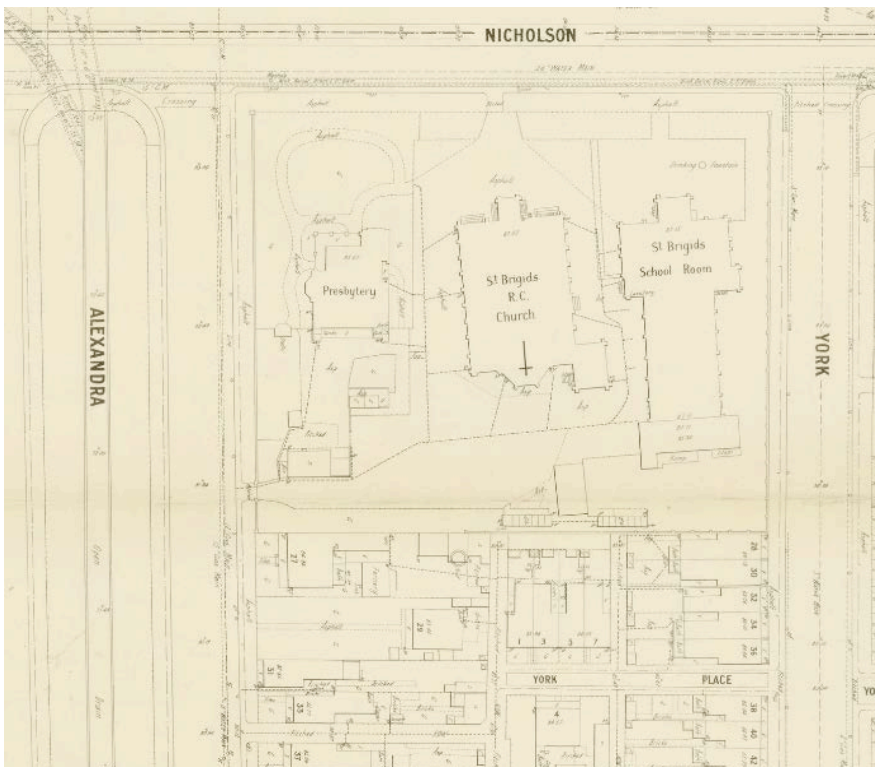


Figure 3: Extract of 1901 MMBW Detail Plan No.1256. Note the walls along the north and south boundaries and houses on the future sites of the convent and 1924 school

³ Alfred Fuller was an organ builder of note during the nineteenth century, and one of the chief rivals to George Fincham.

- ▶ In 1911 a wall was erected along the frontage of the school and presbytery (*The Herald*, 15 May 1911, p.3 'St Brigid's Church').
- ▶ In early 1920 the convent for the Sisters of the Good Samaritan was opened on a site to the east of the presbytery facing Alexandra Parade. Kempson & Conolly were the architects (*Advocate*, 22 November 1919, p.14 'New brick convent, St Brigid's North Fitzroy').
- ▶ In June 1924, the school in York Street was blessed and opened by Archbishop Mannix. This was constructed on land acquired by the church in 1923. W.P. Conolly was the architect of the building, which contained 22 rooms over two storeys on a 'L' plan with cloistered corridors and balconies with cement arches facing the playgrounds. The cost was 26,000 pounds (*The Herald*, 4 June 1924, p.14 'School architecture'). This completed the development of St Brigid's as it exists today.

Today, the 1897 and 1924 school buildings form part of Simonds Catholic College.

Description

The buildings and features described above all survive and most have a high degree of integrity and intactness, as follows (please refer to Attachment 1 for images of the buildings and features):

