2 / 24 Abinger Street

RICHMOND ABINGER STREET 24 Unit 2.jpg

24 Abinger St

Location

2 / 24 ABINGER STREET RICHMOND, YARRA CITY

Municipality

YARRA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO471

Heritage Listing

Yarra City

Statement of Significance

Last updated on -

What is significant?

The substantial property at 22-28 Abinger Street and 37-45 Lyndhurst Street, Richmond, incorporates a mix of former maltings buildings and concrete silos which have been adapted to residential use. The buildings comprise two malt buildings with gable ends to Abinger Street (1880-late nineteenth century); four linked reinforced concrete silos (1930s); a large rectilinear brick building of two-three levels which faces Lyndhurst Street at the

south of the site (pre-1945); a modern five-storey block with a gabled roof located at the south end of the 1880 malt building; forecourt to the north side of the silos; and a yard concealed behind an older brick wall to Lyndhurst Street. The two former malt houses fronting Abinger Street have gable ends with brick cornices, bluestone footings and brick walling in English bond, with segmentally arched windows. Both buildings have been subjected to varying levels of intervention and removal of fabric, as part of their residential conversion. The 1937 silos are a set of four linked concrete silos, which have had windows punched into the silo walls and other alterations including the addition of the 'ship's prow' frontage. The large two-three storey plain face brick building on the south of the property has a long east-west rectilinear footprint; as with the earlier malt buildings, it has had intervention and removal of fabric as part of the residential conversion works.

How is it significant?

The former maltings at 22-28 Abinger Street and 37-45 Lyndhurst Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?

The former maltings is of local historical significance. The maltings was established in 1880 by brewers, Findlay and Sons, then owners of the nearby (in Abinger Street) Southern Brewery which was one of the largest in Melbourne. The first malt buildings on the property were designed by architect John Flanagan, who was responsible for other industrial buildings in the inner suburbs in the 1870s and 1880s. Brewing and malting were important local industries, and Richmond was home to a number of malting works. Development in the first half of the twentieth century included construction of the 1930s silos, and other expansion to the south and south-east of the original development. Noted maltsters Barrett and Burston took over the property in 1913, and continued to operate the malt works into the 1970s. The property is also significant as one of the first large-scale former industrial complexes in Melbourne to be converted, in the mid-1990s, to residential use. The former maltings is additionally of local aesthetic/architectural significance. The property incorporates a mix of substantial historic former maltings buildings and concrete silos, dating from the 1880s through to the mid-twentieth century. While the adaptations to residential use have incorporated modern fabric and elements, the historic maltings buildings are still discernible throughout the site, and retain a strong presence, and industrial heritage character, to Abinger and Lyndhurst streets. Nonda Katsalidis' conversion works of the mid-1990s are also architecturally significant. The redevelopment followed several earlier celebrated Katsalidis projects in Melbourne, and became one of his most lauded and best known developments. The approach to the silos conversion, including the 'ships' prow' fronts and the use of pre-rusted steel, was particularly eye-catching.

Theme

5. Building Victoria's industries and workforce

Heritage Study/Consultant	Yarra - Heritage Gap Study: Review of Central Richmond 2014, Context P/L, 2014; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007; Yarra - City of Yarra Heritage Gaps Study 2012 (Heritage Gaps Amendment two), Lovell Chen, 2012;
Other Names	Daly's Malthouse,
Hermes Number	174458
Property Number	

Intactness

Fair

Integrity

The property at 22-28 Abinger Street and 37-45 Lyndhurst Street, Richmond, incorporates a mix of former maltings buildings and concrete silos which were adapted in the mid-1990s to residential use. The adapted buildings incorporate modern fabric and additions.

The buildings comprise two malt buildings with gable ends to Abinger Street (37 Lyndhurst Street and 24 Abinger Street, 1880-late nineteenth century); four linked reinforced concrete silos in the centre of the site (22 Abinger Street, 1930s); a large rectilinear brick building of two-three levels which faces Lyndhurst Street at the south of the site (45 Lyndhurst Street, pre-1945); a modern five-storey block with a gabled roof located at the south end of the 1880 malt building (39 Lyndhurst Street); forecourt to the north side of the silos; and a yard concealed behind an older brick wall to Lyndhurst Street.

The oldest buildings, being the two former malt houses fronting Abinger Street (37 Lyndhurst Street and 24 Abinger Street) have gable ends with brick cornices, bluestone footings and brick walling in English bond, with segmentally arched windows. Some of the windows to the main street frontages have been infilled or modified; some have also been modified to create door or vehicle openings. The brickwork has been overpainted, but this has been removed on the Abinger and Lyndhurst Street frontages to reveal the original surfaces. Both buildings have recent corrugated galvanised steel roof cladding with skylights, to the gabled roofs. Both buildings have also had varying levels of intervention and removal of fabric, as part of the residential conversion works.

No. 22 Abinger Street includes the area between the two historic malt buildings, being the forecourt for the refurbished silos; the forecourt includes a new general entry gate for the complex. The 1937 silos are a set of four linked concrete silos, which have been significantly adapted to residential use, including windows punched into the silo walls. Alterations include a penthouse level to the top, and on the north side of the silos an angled glass, pre-rusted steel and concrete block with porthole windows, and 'ship's prow' balconies.

No. 45 Lyndhurst Street, which dates from the first half of the twentieth century, is a large two-three storey plain face brick building, with an upper level added or refurbished at a later stage, and with modified or new openings. It has a long east-west rectilinear footprint, and as with the earlier malt buildings, has had intervention and removal of fabric, as part of the residential conversion works.

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/