

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

The statements of significance are derived from the following reports:

- *Heritage Gap Study, Review of Central Richmond*, Context Pty Ltd (2014)
- *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

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

YARRA PLANNING SCHEME

Ordered by Heritage Overlay number

INDIVIDUALLY SIGNIFICANT PLACES

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Heritage Place	Shop & Residences 637-639 Bridge Road, Richmond	PS ref no: HO525
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond built by 1892.

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

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered façade detailing including pilaster strips, elaborate window aediculae, parapetscrolls and urns
- Horizontal lines formed by parapet line, cornice and string course
- Repetitive upper floor fenestration patterns.

How is it significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond are illustrative of the historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s and early 1890s [Criterion A].

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond are a fine, intact and representative example of a Victorian shop and residence. They display typical features of the Victorian architectural style popular in the 1880s and early 1890s in Richmond and across Melbourne more broadly, including an elaborate parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

Heritage Place	Hall's Buildings 202-206 Church Street, Richmond	PS ref no:	HO526
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Hall's Buildings, 202-206 Church Street, Richmond built in 1886.

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

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered façade detailing including window frames and keystones, pilaster strips, consoles, decorative pediments including nameplate and festoons
- Incised decoration to keystones
- Horizontal lines formed by parapet line, cornice and string courses
- Repetitive upper floor fenestration patterns.

How is it significant?

Hall's Buildings, 202-206 Church Street, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

Hall's Buildings, 202-206 Church Street, Richmond is illustrative of the historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s (Criterion A).

Hall's Buildings, 202-206 Church Street, Richmond is a fine, intact and representative example of a row of Victorian shops and residences. It displays typical features of the Victorian architectural style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered façade and ground floor shopfronts (Criterion D).

Heritage Place	Pair of Terrace Houses 32 & 34 Thomas Street, Richmond	PS ref no: HO527
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond, built c1894.

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

- The houses' original external form, materials and detailing
- The houses' high level of integrity to its original design
- Two-storey unparapeted form
- Front verandahs and balconies with decorative cast iron
- Face brick walls (overpainted) with cement render detailing
- Hipped roof form
- Rectangular window openings
- Pair of attached buildings with dividing wing walls with decorative detailing
- Iron palisade fence on a bluestone plinth to 34 Thomas Street.
- Later alterations and additions to the rear of the terraces are not significant. The brick wall to the front boundary of 32 Thomas Street is not significant.

How is it significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are of local architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are fine and representative examples of terrace housing from the Victorian period. They display typical features of the Victorian Italianate architectural style popular in the 1880s boom period in Richmond and across Melbourne more broadly, including a two-storey form with front verandahs and balconies, dividing wing walls, rendered decorative elements and decorative cast iron (Criterion D).

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are well-considered and carefully detailed examples of Victorian Italianate terrace housing. The pair of brick terraces, with repetitive decorative elements across the facades, presents a picturesque composition of this architectural style (Criterion E).

Heritage Place	James Boland's Shop and Residence 635 Bridge Road, Richmond	PS ref no:	HO528
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

James Boland's Shop and Residence, a two-storey commercial premises at 635 Bridge Road, Richmond built in 1867.

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

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered window frames and hoods to upper storey
- Rendered façade detailing including pilaster strips, consoles and central pediment with nameplate
- Horizontal lines formed by parapet line and cornice
- Repetitive upper floor fenestration patterns
- Gabled roof form.

How is it significant?

James Boland's Shop and Residence at 635 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

James Boland's Shop and Residence at 635 Bridge Road, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yara [Criterion A].

James Boland's Shop and Residence at 635 Bridge Road, Richmond is a fine, intact and representative example of an early Victorian shop and residence. It displays typical features of the early Victorian architectural style popular in the late 1860s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

Heritage Place Royal Oak Hotel 529-533 Bridge Road, Richmond	PS ref no: HO529
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond, built in 1923 to designs by architect Harry R Johnson.

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

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No front setbacks
- Rendered walls
- Horizontal lines formed by parapet, cornice and rows of windows
- Repetitive upper floor fenestration patterns
- Splayed corner with tower and articulated facades to both streets
- Balconies and recessed entrances
- Hipped roof forms with tiled roof cladding (including tower).

Later alterations and additions, including the single-storey building to the east, are not significant.

How is it significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is of significance as a suburban hotel constructed at a prominent corner in Richmond. A hotel of this name has operated continuously on this site from the late 1860s (Criterion A).

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is an intact and representative example of an Interwar hotel. It displays typical features of an unadorned Stripped Classical style, popular in the 1920s in Richmond and across Melbourne more broadly, including plain parapetted facades and simplified classical elements, and Art Deco influenced details (Criterion D).

Heritage Place Whipp's Terrace 597-599 Bridge Road, Richmond	PS ref no: HO530
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Whipp's Terrace, a two-storey commercial premises at 597-599 Bridge Road, Richmond built in 1873.

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

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.
- Façade parapet
- No setbacks
- Rendered walls
- Rendered façade detailing including window frames consoles and urns
- Strong horizontal lines formed by parapet line, cornices and string course
- Repetitive fenestration patterns at first floor level
- Symmetrical front façade
- Hipped roof form clad with slate, patterned with green scalloped rows.

How is it significant?