- ▶ The bluestone church with its triple-gable form is the centrepiece of the complex and is complemented by a wrought iron fence with Fleur-de-Lys capitals, a rough-hewn bluestone base and ornamental rendered entry posts. The key external change has been the replacement of slate roof tiles with terracotta. Internally, the church is believed to retain the organ installed by Alfred Fuller. Comprised of two manuals, 16 stops and three couplers, this has been described as 'one of the best examples of Fuller's work in original condition; it was reconditioned in 1970. Typical of Fuller's best work, this delightful instrument fully conveys the integrity and spirit of its maker' (Rushworth).
- ▶ To the right of the church is the Presbytery, which is a two storey Italianate style villa, asymmetrical in plan with a double height return return verandah. The verandah along the north side was added as part of the 1924 alterations and additions, which also changed the detailing to the main verandah. Along both boundaries outside the presbytery is a high brick wall. Most of this is not original, except for the rough-hewn bluestone base along the Nicholson Street section, which is probably a remnant of the 1911 wall. At the rear behind an open car park is a gabled red-brick building, which appears to date from the late nineteenth or early twentieth century. It is possibly the stables building shown on the 1901 MMBW plan, which may have been altered later.
- ▶ To the left of the church is the 1897 building containing the school (the front two-storey section) and hall (rear single storey section). This is constructed of red brick with cement dressings and has windows and openings have pointed arches. The gabled roof is clad in slate. A small addition has been made on the north side. This originally had a high brick wall along the Nicholson Street frontage, which was constructed in 1911. At some time recently, the brick section has been replaced with an iron fence that imitates the original fence in front of the church. However, the bluestone base is original to the 1911 fence. The high brick fence along the north side (York St) boundary may be the one shown on the 1901 MMBW plan.

- ▶ Behind the 1897 school and hall is the 1924 school. 'L'-shape in plan, this two storey building constructed of red brick with cement dressings and a gabled tile roof (with tall metal roof vents) is built hard on the boundary of York Street and the laneway. The walls are divided into regular bays by pilasters and contain tall multi-pane windows or doorways with compressed arch heads. There is a rendered panel with 'St Brigid's School' in each main gable end. It is very intact.
- ▶ Facing Alexandra Parade is the former convent. This is a two storey Federation Bungalow with a hip and gable tiled roof constructed of red brick with cement dressings, and with a hip and gable tile roof. Notable features include the arched leadlight window with 'St Brigids' above the entry and the projecting bay to the left, which internally contains the altar and features three porthole leadlight windows. The key external change has been the infilling of the first floor balconies to the side and rear.

Discussion

While previous heritage studies have focussed upon the individual significance of the church alone, in my opinion the whole of St Brigid's is of local heritage significance. As a Parish centre comprising buildings constructed from c.1870 to the 1920s St Brigid's is comparable to St John's, Queens Parade, Clifton Hill, which was recently assessed as part of the *Queens Parade Built Form Heritage Analysis & Recommendations 2017*⁴ and is locally significant for similar reasons:

- ▶ As a large and intact group of religious buildings, including a church, school, presbytery, hall and convent. This group of buildings is illustrative of a large suburban parish, with a place of worship and associated educational and community facilities, established from the late nineteenth century through to the early twentieth century. The convent and school buildings demonstrate the importance of education to the Catholic Church and the major expansion of schools carried out in the early twentieth century (Criterion A).
- ▶ As a fine, intact and representative example of a religious parish centre complex comprised of buildings from the Victorian and Federation periods, which display typical characteristics of a range of styles (Criterion D).
- ▶ As a landmark grouping of buildings on a prominent site. (Criterion E).

The church itself is of individual significance, as one of the oldest churches in the municipality. Internally, the Fuller organ may be significant along with the architectural details mentioned in the 1978 building citation. Of the other buildings:

- ▶ The presbytery is of potential individual significance⁵, as evidence of the elevation of St Brigid's to a parish with a resident priest.

⁴ Note: the research for this report has also confirmed the architect for the presbytery at St John's, which was not identified in the 2017 report. G.W. Vanheems (who also designed St John's Parish Hall) called tenders for the presbytery in the 14 December 1912 edition of 'The Age', p.9.

⁵ While the 2007 study identified both the presbytery and the 1897 school and hall as 'Individually Significant' it appears no assessment was carried out at that time and so this needs to be confirmed by detailed assessment.

- ▶ The 1897 school and hall building is of potential individual significance, as the oldest school building on the site and one of the oldest in the municipality.
- ▶ The other buildings are all of Contributory significance.

As a place of individual significance comprising a complex of buildings and other features an individual citation and statement of significance should be prepared. In the interim, the significance of St Brigid's is recognised by the HO327 precinct statement of significance; however, it emphasises the importance of the church and excludes specific references to the other buildings forming part of the complex.

