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## **Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)**

The statements of significance are derived from the following reports:

- *Richmond Conservation Study: undertaken for the City of Richmond, O'Connor, John & Coleman, Roslyn et al. (1985)*
  - *City of Yarra Heritage Review, Allom Lovell & Associates (1998)*
  - *City of Yarra Heritage Gaps Study, Anthemion Consultancies (2012)*
  - *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two), Lovell Chen (2012)*
  - *Heritage Gap Study, Review of Central Richmond, Context Pty Ltd (2014)*
  - *City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates (2007, 2013)*
  - *Victoria Street and Bridge Road Built Form Review Heritage Assessments, GJM Heritage (2018)*
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## PRECINCTS

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Heritage Place	Bridge Road Precinct, Richmond	PS ref no:	HO310
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

North side of Bridge Road, Richmond from Punt Road to east of Church Street (nos. 1 - 433, with some specific exclusions)  
South side of Bridge Road, Richmond from Punt Road to east of Burnley Street (nos. 2-534) West side of Church Street, south of Bridge Road (nos. 252-256) Waltham Street (nos. 1A &2A).

### History

Bridge Road was designated as a road reserve in Hoddle's Crown survey of 1837. It became a principal thoroughfare from Melbourne to the eastern suburbs when a bridge over the Yarra River was constructed at its eastern end in 1855. Retail and service trades first concentrated at the west end near Hoddle Street, and by the 1860s there was a proliferation of shops and businesses, including butchers, drapers, shoemaker, fruiterers, tailors, hairdressers, grocers, Egan's steam sawmill and several hotels. Amongst the early hotels were The Vine, 254 Bridge Road and Morans Spread Eagle, 372 Bridge Road.

From its inception, Bridge Road was intended to be the civic centre of the district with the town hall, courthouse and post office complex and police station constructed in 1869-71. In the 1870s Bridge Road, east of Church Street, was widened and named Campbell Parade and the civic centre soon became the site for other public buildings, including a market, skating rink, bowling green and baths.

During the prosperous 1870s and 1880s boom period many earlier buildings along Bridge Road were replaced with rows of one and two-storey commercial buildings with residences to the first floor or to the rear. Much of the present streetscape reflects this period, with notable buildings including Stanford Block, 314-328 Bridge Road; commercial premises at 289-307 Bridge Road; Bleasby Buildings, 398-404 Bridge Road and Allans Buildings, 384-392 Bridge Road. Development was encouraged by the opening of the first cable tram line in Melbourne in 1885, which ran along the length of Bridge Road from Bourke Street to the Hawthorn Bridge. This was replaced with an electrified tram service in 1916.

Commercial development along Bridge Road virtually ceased for a decade during the 1890s depression and recommenced with the construction of substantial and distinctive buildings, such as Wustermann's Buildings, 138-144 Bridge Road (1901) and Theobald's Buildings, 294-296 Bridge Road (1909). This added an Edwardian presence to the existing Victorian character of the precinct. A small number of Interwar buildings added to the streetscape character, including the Royal Oak Hotel, 529-533 Bridge Road (1923), the former Commonwealth Savings Bank of Australia, 267 Bridge Road (1939) and the distinctively remodelled Richmond Town Hall (1934-36).

Since World War II, much of the nineteenth century streetscape of the eastern end of Bridge Road has been eroded, however the predominantly Victorian and Edwardian commercial character of the central and western portions has been largely retained, even with the growth of the Epworth Hospital Complex in the north-western portion of the precinct and larger apartment developments in the area immediately east of the Epworth Complex.

- Description

The main development period of the Bridge Road Precinct is from the 1870s/1880s to the 1920s and the streetscape dates largely from this period. A small number of buildings from both earlier and later periods make a contribution to the precinct. A number of individually significant Victorian, Edwardian and Interwar buildings are contained within the precinct. The dominant building form is attached Victorian and Edwardian shops and residences. They are predominantly two-storey with some one and three-storey shops interspersed. Elements that contribute to the significance of the place include (but are not limited to):

- A variety of simple and highly decorative façade parapets, with pitched roofs behind
  - No front or side setbacks
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- Face red brick (including polychrome) or rendered walls
  - Rendered window frames, sills and hoods to upper storeys
  - Rendered ornament and incised decoration to upper storeys
  - Brickwork with corbelled capping courses
  - Some original post-supported street verandahs
  - Strong horizontal lines formed by parapets, cornices, string courses
  - Repetitive upper floor fenestration patterns
  - Consistent two-storey scale with some one and three-storey buildings
  - Shop fronts with display windows, timber or tiled plinths, and entry recesses
  - Some red brick storage or stable buildings at the rear or side lanes
  - Splayed corners to buildings at intersections
  - Corrugated iron and slate roof cladding
  - Bluestone pitched road paving, crossings, stone kerbs and channels and asphalt paved footpaths
  - Some intact rear wings and outbuildings.

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

Bridge Road, Richmond is of historical, architectural and aesthetic significance to the City of Yarra.

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

The Bridge Road Precinct is a major 'High Street' in the City of Yarra and has functioned continuously as one of Richmond's two key commercial centres since the 1840s. It retains a substantial collection of intact commercial buildings, predominantly from the Victorian and Edwardian periods, including shops and associated residences, hotels and other commercial and civic buildings. Together these buildings demonstrate the development of this major 'High Street', particularly from the 1870s/80s and from c1900 to the 1920s when substantial growth in the street occurred. These buildings are illustrative of the enduring role the street has played in the economic and social life of Richmond since the establishment of the suburb [Criterion A].

