

Memorandum of Advice

Heritage Advice: Potential extension of the Victoria Parade Precinct (HO336) to include 33-45 Derby Street, Collingwood

Prepared for: City of Yarra

Final v1.0

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1. Introduction

The Victoria Parade Precinct (HO336 in the Yarra Planning Scheme) currently includes:

- Places on the north side of Victoria Parade, west of Wellington Street (nos 15-77)
- Places on the east side of Cambridge Street from Victoria Parade to Derby Street (nos 2-62)
- Places on the south side of Derby Street (no. 47)
- Places on part of the west side of Cambridge Street (nos 3-19)
- Places on the north side of Mason Street (no. 6)
- Places on the south side of Mason Street (nos 13-23).

The extent of HO336 is as follows:

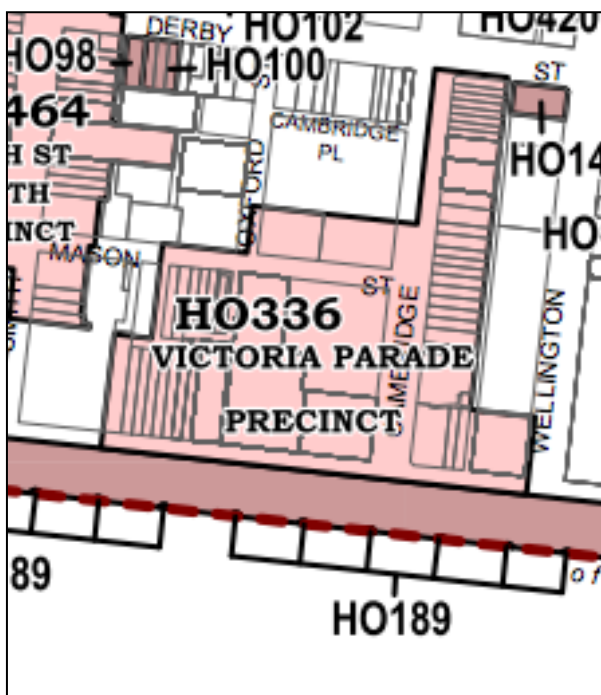
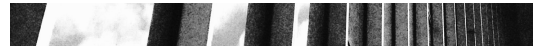


Figure 1. Heritage Overlay Map 6 showing the Victoria Parade Precinct (HO336), Planning Scheme Online (accessed 5 June 2018)

Nos 33-45 Derby Street, adjoining Cambridge Street at the northern end, have been assessed for their potential for inclusion in the Victoria Parade Precinct (HO336). In summary, it is recommended that these properties are included within an extension of HO336.



It is noted that nos 41-45 Derby Street, Collingwood was identified for addition to the Heritage Overlay as an extension to HO336 by G Butler & Associates in the *City of Yarra Heritage Gaps Study* (2004) but this recommendation does not appear to have progressed. Note: 39 Derby Street clearly forms part of this group of buildings and it is assumed that the numbering on the G Butler & Associates study (i.e. 41-45 Derby Street) is an error and was intended to include this two-storey shop / terrace.

2. Methodology

This advice has been prepared having regard to *Planning Practice Note 1: Applying the Heritage Overlay* (PPN1) and the gradings for heritage places as defined in Council's heritage policy at Clause 22.02 of the Yarra Planning Scheme.

Each property has been visually inspected from the street and historic research has been conducted using Sands and McDougall Directories and historic plans, including the Clement Hodgkinson Plan (1858) and the Melbourne and Metropolitan Board of Works (MMBW) Detail Plan of 1899. Analysis against the existing Statement of Significance for the precinct and similar places already included in the precinct has been undertaken to determine whether the places warranted inclusion as part of HO336.

