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# Bokhara



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## Location

1 View Street, ALPHINGTON VIC 3078 - Property No 271235

## Municipality

YARRA CITY

## Level of significance

Incl in HO area indiv sig

## Heritage Overlay Numbers

HO83

## Heritage Listing

Yarra City

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## Statement of Significance

Last updated on - July 31, 2006

The following wording is from the Allom and Lovell Building Citation, 1998 for the property. Please note that this is a "Building Citation", not a "Statement of Significance". For further information refer to the Building Citation held by the City of Yarra.

#### History:

Solicitor-General of New South Wales, William M Manning, subdivided Charles Roemer's 1870 Crown Portion and began sales in 1854. He created the Alphington Village along the Heidelberg Road, Yarra Street and Roemer Crescent. East of Roemer Crescent, a road turned from Bank Street (later Lucerne Crescent), followed the crescent to its centre and then headed south to the Yarra River. Residential allotments were made available along each of these streets.

In May 1854, Manning sold Lots 43-4 to George Fitzsimmons. Lots 40 and 39 also went to Fitzsimmons to provide a total of six acres and two roods of rural land fronting the Yarra. Forty years later, in 1892, Alfred Pridham had built Bokhara at the top part of the six acre site. Pridham was a butcher and probably used his six acres towards that purpose.

Thomas Kings had established a butcher's shop and abattoirs in the 1860s on the Heidelberg Road directly to the north, and thus completed the necessary chain from the paddocks by the river to the shop window by the roadside. Pridham had his own premises, however, at the Metropolitan Meat Market and no doubt gave them priority.

By 1900 Pridham was leasing his property to John Hinzman, a dairyman, and after him William McDonald. Within the next five years the tobacco merchant, David Window Keir, had purchased Bokhara and was again leasing it to those with rural pursuits such as Joseph Davis, a fruit merchant, and John S Cogle, a butcher.

Keir came to live at Bokhara after the 1910s, but it seems that prior to this he erected a strange tower to the north of the house. Keir remained there for about thirty-five years, selling to James Robert McNabb in the late 1940s. Reputedly the tower was used, among other things for offcourse betting.

#### Description:

Bokhara is a single-storey 19th century polychromatic brick house, asymmetrically planned with a hipped corrugated iron roof with bracketed eaves. The house faces away from the street and towards the Yarra River. The return verandah is supported on cast iron columns; the cast iron frieze and brackets have been removed. Windows on the river elevation are double-hung sashes with segmental arched heads; the remainder are rectangular. Voussoirs are alternating cream and red brick, and cream and black brick string courses enliven the red brick walls. Chimneys are of red brick, and have corbelled brick caps.

Internally, there is an arched hallway with remnants of an embossed dado and border papers. Some of the rooms appear to have been renovated c 1910, retaining the original Victorian ceiling roses.

An attic addition has been recently constructed, with hipped corrugated iron roofs and windows matching those of the tower, and one of the red brick chimneys has been extended in height.

The c 1910 tower, located to the north of the main house, is a three storey building, approximately square in plan, constructed of red brick. The roof is hipped and clad in corrugated iron. At first floor level each of the four elevations have casement windows with highlights, arranged in groups of three, with rendered lintels and sills. The upper level is rendered, and has unusual leadlight windows with inverted segmented-arched window sills. Internally, it has stained timber panelling to the walls and raking ceiling, and built-in cupboards.

#### Significance:

The house and tower at 1 View Street are of local architectural significance. Bokhara is a one of a small number of 19th century bichromatic brick houses in Alphington. The house is a typical example of the style and largely intact, although the architectural significance of the building has been diminished by the recent attic addition. The c.1910 tower, designed to take advantage of views of the Yarra River, is a remarkable and unique Arts and Crafts design, notable for its unusual second floor windows.

Heritage Study/Consultant	Yarra - Northcote Urban Conservation Study, Graeme Butler & Associates, 1982; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007;
Construction dates	1892,
Hermes Number	103768
Property Number	

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## Physical Description 2

Major intrusive roof additions since identified

## Physical Description 1

Bokhara is a single-storey 19th century polychromatic brick house, asymmetrically planned with a hipped corrugated iron roof with bracketed eaves. The house faces away from the street and towards the Yarra River. The return verandah is supported on cast iron columns; the cast iron frieze and brackets have been removed. Windows on the river elevation are double-hung sashes with segmental arched heads; the remainder are rectangular. Voussoirs are alternating cream and red brick, and cream and black brick string courses enliven the red brick walls. Chimneys are of red brick, and have corbelled brick caps.

Internally, there is an arched hallway with remnants of an embossed dado and border papers. Some of the rooms appear to have been renovated c 1910, retaining the original Victorian ceiling roses.

An attic addition has been recently constructed, with hipped corrugated iron roofs and windows matching those of the tower, and one of the red brick chimneys has been extended in height.

The c!910 tower, located to the north of the main house, is a three storey building, approximately square in plan, constructed of red brick. The roof is hipped and clad in corrugated iron. At first floor level each of the four elevations have casement windows with highlights, arranged in groups of three, with rendered lintels and sills. The upper level is rendered, and has unusual leadlight windows with inverted segmented-arched window sills. Internally, it has stained timber panelling to the walls and raking ceiling, and built-in cupboards.

## Integrity

not assessed

*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/>*