The substantially intact streetscape of the Bridge Road Precinct clearly demonstrates the principal characteristics of a major turn of the century 'High Street' in the City of Yarra. Typical characteristics, including predominantly two-storey Victorian and Edwardian wall heights, parapeted rendered or red brick facades with repetitive upper floor fenestration, and ground floor shopfronts, are displayed in the original forms, fabric and detailing of many of the buildings. The Bridge Road Precinct contains groups of buildings that retain intact typical rear wings and outbuildings, these include, amongst others, commercial premises at 289-307 Bridge Road and Stanford Block (314-328 Bridge Road). The streetscape on the south side of Bridge Road between Punt Road and Burnley Street are particularly notable for their highly intact and consistent architectural form and expression [Criterion D].

The Bridge Road Precinct contains a number of individually significant buildings which are well-considered and carefully detailed examples of commercial and civic buildings. These include, among others, the former Melbourne Savings Bank (182-184 Bridge Road); Wustermann's Building (138-144 Bridge Road); commercial premises at 289-307 Bridge Road; Theobalds Building (294-296 Bridge Road); Stanford Block (314-328 Bridge Road); Allans Buildings (384-392 Bridge Road) and Bleasby Buildings (398-404 Bridge Road), as well as hotels such as The Vine (254 Bridge Road) and Morans Spread Eagle (372 Bridge Road). The clock tower of the Richmond Town Hall is of particular prominence and is a local landmark. Richly detailed facades throughout the precinct, including parapet ornamentation, balustrading and pediments, incised and applied decoration and polychromatic brickwork, make an aesthetic contribution to the overall character of the precinct [Criterion E].

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<b>Heritage Place</b>	Victoria Street Precinct, Richmond	<b>PS ref no:</b>	HO408
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

The Victoria Street Precinct is located on the south side of Victoria Street, Richmond. The precinct is linear in nature, following the alignment of Victoria Street between Shelley Street to the west and several properties short of Lennox Street to the east; Little Butler Street is to the rear. The precinct comprises historic commercial/retail buildings, the majority of which are two-storey rendered masonry and brick buildings, with several single-storey buildings at the west end. The buildings date from the second half of the nineteenth century through to the 1910s. Buildings in the precinct are predominantly of 'contributory' heritage value; with one 'individually significant' property (pair of two storey Victorian shop/residences at 92-94 Victoria Street); and two 'not-contributory' properties. The graded properties of the precinct share many characteristics, including rendered masonry and brick buildings, many overpainted, of (mainly) two-storey scale; no setbacks to the street; typically concealed or partly concealed roof forms, with some visible chimneys; generally intact upper (first floor) facades with parapets which are variously plain or curved, with some triangular or square pediments; some elaborate detailing to parapets; and original first floor windows associated with the former residences above the ground floor shops. The shopfronts are typically altered, with many of quite recent origin; awnings over the street (cantilevered or suspended with tie rods) are also commonly not original. Signage varies in impact and prominence: signs are attached to the fascias of awnings; to parapets, first floor facades and the roofs of verandahs and awnings; and in painted form to shop windows. Many of the properties also have rear service yards, with annexes, skillions and outbuildings being common, accessed via Little Butler Street.

- Elements that contribute to the significance of the place include (but are not limited to):
- Predominantly two-storey façade parapets, with pitched roofs behind
- No front or side setbacks
- Rendered and face brick walls
- Rendered window frames, sills and hoods to upper stories
- Rendered detailing and ornament to upper stories, including parapets, pediments, cornices and pilaster strips
- Horizontal lines formed by parapets, cornices and string courses
- Repetitive upper floor fenestration patterns.

### How is it significant?

The Victoria Street Precinct is of local historical and aesthetic/architectural significance.

### Why is it significant?

The Victoria Street Precinct is of local historical significance. The street forms the boundary between Richmond and Abbotsford, and was originally known as Simpson's Road. It began to develop a commercial and retail character in the mid-nineteenth century, a pattern which was consolidated by the 1880s when there was a significant increase in the number of businesses. By the end of the century, many of the existing buildings had been constructed. Victoria Street has subsequently continued as a local retail and service precinct for Richmond and Abbotsford, albeit with the mix of businesses, and the commercial character of the precinct changing in the period since the Second World War. This was in response to waves of migrant groups moving to the area, including people from South East Asia who from the 1970s to the present have operated numerous restaurants, green grocers and grocery shops. The colourful retail character of the street, and the rich collection of restaurants, draws customers from all over Melbourne. The Victoria Street Precinct is also of local aesthetic/architectural significance. It has a comparatively high level of intactness to the collection of nineteenth and early twentieth century buildings, concentrated in the first floor facades. The predominantly two-storey

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scale, combined with the generally consistent and repetitive pattern of parapeted first floor facades, generates a high level of cohesion and homogeneity. The mix of single and paired buildings also adds to the character of the precinct. In addition, the precinct demonstrates some of the principal characteristics of late nineteenth and early twentieth century commercial/retail streets. These include many two-storey historic masonry buildings, which combine retail and residential components; zero setbacks to the street; shopfronts at ground floor level (albeit mostly altered to their original form); awnings; and a preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets. The latter are variously plain or curved, with some triangular or square pediments, and elaborate detailing.