3. 33-45 Derby Street, Collingwood



Figure 2. 33 (R) -45 (L) Derby Street, Collingwood (GJM Heritage, June 2018)



Figure 3. Aerial photograph (33-45 Derby Street outlined in red) (©Nearmap, 4 April 2018)

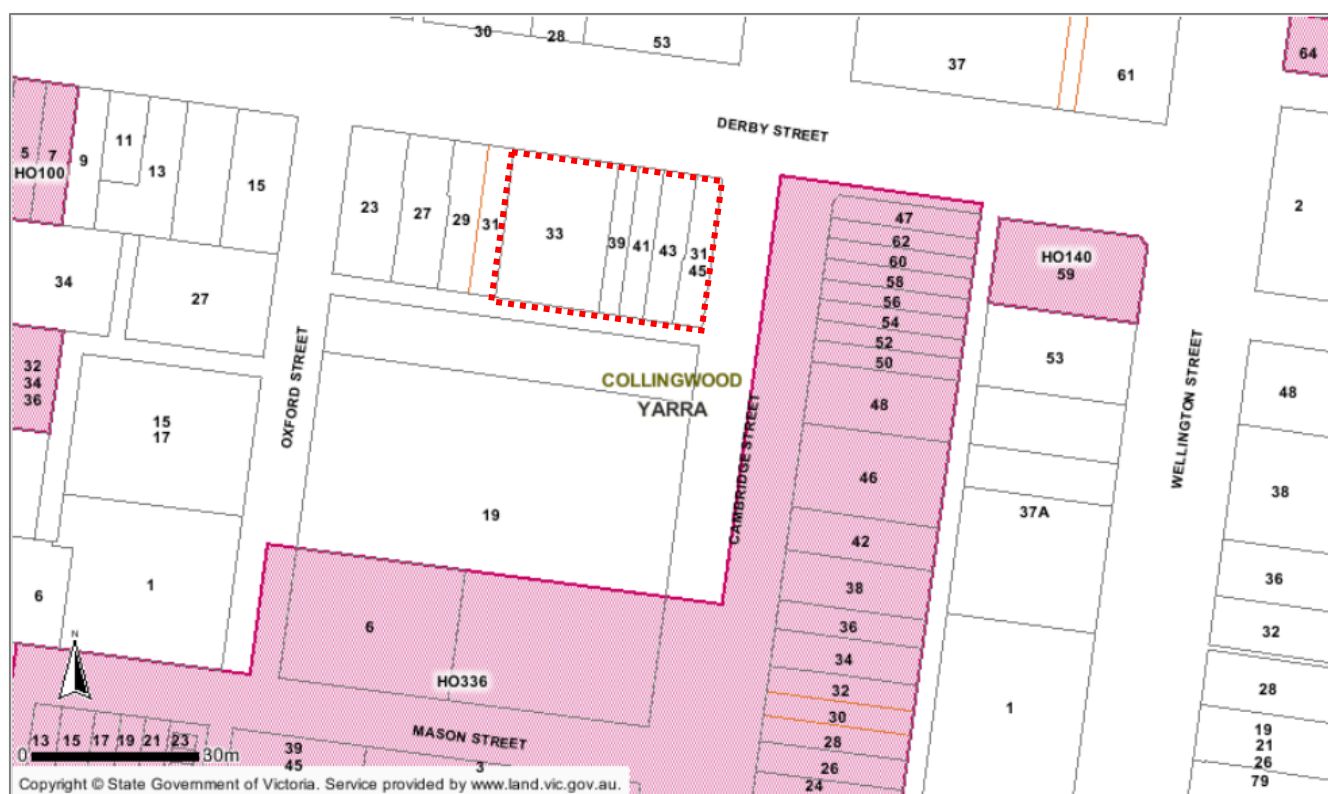


Figure 4. Current Heritage Overlay map showing existing addresses of 33-45 Derby Street (outlined in red) (retrieved 5 June 2018)

3.1 History

The two-storey residence at 33-37 Derby Street retains the name and date ('Lenden, 1879') on the parapet nameplate. The building is evident on the 1899 MMBW plan (Figure 6). The remainder of 33-37 Derby Street (the eastern portion) is occupied by a single-storey mid-late twentieth century building and single-storey garage, both replacing earlier Victorian buildings on the site (as seen on Figure 6).

The building at 39 Derby Street is shown on the 1899 MMBW plan (Figure 6). The construction date of this building has not been confirmed, but by 1890 the Sands & McDougall directories addressed a grocer at 35, 37 and 39 Derby Street.

The current 41 and 43 Derby Street was occupied by three buildings numbered 41-45 in 1899 (Figure 6). The Sands & McDougall Directories listed both 41 and 43 Derby Street as 'Vacant' in 1905 (suggesting vacant buildings), after the addresses were omitted from the directories in 1903 and 1904. This suggests that the existing buildings were constructed c1903-04. In 1906, no. 41 was occupied by H. Goldstone, grocer. By 1910, Mrs R. Goldstone, grocer, occupied no. 43 and no. 41 was occupied by E. Burgess, cabinet maker.