Also, the associated incorporated document listing the gradings of buildings, as updated by Amendment C245, still only lists the 1897 school and hall ('schoolroom'), church and presbytery as being of Individual significance, and does not identify the grading of the 1924 school and the 1919 convent.

Sources

Allom Lovell & Associates, *City of Yarra Heritage Review* (Vols. 1-4), 1998
 Allom Lovell & Associates, *Fitzroy Urban Conservation Study Review*, 1992
 GJM Heritage, *Queens Parade Built Form Heritage Analysis & Recommendations*, 2017
 Graeme Butler & Associates, *City of Yarra Heritage Review*, 2007 (Updated 2013)
 Jacobs, Lewis, Vines, *North Fitzroy Conservation Study*, 1978
 Melbourne & Metropolitan Board of Works Detail Plan No. 1256, dated 1901
 Rushwork, Graeme, 'Alfred Fuller, Melbourne 19th century organ builder – his life and work, 28 August 1982. Viewed at <https://ohta.org.au/wp-content/uploads/Alfred-Fuller-his-life-and-work.pdf> on 29 September 2019

6. Conclusions and recommendations

The conclusions of this assessment in relation to the key issues identified by Council are:

- ▶ St Brigid's Catholic Church complex, comprising the church and front fence, 1897 school & hall (and remnants of front and side fences), presbytery and outbuilding (and remnant front fence), 1924 school and 1919 convent, is of local significance to the City of Yarra.
- ▶ There is a reasonable case for Council to proceed with the proposed extension of the HO over the balance of 378 Nicholson Street, Fitzroy North, as:
 - This will resolve the anomaly where the current HO327 boundary cuts through the middle of the church and excludes the presbytery, which is currently listed in Appendix 8 incorporated document as an Individually Significant place.
 - It will ensure that all the St Brigid's church buildings are included within the heritage overlay.
- ▶ As a place of individual significance comprising a complex of buildings and other features the preparation of an individual citation and statement of significance for St Brigid is required. In the interim, the significance of St Brigid's is recognised by the HO327 precinct statement of significance; however, it emphasises the importance of

the church and excludes specific references to the other buildings forming part of the complex.

- ▶ Also, the associated incorporated document listing the gradings of buildings, as updated by Amendment C245, still only lists the 1897 school and hall ('schoolroom'), church and presbytery as being of Individual significance, and does not identify the grading of the 1924 school and the 1919 convent.
- ▶ On this basis, I believe that the proposed changes to St Brigid's should be included in Amendment C245 – Part 2 and referred to an independent Planning Panel with the following changes:
 - Renaming the 'schoolroom' as 'School & hall' and listing the 1924 St Brigid's School at 20 York Street, and the former St Brigid's convent at 27 Alexandra Parade as 'Contributory' places in the updated incorporated document '*City of Yarra Database of Heritage Significant Areas, September 2019*'.
 - Making a minor change to the HO327 precinct statement of significance to include specific reference to the whole of St Brigid's church complex. This is shown below.
- ▶ As a priority, the City of Yarra should prepare an individual citation for St Brigid's complex. This assessment should also consider whether an individual HO would be justified. For example, to provide interior controls for the church (e.g., for the organ) or for significant fences, as was done as part of the recent assessment of St John's, Clifton Hill.

Proposed change to HO327 precinct statement of significance:

In section (A) NORTH FITZROY HERITAGE OVERLAY AREA (SOUTH OF HOLDEN ST) under 'What is significant?' insert the following (see **highlighted and underlined text**) in 'Contributory elements, south of Holden St':

Contributory elements, south of Holden St

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

- . *Pitched gabled or hipped roofs, with some facade parapets, many elaborate;*
- . *One storey wall heights but with many two storey house rows,*
- . *Rectilinear floor plans, with many bayed room projections on the plans of large houses;*
- . *Face brick (red, bichrome and polychrome) or stucco walls, some weatherboard;*
- . *Corrugated iron and slate roof cladding, some Marseilles pattern terracotta tiles;*
- . *Chimneys of either stucco finish (with moulded caps) or of face brickwork with corbelled or cemented capping courses;*
- . *Post-supported verandah elements facing the street, set out on two levels as required with cast-iron and timber detailing, and many curved verandah wing-walls;*
- . *Less than 40% of the street wall face comprised with openings such as windows and doors; and*

. Front gardens, originally bordered by timber or iron picket front fences of around 1m height; often set between brick or cemented pillars and curved brick garden wing walls.