<b>Heritage Place</b>	Victoria Street West Precinct, Abbotsford	<b>PS ref no:</b>	HO444
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Source: *City of Yarra Heritage Gaps Study*, Anthemion Consultancies (2012)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford, plus the former bank on the corner of Hoddle Street, were all constructed before 1885. The shops form a cohesive group variously with distinctive features which identify them in sub-groups. Elements that contribute to the significance of the place include (but are not limited to):

- Two-storey façade parapets, with pitched roofs behind
- No front or side setbacks
- Rendered and face brick walls (nos. 249-251 unpainted bichromatic brickwork)
- Rendered or face brick window frames, sills and hoods to upper stories
- Rendered or brick detailing to upper stories, including parapets, pediments, cornices and stringcourses
- Horizontal lines formed by parapets, cornices and string courses
- Repetitive upper floor fenestration patterns
- Corner building with principal facades to both streets.

Nos. 245, 247, 249 and 251 Victoria Street

Nos. 245, 247, 249 and 251 Victoria Street, Abbotsford are constructed from bi-chromatic brickwork and date from 1875/76. They are double-storey, constructed of red face brick and with cream brick detailing around the windows and cream brick string courses at window head (sash) height and at sill height on the upper level façades and east elevation of No. 251. Their appearance is highly unusual and possibly unique in the City of Yarra. The detailing of the gabled parapets and window surrounds is oddly heavy and is either an unusual design or contains exposed brickwork which may have been set and corbelled to take render which appears to have never been applied. At the ground floor level, the structural brickwork which has been rendered remains between the shopfronts. On No. 251 the bluestone plinth remains visible even though overpainted. This shop also retains the visible cornice above the ground floor level. Evidence of some original lower parapet mouldings also remains on the other shops above the non-original canopies. All of the shopfronts have stallboards which are original in style if not in fabric and it is assumed that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. From this aspect the rear chimneys, with elaborate bichromatic corbelled caps, are a dominant and unusual feature. The brickwork remains exposed face brick and windows are variously intact.

Nos. 239 – 243 Victoria Street

These shops, constructed 1885-86, form a more conventional group of three Italianate or Classical style double-storey shops with stuccoed upper levels and plain gabled pediments above a deep continuous moulded cornice, terminated by a corbel. Each façade has a pair of window openings, originally containing six-paned, timber-framed, double-hung sash windows set within simple moulded rendered architraves, and rendered sills supported by a simple corbel at the base of each architrave. The original sashes appear to remain at No. 239. Between the upper and ground floor levels is another moulded cornice with each shop being separated by a moulded corbel decorated with a boss and some have moulded consoles below. At the ground floor level, the structural brickwork which is rendered, remains between the shopfronts and all of the shopfronts have stallboards which are original in style if not in fabric. It appears that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. The brickwork remains exposed face brick and windows are variously intact as are face brick chimneys

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with moulded rendered caps. The roofs are gabled and have timber-framing and are clad in corrugated steel. The attributed association with notable and prolific architect George Wharton is also of significance. His oeuvre to date is not represented by any identified shops.

#### No. 237 Victoria Street

This shop has a wider frontage than the others in the group and is of a conventional Italianate or Classical design for its era (1882). The upper level has a flat parapet which may have originally incorporated further embellishment, a moulded cornice terminated at each end by a moulded corbel with a console beneath. The equally-spaced window openings along the upper façade have no moulded detailing and simply have slightly arched heads and no sills. Each opening contains a timber-framed, double-hung sash window which appears to be original. At the ground floor level, the structural brickwork which is rendered remains between the shopfronts. The lower cornice is deep and moulded and is terminated at either end by a moulded corbel with a console below. The shopfront has a stallboard which is original in style if not in fabric and it appears that the door is at least in its original plane, if not original position. The rear of the shop appears to be highly intact. The brickwork remains exposed face brick and windows are variously intact. The roof appears to be a skillion with timberframing and is clad in corrugated steel.

#### Nos. 233 and 235 Victoria Street

This pair of shops, constructed 1885, forms a more conventional group of two Italianate or Classical style double-storey shops with stuccoed upper levels and plain gabled pediments above a deep continuous moulded cornice, terminated by a corbel, embellished with a boss. Each façade has a pair of window openings, containing what appears to be an original timberframed, double hung sash window set within simple moulded rendered architraves, and rendered sills supported by a simple corbel at the base of each architrave. Between the upper and ground floor levels is another moulded cornice which extends over both façades and which is terminated at either end by a moulded corbel decorated with a boss (patra) and with a moulded console below. At the ground floor level, the structural brickwork which is rendered remains between the shopfronts and the render is exposed. Both shopfronts have stallboards which are original in style if not in fabric and it appears that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. The brickwork of No. 233 remains exposed face brick and a window is intact. The roofs are hipped and have timber-framing and are clad in corrugated steel. The highly probable association with notable and prolific architect George Wharton is also of significance. His oeuvre to date is not represented by any identified shops.

#### How is it significant?

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The buildings at Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford are of local historical and aesthetic/architectural significance.

