

Amendment C245
Yarra Planning Scheme
Statement of evidence

Prepared for City of Yarra

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Final – 9 April 2020

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1 Introduction

1. This statement of evidence has been prepared by David Helms for the City of Yarra in relation to Amendment C245 to the Yarra Planning Scheme, specifically in relation to two sites:
 - i. St Brigid's Catholic Church Complex, 378 Nicholson Street, Fitzroy North.
 - ii. 14 Glasgow Street, Collingwood.
2. It has been prepared in accordance with written instructions to prepare a brief of evidence in accordance with the *Planning Panel Victoria Guidelines for Expert Witnesses* that:
 - i. Provides an overview of the methodology used in the preparation of two reports prepared in response to submissions about the St Brigid's site (*Amendment C245 heritage advice - St Brigid's Church Complex*, David Helms 2019) and 14 Glasgow Street (*Amendment C245 heritage review - 14 Glasgow Street, Collingwood*, David Helms 2019).
 - ii. Responds to issues raised by submissions related to the St Brigid's Catholic Church complex and 14 Glasgow Street, as relevant to my expertise.
 - iii. Outlines any recommended changes to the Amendment in response to submissions.
3. 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.
4. 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* (hereafter referred to as the incorporated document).
5. The proposed 'mapping anomalies' changes include:
 - i. Extending HO327 to apply to the whole of the St Brigid's Catholic Church complex including the southern part of 378 Nicholson Street and 27 Alexandra Parade, Fitzroy North.
 - ii. Removing HO109 from 14 Glasgow Street, Collingwood and changing the address of HO109 in the HO schedule and the incorporated document from 55 to 61-75 Langridge Street, Collingwood.

Preparation of this report

6. This statement has been prepared by David Helms, Heritage Consultant, of David Helms Heritage Planning (11 Elm Place, Windsor, 3181).
7. I have prepared this statement of evidence with no assistance from others. The views expressed in this statement are my own.
8. I was not involved in the preparation of Amendment C245. I was engaged by Council in September 2019 to review and provide advice upon submissions made in relation to St Brigid's Catholic Church Complex and 14 Glasgow Street, Collingwood.

9. I inspected both sites, as part the preparation of my initial advice to Council, in October 2019.

Qualifications and experience

10. My qualifications and experience are set out in section 3. My specific area of expertise is in the assessment of the post-contact heritage significance of places and in the application of heritage planning controls and policy in planning schemes.
11. I have been retained by various Councils to provide expert witness evidence on heritage matters at Independent Panel Hearings (please refer to section 5 for a full list).

Reports consulted

12. In preparing this statement of evidence, I have consulted the following reports and other information:
- i. The two reports I prepared for the City of Yarra in response to submissions to Amendment C245: *Amendment C245 heritage advice - St Brigid's Church Complex*, David Helms 2019 and *Amendment C245 heritage review - 14 Glasgow Street, Collingwood*, David Helms 2019.
 - ii. All exhibited Amendment C245 documentation.
 - iii. Submissions in relation to St Brigid's Catholic Church complex and 14 Glasgow Street.
 - iv. The existing statements of significance and previous heritage studies and assessments in relation to St Brigid's Catholic Church complex and 14 Glasgow Street.
 - v. Planning Practice Note 1 (PPN1).

Declaration

13. I have made all the inquiries that I believe are desirable and appropriate and no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Panel.



David Helms
9 April 2020

2 Summary of my opinions

Methodology

14. The preparation of the two heritage reports for St Brigid's and 14 Glasgow Street included:
- i. Review of submissions.
 - ii. Review of the relevant heritage citations or assessments for St Brigid's and 14 Glasgow Street (including the adjoining sites within HO109 and HO420) in previous heritage studies.
 - iii. Limited 'desktop' research using available on-line sources such as title records, newspaper articles and heritage studies to understand the historical development and significance of both places.
 - iv. For St Brigid's, comparative analysis with St John's, Clifton Hill.
 - v. Site inspections.
 - vi. Consideration of PPN1.

St Brigid's Catholic Church complex

15. 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.
16. I support the proposed extension of HO327 over the balance of 378 Nicholson Street, Fitzroy North, as:
- i. The local significance of the complex justifies inclusion in the HO in accordance with PPN1.
 - ii. It 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 incorporated document as an Individually Significant place.
 - iii. It will ensure that all the St Brigid's church buildings are included within the heritage overlay. This approach is consistent with PPN1.
17. As a place of local significance, the St Brigid's Catholic Church complex is worthy of specific recognition in the HO327 precinct statement of significance.
18. The incorporated document should be amended to include the 1924 school at 20 York Street and the 1919 convent at 27 Alexandra Parade as Contributory places within the HO327 precinct.
19. It is also desirable to prepare an individual citation for St Brigid's. This should include further analysis to determine if, for example, specific HO controls are warranted such as interior controls for the church or to identify the significant fences and outbuildings, and whether the convent or 1924 school are of individual significance.

