

MELBOURNE PLANNING SCHEME

Incorporated Document

Kensington Heritage Review Statements of Significance,
March 2018

This document is an incorporated document in the Melbourne planning Scheme pursuant to section 6(2)(j) of the Planning and Environment Act 1987

HERITAGE AREAS

Barnett Street north residential precinct

Barnett Street 2 -24, 7-27



Statement of Significance

What is significant?

The Barnett Street north residential sub-precinct includes:

The Victorian period masonry and timber, all generally taking on the characteristics of the Victorian-era subdivision, with similar building set-back and range of materials.

The precinct includes:

- Mainly single-fronted, single-storey Victorian period brick and timber clad houses with front verandahs, hipped roofs and chimneys;
- Masonry rows and close siting of weatherboard examples, built close to the street;
- Victorian period masonry core comprised of 6-10, 23-27 creates the character of this precinct.
- Fences are typically replaced, and iron verandah ornament gone or replaced.

How is it significant?

The Barnett Street north residential precinct is significant historically and aesthetically to Kensington.

Why is it significant?

The Barnett Street north residential precinct is significant;

Historically, as representing well the typical 19th century housing type of the Kensington residential area and because it includes some of the few masonry house rows in Kensington; also most houses in this part of Barnett Street were leased out (some by flour miller Thomas Gillespie), underscoring the working class character of the area that extended well into the 20th (Criterion A);

Aesthetically, for the contribution of the well-preserved Victorian-era masonry rows and their visual counterpoint to the more modest but typical timber houses adjoining and opposite (Criterion E).

Barnett Street south residential precinct, part former Barnett Street Urban Conservation Area

Barnett Street 32 -100, 31-97; Robertson Street 3-49



Statement of Significance

What is significant?

The Barnett Street south residential precinct includes:

The Victorian period timber and brick cottages with some Edwardian period examples, all generally taking on the characteristics of the Victorian-era subdivision, building set-back and range of materials.

On the east side of the street:

- Single-fronted, single-storey Victorian period timber houses with front verandahs, hipped roofs and chimneys;
- close siting, built close to the street ;
- well-preserved examples such as 65, 73-77 and 81-91 Barnett Street.

On the west side:

- a mixture of double and single fronted timber Edwardian houses, such as 58-62 Barnett Street;
- strong Victorian period masonry core comprised of 68-88 dominate the character of this precinct;
- A row of elevated Victorian period timber cottages similar to those opposite, each with fair integrity.

Fences are typically replaced, some roofs reclad and iron verandah ornament gone or replaced. Stone pitched right-of-ways are contributory.

How is it significant?

The Barnett Street south residential sub-precinct is significant historically and aesthetically to Kensington

Why is it significant?

The Barnett Street south residential sub-precinct is significant;

Historically, as representing well the typical 19th century housing type of the Kensington residential area and because it includes one of the few long masonry house rows (on the west side) in Kensington, in this case associated with the wealthy brewer RK Montgomerie; also Most houses in this part of Barnett Street were leased out, underscoring the working class character of the area that extended well into the 20th (Criterion A); Aesthetically, for the contribution of the above well-preserved Victorian-era masonry row and its visual interaction with and counterpoint to the more modest timber houses adjoining and opposite (Criterion E).

Montgomerie's row houses

Barnett Street 68 -90



Statement of Significance

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Collett, Nottingham and Parsons Streets precinct, former Collett, Nottingham and Parsons Streets Urban Conservation Area.

Collett Street 2 -26, 3-29; Nottingham Street 1-15; Parsons Street 23-41



Statement of Significance

What is significant?

Collett, Nottingham and Parsons Streets precinct includes:

- Early core of typically single-storey late Victorian-era timber housing but the individually notable and brick 2-4 Collett Street;
- Subsequent timber cottage development with picturesque and decorated Edwardian gables (see 10-14 Collett Street) or Victorian-era character, most with relatively high integrity and characteristics that are complementary to the previous period;
- Low key and contributory Bungalow period development (evident at 16-18 Collett Street);
- some relative diversity in scale and the materials in Nottingham Street, with similar late Victorian and Edwardian development;
- notable trio of Edwardian detached timber cottages (37-41 Parsons Street), supplemented by an altered Victorian pair and a brick trio of superficially altered row houses (27-31 Parsons Street).

Few houses retain original verandah ornament or front fences but many of these elements have been reconstructed.

Stone paved right-of-ways are contributory.

How is it significant?

Collett, Nottingham and Parsons Streets precinct is significant historically and aesthetically to Kensington

Why is it significant?

Collett, Nottingham and Parsons Streets precinct is significant.

Historically, as representing well Kensington's typical timber Victorian and Edwardian period housing, both row-type and detached With major alterations being confined to the eastern side of Collett Street and part of Parsons Street (Criterion A); and

Aesthetically for some individually notable houses: combining with the more typical Victorian & Edwardian-era houses in a picturesque manner, within overall similarities of frontage width, scale and set-back (Criterion E).

William Adams' investment house precinct

Eastwood Street 73 -77



Statement of Significance

What is significant?

William Adams' investment house precinct, built in 1913 for a slater as a three house development (73-77 Eastwood Street), includes:

- Federation Bungalow styling with Arts & Crafts detailing to chimneys;
- Prominent corner siting for the key house of the precinct, with elevations successfully addressing both frontages;
- high hipped and gabled roof forms, slate clad with terra-cotta capping, ridging and finials;
- front verandahs as bullnose profile or bellcast extension of the main roof;
- ornate cast-iron verandah detail, with characteristic turned timber posts;
- red face brickwork for walls, with stucco trim;
- casement window groups; and
- shingling in the gable ends, with timber truss details.

How is it significant?

William Adams' investment house precinct is significant historically and aesthetically to Kensington

Why is it significant?

William Adams' investment house precinct is significant.

Historically, as well-preserved and prominently sited example of an artisan's own speculative but important Edwardian-era housing group, including one of the more substantial houses from the key Edwardian and Victorian-eras that make up Kensington's significant development phase (Criterion A); and

Aesthetically, for the distinctive detailing, styling, form, materials and corner siting, as a key building group within Eastwood Street (Criterion E).

Lambeth Street streetscape, former Lambeth Street Urban Conservation Area

Lambeth Street 37 -59



Statement of Significance

What is significant?