45 Derby Street retains the date '1889' on the parapet nameplate. The 1899 MMBW plan showed the corner building with a verandah that returns on the east elevation.

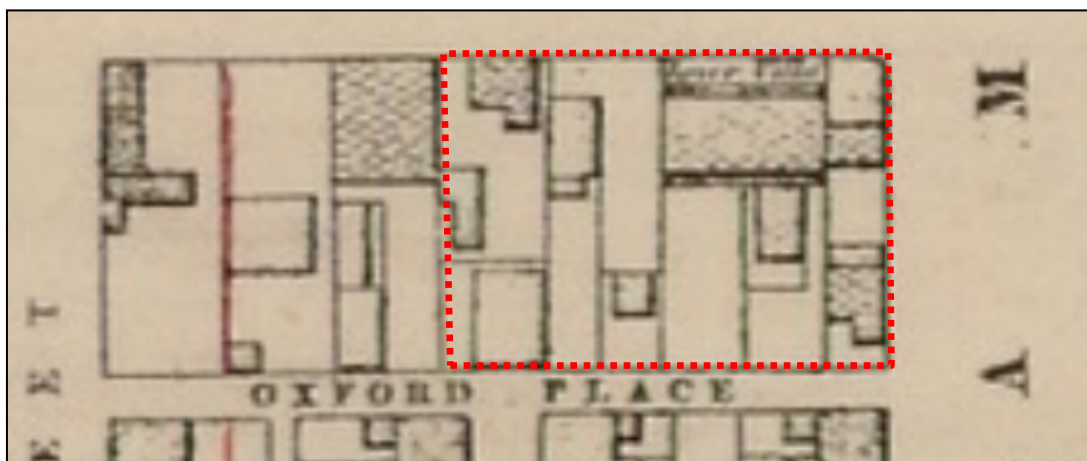


Figure 5. An 1858 plan of the subject site showing earlier buildings that existed on all properties (Clement Hodgkinson, 1858, 'Plan shewing the streets and buildings in existence in East Collingwood on January 1st 1858').

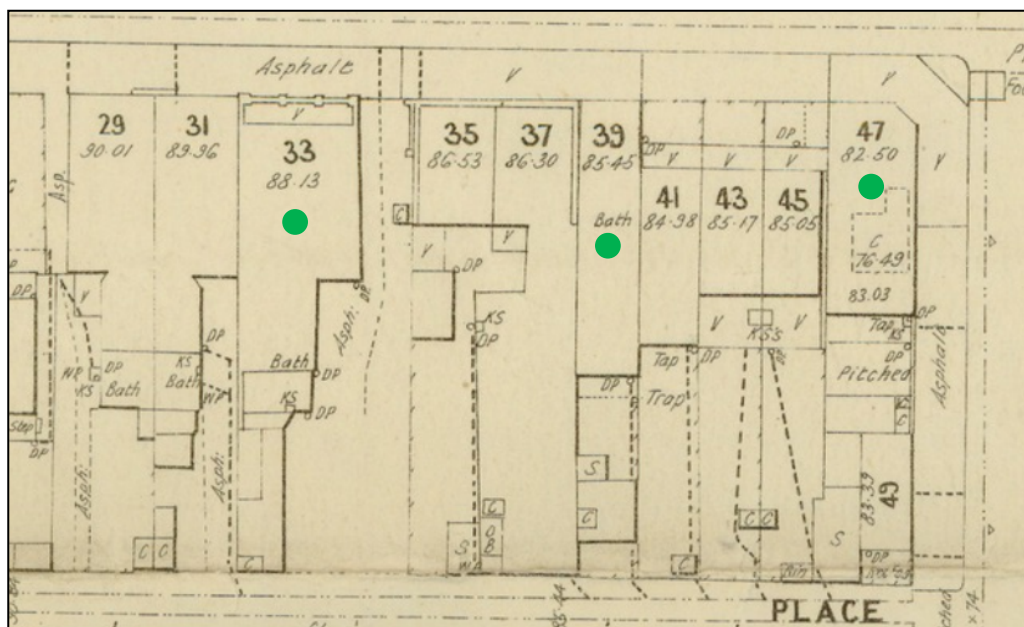


Figure 6. The subject site in 1899 – green dots indicate that the building remains in 2018 (MMBW Detail Plan 1208, dated 1899).