#### Why is it significant?

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The buildings at Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford are of local historical and aesthetic significance. The northern stretch of Victoria Street between Hoddle and Ferguson Streets is recorded in the first Collingwood Rate Book of 1864, as containing three brick houses. The first shops may have appeared in 1872 but certainly by 1875, during a period of suburban growth, three properties each containing a brick house and shop are listed in addition to a brick cottage. By 1885 the remainder of the block had been fully developed with shops and a bank. As such the buildings as a group document the development of this part of Victoria Street which is a continuum of the commercial development which occurred on both sides further to the east. It typifies a local or neighbourhood retail strip, essentially providing goods and services for local residents, in contradistinction to the destination high streets, such as Smith and Brunswick Streets. It was at this period that the nature of the premises and services offered changed forever from being small manufacturing to retailing. From this time the shops increasingly came to serve the local community and, now most recently, people from South-East Asia and those who appreciate this culture. The shops are highly intact to their structures and are variously distinctive, even unique, aesthetically. Six of them typify the types of shops constructed in the Italianate or Classical style which were the predominant nineteenth century style in commercial areas. They are either the first buildings constructed on these originally vacant sites or are the first shops which replaced earlier dwellings and a workshop(s). In a restrained manner, the façades contain characteristic materials, detailing and decorative mouldings and elements of Boom style architecture. Nos. 245, 247, 249 and 251 Victoria Street, constructed from bi-chromatic brickwork, form a distinctive group which has a highly unusual appearance and which is possibly unique in the City of Yarra. The detailing of the gabled parapets and window surrounds is oddly heavy and is either an unusual design or may be exposed brickwork which was originally set and corbelled to take render which appears to have never been applied.

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The examples of the work of notable and prolific architect George Wharton's shed further light on his practice and oeuvre which is known today mostly through other and perhaps more grand building types and designs which do not accurately represent the wider range of buildings emanating from his, and similar nineteenth century architects' practices. The range of their work is often beyond what has survived or been positively identified.

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## INDIVIDUALLY SIGNIFICANT PLACES

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<b>Heritage Place</b>	Former Savings Bank 231 Victoria Street, Abbotsford	<b>PS ref no:</b>	H053
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The former State Savings Bank at 231 Victoria Street, Abbotsford is of local architectural significance and historical interest. The building is a good example of the Italianate palazzo style, typical of bank premises in the late 19th century. The building is a notable element in the streetscape, occupying a prominent corner site at the intersection of Hoddle and Victoria Streets. The building's association with architect George Wharton, who designed other buildings for the Melbourne Savings Bank, is of interest.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
  - No setbacks
  - Rendered walls
  - Rendered façade detailing including window frames, hoods, pilasters, engaged columns and rusticated banding
  - Strong horizontal lines formed by parapet line, cornices, string courses and rusticated banding
  - Repetitive fenestration patterns at ground and first floor
  - Corner building with two symmetrical, articulated, principal facades
  - Emphasis on corner and façade extremities with concentration of decorative elements.
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<b>Heritage Place</b>	Former National Bank 261 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO54
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The former National Bank of Australasia at 261 Victoria Street, Abbotsford, is of local architectural significance and local historical interest. The building is a good example of the restrained use of the Italianate palazzo style, typical of bank premises in the late 19th century. The building's association with Albert Purchas, architect of the Melbourne General Cemetery (from 1852), and of the Richmond South branch of the bank, is of interest.

Elements that contribute to the significance of the place include (but are not limited to):

- Facade parapet with pitched roof behind
- No side setback and minimal front setback
- Rendered walls
- Rendered façade detailing including window frames, sills and pedimented hoods, balustrading, columns and piers, name plates, vermiculated quoining and rusticated banding
- Strong horizontal lines formed by parapet line, cornices, string courses and rusticated banding
- Repetitive fenestration patterns to both facades at ground and first floor
- Corner building with symmetrical, articulated, front façade and secondary façade to side street
- Emphasis on central bay of front facade with concentration of decorative elements and raised pediment at parapet
- Cast iron picket fence to front facade.

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<b>Heritage Place</b>	Shops 275-277 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO55
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The Lambeth Buildings at 275-277 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example of a 19th century double storey shop and residence, which makes an important contribution to the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Facade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Rendered façade detailing and ornament including window frames and sills, masks, finials and pediment with name plate
- Strong horizontal lines formed by parapet line, cornices and string courses
- Repetitive fenestration patterns to both facades at ground and first floor
- Corner building with principal facades to both streets
- Shopfront with display windows, plinth and entry recess (no 277)
- Smaller scale facades at rear (Park Street) with similar detailing to main building.

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<b>Heritage Place</b>	Shops 295 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO56
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The shop and residence at 295 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example, other than the shopfront, of a doublestorey 19<sup>th</sup> century shop and residence, and contributes to the character of the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Strong horizontal lines formed by parapet line and cornices
- Repetitive fenestration patterns at first floor level
- Corner building with principal facades to both streets
- Splayed corner to building.

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<b>Heritage Place</b>	Shops 297-301 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO57
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The shops at 297-301 Victoria Street, Abbotsford, are of local architectural significance. They are particularly ornate examples of the Italianate style with unusual first floor fenestration, diminished somewhat by the painting of most of the brickwork, and a rare intact shopfront at no. 297. The shops are important heritage elements in the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Face red brick walls, overpainted (except for 301 Victoria Street)
- Rendered façade detailing including window frames, sills and pilasters
- Horizontal lines formed by parapet line and cornices
- Strong vertical lines formed by pilaster strips on main facade
- Repetitive fenestration patterns at first floor level, including unusual tripartite windows at first floor level and semi-circular arch-headed windows at ground floor (retained at 299 only)
- Continuation of fenestration patterns to Charles Street with simplified detail
- Corner building with articulated front and part side façade
- Splayed corner to building.

