
Gold Street Precinct



9-15 Blanche Street



26 & 24 Blanche Street



Gold Street Precinct.JPG

Location

Gold Street and 5-17 & 8-26 Blanche Street and 30 Mater Street COLLINGWOOD, YARRA CITY

Municipality

YARRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO321

Heritage Listing

Yarra City

Statement of Significance

Last updated on - January 15, 2016

What is significant?

The Gold Street Precinct, Collingwood, is significant. The main development period evident is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some inter-war buildings and individually significant places of all eras.

The majority of the contributory elements include are detached and attached Victorian-era and Edwardian-era mainly one-storey houses having:

- . Pitched gabled or hipped roofs, with some facade parapets;
- . Mainly one storey wall heights but with some two storey house rows;
- . Weatherboard, ashlar-board, face brick (red, bichrome and polychrome), or stucco walls;
- . Corrugated iron roof cladding with some slate roofing;
- . Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- . Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- . Less than 40% of the street wall face comprised with openings such as windows and doors;
- . Front gardens, originally bordered by timber picket front fences of around 1m height.

Contributory elements also include:

- . Corner shops and residences with display windows and zero boundary setbacks and commercial buildings such as corner hotels;
- . Pre Second War era buildings, including commercial, public, residential, and industrial buildings; and
- . Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, stone channels, and asphalt paved footpaths.

How is it significant?

HO321 Gold Street Precinct is aesthetically and historically significant to the City of Yarra.

Why is it significant?

The Gold Street Precinct is historically significant (Criterion A):

-For its good representation of modest substantially intact timber and masonry workers' housing, interspersed with occasional industrial and commercial buildings dating predominantly from the late 19th and early 20th century. This residential and industrial mix contributes to an understanding of this area's heritage as a working class industrial suburb;

-As the largest group of early residential buildings remaining in Collingwood with the ability to demonstrate what was once more typical nature of the broader suburb;

-For the well-preserved late 19th century and early to mid 20th century industrial and commercial buildings;

The Gold Street Precinct is aesthetically significant (Criterion E):

-For the buildings that are of individual significance; and

-For the early street, lane and allotment layouts, together with some original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for this collection of buildings.

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| Heritage Study/Consultant | Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Collingwood Conservation Study, Andrew Ward & Associates, 1995; Yarra - City of Collingwood Conservation Study, Andrew Ward & Associates, 1989; Yarra - Heritage Review of Predefined Areas in Abbotsford & Collingwood, Context P/L, 2015; |
| Other Names | Gold Street Precinct, Collingwood, |

Hermes Number 73437

Property Number

Physical Description 1

The Gold Street Precinct is a predominantly residential Precinct, dominated by the streetscapes of small cottages which comprise the main east-west thoroughfares of Hotham, Keele, Easey and Sackville streets. Easey and Sackville streets have relatively few side streets; this enhances the impact of the long blocks of mostly single storey houses.

The housing in the Precinct comprises primarily small single-storey timber and brick Victorian and Edwardian cottages. Almost all houses in the precinct are built to the side and front boundaries, whether built singly or as a terrace. The earliest terraces are distinguishable by their lack of party walls and shared roof form, be it a hip or transverse gable. Single-family Victorian houses are mostly single-fronted, with a transverse gable roof or a simple hip roof sometimes hidden behind a plain or ornamented parapet. There are a few double-fronted Victorian houses, such as the Italianate villa at 26 Blanche Street. Such double-fronted, asymmetrical compositions become more common among the Edwardian-era houses, a notable example is 140 Sackville Street. Single-fronted cottages of this era are almost all gable-fronted.

Early residential buildings of architectural note include the bluestone cottages at 139 Easey Street, and 74 and 130 Keele Street. 74 Keele Street also has unpainted rendered side walls. At 125 Easey Street is a double-fronted brick house, built in 1868, and set far back from the street on a very large block, retaining an early unpainted timber picket fence. Singapore House, near 140 Sackville Street, was an unusual prefabricated timber dwelling imported from Singapore in the 1850s but which, it is understood, has been dismantled. Also of note is the highly intact timber and stucco cottage with unusual timber frieze and window canopies at 23 Alexander Street.

There is a variety of street planting within the Precinct, but that which contributes to the nature of the streetscapes includes the native plantings in Blanche, Easey, Charlotte, Gold, Keele and Wellington streets, and the Platanus in Hotham Street.

Street planting was indicated in Hotham Street on the 1890s MMBW plans. Private gardens tend to be small, and few contain traditional plantings. The garden of 125 Easey Street, one of the largest in Collingwood, is a notable exception.

Street and footpath construction varies throughout the Precinct. Both bluestone and concrete kerbs and gutters exist in the Precinct.

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/>