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## 323-325 Victoria



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### Location

323-325 Victoria, ABBOTSFORD, City of Yarra

## Municipality

YARRA CITY

## Level of significance

Recommended for Heritage Overlay

## Heritage Overlay Numbers

## Heritage Listing

Yarra City

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## Statement of Significance

Last updated on -

### *What is significant?*

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

### *How is it significant?*

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

### *Why is it significant?*

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

## Theme

## 5. Building Victoria's industries and workforce

Heritage Study/Consultant	Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007; Yarra - City of Yarra Heritage Gaps Study 2012 (Heritage Gaps Amendment two), Lovell Chen, 2012;
Other Names	Shops & offices?,
Hermes Number	175606
Property Number	

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### Physical Description 1

corner site, Moderne; 1950s WJ Ridgeway; part proposed Victoria St East heritage overlay

### Intactness

Fair

### Integrity

The building at no. 323- 325 Victoria Street, Abbotsford is a two storey corner hotel constructed in the nineteenth century with facade alterations in the twentieth century. It has a series of hipped roof forms clad in corrugated galvanised steel that appear to be long standing. The roof is punctuated by two exposed brick chimneys to the rear and one rendered in smooth stucco positioned towards the front. Only these three chimneys are visible from the street. The Victoria Street facade returns around Nicholson Street on the east side in a smooth-stuccoed finish with a parapet rising in three rounded steps to the curved corner, with course line mouldings; a flagpole is anchored in two of the mouldings. On the first floor there are four steel-framed windows with fanlights and horizontally-proportioned panes to both the south and east elevations. The first floor corner is also set with steel framed horizontally-proportioned windows that are faceted to fit the curve of the corner, and timber flush-paneled doors at either end of the corner window that open to a curved cantilevered balcony with steel tube balustrade. The bays flanking the faceted corner window appear to be filled-in as part of more recent alterations. The ground floor has been altered externally, with the introduction of two large shop fronts to Victoria Street, two new columns flanking the corner entrance with timber paneled entry doors and timber framed sidelights. The side door onto Nicholson Street is also recent, surmounted by a shallow hood in sheeting with a cut-out semicircular upper panel.

The rear north elevation, visible from Nicholson Street, has a series of ad hoc brick structures with skillion roof forms clad in corrugated steel. All of the northern walls are overpainted brick. To the rear of the building, there is a concrete car parking area enclosed by an overpainted brick wall on the east side.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>