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<b>Heritage Place</b>	Shops 371-377 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO58
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

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### What is significant?

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The shops at 371-377 Victoria Street, Abbotsford, are of local architectural significance. Although the shopfronts have been altered, the first floor facades—an unusual composition of polychromatic brick and unpainted render elements—remain substantially intact, and are an important heritage element in the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Polychromatic brick walls
- Rendered façade detailing including window sills and hoods, cornices and plainly detailed parapet (unpainted)
- Strong horizontal lines formed by parapet and cornices
- Strong vertical pilaster lines clearly defining individual shops
- Repetitive upper floor fenestration patterns
- Principal front façade to Victoria Street and secondary façade to side street.

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<b>Heritage Place</b>	Former Collingwood East Hotel 385 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO59
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

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### What is significant?

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The former East Collingwood Hotel, 385 Victoria Street, Abbotsford, is of local architectural significance. Architecturally, the building has unusually detailed facades, and remains remarkably intact. The building is a good example of the Italianate style applied to a commercial building, and it is an important heritage element in the Victoria Street streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
  - No front or side setbacks
  - Rendered walls
  - Rendered façade detailing including window sills and hoods, masks and banded and vermiculated rustication
  - Strong horizontal lines formed by parapet line, cornices and banded rustication
  - Repetitive upper floor fenestration patterns
  - Repetitive lower floor arch-headed pattern of window and door openings
  - Corner building with principal facades to both streets
  - Splayed corner to building.
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<b>Heritage Place</b>	Shops 459-465 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO60
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The shops at 459-465 Victoria Street, Abbotsford, are of local architectural significance. Relatively intact, they are unusual examples of richly decorated Edwardian double-storey shops.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
  - No front or side setbacks
  - Face red brick walls with brown brick and render contrasts (nos 459 & 465 overpainted), including decorative corner pediment
  - Strong horizontal lines formed by parapet, cornice and stringcourses
  - Strong vertical pilaster lines clearly defining individual shops
  - Repetitive upper floor fenestration patterns
  - Corner building with principal front facade
  - Splayed corner to building.
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<b>Heritage Place</b>	Shop 511 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO61
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

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### What is significant?

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The corner shop at 511 Victoria Street, Abbotsford, is of local architectural significance. The building is an unusually austere mid-Victorian retail building which contrasts with the more richly decorated facades of more contemporary shop architecture. The shopfront is a very rare surviving example of a Victorian shopfront.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Face brick walls
- Strong horizontal lines formed by parapet and cornice
- Repetitive upper floor fenestration patterns.

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<b>Heritage Place</b>	Terminus Hotel, former Bricklayers Arms Hotel 605 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO62
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The former Brickmakers Arms Hotel is of local architectural and historical significance. Although the original 19th century building has been altered, it is a rare surviving building associated with the brickmaking industry in Abbotsford, which once occupied all the land along both sides of Flockhart Street, but which had relocated to the eastern and northern suburbs by the 1880s. A hotel has occupied this site continuously since 1866. The present building displays typical features of the Moderne style such as steel-framed windows, curved corner, and horizontal facade treatment, notable for its tiling. The building is substantially intact to the extent of the inter-War refurbishment, and being prominently sited at the eastern end of Victoria Street it is a local landmark.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with flat roof behind
- No front or side setbacks
- Rendered facades
- Strong horizontal lines formed by parapet, stringcourses, window openings and tiled dado
- Moderne detailing including projecting curved canopy, applied decoration and tiled dado
- Irregular pattern of fenestration including multi-paned and double-hung windows
- Corner building with principal and secondary facades and curved corner.

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<b>Heritage Place</b>	Former Crusader Plate Building 651 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO63
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The former Crusader Plate building, at 651 Victoria Street, Abbotsford, is of local architectural significance. Whilst the adjacent Handley's building (No. 653-657), upon which the Crusader Plate building is styled, is a far more confident expression of the Moderne idiom, the Crusader Plate building is nonetheless an interesting and unusual Moderne composition. It is a particularly sympathetic extension to the Handley's complex. The significance of the building has been reduced by the alterations to the glazing and vehicle entrance. The Skipping Girl Vinegar sign is of local historical and social significance. The original sign was Melbourne's first animated neon sign, and the reconstruction remains a local landmark and a Melbourne cultural icon.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with sawtooth roof behind
- No front setback
- Face brick facade, including graded brick colours towards the top of the façade
- Repetitive fenestration patterns to front and side facades.

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<b>Heritage Place</b>	Former Handley & Tilley Building 653-657 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO64
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The former Handley & Tilley Building, 653-657 Victoria Street, is of local architectural significance. The building is an extraordinarily confident expression of the Moderne idiom and an important example of the style applied to a large industrial building. The distinctive polychromatic brickwork is of note. With the adjoining former Crusader Plate building at No. 651, the building is a striking landmark in the Victoria Street streetscape. The appearance of the building has been marred by the 1990s alterations.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with generally flat roof behind
- Various minimal front setbacks
- Face brick facades, including graded brick colours towards the top of the facade
- Strong horizontal lines formed by parapets, strips of fenestration and spandrels
- Strong vertical lines formed by central tower element and associated detailing
- Repetitive fenestration patterns
- Moderne detailing including curved walls, projecting canopy and tops of piers.