The Lambeth Street sub-precinct of single-storey, mainly masonry Victorian-era and Edwardian-era houses includes:

- key Victorian-era house rows such as the 1885 brick parapeted row 45-51 Lambeth Street also the row at 41-30 Lambeth Street and a similar pair at 37-39 at Lambeth Street;
- 53-5 Lambeth Street, not parapeted but of the same period, with 57-59 Lambeth Street as an Edwardian example which is atypically of timber house but relates in detail to the precinct; and
- built character that includes siting close to the street, expressed pitched roof forms with chimneys, front post-supported verandah elements; applied ornament and often symmetrical composition.

Most contributory houses retain sufficient detail to allow restoration of the whole. The stone paved rear right-of-way is contributory

How is it significant?

The Lambeth Street sub-precinct significant historically and aesthetically to Kensington

Why is it significant?

The Lambeth Street sub-precinct is significant:

Historically as expressive of the key significant growth era of the Kensington locality, as leased worker housing built for investment (Criterion A); and

Aesthetically as a streetscape which faithfully represents masonry 19th Century row house construction in Kensington, an area more commonly built of wood at that time (Criterion E).

Parsons Street west precinct

Parsons Street 4 -12; Eastwood Street 33 rear



Statement of Significance

What is significant?

The Parsons Street west precinct, built up from c1900 to the 1930s includes:

- streetscapes and individual examples of painted weatherboard Edwardian-era houses with ornate cast-iron verandah detailing, half-timbering and picturesque hipped and gabled roof forms;
- significant pair of stuccoed inter-war houses in the Spanish style which relate in scale and form to adjoining houses;
- commercial stable in red brick;
- generally one storey scale, with pitched roof forms, and detached siting.

How is it significant?

Parsons Street west precinct is significant historically and aesthetically to Kensington

Why is it significant?

Parsons Street west precinct is significant

Historically, as a representation of two key periods of housing development within the locality, Edwardian-era and inter-war; also for the juxtaposition of a large commercial stable building in the precinct, set close to houses, as indicative of the mix of uses in residential areas and, as well, illustrating key theme in the area's history which included horse related industry including carriers and horse training (Criterion A); and Aesthetically, as good examples of architectural form, detailing and styling from two main eras of the area's housing development (Criterion E).

Parsons Street South Streetscape

Parsons Street 34 -42



Statement of Significance

What is significant?

The Parsons Street South Streetscape, built up in the late Victorian-era:

- streetscapes and individual examples of brick, mainly single-storey attached Victorian-era houses with ornate cast-iron verandah detailing;
- significant terrace house, 34, in the Italian Renaissance revival style which relate in siting and form to adjoining houses;
- generally pitched roof forms set behind parapets, with chimneys.

How is it significant?

Parsons Street South Streetscape is significant historically and aesthetically to Kensington

Why is it significant?

Parsons Street South Streetscape is significant

Historically, as a representation of a key boom period of housing development within the locality, Victorian-era; also for the juxtaposition of a large commercial stable building in the precinct, set close to houses, as indicative of the mix of uses in residential areas and, as well, illustrating key theme in the area's history which included horse related industry including carriers and horse training (Criterion A); and

Aesthetically, as good and well-preserved examples of architectural form, detailing and styling from the main era of the area's housing development and a major heritage element in the Kensington residential area (Criterion E).

Pridham Street north residential precinct

Pridham Street 1 -31, 16-30



Statement of Significance

What is significant?

The Pridham Street north residential streetscape was built up substantially in the Victorian & Edwardian-eras and includes both contributory and significant residential buildings, with:

- ornamental stucco detailing mainly derived from Italian Renaissance sources;
- coloured decorative brickwork;
- window groupings as a small percentage of the façade wall area;
- weatherboard and some masonry construction;
- verandahed forms on street elevations;
- chimneys;
- one storey scale;
- mainly pitched but some parapeted rooflines, with some slate but mainly corrugated iron cladding;
- siting on or close to the street.

How is it significant?

The Pridham Street north residential streetscape is significant historically and aesthetically to Kensington.

Why is it significant?

Pridham Street north residential streetscape is significant

Historically, as an early residential streetscape in the Kensington east area that extends southward from the significant Racecourse Road commercial precinct established there on a major route to the hinterland during Kensington's late Victorian boom-era. The streetscape includes some individually notable detailing but is mainly made up of contributory Victorian and Edwardian-era houses (Criterion A); and Aesthetically for the well-preserved examples of adapted Italian Renaissance Revival design and detailed ornamentation of the residential places. The streetscape is contributory to the overall Kensington heritage character and complements the nearby Racecourse Road and Rankins Road heritage commercial precincts (Criterion E).

Rankins Road north streetscape

Rankins Road 10 -34



Statement of Significance

What is significant?

The Rankins Road north streetscape was built up substantially in the Victorian-era and includes both contributory and significant residential and commercial buildings, with:

- ornamental stucco detailing mainly derived from Italian Renaissance sources;
- window groupings as a small percentage of the façade wall area;
- masonry construction, verandahed forms on street elevations;
- chimneys;
- one and two storey scale;
- pitched and parapeted rooflines, with slate and corrugated iron cladding;
- siting on or close to the street; and
- landmark street-corner commercial buildings that frame the streetscape.

The semi-mature plane trees enhance the place.

How is it significant?

The Rankins Road north streetscape is significant historically and aesthetically to Kensington.

Why is it significant?

The Rankins Road north streetscape is significant.

Historically, as an early commercial and residential core in the Kensington east area that extends southward from Racecourse Road and the contemporary commercial strip established there on a major route to the hinterland during Kensington's late Victorian boom-era. The streetscape includes some individually significant places such as the Edwardian-era UFS dispensary and the nearby shop & residence rows that have since been converted to residential use as a sign of the changing fate of the locality (Criterion A); and

Aesthetically for the well-preserved examples of Italian renaissance and free style design among the larger buildings and detailed ornamentation of the residential places. The streetscape is contributory to the overall Kensington heritage character and specifically to the nearby Racecourse Road heritage commercial precinct (Criterion E).

Kensington Railway Station commercial & residential precinct, former Rankins Road South Urban Conservation Area.

Rankins Road 137 -173, 128-132; Eastwood Street 127; Macaulay Road 458-460



Statement of Significance

What is significant?

