

# 53-63 Victoria Crescent



Tweedside Mills



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## Location

53-63 VICTORIA CRESCENT ABBOTSFORD - PROPERTY NUMBER 108390 AND 53-63 VICTORIA CRESCENT ABBOTSFORD, YARRA CITY

## Municipality

YARRA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO52

## Heritage Listing

Yarra City

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## Statement of Significance

Last updated on - August 4, 2006

### *What is significant?*

The property at 53-63 Victoria Crescent, Abbotsford, comprises a series of red brick former manufacturing buildings dating from the 1910s to 1940s. The two storey c.1940 building on the curve of Victoria Crescent, has wide overpainted rendered bands above the ground and first floor steel-framed windows, a central entry, and an easternmost breakfront bay with fluted mullions, cornice mouldings and Moderne signage to the upper rendered band. The single storey c.1920 building on the corner of Victoria Crescent and Zetland Street, has a corrugated steel-clad transverse hipped roof, brick stringcourse and upper cornice, and overpainted cement dressed lintels above the rectilinear windows and door openings. Behind the Victoria Crescent frontage, and facing Zetland Street, a series of gable-roofed and gable-ended red brick buildings step down the site towards the river. The gable ends have a variety of openings, including timber-framed windows with steel bars and cement-dressed lintels and sills, doors including large loading doors, and vehicle openings.

While the historical significance applies to the whole of the site, the focus of the architectural significance is on the buildings to Victoria Crescent, and the gable ended forms of the buildings facing Zetland Street. The rest of the built form on the site has very restricted visibility from the public streetscapes.

### *How is it significant?*

The property at 53-63 Victoria Crescent, Abbotsford, is of local historical and aesthetic/architectural significance.

### *Why is it significant?*

The property at 53-63 Victoria Crescent, is of local historical significance. The red brick former manufacturing buildings date from the early twentieth century, principally from the Tweedside Manufacturing Company period of operation; they were makers of woolen cloth who occupied the property for nearly fifty years. Tweedside was preceded on the site, back into the nineteenth century, by other operations including a tannery, an earlier wool scourer, belt maker and sauce and jam manufacturer. This history is representative of the broader history of industry along the Yarra River in Collingwood and Abbotsford, where sites on the river banks attracted factories, including noxious industries that relied on the water for washing and used the river as a dumping ground for waste. The property is also of local aesthetic/architectural significance. While the buildings generally, as types, have parallels with other former industrial buildings throughout the municipality, the 1910s-1940s factory and administration buildings survive here as a historically related and substantially externally intact group on a single property. The c.1940 Moderne building is the more distinguished, with its long facade positioned on the curve of Victoria Crescent, enhanced by the steel-framed windows, wide overpainted rendered bands, and the Moderne detailing at the east end in particular including the fluted mullions, cornice mouldings and 'TWEEDSIDE' signage. The single storey c.1920 building on the corner of Victoria Crescent and Zetland Street is less distinguished, but still demonstrative of a former factory complex building of its period. The utilitarian buildings facing Zetland Street also have a strong presence to that street, and to this area of the Yarra River environs, through their complementary gabled forms.

## **Theme**

### 5. Building Victoria's industries and workforce

Heritage Study/Consultant	Yarra - City of Collingwood Conservation Study, Andrew Ward & Associates, 1989; Yarra - City of Collingwood Conservation Study, Andrew Ward & Associates, 1995; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007; Yarra - City of Yarra Heritage Gaps Study 2012 (Heritage Gaps Amendment two), Lovell Chen, 2012;
Construction dates	1930,
Hermes Number	103726
Property Number	

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## **Physical Description 1**

Tweedside, at 57-63 Victoria Crescent, Abbotsford, is a double-storey red brick industrial building prominently located on a curved site in a busy side street. It has banks of multi-paned steel-framed windows between red brick piers, separated vertically by a wide rendered spandrel at first floor level. Above the first floor windows is a wide rendered parapet. There is also a narrower rendered string course at ground floor sill level. The word TWEEDSIDE, appears in wrought iron lettering above a finely-detailed rendered panel, two bays wide, at the south end of the west elevation. Beyond the facade is a factory building with transverse saw-tooth truss roofs.

## **Integrity**

not assessed

The property at 53-63 Victoria Crescent, Abbotsford, comprises a series of red brick former manufacturing buildings, from the early twentieth century, formerly known as 'Tweedside'.

The two storey c.1940 building positioned on the curve of Victoria Crescent, with no setback, is constructed in red brick. The Moderne style facade to Victoria Crescent has two wide overpainted rendered bands above the ground and first floor windows. There are evenly spaced original iron-framed tripartite windows and a central entry that appears to be a later modification. The windows to the bays either side of the main entry have been fitted with modern fixed-pane windows. The eastern most bay is a breakfront with four steel-framed windows, fluted mullions and cornice mouldings, and Moderne signage to the upper rendered band spelling 'TWEEDSIDE'. The lower left window has been filled in.

The single storey c.1920 building on the corner of Victoria Crescent and Zetland Street, has red face brick walling, protruding brick courses forming the stringcourse and upper cornice, and overpainted cement dressed lintels above the window and door openings. The windows have a rectilinear form, and have been fitted with steel security bars. The doorway is fitted with modern glass paneled doors and has two bluestone steps down to the footpath. This building has a corrugated steel-clad transverse hipped roof.

Behind the Victoria Crescent frontage, the gable-roofed red brick buildings on the property, which date from the 1910s and 1920s, step down towards the river, and face Zetland Street with a series of gable ends. The roofs are clad in galvanised corrugated steel. The brick gable ends have a variety of openings, including timber-framed windows with steel bars and cement-dressed lintels and sills, doors including large loading doors, and vehicle openings.

To the rear of the property, aligned with the Yarra River, there is a single storey gabled roof building entirely clad in corrugated galvanised steel. This is not of heritage interest.

The majority of the building forms on the property have restricted visibility from Victoria Crescent; the gable ends of the buildings are also the most visible elements of the property to Zetland Street.

## **Intactness**

Good

*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/>*