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<b>Heritage Place</b>	Former Alma Woolworks Complex 661-663 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO65
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The former Alma Wool Works is of considerable local historical and architectural significance. The former residence derives its significance from its association with Peter Nettleton, Collingwood's best known fellmonger. It is a remnant of the longest surviving fellmongery complex within Collingwood, established during the early phase of industrial activity in the suburb. The house demonstrates the practice of proprietors of industrial establishments living on their premises, in contrast to the preference of later Victorian industrialists to reside in the more fashionable residential suburbs of Melbourne. Largely intact, the former residence is also a rare surviving example of an early bluestone cottage.

The former woolshed is the major surviving building of the original Nettleton's Works, later to become James Schofield Pty Ltd and later again the Alma Woolscouring Co Pty Ltd. It is the key building in Collingwood's, and possibly Melbourne's, largest surviving woolscouring complex. Architecturally, the unusual arcade to the river is of particular note. The whole complex is the earliest remaining substantially intact industrial complex in Collingwood. Its location on the river illustrates the role of the Yarra as a sewer for Melbourne's animal processing factories in the 19th century.

Elements that contribute to the significance of the place include (but are not limited to):

- Low hipped roof forms
- Rectilinear forms.

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<b>Heritage Place</b>	Richmond Police Station [former] 319-323 Bridge Road Richmond	<b>PS ref no:</b>	HO230
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Source: This site was removed from the Government Building Register on 21 May 1998 and placed in the Yarra Planning Scheme. The Statement below was provided to the City of Yarra by Heritage Victoria (25 May 1998).

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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Richmond Police Station was built in 1878 as part of a civic strip comprising of the Town Hall, Court House and Post Office. The Lock-Up located at the rear is thought to have been erected in the 1860s and was moved to this site in 1872-3. Richmond Police Station is important because of the role it played in the colourful history of the community of Richmond. Police authority and local government were highly involved in the struggles of union development, industry and the political battles between the ALP working class and the conservative middle class of Richmond. The prominence of the building is representative of the high profile of police authority, in conjunction with local government in Richmond during the late nineteenth and early twentieth centuries. Of architectural importance is the intact government complex including the police lock-up. Architectural details include polychrome brickwork, arched windows and stone work in the lock-up. A better and more intact example of this building type and style exists at Carlton (1878) and has been transferred to the Victorian Heritage Register. The Richmond Police Station does not warrant inclusion on the Victorian Heritage Register as it is not of State significance and a more intact example of its type has been transferred to the Victorian Heritage Register. It is however of local significance. The Richmond Police Station has been removed from the Government Buildings Register and included in the Heritage Overlay of the relevant Planning Scheme.

Elements that contribute to the significance of the place include (but are not limited to):

- Two storey, free-standing, symmetrical building repetitive arch-headed fenestration patterns at both levels
- Front and side setbacks
- Face red brick walls with contrasting cream and red brick detailing to openings, string courses, chimneys and entrance porch
- Bluestone base
- Exposed hipped slate roof with consoled eaves
- Horizontal lines formed by eaves, sills, stringcourses
- Central focal point (entry)
- Bluestone lock-up with slate roof at the rear of the building.

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<b>Heritage Place</b>	Pelaco Sign 21-31 Goodwood Street, Richmond	<b>PS ref no:</b>	HO259
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*Refer to Victorian Heritage Database for Statement of Significance – VHR H1149*

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<b>Heritage Place</b>	Former Gas Inspector's Residence	<b>PS ref no:</b>	HO260
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*Refer to Victorian Heritage Database for Statement of Significance – VHR H1610*

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<b>Heritage Place</b>	House 316 Victoria Street, Richmond	<b>PS ref no:</b>	HO289
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The house at 316 Victoria Street, Richmond, is of local architectural significance. It is the only house of its type —a double-fronted double-storey terrace—in Victoria Street. It is a good and substantially intact example an Italianate style terrace, with particularly fine detailing. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
  - Front setbacks but no side setbacks
  - Rendered walls (overpainted)
  - Front verandahs and balconies with decorative cast iron balustrading and friezes
  - Render detailing including parapet balustrading and cornice (overpainted)
  - Strong horizontal lines formed by parapet, cornices, stringcourse and balconies
  - Side wing walls with simple decorative detailing
  - Repetitive fenestration and openings patterns at both levels
  - Cast iron palisade fencing, gate, posts and bluestone base.
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<b>Heritage Place</b>	Byrne's Arcade Terrace 318-326 Victoria Street, Richmond	<b>PS ref no:</b> HO290
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

Byrne's Arcade Terrace is of local architectural significance. Whilst there are a number of 19<sup>th</sup> century double-storey shops with residences above in Victoria Street, Byrne's Arcade Terrace is the only residential terrace, and a typical and reasonably intact example. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- Front setbacks but no side setbacks
- Rendered walls (overpainted)
- Front verandahs and balconies with decorative cast iron balustrading and friezes (not all original)
- Render detailing including dentilled cornice, central pediment, rosettes, masks and urns (overpainted)
- Strong horizontal lines formed by parapet, cornices and balconies
- Strong vertical pilaster lines clearly defining individual residences
- Repetitive fenestration and openings patterns at both levels
- Cast iron palisade fencing and gates, and bluestone bases, to the majority of properties.