Kensington Railway Station commercial & residential sub-precinct includes:

- the triangular forecourt to the highly significant and elevated Kensington Railway Station, as a plantation reserve created from land left over by the railway reserve's oblique bisection of two lots of the Kensington village government survey purchased in 1849 by J Rankin;
- a visually related built perimeter to enclose the plantation reserve, dating from Victorian-era to inter-war;
- Stone kerbs and channels, stone paved right-of-ways;
- semi-mature plane tree avenues providing a similarly visually unifying effect;
- Edwardian period villa housing spreading south from Robertson Street being generally double-fronted, and of timber, with two Edwardian period houses(130-132 Rankins Road) occupying the north perimeter of the garden square;
- Victorian-era, First War and later commercial buildings advancing north from Macaulay Road, all inspired by improvements to railway services (for example see 169-175 and 153-155 Rankins Rd (inter-war), the Railway Buildings being Victorian-era shop and residences at 147-151 Rankins Road).

How is it significant?

Kensington Railway Station commercial & residential sub-precinct is significant historically and aesthetically to Kensington

Why is it significant?

Kensington Railway Station commercial & residential sub-precinct is significant

Historically as a physical expression of the effect of the Kensington Railway Station siting, with commercial development lining major approaches to the station and both Victorian-era and Edwardian-era housing stimulated by proximity to this vital transport venue (Criterion A); and Aesthetically, for the unusual village square character created by visually related residential and commercial streetscapes mainly of early 20th century which provide enclosure to the forecourt of the important Kensington Railway Station while also presenting individual architectural qualities (Criterion A).

Smith Street Victorian-era residential streetscape

Smith Street 44 -52



Statement of Significance

What is significant?

Smith Street Victorian-era residential streetscape(44-52 Smith Street), built in the late 1880s, includes:

- A group of five Italianate style weatherboard clad late Victorian-era houses;
- corrugated iron clad main and verandah roofs, hipped in form;
- moulded eaves brackets and entablatures;
- verandahs detailed with cast-iron fixed to timber framing;
- both double and single-fronted (44, 48 double-fronted) and detached;
- 50-52 Smith Street as an attached pair;
- each with prominent stuccoed chimneys, with moulded tops; and
- some altered, with new verandah detail.

How is it significant?

Smith Street Victorian-era residential streetscape is contributory historically and aesthetically to the Kensington heritage precinct.

Why is it significant?

Smith Street Victorian-era residential streetscape is contributory:

Historically, as representative workers' houses of their period constituting a discrete group in the Kensington residential streetscape and contributing to its historic values, as well as the residential population surge in Kensington in the late 19th century (Criterion A); and Aesthetically, for the cast-iron detailing and Italianate styling seen in key parts of the group (Criterion E).

HERITAGE SITES

Charles Hill house

Barnett Street 58



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? yes

Statement of Significance

What is significant?

An Edwardian-era Federation Style timber house built for Mr & Mrs Charles Hill 1910-11 that includes:

- prominent corner siting and double fronted scale, with two primary elevations;
- bullnose profile return verandah with distinctive details;
- high hipped, corrugated sheeted main roof with gabled bays terminating the verandah;
- red brick chimneys with corbelled and rendered tops and original terra-cotta pots;
- ashlar pattern boarding and corrugated iron roofing;
- window bays with casements, with top and bottom lights, some lead lighting;
- carved barge boards and strutted eaves;
- Gothic character detailing over window heads on the main window bay.

How is it significant?

The Hill house is significant historically and aesthetically to Kensington.

Why is it significant?

The Hill house is significant.

Historically, as a well-preserved example of the more salubrious residential development in the area during the main construction phase of the Victorian and Edwardian-eras while also representing the concentration and social hierarchy of railways employment in this locality, as evoked by the scale and detailing of engine driver Hill's investment house (Criterion A); and Aesthetically, for the successful articulation of the street facades as applied to a corner site, distinctive details and scale, and the contribution as a key building within a locally significant streetscape (Criterion E).

Montgomerie's row houses, part

Barnett Street 68



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? yes

Statement of Significance

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 70



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? yes

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 72



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 74



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 76



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
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How is it significant?

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Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 78



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

What is significant?

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- probable architect design and hence distinctive details;
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Montgomerie's row houses are significant:

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Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 80



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
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Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 82



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 84



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 86



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 88



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

Montgomerie's row houses, part

Barnett Street 90



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

What is significant?

Built 1889-90 for the wealthy Melbourne brewer, RK Montgomerie, these row houses include:

- probable architect design and hence distinctive details;
- extensive use of tuck-pointed coloured brickwork that is uncommon in Kensington;
- pressed and moulded cement detailing on dividing walls and chimneys;
- generally hipped roof duplex form, with single-fronted houses at either end (68, 90 Barnett Street),
- roofs clad with corrugated iron;
- elevated siting;
- prominent symmetrically arranged cemented chimneys;
- some unpainted stucco as most chimneys and at 68 Barnett Street;
- cast iron verandah detailing and well-preserved timber joinery, with side lights to façade windows; and
- generally high integrity.

How is it significant?

Montgomerie's row houses are significant historically and aesthetically to Kensington.

Why is it significant?

Montgomerie's row houses are significant:

Historically as highly representative of the key growth period in the suburb while presenting a variant on the local norm by extensive use of masonry construction and for the close link with the well known and important brewer, RK Montgomerie as perhaps his best preserved speculative residential development (Criterion A); and

Aesthetically, for the extensive use of coloured brickwork and distinctive stucco detailing over an extensive house row which has well-preserved applied ornament and an overall skilful composition, with the end houses as a visual termination, and for the key contributory role in the Barnett Street South precinct (Criterion E).

McGregor's row houses, part

Collett Street 2



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

McGregor's row houses, built 1890, include:

- prominent paired construction on the corner of a stone paved lane;
- Italian Renaissance revival detailing on a single fronted form;
- highly ornament stucco and pressed cement detailing, particularly on the façade parapets, with swags, urns, shells, scrolls, balustrading, and vermiculated patterned blocks;
- hipped verandahed form, with timber construction and detailing, cast-iron ornament and corrugated iron cladding;
- general high integrity;
- window joinery with side lights.

How is it significant?

McGregor's row houses are significant historically and aesthetically to Kensington

Why is it significant?

McGregor's row houses are significant

Historically as highly representative of the boom era in Kensington's development as an ornate example of a speculative housing development (Criterion A); and

Aesthetically for the rich cement ornament and verandah detailing, made more effective by being set within a small frontage, and for the major contributory role in the Kensington residential area (Criterion E) .