. Face brick (typically red) privies set on rear lanes, with some stables and lofts to the larger houses;

. Shops and residences sited on corners with display windows and zero boundary setbacks;

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

. Facade parapets and pitched roofs behind,

. Two storey wall heights,

. Post-supported street verandahs as shown on the MMBW Detail Plans (86),

. No front or side setbacks; also

. Timber framed display windows and entry recesses.

Contributory elements also include:

. Well preserved buildings from the pre Second War era, that are visually related to the dominant scale, siting and form of the area;

. Service buildings, like pre WW2 electric substations;

. The distinctive suburban plan, enhanced by curving street forms, and defined by boulevards;

. Edinburgh Gardens as a Victorian-era residential circus, and for the other garden, boulevard and median reserves (such as Queens Parade), with mature exotic and formally arranged planting;

. Mature street tree plantings (such as plane and elm tree rows, Queensland brush box);

. The provision of public and church reserves in the town plan, including the Inner Circle Railway reserve;

. St Brigid's Catholic Church Parish complex comprising the church and front fence (comprising the iron and bluestone fence with rendered entry posts immediately in front of the church), presbytery and outbuilding, 1897 school and hall and brick fence to York Street, 1924 school, and convent.

. The rectilinear Victorian-era allotment plans and street layout with wide main streets, rear service lanes, all counter posed with circular parkland reserves, major angled streets and boulevards;

. The dominance of spires and towers of public buildings, churches and some large houses in the skyline; and

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

Attachment 1 – St Brigid’s Church complex images

Church and fence



Presbytery, outbuilding and fence base



At left, outbuilding at rear of Presbytery. At right, brick fence with original (c.1911) bluestone base.

1897 school and hall and fences



1897 school. The single storey hall section is behind.



At left, showing the original (c.1911) bluestone base and the recently constructed reproduction iron fence that replaced the original brick wall. At right, showing the juncture between the original fence in front of the church and the reproduction fence in front of the 1897 school.

1924 school



1919 convent



Attachment 2 – H0327 Statement of significance

North Fitzroy has two sub-areas:

(A) The Government planned section south of Holden St

(B) The privately planned section north of Holden St

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

What is significant?

Early subdivision

The south section of North Fitzroy (south of Holden Street) was retained in Crown ownership until 1865, as part of the Melbourne township reserve. This was a ring of land extending 5 miles from Hoddle's original Melbourne town plan that was set aside in 1844 for 'orderly' development in government planned subdivisions. (75)

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

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

To the north, the township of *Northcote on the Merri-Merri Creek* (later Westgarth) was laid out by Hoddle in 1852 with some allotments extending south of the Merri Creek to Rushall Crescent in North Fitzroy. These allotments now have substantial buildings dating from the 1850s and 1860s (see Queen's Parade Heritage Area, H0331).

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

Distinguished naturalist and engineer, Clement Hodgkinson, as Victorian Assistant-Commissioner of Crown Lands and Survey 1861-74, was responsible for the government subdivisions of Carlton (south of Princes St, 1860), North Carlton, North Fitzroy and Clifton Hill (1865-9), Hotham Hill (1866), South Parkville and North Parkville (1868-9). Under his supervision, suburban planning employed the cost-efficient grid system used by Hoddle. A model town design (78) in the area by Hodgkinson's predecessor, Andrew Clarke (the designer of St Vincent's Place, South Melbourne), is thought to have inspired the curved streets of Alfred and Rushall Crescents in North Fitzroy, although both streets were laid out under Hodgkinson (79).

Edinburgh Gardens

Lacking a public recreation reserve, the new Fitzroy Council was temporarily granted 7 acres in 1858 bounded by Reilly Street (Alexandra Parade), Queens Parade and Smith St. (80) The 1858 reserve was for a future Anglican parish church and the Collingwood (later the Metropolitan) Gas Company which commenced production in 1861. In 1862, Fitzroy

Council requested an oval-shaped 50 acre public reserve flanking the Yan Yean tramway (St. George's Road). The oval reserve was laid out under Hodgkinson and extended south in 1863, as a squared-off addition to the reserve to the line of Freeman St, to provide the Prince of Wales Cricket Club an extra playing ground (81). In 1882-3, Edinburgh Gardens was permanently granted to the Council and planting of its avenues commenced.