14 Glasgow Street Collingwood

20. The part of 14 Glasgow Street proposed for removal from HO109 contains a car park that has no heritage value. However, it also appears to include a small part of the

significant c.1937 William Peatt building and it would be inappropriate to remove this from the HO.

21. The proposed new address for HO109 in the HO schedule and incorporated document is incorrect.
22. In accordance with PPN1, there should be a single citation and HO number for the former William Peatt Boot Factory complex.

Recommended changes to Amendment C245

23. On the basis of the above findings, I recommend the following changes to Amendment C245:
 - i. 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*'.
 - ii. Making a minor change to the HO327 precinct statement of significance to include specific reference to the whole of the St Brigid's church complex. This is shown below.
 - iii. Removal of proposed changes to HO109 from Amendment C245 pending a further review.
24. As part of future work, prepare an individual heritage citation for the St Brigid's Church complex, which includes further comparative analysis of the convent and 1924 school and assess whether an individual HO listing with specific controls is warranted for the complex.

Proposed change to HO327 precinct statement of significance

25. 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.

3 St Brigid's Catholic Church complex

26. Amendment C245 proposes to extend HO327 to apply to the whole of the St Brigid's Catholic Church complex including the southern part of 378 Nicholson Street and 27 Alexandra Parade, Fitzroy North.
27. There are no changes to the incorporated document in relation to this property.

Submission 2

28. Submission 2 objects to the extension of HO327 across the whole of the St Brigid's Catholic Church complex 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'.
29. The submission requests that 'only the present heritage status of the Church and Presbytery be maintained'.

Existing heritage controls

30. 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.
31. Currently (as shown in Figure 3.1), approximately half the site is included within HO327, which applies to the North Fitzroy Heritage Precinct. HO327 applies to:
- i. 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.
 - ii. 20 York Street, which contains the 1924 school building.
32. 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.
33. Of the buildings currently included within HO327, the incorporated document 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.
34. The presbytery, despite not being included within HO327, is also identified as 'Individually Significant' by the incorporated document.