McGregor's row houses

Collett Street 4



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

McGregor's row houses, built 1890, include:

- prominent paired construction on the corner of a stone paved lane;
- Italian Renaissance revival detailing on a single fronted form;
- highly ornament stucco and pressed cement detailing, particularly on the façade parapets, with swags, urns, shells, scrolls, balustrading, and vermiculated patterned blocks;
- hipped verandahed form, with timber construction and detailing, cast-iron ornament and corrugated iron cladding;
- general high integrity;
- window joinery with side lights.

How is it significant?

McGregor's row houses are significant historically and aesthetically to Kensington

Why is it significant?

McGregor's row houses are significant

Historically as highly representative of the boom era in Kensington's development as an ornate example of a speculative housing development (Criterion A); and

Aesthetically for the rich cement ornament and verandah detailing, made more effective by being set within a small frontage, and for the major contributory role in the Kensington residential area (Criterion E) .

William Adams' investment house

Eastwood Street 73



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

William Adams' investment house, built in 1913 for a slater as part of a three house development (73-77 Eastwood Street), includes:

- Federation Bungalow styling with Arts & Crafts detailing to chimneys;
- Prominent corner siting, with elevations successfully addressing both frontages;
- high hipped roof form terminated by gabled bays on each street façade, and clad with slate with terra-cotta capping, ridging and finials;
- Return verandah as bellcast extension of the main roof;
- ornate fan pattern cast-iron verandah detail, with characteristic turned timber posts;
- red face brickwork for walls, with stucco trim;
- casement window groups; and
- shingling in the gable ends, with truss details.

How is it significant?

William Adams' investment house is significant historically and aesthetically to Kensington

Why is it significant?

William Adams' investment house is significant.

Historically, as well-preserved and prominently sited example of an artisan's own speculative but important Edwardian-era housing group and one of the more substantial houses from the key Edwardian and Victorian-eras that make up Kensington's significant development phase (Criterion A); and Aesthetically, for its distinctive detailing, styling, form, materials and corner siting, as a key building within the significant group of 73-77 Eastwood Street (Criterion E).

William Adams' investment house, later girls' school

Eastwood Street 75



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

William Adams' investment house, built in 1913 for a slater as part of a three house development (73-77 Eastwood Street), includes:

- Federation Bijou Villa styling with Arts & Crafts detailing to chimneys;
- gabled roof form clad with slate with terra-cotta capping, ridging and finials;
- bullnose profile verandah with ornate cast-iron verandah detail, with characteristic turned timber posts;
- red face brickwork for walls, with stucco trim;
- casement window groups; and
- shingling in the gable ends, with truss details.

How is it significant?

William Adams' investment house is significant historically and aesthetically to Kensington

Why is it significant?

William Adams' investment house is significant

Historically, as well-preserved example within an artisan's speculative but important Edwardian-era housing group and one of the more unusual houses from the key Edwardian and Victorian-eras that make up Kensington's significant development phase (Criterion A); and Aesthetically, for its distinctive detailing, styling, and materials, as a contributory building within the significant group of 73-77 Eastwood Street (Criterion E).0

William Adams' investment house

Eastwood Street 77



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

William Adams' investment house, built in 1913 for a slater as part of a three house development (73-77 Eastwood Street), includes:

- Federation Bijou Villa styling with Arts & Crafts detailing to chimneys;
- gabled roof form clad with slate with terra-cotta capping, ridging and finials;
- bullnose profile verandah with ornate cast-iron verandah detail, with characteristic turned timber posts;
- red face brickwork for walls, with stucco trim;
- casement window groups; and
- shingling in the gable ends, with truss details.

How is it significant?

William Adams' investment house is significant historically and aesthetically to Kensington

Why is it significant?

William Adams' investment house is significant

Historically, as well-preserved example within an artisan's speculative but important Edwardian-era housing group and one of the more unusual houses from the key Edwardian and Victorian-eras that make up Kensington's significant development phase (Criterion A); and Aesthetically, for its distinctive detailing, styling, and materials, as a contributory building within the significant group of 73-77 Eastwood Street (Criterion E).

Moffat & Bean's service station

Macaulay Road 458-460



Grading proposed C

Streetscape Level proposed 3

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Murphy's commercial development (three shops, with altered adjoining 458 Macaulay Road garage), built in 1928 for Murphy, includes:

- a row of three attached single storeyed shops with attached garage facing Macaulay Road, providing for an uncommon development form evocative of the new motor age;
- 173 Rankins Road originally conceived as a post office, with built-in phone box on left hand side of shopfront;
- cement, red and clinker brick parapets with segmentally arched, raised parapet entablature to each building;
- distinctive sunburst motifs in red brick central to each parapet entablature;
- canted obelisk forms on each parapet pier;
- original cantilevered verandahs, with formed metal fascias to shops;
- most part original shop fronts made by H Stevens & Sons with significant tiled dados and recessed entries.

How is it significant?

Murphy's commercial development is significant historically and aesthetically to Kensington

Why is it significant?

Murphy's shop row is significant

Historically, they are highly representative buildings of their period and a part of the shop group facing the Kensington railway station forecourt and in this respect demonstrating the vital role of the railway in transport modes and hence commercial development; also one of the shops was designed for and served as the Kensington Post Office in the inter-war period (Criterion A); and

Aesthetically, the parapet detailing is distinctive and the motifs used a precursor to the inter-war Moderne styles; the shopfront detailing is well-preserved and significant (Criterion E).

Ralph or Rudolph Stobaus house

Nottingham Street 11



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

The Stobaus house, built 1901 for a Polish miner, includes:

- conservative and transitional Italianate styling but in a double-fronted form;
- ashlar pattern block facing with weatherboard side walls;
- hipped front verandah, with fan pattern cast-iron brackets, friezes, and turned posts as distinguished by a central gablet;
- three light double-hung sash windows, with top and side lights to the entry;
- symmetrically placed chimneys with moulded cement cornices.

There is a publicly visible by matching two storey rear addition.

How is it significant?

The Stobaus house is significant historically and aesthetically to Kensington.

Why is it significant?

The Stobaus house is significant

Historically as one of the larger examples of a characteristic house type that makes up the significant of the Kensington residential area and by its vacant adjoining block evocative of the business activities undertaken on the site by its long term owner and his family (Criterion A); and Aesthetically, as typifying the aesthetic of the Victorian-era housing in the areas but distinguished in this case by the gablet to the Verandah (Criterion E).