3.2 Description

33-37 Derby Street (whole site identified as No. 33 on Planning Maps Online)

This group of buildings is situated at the western end of the group of buildings under consideration. It comprises a two-storey terrace house at the western end and a single-storey building to the east.

The terrace house is a rendered brick (overpainted), parapetted building with no front setback. It has side pilaster strips with decorative masks, a heavy cornice supported on elaborate consoles and a scrolled central pediment. An arcaded verandah at street level is recessed below the first floor. Three upper double-hung windows, with sills supported on consoles, reflect the three arched openings below. Arcading, with vermiculated rustication to keystones, is supported on Corinthian columns with cast iron palisade fencing between.

The single-storey building to the east presents an unadorned façade to Derby Street with three frameless rectangular openings, including a garage door. The building is occupied by 'Australian Galleries Exhibitions' which was established in 1956. The building may have been constructed at this time.



Figure 7. 33-37 Derby Street, Collingwood (GJM Heritage, June 2018)

39 Derby Street

This building is situated in the middle of this group of buildings. It is a narrow two-storey red brick (ground floor overpainted) terrace with balustraded parapet, exaggerated dentilled cornice with painted name plate 'F Brenton', and side consoles. A single double-hung window, with narrow sidelights and rendered sill, is centrally positioned in the upper façade with the remains of a cornice and substantial flanking blocks below. The front verandah has been removed and the lower façade appears to have been significantly altered and stripped of any detail. It contains a frameless window and door opening.



Figure 8. 39 Derby Street, Collingwood (GJM Heritage, June 2018)

41-43 Derby Street

This building comprises two, two-storey, parapetted terraces of unequal width, which were built as a pair. The building appears to have been constructed of face brickwork, although no. 41 has been rendered, and both have been overpainted. The building parapet is unadorned and the two buildings are defined by plain pilaster strips with decorative vermiculated rusticated blocks at upper and lower cornice lines. The broader façade contains two rectangular windows at first floor and the other façade contains a single rectangular window. Both ground floor facades have been extensively modified and a front verandah removed.



Figure 9. 41-43 Derby Street (GJM Heritage, June 2018)

45 Derby Street

This building is situated at the corner of Derby and Cambridge Streets with the main façade facing Cambridge Street. The corner of the building is splayed and contains the entrance. Set on a bluestone base, it is a two-storey, parapetted building of red brick (render may have been removed), with cement render upper window frames, crowning cornice and a corner pediment containing 'AD 1889'. Six upper-floor rectangular windows face Cambridge Street, one faces Derby Street and one is located in the corner splay. The 1899 MMBW Plan indicates that the building contained a cellar, indicating that it may have been built as a small hotel. A verandah has been removed and the building has been modified at street level with large openings to both facades.



Figure 10. 45 Derby Street (GJM Heritage, June 2018)

3.3 Integrity

The buildings at 33-37 Derby Street, 39 Derby Street, 41-43 Derby Street and 45 Derby Street retain a high degree of integrity to the Victorian and late Victorian periods in fabric, form and detail. While the buildings have undergone some alterations, including to changes to shopfronts at 39-45 Derby Street, these do not diminish the ability to understand and appreciate these places as typical examples of Victorian and late Victorian buildings.

3.4 Comparison with other buildings in the Victoria Parade Precinct

The existing Statement of Significance for the Victoria Parade Precinct is provided in full at Appendix A. It notes that the precinct is significant:

As a substantially intact collection of middle class late nineteenth century residential building stock, supported by key commercial, institutional and religious buildings, demonstrating, as a group, the functions of nineteenth century daily life, and representing the second generation of building development having replaced mainly small timber, buildings dating from the first urban settlement of Collingwood in the 1850s.