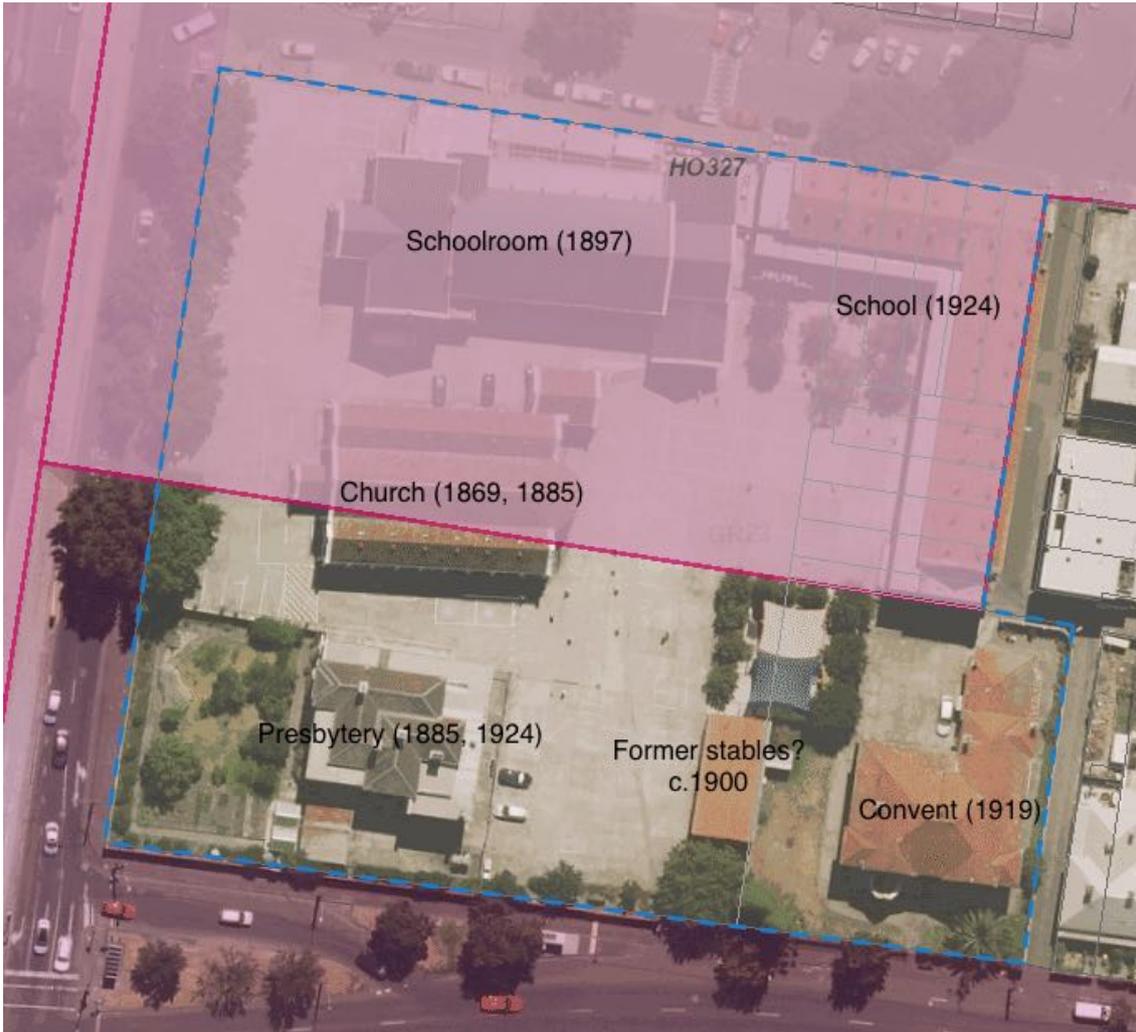


Figure 3.1: Current extent of HO327 shown in pink shading, boundary of St Brigid's indicated by blue dotted line

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

i. 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

...

ii. Under 'Why 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;

...

. 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;

...

Previous heritage assessments

36. In 1978 the *North Fitzroy Conservation Study* assessed St Brigid's 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.

A more recent detraction 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.

37. The datasheet does not include a history, description or comparative analysis. Also, my research shows the 1873 date cited above for the construction of the side aisles is incorrect (see following section).
38. 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'.
39. 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'.
40. 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.
41. 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 3.2.
42. Also, the 2007 study reviewed the significance of places within the precincts and prepared the first version of the 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.
43. While no new individual citations were prepared in support of these gradings, the 2007 study (see p.11) did include a recommendation that citations should be prepared for all Individually Significant places in the future.