Waddington's houses, part

Parsons Street 4



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Waddington's houses,, built in 1935 as a pair of detached houses and garages, includes:

- inter-war hybrid of Edwardian-era, Mediterranean, and Spanish styles;
- hipped roof form with unglazed terra-cotta Marseille pattern tiles and terra-cotta caps;
- red brick side walls and chimneys with soldier course tops;
- stuccoed arcaded façade wall with spiralled cast cement columns, the serlian motif in the arch configuration, and feature tapestry bricks at corners;
- bowed window groups in the façade, with double-hung sash windows;
- wire fabric front fence and gate; and
- privet hedge at the frontage.

How is it significant?

Waddington's houses are significant historically and aesthetically to Kensington

Why is it significant?

Waddington's houses are significant

Historically, as well-preserved examples of a new wave of development in the area which nevertheless took on the scale and rhythm of the Victorian and Edwardian-era houses that came before (Criterion A); and

Aesthetically as well-preserved examples of the Spanish and Mediterranean styles that had arrived in Victoria in the 1920s but continued on in many suburbs until WW2 (Criterion E).

Waddington's houses, part

Parsons Street 6



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Waddington's houses,, built in 1935 as a pair of detached houses and garages, includes:

- inter-war hybrid of Edwardian-era, Mediterranean, and Spanish styles;
- hipped roof form with unglazed terra-cotta Marseille pattern tiles and terra-cotta caps;
- red brick side walls and chimneys with soldier course tops;
- stuccoed arcaded façade wall with spiralled cast cement columns, the serlian motif in the arch configuration, and feature tapestry bricks at corners;
- bowed window groups in the façade, with double-hung sash windows;
- wire fabric front fence and gate; and
- privet hedge at the frontage.

How is it significant?

Waddington's houses are significant historically and aesthetically to Kensington

Why is it significant?

Waddington's houses are significant

Historically, as well-preserved examples of a new wave of development in the area which nevertheless took on the scale and rhythm of the Victorian and Edwardian-era houses that came before (Criterion A); and

Aesthetically as well-preserved examples of the Spanish and Mediterranean styles that had arrived in Victoria in the 1920s but continued on in many suburbs until WW2 (Criterion E).

Ellerdale

Parsons Street 34



Grading proposed B

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Ellerdale, built 1890-1 for Arthur Stephenson, bookbinder and dance instructor, includes:

- Rich Italian Renaissance revival cement parapet detailing, using Baroque motifs such as the broken pediment;
- Ornate cast-iron verandah detailing, featuring a sunflower motif;
- red brick side and rear walls;
- coloured brick façade; and
- side lights to the main façade window, top and side lights to the entry.

The fence and verandah paving are new.

How is it significant?

Ellerdale, is significant historically and aesthetically to Kensington.

Why is it significant?

Ellerdale, is significant:

Historically as a well-preserved and substantial residence for the area, associated in this case with a dance hall at the rear as an indication of its social presence in the community (Criterion A); and

Aesthetically, for its rich cement parapet and iron verandah detailing, made more so by its relative prominence in the typically single-storey streetscape (Criterion E).

House

Parsons Street 39



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

A weatherboard Edwardian-era house that includes:

- steep gabled roof form, clad with corrugated iron;
- red brick chimney with distinctive cement cap and ribbing;
- half-timbered gable ends with textured stucco infill;
- an uncommon arcaded half-timbered frieze above the verandah;
- strutted eaves;
- Arts & Crafts onion motif in verandah frieze;
- vertical boarded verandah end partition;
- timber framed casement window group in front elevation.

How is it significant?

The house at 39 Parsons St is significant historically and aesthetically to Kensington.

Why is it significant?

The house at 39 Parsons St is significant:

Historically as a well-preserved example of a house occupied by the trades that typified this suburb, transport and the meat industry (Criterion A); and
Aesthetically, for the distinctive detailing as applied to a small investment house exhibiting strong Arts & Crafts character in the area (Criterion E).

Glenrose

Pridham Street 15



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Glenrose, built for Mr & Mrs Charles Holmes in 1914, includes:

- Federation period styling;
- single fronted timber cottage form;
- half timbered gable end,
- bull nosed verandah,
- distinctive iron lacework frieze,
- casement window groups;
- red brick and stucco chimney;
- turned timber posts and
- shingle-pattern façade boarding.

How is it significant?

Glenrose is significant historically and aesthetically to Kensington

Why is it significant?

Glenrose is significant:

Historically as a very well-preserved exemplar from a key period in the area's development (Criterion A) ; and
Aesthetically for the distinctive verandah frieze (Criterion E).

A G Healing Ltd factory

Racecourse Road 201 -223



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? No

Statement of Significance

What is significant?

The A G Healing Ltd factory, built by Thompson & Chalmers in 1943-4 to the design of architects Sydney Smith Ogg & Serpell includes:

- Corner site, free standing form;
- major three and two-storey parapeted Streamlined Modern style design with curved corner;
- cement render streamlines, as lintels and sill members for window strips along Racecourse Road, as well as cantilevering canopy at entry;
- red brick walls (since part painted);
- flagpole central to entry above parapet;
- metal-framed multi-pane glazing with hopper sashes; and
- sawtooth fibre cement sheet 'Super six' corrugated profile roofing.

How is it significant?

The A G Healing Ltd factory is significant historically and aesthetically to Kensington.

Why is it significant?

The A G Healing Ltd factory is significant:

Historically, for the association with a major Australian appliance and electronics firm during a period of major growth brought on by the advent of the Second War, and thus as a direct expression of the home front war effort where necessary battle machinery was manufactured for use on the front. Also as a result of the building's special manufacturing role in the war, a demonstration of contravention of the Melbourne City by-law which had set aside this site for residential use (Criterion A); and

Aesthetically, for its well-preserved Streamlined Moderne styling that epitomised architecture of the immediate pre Second War period (Criterion E)

Cuskelly & Wellman's, later Henry Parris butcher's shop & residence

Rankins Road 17



Grading proposed B

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Cuskelly & Wellman's, later Henry Parris butcher's shop & residence, built 1889, includes:

- a well preserved Victorian-era shop and residence;
- rich Italian Renaissance revival styling executed in moulded and ruled stucco;
- a timber framed street verandah;
- near intact timber-framed shop front;
- cement urns and balustrading beside a pedimented entablature at the parapet; and
- skilful aedicule framing of the upper window, with side-lights.

How is it significant?

Cuskelly & Wellman's, later Henry Parris butcher's shop & residence is significant historically and aesthetically to Kensington.

Why is it significant?

