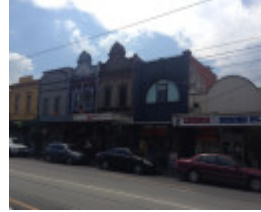

Burnley Street Precinct



Burnley St, east side looking south



Burnley St, west side looking south



409-417 Swan Street

Location

345-389 BURNLEY STREET and 370-404 BURNLEY STREET and 395-419 SWAN STREET Richmond, YARRA CITY

Municipality

YARRA CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Yarra City

Statement of Significance

Last updated on - September 1, 2015

What is significant?

The Burnley Street Precinct, comprising 345-389 & 370-404 Burnley Street and 395-419 Swan Street, Richmond is significant. The following buildings and features contribute to the significance of the precinct:

- The buildings constructed from c.1880 to c.1940, as shown on the precinct map.
- The overall consistency of building form (buildings with roofs concealed by parapets, with residential quarters

above if two storey and behind if single storey), materials and detailing (front walls of stucco with decorative parapets, some original timber or metal-framed shopfronts with timber or tiled stallboards and recessed entries), and siting (no front and side setbacks).

- The landmark qualities of the former Bank of Australasia.
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.

The following places are Individually Significant and have their own statement of significance:

- Former Bank of Australasia, 377 Burnley Street,
- Former shop and residence, 380 Burnley Street,
- Shops and residences, 400-402 Burnley Street, and
- Shops and residences, 413-15 Burnley Street.

Non-original alterations and additions to the Contributory buildings shown on the precinct map, and the buildings at 381 & 382 Burnley Street, and 411 Swan Street are Not Contributory.

How is it significant?

The Burnley Street Precinct is of local historic and architectural significance to the City of Yarra.

Why is it significant?

Historically, the precinct is a representative example of a shopping centre serving local needs that developed in response to the significant population growth of Richmond in the late nineteenth and early twentieth centuries. The terrace row at nos. 345-67 Burnley Street provides evidence of the first significant phase of residential development that created the need for the centre in the late nineteenth century. (Criterion A)

The location, close to a railway station, and around a major intersection and the mix of single and double storey commercial premises, some with original shopfronts, the corner hotel and former bank are all characteristic of these local centres. The mix of residential and commercial premises is also typical with places such as nos. 373 and 375 Burnley Street that combine a Victorian house with an Edwardian shopfront demonstrating the evolution of the precinct from residential to commercial. (Criterion D)

The precinct contains late Victorian, Federation, and Inter-war shops and one hotel with consistent and characteristic parapeted form, siting and detailing, including some original shopfronts, which contrast with the Victorian residential terrace row. The former Bank of Australasia is notable as a landmark within the precinct. (Criterion E)

Heritage Study/Consultant	Yarra - Heritage Gap Study: Review of Central Richmond 2014, Context P/L, 2014;
Hermes Number	197805
Property Number	

Physical Description 1

This is predominantly a commercial area, with one Victorian residential terrace row. The buildings in the precinct demonstrate two key phases during the late nineteenth and early twentieth centuries, including the transition from being a residential area to a commercial centre.

Burnley Terrace, the Victorian terrace row at 345-67 Burnley Street, is notable for its size (comprising 12 houses) and shared roof (which demonstrates its construction prior to the introduction of municipal building regulations in 1886). The houses are simply detailed. Each has a ruled render facade with a double hung sash window beside a front door beneath a verandah set between wing walls with paired scrolls. Some houses retain rendered

chimneys with moulded cornices, whilst others have been removed. Other alterations include the replacement of front windows, replacement or removal of the cast iron verandah frieze, and replacement of the original roof material with tiles.

The commercial buildings are most typically in the form of single-fronted double-storey buildings comprising a shop on the ground floor with a residence above, or as single-fronted single-storey building with a residence behind. Some stand as individual shops, while others are in pairs, and there is one row of three.

The double storey Victorian shops are all of masonry construction, and at their upper levels, these buildings are typically enlivened by cement-rendered ornament such as parapets with moulded cornices, shaped pediments, scrolls, and corbels and double hung sash windows with moulded surrounds. Some retain rendered or brick chimneys. Of note is the unusual detailing to nos. 369 & 371 where the outer ends of the cornice below the parapet (which appears to have been modified) terminate in wide triangular pediments set above a cast woman's face (instead of the standard corbel bracket), adding to the allusion to Grecian classical architecture. The two intact first floor windows to no. 369 have moulded cement-render surrounds that rise up on either side of an oversized keystone. Cricket-bat mouldings are set below the windows between moulded cornices. The first floor facade detailing to nos. 370 & 372 is notable for its high degree of intactness.

There is one pair of single-storey Victorian shops, at 378-80 Burnley Street, which have similarly modeled parapets. No. 380 retains an original timber shopfront, while there are altered timber shopfronts at nos. 370-72 & 374-76 (please refer to the separate citation for the Individually Significant shop at no. 380 for a more detailed description).

The Edwardian period of development is represented by various single and double-storey shops throughout the precinct. Compared to the Victorian shops, the parapet detailing is more restrained and usually comprises stepped or half-circular parapets framed by expressed piers. Of note is the Burnley Pharmacy at 394 Burnley Street, which has a triangular pediment with expressed angled piers surmounted by finials.

Several of the Edwardian shops have original or early metal-framed shopfronts (some with 'Duff' company logos) with tiled stallboards and recessed entries (e.g., nos. 373, 375, 394, 398-400, 404 Burnley Street).

The single storey Edwardian shops at nos. 373 and 375 Burnley Street were built in front of the original double-fronted Victorian timber houses, and the house at no.375 with its distinctive hipped roof can still be clearly seen from Farmer Street.

The integrity and intactness of the commercial buildings varies. Apart from replacement of some of the shopfronts other alterations include replacement of first floor windows (e.g. 371, 388-92 Burnley Street), and first floor additions (e.g., no. 374 Burnley Street).

The Rising Sun Hotel is a typical corner pub, built in the 1870s, but extensively remodelled in the late 1930s in the Moderne style, which was popular for hotels built or altered during the late interwar period. The form of the hotel with its splayed corner entrance (below the word 'HOTEL' in raised letters set within an indented panel), and detailing such as the tiled dado is typical of interwar hotels.

Individually Significant buildings within the precinct, which have more detailed descriptions in their own citations, are:

- . Former Bank of Australasia, 377 Burnley Street,
- . Shop and residence, 380 Burnley Street,
- . Shops and residences, 400-02 Burnley Street, and
- . Shops and residences, 413-15 Swan Street.

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/>