
300-302 Johnston Street



300-302 Johnston St,
Abbotsford

Location

300-302 JOHNSTON STREET ABBOTSFORD AND 300-302 JOHNSTON STREET ABBOTSFORD, YARRA CITY

Municipality

YARRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO412

Heritage Listing

Yarra City

Statement of Significance

Last updated on -

What is significant?

Nos 300-302 Johnston Street, Abbotsford, constructed in c.1909, are an imposing pair of brick single-storey terrace houses, with verandahs and a shared prominent parapet. The dwellings have well-preserved detailing in exposed face brick and stucco contrasts, including course lines, panels and a swag ornament to the parapet. There is a single hipped roof over both houses, entrance doors either side of the dividing wall, and large double-

hung sash windows with narrow sidelights. The verandah retains its original paving, bluestone facings, and iron columns, frieze and roof structure. The parapet is high and prominent, with brackets, star-rosettes, moulded panels, miniature balustrades, and a swagged centre panel linking the two cottages.

How is it significant?

Nos 300-302 Johnston Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

Nos 300-302 Johnston Street, Abbotsford, is of local historical significance. The pair of cottages were constructed in c.1909, as part of a row of four cottages on vacant land in this still developing section of the north side of Johnston Street, between Lulie Street and Trennery Crescent. Johnston Street west of Lulie Street was an established retail precinct by the end of the nineteenth century, with this later residential development occurring further east on the street.

Nos 300-302 Johnston Street is also of local aesthetic/architectural significance. The substantially externally intact pair is distinguished through retaining exposed face brick walls with extensive Italianate stucco dressing and detailing; original verandahs, where the detail and intricacy of the frieze complements that of the richly detailed parapet; and unusually narrow window sidelights. The high and prominent parapet also draws attention to the dwellings in the Johnston Street context, including the eye-catching centre panel with swag.

Theme

6. Building towns cities and the garden state

Heritage Study/Consultant	Yarra - City of Yarra Heritage Gaps Study 2012 (Heritage Gaps Amendment two), Lovell Chen, 2012; Yarra - Heritage Gap Study, Graeme Butler & Associates, 2007;
Other Names	Shops & residences,
Hermes Number	176947
Property Number	

Physical Description 1

The properties at nos 300-302 Johnston Street, Abbotsford are an imposing pair of brick single-storey terrace houses, with verandahs and a shared prominent parapet. The dwellings have well-preserved detailing in exposed face brick and stucco contrasts, including course lines, panels and swag ornament to the parapet. There is a single hipped roof over both houses clad in galvanised corrugated steel and punctuated by two corniced chimneys. Each house has a (non-original) front door next to the dividing wall, and a large double-hung sash window with two narrow sidelights fronting each facade to Johnston Street. The verandah retains its original tile paving and bluestone facings, and the iron columns, frieze and roof structure to the verandah appear original. The parapet is high and prominent, it retains the parapet brackets, their intermediate star-rosettes, and separating moulded panels; together with an impressive and gracefully detailed swag in the centre panel, linking the two cottages. Miniature balustrades are also both in place on the parapet, as are the consoles supporting the central swag panel. The divider wall lugs have vermiculation and ring detailing, although the far right lug has been overpainted in the colour of the neighbouring property. The cottages are fronted by later timber and cyclone wire fences, behind which are shallow garden setbacks.

The rears of the properties were 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/>