Cuskelly & Wellman's, later Henry Parris butcher's shop & residence is significant:

Historically, as the first venue for a metropolitan renowned butcher cum politician, Henry Parris, whose popularity and business expanded such that he was elected to the Flemington & Kensington Borough Council in 1900 by the largest majority ever recorded, became mayor in his second term and entered the Melbourne City Council after unification of Melbourne with Flemington and Kensington. Also for the association with its creators, Cuskelly & Wellman, who were important local figures and as a prominent and representative example within an early if altered 19th century commercial centre (Criterion A); and

Aesthetically, for its near original condition, semi-detached form, siting within and contribution to, a 19th century local commercial streetscape, the building's rich cement ornament and uncommon period details such as the verandah and shop front (Criterion E).

Flemington District United Friendly Societies (UFS) Dispensary

Rankins Road 20 -22



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

The Flemington District United Friendly Societies dispensary, built in 1915-16, includes:

- Edwardian Free Style design in two storeys;
- red brick walls with cement dressings;
- bowed cemented parapet form;
- swagged cement balustrading to the parapet;
- bartizans applied to the end bays;
- segmental arched openings
- the building name in the parapet as raised cement letters.
- distinctive tiled spandrel and dado panels plus a foundation stone.

How is it significant?

The Flemington District United Friendly Societies dispensary Is significant historically and aesthetically to Kensington.

Why is it significant?

The Flemington District United Friendly Societies dispensary Is significant

Historically, a good expression of the Victorian tradition of forming friendly societies, lodges and unions as insurances against times of sickness, unemployment, which is particularly pertinent to this working class suburb, and built in a period of evident growth of UFS dispensaries across the metropolitan area (Criterion A); and

Aesthetically, for the skill of the Freestyle design which aligns with other significant Edwardian-era UFS designs across the metropolis and for the key contributory role in this Edwardian and Victorian-era commercial streetscape (Criterion E).

Crichton's furniture shop & residence, later Flemington District UFS Dispensary

Rankins Road 24



Grading proposed C
Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Crichton's furniture shop & residence, later Flemington District UFS Dispensary and built in 1885, includes:

- Italian renaissance revival style upper level cemented facade with rich detailing that includes swags, brackets, scrolled pediment, and panelled parapet;
- uncommon recessed upper level window panels with dentils and impost moulds;
- segmentally arched openings, with double-hung sash windows.

The ground level shopfront has been replaced.

How is it significant?

Crichton's furniture shop & residence, later Flemington District UFS Dispensary, is significant historically and aesthetically to Kensington.

Why is it significant?

Crichton's furniture shop & residence, later Flemington District UFS Dispensary Is significant:

Historically, as an early part of this Victorian-era and Edwardian-era commercial streetscape in Kensington and for its link with the UFS and the tradition of forming friendly societies, lodges and unions as insurances against times of sickness, unemployment, which is particularly pertinent to this working class suburb (Criterion A); and

Aesthetically for the rich detailing of the upper level façade and for the key contributory role in this Edwardian and Victorian-era commercial streetscape (Criterion E).

Returned Sailors & Soldiers Imperial League of Australia, later Flemington Kensington Returned Servicemen Club, part

Rankins Road 25



Grading proposed C

Streetscape Level proposed 3

Significant individually? yes

Contributory to precinct? No

Statement of Significance

What is significant?

Returned Sailors & Soldiers Imperial League of Australia, later Flemington Kensington Returned Servicemen's Club, part, built 1960 by the local builder Simmie & Co to a design by George Campbell includes:

- two storey Modernist style façade natural aluminium framed curtain wall;
- glazed blue ceramic tiled façade;
- red brick side walls.

How is it significant?

Returned Sailors & Soldiers Imperial League of Australia, later Flemington Kensington Returned Servicemen's Club is significant historically and aesthetically to Kensington

Why is it significant?

Returned Sailors & Soldiers Imperial League of Australia, later Flemington Kensington Returned Servicemen's Club is significant:

Historically, for along association on this site and in this building for the Flemington RSL, one of the long-lived community groups in the area (Criterion A) ; and

Aesthetically, as a well-preserved example of a custom design in a Modern style which was advanced for the Kensington area at that time (Criterion E).

Fennah's shops & residences, part

Rankins Road 32



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Fennah's shops & residences, built 1889 for William Fennah, include:

- two storey Italian Renaissance revival style commercial pair on a corner site;
- brick (part painted) and stuccoed (some natural finish) upper level with moulded cement work including balustraded parapet with piers, parapet orbs;
- panelled pilasters, with roundels, on the main and side façade (34);
- early painted sign on the side elevation 'The Quality Butcher';
- segmentally arched double-hung sash window pairs linked with impost and sill courses;
- dominating scale in the streetscape and relationship with the significant shop & residence row opposite, creating a loosely formed commercial precinct.

The shopfronts have been replaced with walls and windows to form a residence and the side elevation has been extended in matching manner.

How is it significant?

Fennah's shops & residences are significant historically and aesthetically to Kensington.

Why is it significant?

Fennah's shops & residences are significant

Historically, as a major development in the early formation of this largely Victorian-era commercial area around Rankins and Racecourse Roads, reflecting directly the population growth in Kensington in the late 19th century with subdivision of the old Crown sections (Criterion A); and

Aesthetically, as a prominent Italian Renaissance revival shop pair that, as a corner site, relates well with adjacent shops from a similar period (Criterion E).

Fennah's Shops & Residences, part, later Kennedy , R .W., & Co butchers shop & residence

Rankins Road 34



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Fennah's shops & residences, built 1889 for William Fennah, include:

- two storey Italian Renaissance revival style commercial pair on a corner site;
- brick (part painted) and stuccoed (some natural finish) upper level with moulded cement work including balustraded parapet with piers, parapet orbs;
- panelled pilasters, with roundels, on the main and side façade (34);
- early painted sign on the side elevation 'The Quality Butcher';
- segmentally arched double-hung sash window pairs linked with impost and sill courses;
- dominating scale in the streetscape and relationship with the significant shop & residence row opposite, creating a loosely formed commercial precinct.

The shopfronts have been replaced with walls and windows to form a residence and the side elevation has been extended in matching manner.

How is it significant?

Fennah's shops & residences are significant historically and aesthetically to Kensington.

Why is it significant?

Fennah's shops & residences are significant

Historically, as a major development in the early formation of this largely Victorian-era commercial area around Rankins and Racecourse Roads, reflecting directly the population growth in Kensington in the late 19th century with subdivision of the old Crown sections (Criterion A); and Aesthetically, as a prominent Italian Renaissance revival shop pair that, as a corner site, relates well with adjacent shops from a similar period (Criterion E).