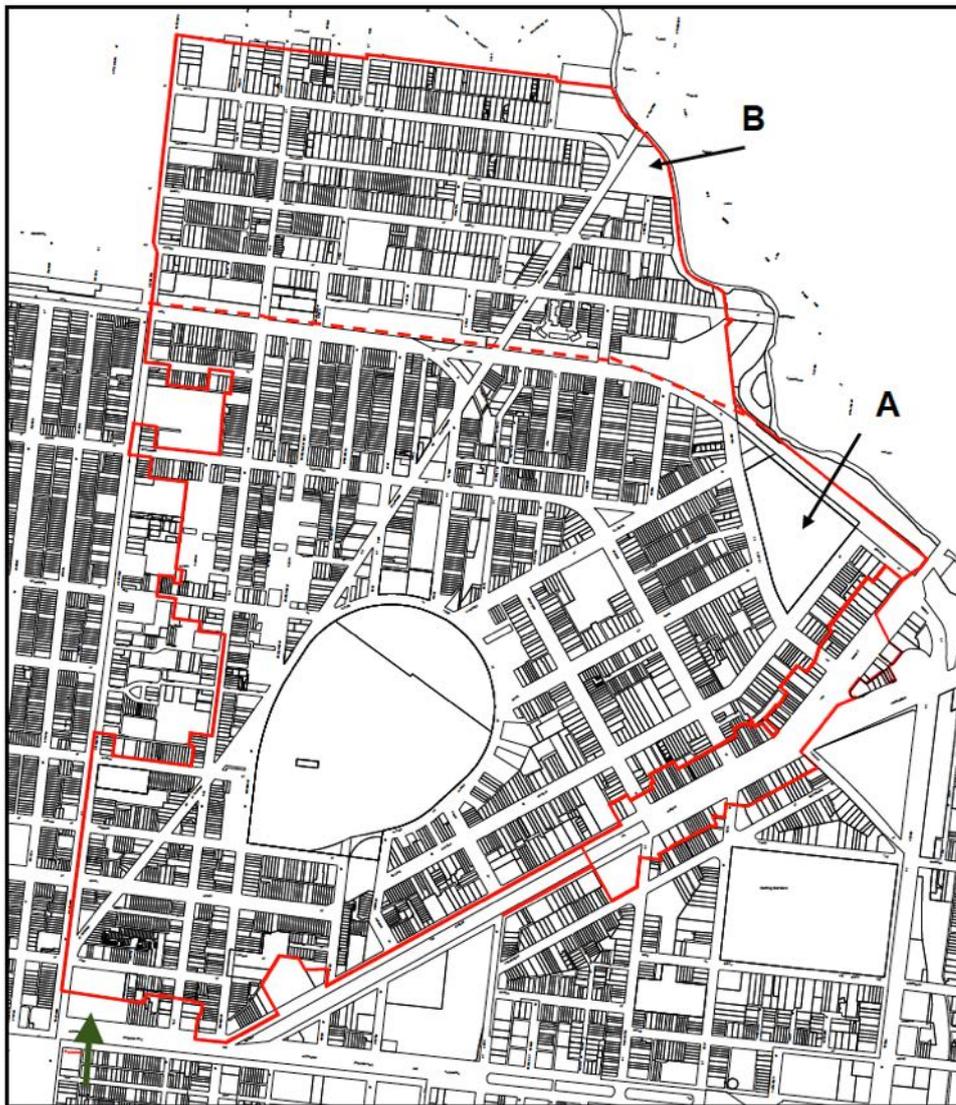


Figure 22 Indicative Heritage Overlay Area map (refer to the City of Yarra Planning Scheme maps, NTS), with sub-area A Government planned section south of Holden St; sub-area B privately planned section north of Holden St (boundary dotted) with Queens Parade Heritage Overlay Area adjoining on the south.

Figure 3.2: 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

Review of significance

History

44. 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).
45. 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).

46. 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.
47. 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:
 - i. In the 1870s the nave of the church was extended.
 - ii. 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').
 - iii. 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'). Alfred Fuller was an organ builder of note during the nineteenth century and one of the chief rivals to George Fincham.
 - iv. 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 to the Presbytery (*Advocate*, 11 December 1924, p.8 'St Brigid's North Fitzroy').
 - v. 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.
 - vi. 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.
 - vii. 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').

- viii. 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').
- ix. 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.
- x. Today, the 1897 and 1924 school buildings form part of Simonds Catholic College.