Whipp's Terrace at 597-599 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

Whipp's Terrace at 597-599 Bridge Road, Richmond is illustrative of the historical development that occurred along a major, early commercial thoroughfare in the City of Yarra in the Victorian period (Criterion A).

Whipp's Terrace at 597-599 Bridge Road, Richmond is a fine, intact and representative example of a Victorian shop and residence. The terrace displays typical features of the Victorian architectural style popular in the 1870s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts (Criterion D).

Heritage Place Flour Mill & Grain Store Complex (former) 518-524, 534 & 534A Bridge Road, Richmond	PS ref no: HO531
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Source: *Heritage Gap Study, Review of Central Richmond*, Context Pty Ltd (2014)

What is significant?

The former Flour Mill & Grain Store complex, to the extent of the fabric dating from c.1870 to c.1951 associated with the use as a flour mill (including the c.1951 alterations and additions designed by architect, Frederick Moresby), at 534 & 534A Bridge Road, and the silo structure constructed c.1941 situated on part of 518-24 Bridge Road in Richmond is significant. It comprises a complex of brick and timber-framed iron clad buildings built in stages from the late nineteenth to the mid-twentieth centuries with an associated silo structure. The buildings are all built up to the frontages to Bridge Road, Type Street and the rear laneway, and vary in height from one to three stories. The three-storey building adjacent to Type Street, and immediately to the north of the vehicle crossing, dates from the late nineteenth century. It has a hip and gable roof, and double hung two pane sash windows with segmental arched heads and brick cills. Some of these windows (including a half-circular window at first floor level near the centre of the wall) have been closed up. This was described on a 1948 plan as the 'Mill building' and probably contained the milling equipment used to process the grain. At rear (south end) of this building is the 1948 skillion roof addition end, which originally contained staff amenities, motor and machinery rooms and a 'silk room'. To the west of this building and located toward the centre of the site is a building clad in corrugated iron with a skillion roof, with a tower element, which may have contained the flour and wheat bins as shown on the 1948 plans. Adjacent to the laneway is a mid-twentieth century parapeted brick building of one and two storeys that extends from Type Street to the silos. This was described on a 1948 plan as the 'Bag cleaning and store'. Adjacent to this the silo structure comprises four cylindrical reinforced concrete silos arranged in a square.

Alterations and additions made, and new buildings constructed after the use by the building as a flour mill ceased (1955 onwards) are not significant.

How is it significant?

The former Flour Mill & Grain Store complex at 518-24, 534 & 534A Bridge Road, Richmond is of local historic, architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The former Flour Mill & Grain Store complex is associated with the development of secondary industry in Richmond. It demonstrates the diverse range of manufacturing carried out including flour milling, which remained an important industry in Richmond until the 1950s. (Criterion A)

The former Flour Mill & Grain Store complex is representative of the industrial complexes of the late nineteenth and early twentieth centuries, with a range of buildings that demonstrate the continuous use and development of the site as a flour mill over 100 years. The flour mill use is demonstrated by the form and scale of the three storey building adjacent to Type Street with the associated corrugated iron clad tower, and by the reinforced concrete silos, which demonstrate the change to bulk handling of grain by the early 1940s. The significance of the complex is enhanced by its rarity values, as surviving example of a nineteenth century flour mill in the City of Yarra. Most of the other flour mills in the City of Yarra have been demolished, while archaeological remains are all that survive of Dights Mill in Abbotsford. (Criteria B & D)

The reinforced concrete silo is significant as a landmark within the local area. (Criterion E)

Heritage Place	City Hall, Richmond Municipal Offices & former Court House (Richmond Town Hall) 325-333 Bridge Road, Richmond	PS ref no: HO532
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Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

City Hall at 325-333 Bridge Road, Richmond, built in 1869-71 to designs by architect Charles Vickers, and additions and alterations in 1934-36 to designs by Harry R Johnson.

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

- The building's original and 1934-36 external form, materials and detailing
- Highly intact internal detailing of the Ticket Office in the foyer and the Main Hall, reflecting both phases of development.
- The building's high level of integrity to its 1934-36 form.

Any alterations and additions made after 1936 are not significant.

How is it significant?

City Hall at 325-333 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

City Hall at 325-333 Bridge Road, Richmond is of historical significance as the centre of local government services in Richmond since 1869. Both the original 1869 building and the symbolic and monumental refacing of the building in 1934 to coincide with the centenary of Victoria, represent the civic aspirations of the local government (Criterion A).

City Hall at 325-333 Bridge Road, Richmond is a distinctive, intact and representative example of a municipal town hall building. It displays typical features of two major stages of construction - the east and west facades show the original Victorian Italianate style, including rows of simple round-headed brick arched openings, bracketed eaves and bichromatic brickwork and the front façade and tower show the severe and monumental Moderne style, including a variety of both Egyptian-influenced elements and Art Deco motifs (Criterion D).

The imposing rendered main façade of City Hall at 325-333 Bridge Road, Richmond, with prominent clock tower and front porticoes, presents a landmark form to Bridge Road and surrounding areas. Egyptian-influenced elements and Art Deco motifs add to the visual qualities of the exterior of the place. The Ticket Office in the foyer and the Main Hall retain decorative elements that clearly reflect both important phases of development of the place (Criterion E).