Bates' shop & residence row, part

Rankins Road 43



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Bates' shop & residence row, built in 1887, includes:

- two storey Italian Renaissance Revival style facades to Rankins Road and Parsons Street;
- panellled parapet with some orbs and corner arched raised entablature;
- trabeated upper level façade detailed in cement, with architraves, key stones, vermiculated blocks, guilloche panels;
- paired segmentally arched upper level openings;
- timber framed shopfronts;
- altered framed street verandah; and
- altered stable at the rear of 43.

How is it significant?

Bates' shop & residence row is significant historically and aesthetically to Kensington.

Why is it significant?

Bates' shop & residence row is significant:

Historically, as a major corner commercial development symbolising the boom in population in the area arising from late Victorian-era residential subdivision and by its position, half way between Racecourse Road and the railway station, the transition between the road and rail based commercial activity; and

Aesthetically for the well-preserved upper level cement detailing, scale and landmark quality in the area as pivotal element in the surrounding Victorian and Edwardian-era residential streetscape.

Bates' shop & residence row, part

Rankins Road 45



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Bates' shop & residence row, built in 1887, includes:

- two storey Italian Renaissance Revival style facades to Rankins Road and Parsons Street;
- panelled parapet with some orbs and corner arched raised entablature;
- trabeated upper level façade detailed in cement, with architraves, key stones, vermiculated blocks, guilloche panels;
- paired segmentally arched upper level openings;
- timber framed shopfronts;
- altered framed street verandah; and
- altered stable at the rear of 43.

How is it significant?

Bates' shop & residence row is significant historically and aesthetically to Kensington.

Why is it significant?

Bates' shop & residence row is significant:

Historically, as a major corner commercial development symbolising the boom in population in the area arising from late Victorian-era residential subdivision and by its position, half way between Racecourse Road and the railway station, the transition between the road and rail based commercial activity; and

Aesthetically for the well-preserved upper level cement detailing, scale and landmark quality in the area as pivotal element in the surrounding Victorian and Edwardian-era residential streetscape.

Bates' shop & residence row, part

Rankins Road 47



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Bates' shop & residence row, built in 1887, includes:

- two storey Italian Renaissance Revival style facades to Rankins Road and Parsons Street;
- panelled parapet with some orbs and corner arched raised entablature;
- trabeated upper level façade detailed in cement, with architraves, key stones, vermiculated blocks, guilloche panels;
- paired segmentally arched upper level openings;
- timber framed shopfronts;
- altered framed street verandah; and
- altered stable at the rear of 43.

How is it significant?

Bates' shop & residence row is significant historically and aesthetically to Kensington.

Why is it significant?

Bates' shop & residence row is significant:

Historically, as a major corner commercial development symbolising the boom in population in the area arising from late Victorian-era residential subdivision and by its position, half way between Racecourse Road and the railway station, the transition between the road and rail based commercial activity (Criterion A); and

Aesthetically for the well-preserved upper level cement detailing, scale and landmark quality in the area as pivotal element in the surrounding Victorian and Edwardian-era residential streetscape (Criterion E).

Bates' shop & residence row, part

Rankins Road 49



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Bates' shop & residence row, built in 1887, includes:

- two storey Italian Renaissance Revival style facades to Rankins Road and Parsons Street;
- panelled parapet with some orbs and corner arched raised entablature;
- trabeated upper level façade detailed in cement, with architraves, key stones, vermiculated blocks, guilloche panels;
- paired segmentally arched upper level openings;
- timber framed shopfronts;
- altered framed street verandah; and
- altered stable at the rear of 43.

How is it significant?

Bates' shop & residence row is significant historically and aesthetically to Kensington.

Why is it significant?

Bates' shop & residence row is significant:

Historically, as a major corner commercial development symbolising the boom in population in the area arising from late Victorian-era residential subdivision and by its position, half way between Racecourse Road and the railway station, the transition between the road and rail based commercial activity (Criterion A); and

Aesthetically for the well-preserved upper level cement detailing, scale and landmark quality in the area as pivotal element in the surrounding Victorian and Edwardian-era residential streetscape (Criterion E).

Railway Buildings, part

Rankins Road 147



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

The Railway Buildings, built for local shopkeepers Attwood & Williams in 1888, include:

- three Victorian-era two storey shop & residences;
- Italian Renaissance revival architectural styling;
- reconstructed Corporation Pattern iron street verandahs;
- stuccoed street façade in three bays, with red brick side and rear walls;
- upper level moulded and pressed cement detailing in the form of parapet cornices and central raised and segmentally arched entablature, dentilation, string moulds and pilasters;
- upper level windows of both single (central bay) and three-light configurations (side bays) with flanking pilasters supporting minor pediments over each;
- shopfronts with recessed entries that relate to the original Victorian-era shopfront type while retaining some of their detailing; and
- historically significant siting, facing the significant Kensington Railway Station.

How is it significant?

The Railway Buildings are significant historically and aesthetically to Kensington.

Why is it significant?

The Railway Buildings are significant

Historically, as a highly visible and well-preserved manifestation of the key role railway travel played in Kensington's Victorian-era society (Criterion A) ; and

Aesthetically, as a visually related and prominent contributory element facing the plantation reserve that acts as the station's forecourt and a well-preserved and successfully designed example of the Victorian-era suburban shop and residence type in the Renaissance Revival manner (Criterion E).

Railway Buildings, part

Rankins Road 149



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

The Railway Buildings, built for local shopkeepers Attwood & Williams in 1888, include:

- three Victorian-era two storey shop & residences;
- Italian Renaissance revival architectural styling;
- reconstructed Corporation Pattern iron street verandahs;
- stuccoed street façade in three bays, with red brick side and rear walls;
- upper level moulded and pressed cement detailing in the form of parapet cornices and central raised and segmentally arched entablature, dentilation, string moulds and pilasters;
- upper level windows of both single (central bay) and three-light configurations (side bays) with flanking pilasters supporting minor pediments over each;
- shopfronts with recessed entries that relate to the original Victorian-era shopfront type while retaining some of their detailing; and
- historically significant siting, facing the significant Kensington Railway Station.

How is it significant?

The Railway Buildings are significant historically and aesthetically to Kensington.

Why is it significant?

