258-260 Johnston Street



25-260 Johnston St

Location

258-260 JOHNSTON ABBOTSFORD AND 258-260 JOHNSTON STREET ABBOTSFORD, YARRA CITY

Municipality

YARRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO411

Heritage Listing

Yarra City

Statement of Significance

Last updated on -

What is significant?
Nos 258-260 Johnston Street, Abbotsford, is a terraced pair of two storey rendered masonry Victorian shops with combined residences. The south street facade has a stuccoed, overpainted and elaborately detailed first floor with a pair of shallow breakfronts to each bay, and moulded string courses running across each breakfront. Other details include window aedicules; ventilators integrated with rosettes between each aedicule; moulded portals to the sides of each window and across their heads, and moulded bosses at each corner and halfway up; bowed cushion panels; moulded stringcourses; and a parapet with six pedestals and four steep-sided pediments in the

form of twin pediments to each parapet. The visible west side wall is in overpainted brick; the roof is hipped and punctuated by cement dressed chimneys with moulded cornices at the front, and exposed face brick chimneys with stepped brick cornices at the rear. The ground level shopfronts are not original.

How is it significant?
Nos 258-260 Johnston Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?
Nos 258-260 Johnston Street, Abbotsford, is of local historical significance, as a pair of two storey masonry shops and combined residences constructed in c.1890. This occurred after the introduction of the cable tram service to Johnston Street in 1887, and the opening of the nearby railway station in 1888. While the south side of Johnston Street was established as a retail precinct by the early 1880s, businesses on the north side near Hoddle Street were consolidating around 1890. The subject buildings were subsequently occupied by a range of retailers and commercial operations, typical for a main street of the late nineteenth and early twentieth century, including a grocer, fruiterer, delicatessens and small goods retailers.

The pair at nos 258-260 Johnston Street is also of local aesthetic/architectural significance. They are well-preserved buildings, broadly consistent with many nineteenth century two-storey shop and house combinations in inner suburban main road locations, including having modified ground floor shopfronts. However, the buildings are distinguished by their elaborately detailed first floors. Notable elements include the steep-sided triangular pediments which are a typical 1890s 'Queen Anne' detail. The stuccoing to first floor level has been executed with subtlety, particularly in the shallowness of each breakfront. There is also an emphasis on fine line and shallow plane recession, which results in a lighter gauging (or depth) to the detailing than was seen in earlier 1880s Renaissance Revival shop frontages in inner Melbourne. Further, the twin pediments to each parapet are eye-catching, drawing attention to these buildings in the crowded Johnston Street context.

Theme

5. Building Victoria's industries and workforce

Heritage Study/Consultant	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	Shops & residences,
Hermes Number	176946
Property Number	

Physical Description 1

The property at 258-260 Johnston Street is a terraced pair of two storey rendered brick Victorian shops. The south street facade has a stuccoed, overpainted and elaborately detailed first floor with a pair of shallow breakfronts to each bay, and moulded string courses running across each breakfront. The window aedicules form part of four more shallow breakfronts, each about 3 centimetres deep. The ventilators are integrated with rosettes between each aedicule, and the aedicules themselves are astylar, being standard Renaissance bracketed sills at their base, coupled to a moulded portal to the sides of each window and across their heads, and moulded bosses at each corner and halfway up. The window heads are capped by a recessed panel with two scroll consoles, a bowed cushion panel immediately above and a breakfront above that, slicing through a moulded string course and a second string course immediately below the cornice. Above the cornice is a moulded parapet comprising six pedestals (which may have supported finials), and four steep-sided pediments supported on panelled blocks, in front of a concave curved gable. The visible west side wall is in overpainted brick and there is a quadrant reveal to the top corner connecting the wall to the front parapet. The wall partly conceals a hipped roof in

corrugated galvanised steel punctuated by cement dressed chimneys with moulded cornices at the front, and exposed face brick chimneys with stepped brick cornices at the rear. The ground level shopfronts are not original, probably dating from the 1970s, although the pilaster dividing the shops retains its capital. The awning tie rods may date back to the 1920s, but the awnings themselves are more probably 1970s.

The rear of the property was not inspected.

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/