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# Alphington East Precinct

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## Location

ALPHINGTON, YARRA CITY

## Municipality

YARRA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Listing

Yarra City

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## Statement of Significance

Last updated on - June 26, 2013

*What is significant?*

The Alphington East Residential precinct, which comprises Adams, Chamouni, Como, Killop streets, Lucerne Crescent, Old Heidelberg and Parkview roads, Phillips Street, Riverview Grove, Roemer Crescent, St Bernards and St Gothards roads, View and Yarralea streets, Alphington is significant. Contributory buildings include Victorian, Edwardian and interwar houses, all set in garden allotments and having typically:

- . pitched gabled or hipped roofs;
- . one storey wall heights;
- . detached siting;
- . painted or stained weatherboard, some face pressed brick and stucco wall cladding;
- . unglazed terra-cotta Marseilles pattern tiles (Edwardian-era and interwar),
- . corrugated iron, with some slate roofing (Edwardian-era and Victorian-era);
- . chimneys of face red brick, with capping course, or stucco finish with moulded caps or of matching face brickwork with corbelled capping courses;
- . timber post-supported porch or verandah elements facing the street;

. less than 40% of the street wall face comprised with openings such as windows and doors, framed as single vertical rectangles or groups of vertical rectangular frames; and

. front gardens, bordered by low front fences, typically of timber picket, or wire fabric, random stone or matching brick pier and panel for interwar.

Contributory elements also include public infrastructure, expressive of the interwar and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths, median strips.

#### *How is it significant?*

The Alphington East Residential precinct is aesthetically and historically significant to the locality of Alphington and the City of Yarra.

#### *Why is it significant?*

The precinct is historically and aesthetically significant as a residential enclave, physically contained by the early transport route of Heidelberg Road and the natural barrier of the Yarra River, which was built up in the late Victorian-era and early 20th century as consistent and well preserved house groups in the Italianate, Federation and Californian Bungalow suburban styles, differing to most other parts of the City by their garden setting and deep garden setback. (Criteria A & E)

The precinct is aesthetically significant for the distinctive street layout arising from Manning's early Alphington village subdivision, with its curving base in the form of Roemer Crescent at the Yarra River. (Criterion E)

The precinct is historically significant for the artistic associations of the area as the chosen domain (along with the adjoining Ivanhoe and Heidelberg areas) of many prominent artists and businessmen linked with art and artisan pursuits from the late 19th and early 20th centuries. (Criterion A)

Heritage Study/Consultant Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;

Hermes Number 162818

Property Number

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## **Physical Description 1**

The Alphington East Residential precinct is made up of a number of residential sub-areas that share a combined character arising from some late Victorian-era houses, many weatherboard Edwardian-era and a large number of weatherboard interwar houses.

The precinct sub areas are in View and Riverview Streets, Como Street, Lucerne Crescent, Yarralea Street and Saint Gothards Street. The subdivision was incremental but has some distinctive elements including the semi-circle of Roemer Crescent, fanning out to Yarra River views. This circle attracted the earliest villa development. Other streets gain distinction from their river or park side setting.

Individually Significant places, such as 'Balclutha' (HO68) at 17-19 Como Street, provide key elements central to or adjoining the Heritage Precincts. Other Individually Significant houses in key architectural styles within the precinct include the Federation Bungalow style 'Darrabyn' at 21 Como Street, no.2 Lucerne Crescent with its distinctive verandah detailing, the Californian Bungalow style 41 Como Street, the distinctive design at 59 Yarralea Street with its slatted porch in a sunburst pattern, and another unusual porch at 93 Lucerne Crescent (HO77).

The artistic theme in the area is illustrated by the William Frater house at 56 Lucerne Crescent, and the adjoining William McInnes house at no.54 (HO74): both significant artists in Australia.

Central to the residential estate is the Alphington State School in Yarralea Street, which opened there in 1924, matching the intense interwar housing development adjoining.

*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/>*