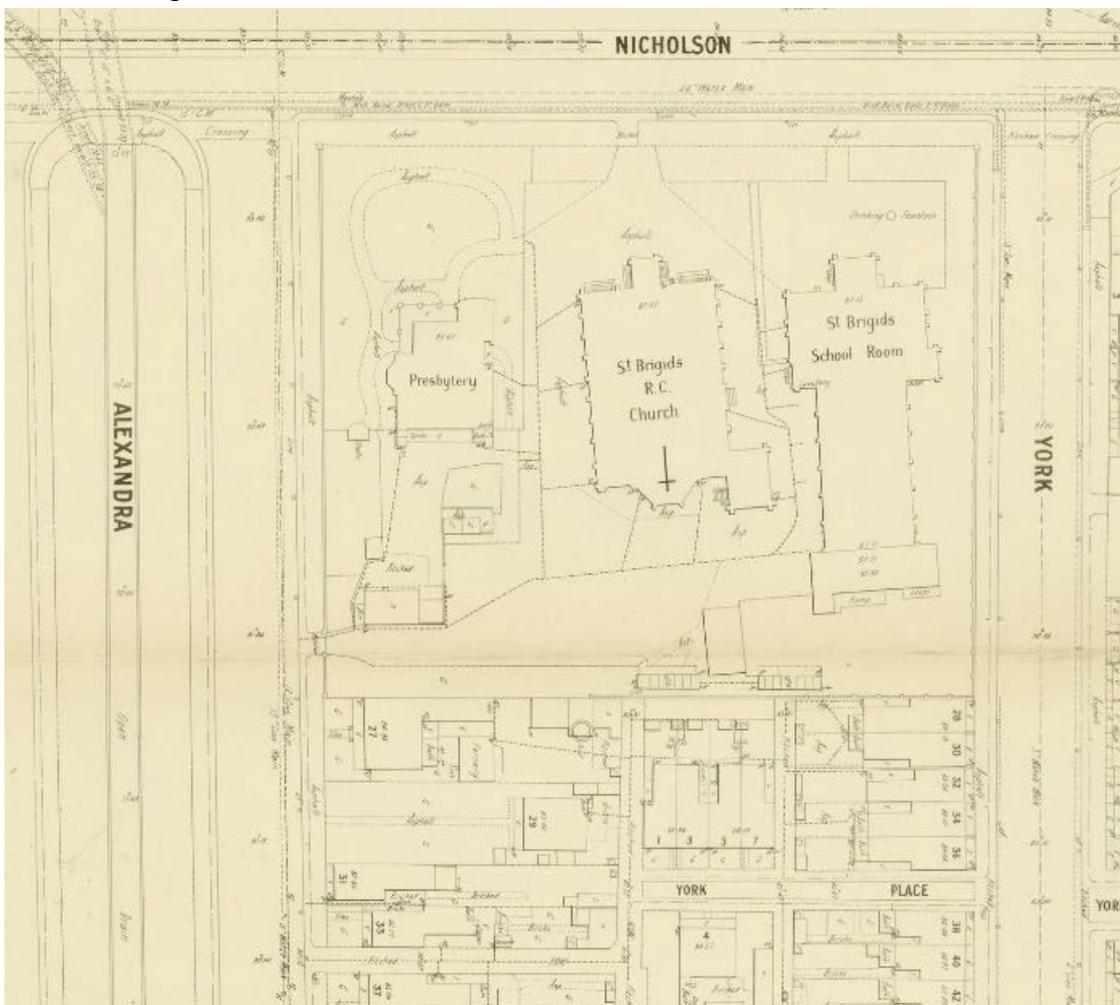


Figure 3.3: Extract of 1901 MMBW Detail Plan No.1256. Note the walls along the north and south boundaries and houses on the future sites of the convent and 1924 school

Description

48. 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):

- i. 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).
- ii. To the south of the church is the Presbytery, which is a two-storey Italianate villa, asymmetrical in plan with a double height 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.
- iii. To the north 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 with 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 (York St) boundary may be the one shown on the 1901 MMBW plan.
- iv. 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.
- v. 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 most visible external change has been the infilling of the first-floor balconies to the side and rear.

Response to Submission 2

49. My responses to the issues raised by Submission 2 are:

- i. In my opinion St Brigid's Catholic Church complex 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 a place of local significance by the *Queens*

Parade Built Form Heritage Analysis & Recommendations 2017. St Brigid's is 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 (Hercon 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 (Hercon Criterion D), and
 - As a landmark grouping of buildings on a prominent site (Hercon Criterion E).
- ii. 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.
 - iii. The 'Individually Significant' gradings of the Presbytery and the 1897 school and hall are justified for the reasons set out below:
 - The presbytery is historically significant, as evidence of the elevation of St Brigid's to a parish with a resident priest.
 - The 1897 school and hall are historically significant, as the oldest church school building on the site and one of the oldest in the municipality.
 - iv. The 1919 convent and 1924 school are at least of Contributory significance, as part of the church complex. These buildings may be of individual significance, but further comparative analysis is required.
50. On the basis of the above, I support the proposed extension of HO327 over the balance of 378 Nicholson Street, Fitzroy North, as:
- i. The local significance of the complex justifies inclusion in the HO in accordance with PPN1.
 - ii. It 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 incorporated document as an Individually Significant place.
 - iii. It will ensure that all the St Brigid's church buildings are included within the heritage overlay. This approach is consistent with PPN1.
51. As a place of local significance, the St Brigid's Catholic Church complex is worthy of specific recognition in the HO327 precinct statement of significance.
52. It is also desirable to prepare an individual citation for St Brigid's. This should include further analysis to determine if, for example, specific HO controls are warranted such as interior controls for the church or to identify the significant fences and outbuildings, and whether the convent or 1924 school are of individual significance.
53. The incorporated document should be amended to include the 1924 school at 20 York Street and the 1919 convent at 27 Alexandra Parade as Contributory places within the HO327 precinct.

Recommended changes to Amendment C245

54. On the basis of the above findings, I recommend the following changes to Amendment C245:
- i. 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*'.
 - ii. Making a minor change to the HO327 precinct statement of significance to include specific reference to the whole of the St Brigid's church complex. This is shown at the end of Section 2.
55. As part of future work, prepare an individual heritage citation for the St Brigid's Church complex, which includes further comparative analysis of the convent and 1924 school and assess whether an individual HO listing with specific controls is warranted for the complex.

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

4 14 Glasgow Street, Collingwood

56. In relation to this property, Amendment C245 proposes to:

- i. Remove HO109 from 14 Glasgow Street, Collingwood, as shown in Figure 4.1, and.
- ii. Change the address of HO109 in the HO schedule and the incorporated document from 55 to 61-75 Langridge Street, Collingwood.



Figure 4.1: Shows the existing HO109 and HO420 boundaries. 14 Glasgow Street is indicated by the dotted blue line (Source: Vicplan). The red arrow indicates the section of the c.1937 William Peatt building that appears to be within 14 Glasgow Street.

Submission 5

57. Submission 5 provides specific responses to 22 of the anomalies and errors proposed to be corrected by the Amendment. In relation to the proposed changes to HO109 the submission:

- i. Supports the proposed change of address (from 55 to 61-75 Langridge Street), and
- ii. Does not support the removal of 14 Glasgow Street until its heritage significance has been addressed.