Land sales and development -

Sale of North Fitzroy's 1/4 - 1/2 acre allotments commenced in 1865, extending west from Rushall Crescent. Further east, lots between Brunswick and Nicholson Street were sold between 1867 and 1875.(82) Settlement increased after 1869 when horse-drawn omnibuses began running from North Fitzroy along Nicholson St and Queen's Parade to the city. Development concentrated around the established quarry route (Nicholson Street) and the road to the Yan Yean Reservoir (St. George's Road). St. Brigid's Catholic Church in Nicholson Street was commenced in 1869 and the Methodist Church, further north, in 1874. In the pre-Boom years (before 1883) this was North Fitzroy's most established area, characterised by modestly scaled brick and wood houses, shops, hotels, and commercial premises, the latter prevailing on main routes such as Rae, Reid, Brunswick Sts and St Georges Rd.

North Fitzroy Primary School was built in Alfred Crescent (HO212) overlooking Edinburgh Gardens. This was typical of 19th century government planned suburbs where public schools were located on or near public recreation reserves. A police station was established west of the school, giving the north-west corner of the gardens a civic character, embellished by an ornamental fountain after the turn of the century. (83) St Luke's Church of England in St Georges Rd was commenced in 1879. Suburban development was rare east of St Georges Road prior to the Boom, but in 1869 philanthropist George Coppin created the Old Actor's Association village overlooking Merri Creek close to Northcote, later the site of the Old Colonists' Association (HO218). Nearby land was granted to the Licensed Victuallers' Association for asylum homes and a school (site of Fitzroy Secondary School since 1915). (84)

Transport

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

When tram services began in 1887 many new houses were ready for sale or under construction. North Fitzroy emerged as a late-Victorian commuter suburb with local shopping strips along the cable tram routes, the commercial strip of St Georges Road extending east and west along Scotchmer Street. Convenience shops were built on pedestrian street corners as households multiplied. The Inner Circle Railway running via Royal Park, North Carlton, Nicholson St, and Clifton Hill was completed in 1888 with a spur line dividing the Edinburgh Gardens into two, and terminating at the 'Fitzroy' station, Queen's Parade. A new rail link direct to the city (the Clifton Hill to Princes Bridge line) opened in 1901 (85) and saw Edwardian buildings filling out the suburban streets east of St. Georges Road and the revitalising of the main shopping strips. Public transport continued to support North Fitzroy as a commuter suburb during the 1920s with the opening of Rushall railway station and the electrification and extension of the St Georges Rd and Nicholson St tramways.

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

Main development era, south of Holden St

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

Contributory elements, south of Holden St

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

- . Pitched gabled or hipped roofs, with some facade parapets, many elaborate;
- . One storey wall heights but with many two storey house rows,
- . Rectilinear floor plans, with many bayed room projections on the plans of large houses;
- . Face brick (red, bichrome and polychrome) or stucco walls, some weatherboard;
- . Corrugated iron and slate roof cladding, some Marseilles pattern terracotta tiles;
- . Chimneys of either stucco finish (with moulded caps) or of face brickwork with corbelled or cemented capping courses;
- . Post-supported verandah elements facing the street, set out on two levels as required with cast-iron and timber detailing, and many curved verandah wing-walls;
- . Less than 40% of the street wall face comprised with openings such as windows and doors; and
- . Front gardens, originally bordered by timber or iron picket front fences of around 1m height; often set between brick or cemented pillars and curved brick garden wing walls.
- . Face brick (typically red) privies set on rear lanes, with some stables and lofts to the larger houses;
- . Shops and residences sited on corners with display windows and zero boundary setbacks;

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

- . Facade parapets and pitched roofs behind,
- . Two storey wall heights,
- . Post-supported street verandahs as shown on the MMBW Detail Plans (86),
- . No front or side setbacks; also
- . Timber framed display windows and entry recesses.

Contributory elements also include:

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

How is it significant?