The Railway Buildings are significant

Historically, as a highly visible and well-preserved manifestation of the key role railway travel played in Kensington's Victorian-era society (Criterion A) ; and

Aesthetically, as a visually related and prominent contributory element facing the plantation reserve that acts as the station's forecourt and a well-preserved and successfully designed example of the Victorian-era suburban shop and residence type in the Renaissance Revival manner (Criterion E).

Railway Buildings, part

Rankins Road 151



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

The Railway Buildings, built for local shopkeepers Attwood & Williams in 1888, include:

- three Victorian-era two storey shop & residences;
- Italian Renaissance revival architectural styling;
- reconstructed Corporation Pattern iron street verandahs;
- stuccoed street façade in three bays, with red brick side and rear walls;
- upper level moulded and pressed cement detailing in the form of parapet cornices and central raised and segmentally arched entablature, dentilation, string moulds and pilasters;
- upper level windows of both single (central bay) and three-light configurations (side bays) with flanking pilasters supporting minor pediments over each;
- shopfronts with recessed entries that relate to the original Victorian-era shopfront type while retaining some of their detailing; and
- historically significant siting, facing the significant Kensington Railway Station.

How is it significant?

The Railway Buildings are significant historically and aesthetically to Kensington.

Why is it significant?

The Railway Buildings are significant

Historically, as a highly visible and well-preserved manifestation of the key role railway travel played in Kensington's Victorian-era society (Criterion A); and

Aesthetically, as a visually related and prominent contributory element facing the plantation reserve that acts as the station's forecourt and a well-preserved and successfully designed example of the Victorian-era suburban shop and residence type in the Renaissance Revival manner (Criterion E).

Alfred White's house

Rankins Road 165



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

White's house, built by WJ Woodroffe P/L for cabinet maker Alfred White in 1924, includes:

- a two storeyed symmetrical Arts and Crafts Bungalow style, prominent in the largely single level streetscape;
- a central two storeyed projecting porch with surmounting balcony;
- Unusual planning, with the main bedroom and living room opening directly from the porch, with main entry from the side;
- broad Arts & Crafts style, Romanesque derived archway to the porch;
- façade materials of tinted rough cast stucco with clinker brick dressings;
- red brick side and rear walls;
- window box under upper level porch sill;
- Marseilles pattern terra-cotta tiles to gabled and hip roof forms; and
- flanking window pairs with diamond pattern lead lighting to the upper sashes.

How is it significant?

White's house significant aesthetically to Kensington.

Why is it significant?

White's house significant

Aesthetically, for its well-preserved Arts and Crafts Bungalow styling that is unusual for the area, using the broad archway keynote motif, materials and symmetrical composition to reinforce principals of the movement, and a prominent but visually related building in the Rankins Road streetscape. (Criterion E).

Murphy's shop row and Kensington Post Office, part

Rankins Road 169



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Murphy's commercial development (three shops, with altered adjoining 458 Macaulay Road garage), built in 1928 for Murphy, includes:

- a row of three attached single storeyed shops ;
- 173 Rankins Road originally conceived as a post office, with built-in phone box on left hand side of shopfront;
- cement, red and clinker brick parapets with segmentally arched, raised parapet entablature to each shop;
- distinctive sunburst motifs in red brick central to each parapet entablature;
- canted obelisk forms on each parapet pier;
- original cantilevered verandahs, with formed metal fascias;
- most part original shop fronts made by H Stevens & Sons with significant tiled dados and recessed entries.

How is it significant?

Murphy's commercial development is significant historically and aesthetically to Kensington.

Why is it significant?

Murphy's shop row is significant

Historically, they are highly representative buildings of their period and a part of the shop group facing the Kensington railway station forecourt and in this respect demonstrating the vital role of the railway in transport modes and hence commercial development; also one of the shops was designed for and served as the Kensington Post Office in the inter-war period (Criterion A); and

Aesthetically, the parapet detailing is distinctive and the motifs used a precursor to the inter-war Moderne styles; the shopfront detailing is well-preserved and significant (Criterion E).

Murphy's shop row and Kensington Post Office, part

Rankins Road 171



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Murphy's commercial development (three shops, with altered adjoining 458 Macaulay Road garage), built in 1928 for Murphy, includes:

- a row of three attached single storeyed shops ;
- 173 Rankins Road originally conceived as a post office, with built-in phone box on left hand side of shopfront;
- cement, red and clinker brick parapets with segmentally arched, raised parapet entablature to each shop;
- distinctive sunburst motifs in red brick central to each parapet entablature;
- canted obelisk forms on each parapet pier;
- original cantilevered verandahs, with formed metal fascias;
- most part original shop fronts made by H Stevens & Sons with significant tiled dados and recessed entries.

How is it significant?

Murphy's commercial development is significant historically and aesthetically to Kensington.

Why is it significant?

Murphy's shop row is significant

Historically, they are highly representative buildings of their period and a part of the shop group facing the Kensington railway station forecourt and in this respect demonstrating the vital role of the railway in transport modes and hence commercial development; also one of the shops was designed for and served as the Kensington Post Office in the inter-war period (Criterion A); and

Aesthetically, the parapet detailing is distinctive and the motifs used a precursor to the inter-war Moderne styles; the shopfront detailing is well-preserved and significant (Criterion E).

Kensington Post Office part Murphy's commercial development

Rankins Road 173



Grading proposed C

Streetscape Level proposed 2

Significant individually? yes

Contributory to precinct? Yes

Statement of Significance

What is significant?

Murphy's commercial development (three shops, with altered adjoining 458 Macaulay Road garage), built in 1928 for Murphy, includes:

- a row of three attached single storeyed shops ;
- 173 Rankins Road originally conceived as a post office, with built-in phone box on left hand side of shopfront;
- cement, red and clinker brick parapets with segmentally arched, raised parapet entablature to each shop;
- distinctive sunburst motifs in red brick central to each parapet entablature;
- canted obelisk forms on each parapet pier;
- original cantilevered verandahs, with formed metal fascias;
- most part original shop fronts made by H Stevens & Sons with significant tiled dados and recessed entries.

How is it significant?

Murphy's commercial development is significant historically and aesthetically to Kensington.

Why is it significant?

Murphy's shop row is significant

Historically, they are highly representative buildings of their period and a part of the shop group facing the Kensington railway station forecourt and in this respect demonstrating the vital role of the railway in transport modes and hence commercial development; also one of the shops was designed for and served as the Kensington Post Office in the inter-war period (Criterion A); and

Aesthetically, the parapet detailing is distinctive and the motifs used a precursor to the inter-war Moderne styles; the shopfront detailing is well-preserved and significant (Criterion E).