Existing heritage controls

58. As shown in Figure 4.1, part of 14 Glasgow Street is included within HO109, which is one of two individual heritage overlays that apply to the former William Peatt Boot Factory complex, constructed in stages from 1895 to c.1937:

- i. HO109 applies to the sections of the factory constructed in 1906 and c.1937. While these buildings face Langridge Street, they form part of the property known as 64 Wellington Street and appear also to be partly included within 14 Glasgow Street. However, the HO schedule, the Hermes record and the

incorporated document all list 55 Langridge Street as the address. The statement of significance for HO109 is:

The former William Peatt Boot Factory, 55 Langridge Street, Collingwood, is of local architectural significance. It is a substantially intact example of an early 20th century industrial building, and one of a large number of boot factories which typified manufacturing in Collingwood in the Victorian and Edwardian periods. The building is a simple classically derived design, retaining intact its original signage on the parapet.

- ii. HO420 applies to the 1895 section of the factory facing Wellington Street, also part of 64 Wellington Street. The HO schedule, Hermes record and the incorporated document have the correct address for this place. The statement of significance for HO420 is:

What is significant?

The 1895 building at 64 Wellington Street, Collingwood, is a large two storey factory/warehouse building with a long single hipped roof, gabled at the west end, and clad in corrugated galvanised steel. The facade to Wellington Street is in red brick with two flat-faced stringcourses at ground and first floor levels separated by a moulded cornice. The facade is capped by a rendered stepped and corniced parapet with a central female-head moulding and flanking consoles; the windows and door to the principal facade have overpainted round arches in brick, intersecting with the top stringcourse. Both side elevations have windows at ground and first floor levels. The building has a single-course base in bluestone, rough-fronted at the sides, planed and overpainted at the front.

How is it significant?

The building at 64 Wellington Street, Collingwood, is of local historical and aesthetic/architectural significance.

Why is it significant?

The large two storey red brick former boot factory at 64 Wellington Street, which dates from 1895, is of local historical significance. It was established by William Peatt, a successful local boot maker, who commenced operations in the 1860s, had a smaller boot factory in Collingwood by the 1870s, and constructed the subject building to meet the growth of his business in the 1890s. It was also one of a number of shoe and boot factories in Collingwood and Abbotsford, an area which attracted leather-based manufacturing due to the proximity of tanneries on the banks of the Yarra River. The growth of Peatt's business is further demonstrated in the later extensions of the factory to the north and east to Langridge Street.

The 1895 building is also of local aesthetic/architectural significance. It is a comparatively largely externally intact example of a late nineteenth and early twentieth century former factory/warehouse building, where the red brick facade to Wellington Street is handsomely proportioned and well detailed; and the rendered stepped and corniced parapet with a central female-head moulding and flanking consoles is a prominent element. The survival of the building as largely free-standing, save for the later extension to the east and rear is also of note. The building additionally demonstrates some of the principal characteristics of late nineteenth and early twentieth century former factory/warehouse buildings. It combines the typical arrangement of front office accommodation, as evidenced by the more formal presentation and entry to

Wellington Street, with more utilitarian factory spaces to the rear. The regular windows to the long side elevations are also typical, introduced to facilitate an even light to the interior working areas

Review of significance

59. Examination of title records show the Peatt family acquired the land for the Boot Factory complex in stages from the early 1900s to the 1920s. Figure 4.2 provides a map showing the various titles that were assembled. Subsequent re-subdivision has reduced the land to that contained within 64 Wellington Street today.