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

Why is it significant?

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

- . As a demonstration of the earliest stages in the development of North Fitzroy, commencing with the 1850s Yan Yean tramway and the quarry route of Nicholson St, the establishment of North Fitzroy's first churches and its pre-Boom suburban mixture of small residential and commercial buildings coinciding with provision of horse drawn public transport.;
- . For its late 19th century buildings that represent rapid growth and change in the character of the relatively remote suburb to an established residential and business area with a range of commercial and institutional buildings serving the wider population of North Fitzroy;
- . For the aesthetic value of its suburban planning, with the combination of curving streets and garden reserves, and the vistas created by the intersections of standard rectilinear subdivision with the strong diagonals formed by St Georges Road and Queens Parade, the exceptionally wide streets and crescents, the triangular garden reserves, and focal views to buildings and parkland. This aesthetic is underscored by the built form seen in the construction of commercial and institutional buildings to the property alignment along a number of streets and on corners;

- . The generous public domain, with street plantings of historic elms and 20th century plane trees,
- . For its low rise streetscapes of intact Victorian and Edwardian buildings one and two-storey terrace and villa housing;
- . For the range of Victorian and Edwardian-era building form and finish, from the modestly decorated timber cottages and stuccoed Italianate style houses, simply designed corner hotels and shops, to the rich variety of decorative buildings including an extraordinary concentration of decorative bichrome and polychrome brickwork and flamboyantly decorated Italianate residential and commercial terraces, banks and hotels, interspersed very occasionally with dominating narrow spire and tower elements of religious, commercial and institutional buildings.
- . As one of Melbourne's early residential commuter suburbs served by train and cable tram services linking it to the city by 1888, with extensive Boom era terrace buildings and closely built row housing within this sub-area providing evidence of the effects of public transport on early development;
- . As essentially a well preserved Boom-era suburb that, despite the abrupt economic collapse of the early 1890s, continued developing during the Great Depression years and into the first decades of the 20th century due to the amenity of its planning, parkland, local schools and shops and extensive public transport. This yielded both the generous frontages and sizes of the post-Depression villa houses and the row house forms and narrow frontages of the Boom era;
- . For its traditional Victorian-era residential character, evoked by the formal presentation of the decorated facade to the street with its small ornamental front garden, low front fence, pedestrian gateway and front path, with the functional necessities of delivering coal, removal of nightsoil and occasional stabling provided by the back lanes;
- . For landmark buildings and sites that formed key meeting places in the area during the main development era of the 1860s to the 1930s, including religious institutions, schools, monasteries and churches, and the buildings associated with charitable bodies such as the Salvation Army, Church of Christ Bible School, and the temperance movement. Also the former Nth Fitzroy Police Station, the former Licensed Victualler's School and Asylum site and complexes such as the Old Colonists Homes;
- . For the asphalt footpaths, pitched lanes, gutters and lane crossovers and mature street and individual plantings (such as mature elms, planes, palms, and Kurrajongs) that reinforce the unified character of the dense, relatively low-rise residential development;
- . The 19th century landscape of Edinburgh Gardens and its representation of Fitzroy's cultural history in its plantings, memorials, recreation sports club grounds and pavilion buildings, plus the Inner Circle Railway reserve as a cultural landscape strip across the north of the area;
- . For the outstanding Victorian and Edwardian-era streetscapes such as those surrounding the Edinburgh Gardens (Alfred Crescent, St Georges Road, Brunswick and Freeman Streets) that include a rich collection of Victorian-era Gothic and Italianate style buildings interspersed with fine buildings from the Edwardian period;
- . For the important views and vistas within the area, including those of the Edinburgh Gardens, its mature trees and historic structures, as seen from many parts of the Heritage

Overlay Area, and views obtained from Edinburgh Gardens to the many significant buildings at its curtilage and the city skyline, the vista from the elevated position of the Cricket Club grandstand toward the upper facades of buildings in Freeman and Brunswick Streets, and the Brunswick Street vistas (south to the spire of St Patrick's Cathedral, and north to St Luke's spire)

. For the contribution of well-preserved inter-war buildings, particularly the small intact inter-war houses where the building design has adapted to the prevailing built character of the area in siting, scale, decorative quality and stylistic variety.