The elements considered to contribute to the precinct include:

...mainly attached Victorian-era two-storey houses having typically:

- *Pitched gabled or hipped roofs, with some facade parapets;*
- *Two storey wall heights but with some one-storey houses;*
- *Face brick (red, dichrome and polychrome) or stucco walls;*
- *Slate and corrugated iron roof cladding, with some Marseilles pattern terra-cotta tiles;*
- *Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;*

- *Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;*
- *Less than 40% of the street wall face comprised with openings such as windows and doors; and*
- *Front gardens, originally bordered by typically iron or timber picket front fences of around 1m height.*

Contributory elements also include:

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

The Derby Street buildings are consistent with the identified significance of the Victoria Parade Precinct as a run of late nineteenth and turn-of-the-century Victorian and late Victorian commercial and residential buildings, located within Crown Portion 52, and representing the second generation of building development in Collingwood. The buildings generally display the following contributory elements identified for the precinct:

- Pitched gabled or hipped roofs, with some facade parapets;
- Two storey wall heights but with some one-storey houses;
- Face brick (red, dichrome and polychrome) or stucco walls;
- Slate and corrugated iron roof cladding, with some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Corner shops and residences with ground level display windows and zero boundary setbacks.

The precinct contains a number of ‘contributory’ heritage places that compare directly with the buildings at 33-45 Derby Street. These include two-storey shops and residences at 27-37, 49 and 55-59 Victoria Parade and houses at 18-20 & 24-26 Cambridge Street, all built in the later nineteenth century.



Figure 11. 27-37 Victoria Parade (GJM Heritage, June 2018)



Figure 12. 49 Victoria Parade (GJM Heritage, June 2018)



Figure 13. 55-59 Victoria Parade (GJM Heritage, June 2018)



Figure 14. 20-22 & 24-26 Cambridge Street (either side of single storey house at centre) (GJM Heritage, June 2018)

4. Recommendation

The buildings at 33-45 Derby Street are substantially intact to their Victorian and late Victorian period of construction at the upper level and compare directly with similar ‘contributory’ buildings contained within the Victoria Parade Precinct. The ‘not contributory’ portion of 33-37 Derby Street is considered to be a reasonable level of non-contributory fabric between heritage buildings in the context of the precinct.

It is therefore recommended that:

- The Victoria Parade Precinct (HO336) boundary be extended to include 33-45 Derby Street within the precinct (as shown in Figures 14 & 15); and
- Appendix 8 be updated as follows under HO336 Victoria Parade Precinct, Richmond:
 - 33 Derby Street, Collingwood – Residence – contributory – 1879

- 39 Derby Street, Collingwood – Shop & Residence – contributory – 1870-1899
- 41-43 Derby Street, Collingwood – Shops & Residences – contributory – 1900-1910
- 45 Derby Street, Collingwood – Shop & Residence – contributory – 1889

Note: the eastern portion of 33 Derby Street, which is occupied by the single storey structures, does not contribute to the heritage significance of HO336, and the demolition of these elements (subject to an appropriate development proposal) is considered to be acceptable.



Figure 15. Aerial image showing recommended extent of the extension to HO336 shaded in pink (©Nearmap, 4 April 2018)