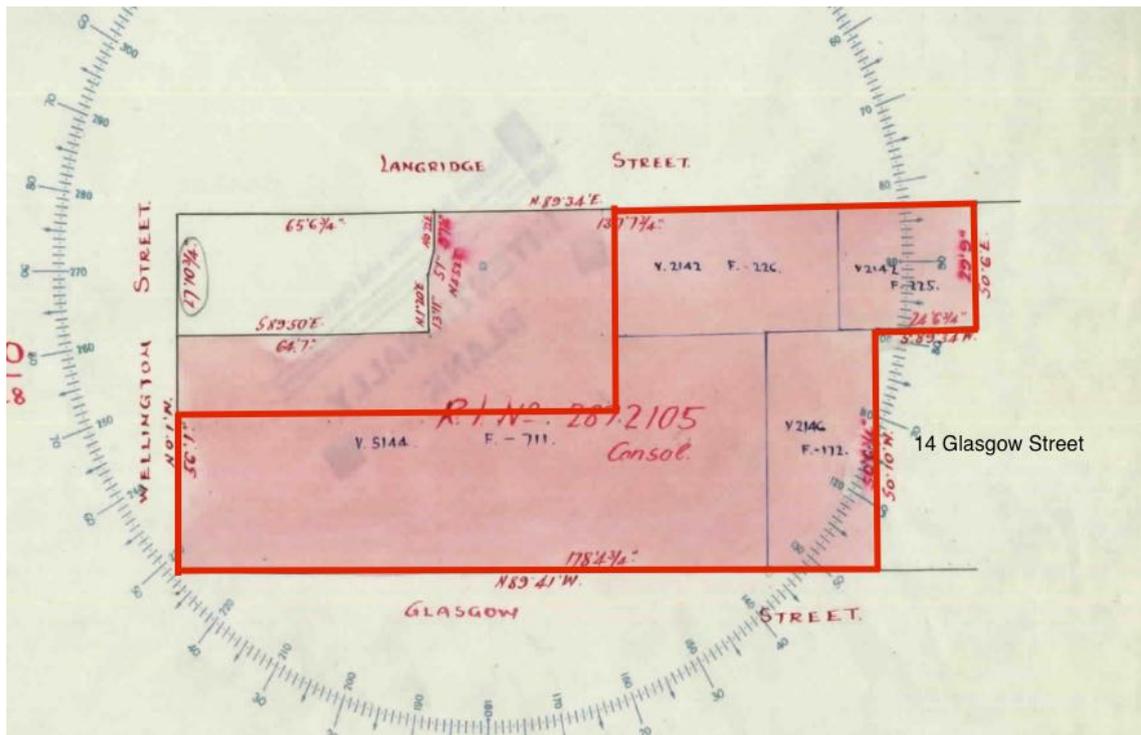


Figure 4.2: Location of historic land titles associated with the William Peatt complex in relation to 14 Glasgow Street (Source: Certificate of Title Vol. 5144 Fol. 711). The red line indicates the approximate boundary of 64 Wellington Street, as it exists today.

60. The land acquired by the Peatt family never included what is now 14 Glasgow Street. As shown on Figure 2, this was always a separate allotment on a different title and, until 1981, was in separate ownership. However, since 1981 64 Wellington Street and 14 Glasgow Street (while remaining on separate titles) have been in the same ownership (Certificates of Title Vol. 5492 Fol. 313 and Vol. 9022 Fol. 638).
61. Today, the section of 14 Glasgow Street within HO109 that is used for a car park appears to be associated with the former William Peatt buildings, as shown in Figure 4.3.
62. Figure 4.4 shows the 1920s/30s building on the other part of 14 Glasgow Street, which is not included within HO109. Examination of Sands & McDougall Directories did not identify the use of this (or any other) building in Glasgow Street by the Peatt Boot Factory.
63. Also, the site inspection has confirmed that the 61-75 Langridge Street does not contain any of the buildings associated with the former William Peatt Boot factory included within HO109. 61-75 Langridge Street is the site immediately to the east that is partially vacant or contains modern warehouse buildings.



Figure 4.3: The section of the car park to the right of this photo forms part of 14 Glasgow Street that is within HO109



Figure 4.4: The 1920/30s building on the part of 14 Glasgow Street that is outside of HO109. The HO109 boundary appears to coincide with the boundary between the car park and the building.

Response to Submission 5

64. My responses to the issues raised by Submission 5 are:

- i. The part of 14 Glasgow Street proposed for removal from HO109 mostly contains a car park that has no heritage value. However, it also appears to

include a small part of the significant c.1937 William Peatt building – this finding is based on the aerial image overlaid with the HO109 boundary shown in Figure 4.1. I agree that removal of the HO from part of this significant building is inappropriate.

- ii. The proposed new address for HO109 in the HO schedule and incorporated document is incorrect.

65. Because of these errors, it is my opinion that the proposed changes to HO109 at 14 Glasgow Street should be removed from Amendment C245 pending a further review, which should include a more detailed investigation of the title boundary to determine whether or not the c.1937 William Peatt building is partially within 14 Glasgow Street as indicated in Figure 4.1.

Recommended changes to Amendment C245

66. Remove the proposed changes to HO109 from Amendment C245 pending a further review.

5 David Helms – qualifications & experience

B App Sci (Urban & Regional Planning), Grad Dip (Heritage Planning & Management)

I am a strategic planner with over twenty-five years experience, and now specialise in cultural heritage planning and management. I have worked in a variety of local and state government and private organisations in Melbourne, Sydney and regional Victoria. As a strategic and statutory planner who has also undertaken numerous cultural heritage studies, I combine my knowledge of cultural significance with a clear understanding of how heritage studies may be most effectively translated into practical planning controls, policies and guidelines that are easy to understand and use.