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<b>Heritage Place</b>	Former Simpson's Glove Factory 488-496 Victoria Street, Richmond	<b>PS ref no:</b>	HO291
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Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The former Simpsons Glove Factory is of local architectural significance and local historical interest. The building has been used as a factory since its construction in 1920 until relatively recently. Architecturally, it is a typical example of the stripped Classical Revival style applied to a utilitarian building. The building is prominently sited at the eastern end of Victoria Street, and is a local landmark.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Red brick walls with dark brick contrasts
- Plain rendered façade detailing including parapet, consoles, window lintels and sills and curved entrance hood
- Strong vertical pilaster lines
- Repetitive fenestration patterns
- Symmetrical front façade.

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<b>Heritage Place</b>	Skipping Girl Neon Sign 651-653 Victoria Street, Abbotsford	<b>PS ref no:</b>	HO353
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Refer to Victorian Heritage Database for Statement of Significance – VHR H2083

<b>Heritage Place</b>	Quint Café (former Duke of Albany Hotel) 323-325 Victoria Street, Abbotsford	<b>PS ref no:</b> HO416
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Source: *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two)*, Lovell Chen (2012)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, was constructed in the nineteenth century with façade alterations undertaken in the early 1930s. It has a series of hipped roof forms clad in corrugated galvanised steel, and a collection of chimneys. The Victoria Street façade returns around Nicholson Street on the east side in a smooth-stuccoed finish with a parapet rising in three rounded steps to the curved corner, with course line mouldings and a flagpole anchored in two of the mouldings. At first floor level there are steel-framed windows with fanlights and horizontally proportioned panes to both the south and east elevations. The first floor corner is also set with steel-framed horizontally-proportioned windows that are faceted to fit the curve of the corner, and doors at either end of the corner window opening to a curved cantilevered balcony with steel tube balustrade. The ground floor has been altered externally.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with flat roof behind
- No front or side setbacks
- Rendered facades
- Strong horizontal lines formed by parapet, applied raised strips and window openings
- Moderne detailing including curved corner with staggered parapet and flagpole
- Corner building with principal facades to both streets.

### How is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical and aesthetic/architectural significance.

### Why is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical significance. The property has accommodated a hotel for approximately 130 years, beginning with Simpson's Hotel from at least the 1850s, when Victoria Street was known as Simpson's Road and the section of street between Hoddle and Nicholson streets was developing its retail and commercial character. The earlier hotel was replaced by the current two-storey brick building, possibly in the 1880s, when it was known as the Duke of Albany Hotel; and in the 1930s, the external appearance of the hotel was dramatically altered, in line with many hotel makeovers of the interwar years. The former hotel is also of local aesthetic/architectural significance, and is distinguished by the Streamlined Moderne remodeling of the early 1930s. The date of the early 1930s also places this particular stylistic makeover as a comparatively early example. Although altered in part, the Streamlined Moderne styling of the building still reads strongly, particularly the curved emphasis to the Victoria and Nicholson street corner. Elements of note include the three-stepped parapet with course line mouldings; flagpole anchored in two of the mouldings; steel-framed windows; faceted windows to the first floor corner; and the curved cantilevered balcony with steel tube balustrade.

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## INDIVIDUALLY SIGNIFICANT PLACES WITHIN PRECINCTS

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Some 'Individually Significant' places within heritage precincts have a Statements of Significance. Those places that have one are listed below.

### Within HO310

#### Grynberg Drapers Shop and Office – 99-101 Bridge Road, Richmond

<b>Heritage Place</b>	Grynberg Drapers Shop and Office 99-101 Bridge Road, Richmond	<b>PS ref no:</b>	Within HO310
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Source: *City of Yarra Review of Heritage Overlay Areas*, Graeme Butler & Associates (2007, 2013)

### What is significant?

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The Grynberg's drapers shop and office, at 99 and 101 Bridge Road, Richmond was created in 1941 for Thelma Paterson and has other historical associations with persons such as Louis Grynberg, draper. The place has a good integrity to its creation date.

Fabric from the creation date at the Grynberg's drapers shop and office is locally significant within the City of Yarra, compared to other similar places from a similar era.

### How is it significant?

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The Grynberg's drapers shop and office, at 99 and 101 Bridge Road, Richmond, is architecturally significant to the locality of Richmond and the City of Yarra.

### Why is it significant?

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The Grynberg's drapers shop and office block is significant as a streamlined Moderne style two storey brick commercial building, given a strong horizontal emphasis with the use of horizontal brick banding to walls and parapet cappings at the upper level and horizontally proportioned window openings with metal framed windows. Horizontal elements are balanced visually by a projecting bay at the western end of the façade which incorporates a vertical slot of glass blocks and a scalloped parapet treatment, and a circular window at the eastern end of the façade. The ground floor's original or early shopfronts have been altered.

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**Shops & residences – 108-112 Bridge Road, Richmond**

<b>Heritage Place</b>	Shops & residences	<b>PS ref no:</b>	Within HO310
	108-112 Bridge Road, Richmond		

Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

**What is significant?**

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This boom style commercial building exhibits a now rare example of an original building facade with shopfronts. The building is an important contributor to the Bridge Road commercial precinct.

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**Wustermann’s Buildings, Shop & residence – 138-144 Bridge Road, Richmond**

<b>Heritage Place</b>	Wustermann’s Buildings, Shop & residence	<b>PS ref no:</b> Within HO310
	138-144 Bridge Road, Richmond	

Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

**What is significant?**

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An elaborate terrace of Edwardian shops forming part of the important Bridge Road commercial precinct.