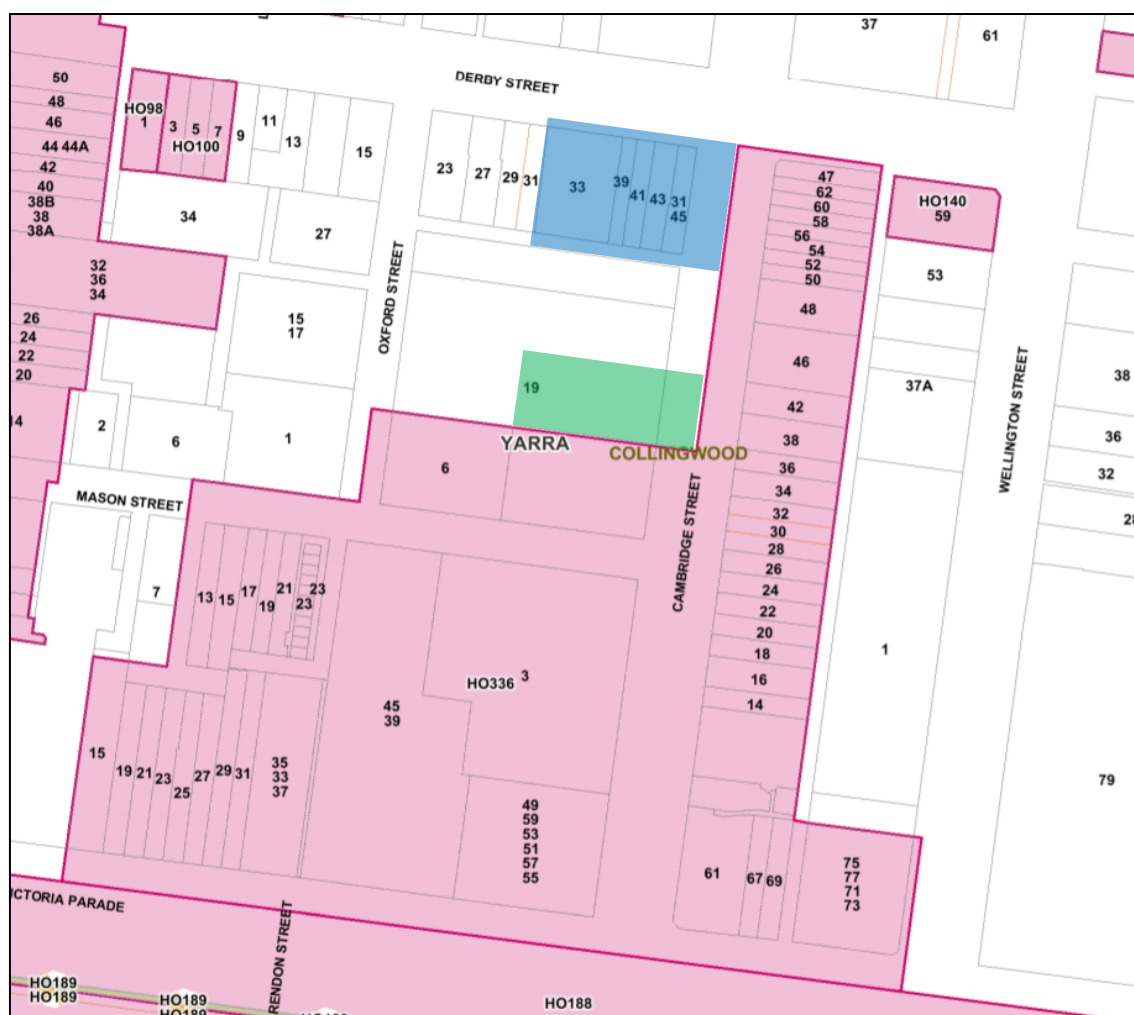


Figure 16. Recommended extent of the extension to HO336 shaded blue (adapted from existing Heritage Overlay map).

Note: the additional extension to HO336 required to include the heritage fabric of the former Cambridge Street State School is shaded in green (refer to *Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations* by GJM Heritage for detail around this proposed extension).

References

Clement Hodgkinson, 1858, 'Plan shewing the streets and buildings in existence in East Collingwood on January 1st 1858'

Melbourne and Metropolitan Board of Works (MMBW): Detail Plan 1208, 1899

Sands & McDougall Directories (S&Mc)

Appendix A: Statement of Significance for HO336

The existing Statement of Significance for Victoria Parade Heritage Overlay Area, Collingwood (HO336) identifies the cultural values of the heritage precinct¹:

What is significant?

Early development

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

1880s-1890s development

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

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

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

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

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

Transport

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

Main development era

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

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

Contributory elements

¹ Graeme Butler and Associates (2007), *City of Yarra Review of Heritage Overlay Areas*, 161-163.

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

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

Contributory elements also include:

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

How is it significant?

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

Why is it significant

The Victoria Parade Heritage Overlay Area is significant:

- *As a substantially intact collection of middle class late nineteenth century residential building stock, supported by key commercial, institutional and religious buildings, demonstrating, as a group, the functions of nineteenth century daily life, and representing the second generation of building development having replaced mainly small timber, buildings dating from the first urban settlement of Collingwood in the 1850s;*
- *For the Victoria Parade frontage to the area, as an important and elegant boulevard entrance to central Melbourne, containing an impressive collection of predominantly two storey Victorian-era residences, hotels and shops; and*
- *For the early street layouts, together with some original bluestone kerbs and guttering and mature planes and elms, providing an appropriate setting for this important collection of buildings.*