Heritage studies

I have prepared numerous municipal heritage studies and reviews in my own practice or in collaboration with Context Pty Ltd including:

- ▶ Baw Baw Shire: *Baw Baw Shire Heritage Study* (2011).
- ▶ Cardinia Shire: *Cardinia Shire Heritage Review* (2010), *St James Estate Comparative Heritage Study* (2014), *Pakenham Structure Plan Heritage Review* (2018).
- ▶ Casey City: *Casey Heritage Study* (2004).
- ▶ Darebin City: *Darebin Heritage Study* (2010).
- ▶ Latrobe City: *Latrobe City Heritage Study* (2010).
- ▶ Manningham City: *Manningham Heritage Study Review* (2005).
- ▶ Mitchell Shire: *Mitchell Shire Heritage Amendment: Review of heritage precincts* (2012), *Mitchell Shire Stage 2 Heritage Study Review* (2013), *Wandong & Heathcote Junction Heritage Review* (2016), *Mitchell Shire Heritage Anomalies Review* (2018).
- ▶ Moonee Valley City: *Moonee Valley Gap Heritage Study Review* (2009), *Review of HO precincts* (2011), *Moonee Ponds Activity Centre Heritage Assessment* (2011), *Moonee Valley Racecourse Heritage Assessment* (2012), *Moonee Valley Racecourse Conservation Management Plan* (2014), *Heritage Overlay Review* (2014), *Post-war Thematic Precincts heritage Study* (2014), *Moonee Valley Heritage Study* (2015) and the *Moonee Valley Heritage Study* (2018- currently underway).
- ▶ Moreland City: *Moreland Local Heritage Places Review* (2009), *Moreland North of Bell Street Heritage Study* (2010), *Moreland Heritage Study Review* (2017).
- ▶ Mornington Peninsula Shire: *Ranelagh Estate Conservation Management Plan* (2009), *Mornington Peninsula Heritage Review: Area 1 – Mt Eliza, Mornington & Mt Martha* (2011).
- ▶ Murrindindi Shire: *Murrindindi Shire Heritage Study* (2010).
- ▶ Port Phillip City: *Heritage assessment of four places in the City of Port Phillip* (2005), *City of Port Phillip HO6 Precinct Heritage Review* (2016).
- ▶ South Gippsland Shire: *South Gippsland Shire Heritage Study* (2002), *South Gippsland Amendment C92 Heritage Citations* (2014).
- ▶ Yarra City: *Review of 17 Precincts* (2014), *Heritage Gap Study*, *Review of Central Richmond* (2014), *Heritage Gap Study: Review of Johnson Street East* (2016).
- ▶ Yarriambiack Shire: *Yarriambiack Shire Heritage Study* (2014).

My other projects for Context Pty Ltd included heritage assessments and heritage impact analysis for the Regional Fast Rail project (Latrobe and Bendigo lines), the *Royal*

Exhibition Buildings & Carlton Gardens Conservation Management Plan (in association with Lovell Chen), and the *Yan Yean Water Supply System Conservation Management Plan* and the *Regional Water Supply Heritage Study*, both for Melbourne Water and Heritage Victoria and *Homeward: the Thematic History of Public Housing in Victoria* for the Department of Human Services.

Summary list of Planning Panel expert witness appearances

I have appeared as expert witness or Council advocate at many planning panel hearings in relation to heritage amendments, mostly recently for Yarra City Council (expert witness) in relation to Amendment C231, Port Phillip City Council (expert witness) for Amendment C142, Moreland City Council (expert witness) in relation to Amendment C174, Cardinia Shire Council (advocate) for Amendment C242, and Melbourne City Council (expert witness) for Amendment C258.

My other appearances before planning panels (expert witness except as noted) include Amendment C5 to the Port Phillip Planning Scheme (advocate), Amendments C17 and C34 (Part 2) to the Hobsons Bay Planning Scheme (advocate), Amendment C80 (Part 2) to the Casey Planning Scheme, Amendment C50 to the Greater Shepparton Planning Scheme, Amendment C26 Part 1 to the Wellington Planning Scheme, Amendments C68 and C108 Part A to the Darebin Planning Scheme, Amendment C14 to the Latrobe Planning Scheme, Amendments C117 and C163 to the Stonnington Planning Scheme, Amendments C86 and C90 to the Baw Baw Planning Scheme, Amendments C129 and C134 to the Moreland Planning Scheme, Amendment C77 to the Banyule Planning Scheme, Amendment C56 to the Mitchell Planning Scheme, Amendments C173 and C183 to the Yarra Planning Scheme, and Amendment C109, the Advisory Committee Hearing for Amendments C120 & C124, Amendment C143, Amendment C144 and Amendment C164 to the Moonee Valley Planning Scheme.

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*