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## 407, 409 & 411 Johnston Street



407-409 Johnston St,  
Abbotsford



411 Johnston St, Abbotsford



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### Location

407, 409 & 411 JOHNSTON STREET ABBOTSFORD AND 407, 409 & 411 JOHNSTON STREET ABBOTSFORD, YARRA CITY

### Municipality

YARRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO414

### Heritage Listing

Yarra City

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## Statement of Significance

Last updated on -

### *What is significant?*

Nos 407-411 Johnston Street, Abbotsford comprises two main building components. Nos 407-409 was constructed in 1910, and is an exposed brick double-storey Federation terrace comprising two large dwellings, with wing walls and a double-height verandah. The dwellings have hipped roof forms clad in galvanised corrugated steel, punctuated by two half-timbered corbelled gables facing Johnston Street. The facade walls have flat-faced string courses; front doors with round arches either side of a central wing wall; and a five-light canted bay to the ground floor facade. The upper verandah frieze and first floor balustrade to no. 407 is missing; the ground floor verandah frieze to no. 407, and the balustrade and friezes to no. 409 are original and have an Art Nouveau pattern. Both terraces have substantial bluestone footings, bluestone front steps, and what appear to be original iron palisade fences to the ground floor verandahs. No. 411 Johnston Street was constructed in the 1930s and is a double-storey rendered brick apartment building with a symmetrical presentation to Johnston Street, two downstairs shops and a terracotta tiled roof with a transverse hip. The main entry to the flats is located centrally in the Johnston Street facade; the shops are positioned to each side of this doorway and have substantially original shopfronts including an upper zigzagging Art Deco fan light panel or transparent frieze. The recessed balconies to the upper level are Art Deco in their detailing, although with short turned Doric columns flanking each balcony. Behind the main transverse gable hip is a flat roofed deck over the southern portion of the building, accessed by an external stair to the rear of the property.

### *How is it significant?*

The properties at 407-409 and 411 Johnston Street, Abbotsford, are of local historical and aesthetic/architectural significance.

### *Why is it significant?*

The properties at 407-409 and 411 Johnston Street, Abbotsford, are of local historical significance. The two-storey Federation brick residences at nos 407-409 Johnston Street, constructed in c.1910, are associated with later residential development at the east end of the street, coming some years after the consolidation of Johnston Street further west. Their substantial size also points to the historical desirability of larger dwellings on main road frontages. The adjoining interwar development, comprising the 1930s combined apartment and shops building at 411 Johnston Street, replaced an earlier commercial building. Interwar flat blocks are unusual in the City of Yarra context; the construction during the Depression years is also of note, given the particularly difficult economic conditions that prevailed in Abbotsford and Collingwood at the time. The properties at 407-409 and 411 Johnston Street, Abbotsford, are of local aesthetic/architectural significance, marked by their relative external intactness and their comparative rarity in the City of Yarra. The 1910 building at nos 407-9 Johnston Street is a fine example of a large Federation terrace, with skillfully designed and executed Federation detailing. The double-height verandah friezes and balustrades have a distinctive Art Nouveau pattern; the elevated entries with recessed doors beneath rounded arches, bluestone footings, and wing walls are also strong elements which further distinguish the terrace in Johnston Street. While nineteenth and early twentieth century double-storey combined shops and residences are ubiquitous on main roads in the City of Yarra, the interwar example at no. 411 Johnston Street is a rarer building type. Such buildings are more common in bayside suburbs and areas south of the Yarra River, but its construction in Abbotsford distinguishes the building. The symmetrical presentation to Johnston Street, including the recessed balconies as counterpoint to the original shopfronts, is of note, as are the Art Deco shopfront friezes which are uncommonly well-preserved. The properties at 407-409 and 411 Johnston Street, Abbotsford, are comparatively rare building types in the City of Yarra. The 1910 Federation terrace is unusual as a later substantial terrace development in the municipality, which is more commonly known for its nineteenth and early twentieth century terrace housing. It was also built at a time when fewer terraces, as a housing type, were being designed and constructed. The interwar combined apartment and shops building at 411 Johnston Street is also a rare building type in Yarra. While nineteenth and early twentieth century double-storey combined shops and residences are ubiquitous, substantial interwar examples, including this building which is more in the way of a flat block, are not.

## Theme

## 5. Building Victoria's industries and workforce 6. Building towns cities and the garden state

Heritage Study/Consultant	Yarra - City of Yarra Heritage Gaps Study 2012 (Heritage Gaps Amendment two), Lovell Chen, 2012; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Construction dates	1910, 1930,
Other Names	House group, Shop & Flats at corner,
Hermes Number	176211
Property Number	

### Physical Description 1

Nos 407-411 Johnston Street, Abbotsford comprises two main building components. Nos 407-409 was constructed in 1910 and is an exposed brick double-storey Federation terrace of two large dwellings, with wing walls and a double-height verandah. The dwellings have hipped roof forms clad in galvanised corrugated steel, punctuated by two half-timbered corbelled gables facing Johnston Street, and red brick chimneys with stucco banding and terracotta chimney pots to the east and west sides. The roof to no. 407 has been overpainted. The walls are in exposed red face brick with flat-faced string courses. The front doors, on either side of the central wing wall, are both round arched and retain their original doors with square flanking panels and a central segmentally-arched panel in each. The ground floor walls have a five-light canted bay with a timber frame and brick apron sill, set with hinged casements is a double set of square fanlights, running up to the verandah soffit. There are paired double-hung sash windows with cambered lintels to the first floor. The gables have overpainted half timbered fronts with stucco, and both have terracotta horn finials. The upper verandah frieze and first floor balustrade to no. 407 is missing; the ground floor verandah frieze to no. 407, and the balustrade and friezes to no. 409 are all original and have an Art Nouveau pattern. Both terraces have substantial bluestone footings in coursed ashlar, bluestone front steps, and what appear to be original iron palisade fences to the ground floor verandahs.

No. 411 Johnston Street was constructed in the 1930s and is a double-storey rendered brick apartment building with a symmetrical presentation to Johnston Street, two downstairs shops and a terracotta tiled roof with a transverse hip. The building is surfaced in stucco on both its Johnston Street front and its side wall (east) to Clarke Street. The main entry to the flats is located centrally in the Johnston Street facade, has a sidelight and arched fanlight, and gives access to the stairs to the apartments. The shops are positioned to each side of this doorway. The left (east) shop is entered through a recessed corner entry; the right (west) through a recessed front door. The shopfronts are substantially original and comprise plate glass display windows with an upper zigzagging Art Deco fan light panel or transparent frieze. The original verandah awning has been removed and the band of narrow brick above the awning has been overpainted. Most of window placements and framing are original, although the central entrance door has been replaced. The upper stair well window (above the entry) has also been replaced with a single rectangular pane and arched fan light. The recessed balconies to the upper level are Art Deco in their detailing, although with short turned Doric columns flanking each balcony; the balcony soffits are in plasterboard and timber straps. Double-leafed doors with multi-pane windows give access to the balconies, and are set between two large-scale double-hung sliding sash windows. The east wall to Clarke Street is in overpainted stucco and plainly treated, although the original double hung sash windows are intact, albeit with non-original bars fitted to the windows at ground level. The roof has its original chimneys in place, although only the rear chimneys retain their pots and the left (east) front chimney has its tapestry brick cornice overpainted. Behind the main transverse gable hip there is a flat roofed deck over the southern portion of the building, extending to the rear lane. An external stair to the rear of the property provides access to the roof deck, including a pyramid roof 'pavilion' to the south-west corner (visible in the aerial photograph).

A ROW is located on the south side of the property.

*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/>*