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## London Baby Carriage Manufacturers Pty Ltd. Factory and show room – 153-161 Bridge Road Richmond

<b>Heritage Place</b>	London Baby Carriage Manufacturers Pty Ltd. Factory and show room 153-161 Bridge Road Richmond	<b>PS ref no:</b> Within HO310
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Source: *City of Yarra Review of Heritage Overlay Areas*, Graeme Butler & Associates (2007, 2013)

### What is significant?

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The London Baby Carriage Manufacturers Pty Ltd. factory and show room at 153-161 Bridge Road, Richmond was created in 1941 for Hilda and Ruby Wrixon and has other historical associations with the London Baby Carriage Pty Ltd. The place has a fair integrity to its creation date (tiles/bricks painted). Fabric from the creation date at the London Baby Carriage Manufacturers Pty Ltd. Factory and show room is locally significant within the City of Yarra, compared to other similar places from a similar era.

### How is it significant?

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The London Baby Carriage Manufacturers Pty Ltd. Factory and show room at 153-161 Bridge Road, Richmond is historically and architecturally significant to the locality of Richmond and the City of Yarra.

### Why is it significant?

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The London Baby Carriage Manufacturers Pty Ltd. Factory and show room is significant as a distinctive Moderne style factory on a corner site. 'This streamlined Moderne style painted and rendered brick building is ... given a strong horizontal emphasis with the use of horizontal banding to walls and parapet and expansive, horizontally proportioned window openings... The central projecting entry bay to the building is highlighted by a stepped-up section of parapet a curved cantilevered horizontal awning, and is surmounted by a flagpole.' (Wight 2001)

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## Former Melbourne Savings Bank – 184 Bridge Road, Richmond

Heritage Place	Former Melbourne Savings Bank	PS ref no:	Within HO310
	184 Bridge Road, Richmond		

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

### What is significant?

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The Former Melbourne Savings Bank at 184 Bridge Road, Richmond built in 1889 to designs by architects Wight & Lucas.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No front setbacks
- Rendered walls
- Elaborate rendered façade detailing including heavily decorated and clustered pilasters, pedimented aediculae, balustrading, stylized classical motifs
- Horizontal lines formed by parapet line, cornices, broad pediment and banded rustication
- Vertical lines formed by bold pilasters
- The steeply-pitched hipped roof form.
- Later alterations and additions to the rear and shopfront are not significant.

### How is it significant?

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The Former Melbourne Savings Bank at 184 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

### Why is it significant?

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The Former Melbourne Savings Bank at 184 Bridge Road, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s (Criterion A).

The Former Melbourne Savings Bank at 184 Bridge Road, Richmond is a distinctive, intact and representative example of a Victorian bank building. It displays typical features of the exuberant Victorian Boom Classical style popular in the 1880s in Richmond and across Melbourne more broadly, including an array of classical details which are applied in a liberal Mannerist style. (Criterion D).

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**Shops & residences – 199-205 Bridge Road, Richmond**

<b>Heritage Place</b>	Shops & residences	<b>PS ref no:</b>	Within HO310
	199-205 Bridge Road, Richmond		

Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

**What is significant?**

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These transitional style commercial buildings are an important component of the Bridge Road commercial precinct.

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**National Bank of Australasia, former - 231 Bridge Road, Richmond**

<b>Heritage Place</b>	National Bank of Australasia, former 231 Bridge Road, Richmond	<b>PS ref no:</b> Within HO310
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Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

**What is significant?**

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The Richmond branch of the Bank of Australasia is a significant suburban commission of the prominent nineteenth century architect, Lloyd Tayler. The building maintains a high degree of integrity, and is an important element in the Bridge Road commercial precinct.

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**Former Commonwealth Savings Bank of Australia and residence - 267 Bridge Road, Richmond**

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<b>Heritage Place</b>	Former Commonwealth Savings Bank of Australia and residence 267 Bridge Road, Richmond	<b>PS ref no:</b>	Within HO310
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

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**What is significant?**

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The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond built in 1939.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No front setbacks
- Rendered walls
- Simple detailing including rendered bands and ruled lines
- Geometric decorative steel grilles
- Window openings with glass brick infill
- Vertical emphasis of front façade formed by pilasters and tall side openings
- Hipped roof form.

Later alterations, and additions to the rear, are not significant.

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**How is it significant?**

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The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

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**Why is it significant?**

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The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is illustrative of the policy of expansion of banks into the suburbs in the late 1930s and early 1940s and was one of a number constructed in major commercial thoroughfares at this time in suburban Melbourne (Criterion A).

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is a fine, intact and representative example of a Moderne building. It displays typical features of the Moderne architectural style popular in the late 1930s in Richmond and across Melbourne more broadly, including a strong vertical emphasis with secondary horizontal elements and fine decorative steel grilles of geometric pattern (Criterion D).

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**Theobalds Buildings – 294-296 Bridge Road, Richmond**

<b>Heritage Place</b>	Theobalds Buildings – 294-296 Bridge Road, Richmond	<b>PS ref no:</b>	HO310
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Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

**What is significant?**

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An outstanding pair of Edwardian shops, intact above verandah level.

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**381-389 Bridge Road, Richmond**

<b>Heritage Place</b>	381-389 Bridge Road, Richmond	<b>PS ref no:</b>	Within HO310
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Source: *Richmond Conservation Study: undertaken for the City of Richmond*, O'Connor, John & Coleman, Roslyn et al. (1985)

**What is significant?**

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These late Victorian commercial buildings with their original timber shopfronts are a prominent feature of the Bridge Road commercial precinct.