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

What is significant?

Development north of Holden St

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

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

Main development era, north of Holden St

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

Contributory elements, north of Holden St

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

- . Pitched gabled or hipped roofs, with few facade parapets;
- . One storey wall heights but with some two storey house rows;
- . Weatherboard or block fronted wall cladding, with face brick (red, bichrome and polychrome), or stucco walls;
- . Corrugated iron roof cladding, with some Marseilles pattern terra-cotta tiles, with some slate roofing;
- . Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- . Post-supported verandah elements facing the street, with timber (Edwardian-era) or cast-iron detailing;

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

Contributory elements also include:

- . Corner shops and residences, with display windows and zero boundary setbacks;
- . One and two storey commercial strips (i.e. St Georges Road) with some key corner Victorian and Edwardian-era buildings and well preserved inter-war examples;
- . Well preserved buildings, including visually related one and two storey residential buildings from the pre Second War era, are contributory to the heritage overlay;
- . Long east-west streets as former rural allotment boundaries, with repeating allotment sizes and rectilinear allotment forms;
- . The inner circle railway reserve, with associated railway infrastructure;
- . Mature street tree plantings (typically plane trees) and reserve planting (typically palms), and
- . Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs and channels, and asphalt paved footpaths.

How is it significant?

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

Why is it significant?

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

- . For the clear indication of important early land development phases in the suburb as follows:
 - East-west, relatively long and narrow streets originating from private subdivision of the 1839 agricultural allotments that originally fronted Merri Creek;
 - The evident effect of the 19th century Boom era when aggressive subdivision coincided with provision of public transport, creating dense late-Victorian development near the Nicholson St cable tram terminus;
 - The more generous post-1906 subdivisions (suited the construction of detached timber villas) representing changed values in land prices, and the relatively new suburban ideal of affordable house and garden lifestyle;
 - The slow transformation into a completed residential suburb by WW2, with the last few vacant sites accommodating inter-war dwellings, some developed with medium-density housing, duplexes and flats.
- . For the consistent and intact streetscapes of late Victorian terrace and row housing in the south-west corner of the area, and Italianate style and Edwardian timber villas, interspersed occasionally with inter-war houses, in the balance of the area;

- . For the visual consistency and good period expression of streets in the north and east parts of the area, consistently one-storey, timber construction, decorative detail, and detached siting with consistent garden setbacks;
- . For the interwar medium density development pockets, including those contained within Pilkington St and parts of Barkly St, King and Miller Streets, significant for its intactness, form and high quality design.
- . For the shopping strip streetscape of St Georges Rd, significant for its landmark Victorian-era buildings, plus intact early 20th century and interwar buildings in both Classical Revival and Moderne styles; and
- . For important landscape and vistas, including the view of Merri Creek Bridge framed by palms and mature elms in the Merri Primary School reserve, and mature street plantings of plane trees.

References

- 75 Scurfield G. *The Hoddle Years: surveying in Victoria 1836-53*, Inst. Land Surveyors Aust Inc. 1995, Paragon Printers ACT, 1995, p92: also Priestley S., *The Victorians; making their mark*, Fairfax et al., 1984, p43
- 76 F.H.S. op cit.
- 77 Lemon, A. *The Northcote Side of the River*, Northcote CC and Hargreen, 1983, p49
- 78 shown in the Kearney 1850s plan along with other idealised suburban designs that were never realised (see part Nth Melbourne)
- 79 Allom Lovell and J Patrick, 2004. *Edinburgh Gardens, Brunswick Street, North Fitzroy, Conservation Management Plan: cite Reserve File RS360, DSE,*
- 80 Swanson, Rex, Landform Australia Pty. Ltd., '*Edinburgh Gardens Landscape Study*'. City of Fitzroy, 1987
- 81 ibid
- 82 F.H.S., Chapt. 2
- 83 MMBW Map of North Fitzroy 1897, SLV picture collection
- 84 Jacobs Lewis Vines, *North Fitzroy Conservation Study*, Fitzroy City Council, 1978: F.H.S, Chapter 2. and early MMBW survey Maps.
- 85 Lemon op cit and MMBW Maps from 1891-06
- 86 See MMBW Detail Plan 1196 of 1899