

---

# 115B VICTORIA PARADE, FITZROY

---

## Location

115B VICTORIA PARADE FITZROY, YARRA CITY

## Municipality

YARRA CITY

## Level of significance

Heritage Inventory Site

## Heritage Inventory (HI) Number

H7822-2368

## Heritage Listing

Victorian Heritage Inventory

---

## Statement of Significance

Last updated on - March 9, 2023

### What is significant?

At this stage the archaeological significance of the site is unknown, and the site is best described as having archaeological potential, as follows:

The following discussion focusses on the location of a proposed development - that is, in the southeastern corner of the H2372 registration area at 115b Victoria Parade. This area is currently utilized primarily as a car park for the adjacent Australian Catholic university building.

The results of the assessment suggest that there is archaeological potential across the whole of the site relating to probable occupation of the site from the c. 1850s through to the early twentieth century. Additionally, the western part of the proposed development area contained a single-storey building mostly likely associated with the adjacent Commonwealth Note and Stamp Printing buildings, which was erected some time after c. 1930 and demolished prior to c. 1989. There is the possibility that archaeology relating to this site may also be present within the proposed development area.

Any extant archaeological remains are currently sealed under an asphalt carpark surface, and no subsurface testing or other archaeological assessment has been undertaken at the site thus far.

The site has historical significance as:

- . one of the earliest lots outside of the Melbourne town reserve to be divided and sold by the colonial government;
- . the site of structures since the early 1850s, and a number of residences from the 1860s, representing colonial life in early suburban Melbourne extending into the early 20th century.
- . the site of the Parade Hotel from c. 1870 to the mid 20th century, and associated boarding houses;

. the site of a post- c. 1930 single storey structure associated with the heritage listed former Commonwealth Note and Stamp Printing Department buildings, which was demolished some time after c. 1960.

The scientific significance of the site comes from its archaeological potential, which at this stage is unknown. There is archaeological potential across the whole of the site relating to probable occupation of the site from the c. 1850s through to the early twentieth century. Additionally, the western part of the proposed development area contained a single-storey building mostly likely associated with the adjacent Commonwealth Note and Stamp Printing buildings, which was erected some time after c. 1930 and demolished prior to c. 1989. There is the possibility that archaeology relating to this site may also be present within the site boundary.

The site has the potential to provide information about the social and domestic life in Fitzroy from the early days of colonial settlement through to the mid-late twentieth century. In particular, the presence of a hotel and boarding houses at the site for such an extended length of time means that the building would likely have played an important social role in the history of Fitzroy - as a meeting place, a place of recreation, a residence, a workplace.

#### **How is it significant?**

At this stage the archaeological significance of the site is unknown, and the site is best described as having archaeological potential, as follows:

The following discussion focusses on the location of a proposed development - that is, in the southeastern corner of the H2372 registration area at 115b Victoria Parade. This area is currently utilized primarily as a car park for the adjacent Australian Catholic university building.

The results of the assessment suggest that there is archaeological potential across the whole of the site relating to probable occupation of the site from the c. 1850s through to the early twentieth century. Additionally, the western part of the proposed development area contained a single-storey building mostly likely associated with the adjacent Commonwealth Note and Stamp Printing buildings, which was erected some time after c. 1930 and demolished prior to c. 1989. There is the possibility that archaeology relating to this site may also be present within the proposed development area.

Any extant archaeological remains are currently sealed under an asphalt carpark surface, and no subsurface testing or other archaeological assessment has been undertaken at the site thus far.

The site has historical significance as:

- . one of the earliest lots outside of the Melbourne town reserve to be divided and sold by the colonial government;
- . the site of structures since the early 1850s, and a number of residences from the 1860s, representing colonial life in early suburban Melbourne extending into the early 20th century.
- . the site of the Parade Hotel from c. 1870 to the mid 20th century, and associated boarding houses;
- . the site of a post- c. 1930 single storey structure associated with the heritage listed former Commonwealth Note and Stamp Printing Department buildings, which was demolished some time after c. 1960.

The scientific significance of the site comes from its archaeological potential, which at this stage is unknown. There is archaeological potential across the whole of the site relating to probable occupation of the site from the c. 1850s through to the early twentieth century. Additionally, the western part of the proposed development area contained a single-storey building mostly likely associated with the adjacent Commonwealth Note and Stamp Printing buildings, which was erected some time after c. 1930 and demolished prior to c. 1989. There is the possibility that archaeology relating to this site may also be present within the site boundary.

The site has the potential to provide information about the social and domestic life in Fitzroy from the early days of colonial settlement through to the mid-late twentieth century. In particular, the presence of a hotel and boarding houses at the site for such an extended length of time means that the building would likely have played an important social role in the history of Fitzroy - as a meeting place, a place of recreation, a residence, a workplace.

#### **Why is it significant?**

At this stage the archaeological significance of the site is unknown, and the site is best described as having archaeological potential, as follows:

The following discussion focusses on the location of a proposed development - that is, in the southeastern corner of the H2372 registration area at 115b Victoria Parade. This area is currently utilized primarily as a car park for the adjacent Australian Catholic university building.

The results of the assessment suggest that there is archaeological potential across the whole of the site relating to probable occupation of the site from the c. 1850s through to the early twentieth century. Additionally, the western part of the proposed development area contained a single-storey building mostly likely associated with the adjacent Commonwealth Note and Stamp Printing buildings, which was erected some time after c. 1930 and demolished prior to c. 1989. There is the possibility that archaeology relating to this site may also be present within the proposed development area.

Any extant archaeological remains are currently sealed under an asphalt carpark surface, and no subsurface testing or other archaeological assessment has been undertaken at the site thus far.

The site has historical significance as:

- . one of the earliest lots outside of the Melbourne town reserve to be divided and sold by the colonial government;

- . the site of structures since the early 1850s, and a number of residences from the 1860s, representing colonial life in early suburban Melbourne extending into the early 20th century.
- . the site of the Parade Hotel from c. 1870 to the mid 20th century, and associated boarding houses;
- . the site of a post- c. 1930 single storey structure associated with the heritage listed former Commonwealth Note and Stamp Printing Department buildings, which was demolished some time after c. 1960.

The scientific significance of the site comes from its archaeological potential, which at this stage is unknown.

There is archaeological potential across the whole of the site relating to probable occupation of the site from the c. 1850s through to the early twentieth century. Additionally, the western part of the proposed development area contained a single-storey building mostly likely associated with the adjacent Commonwealth Note and Stamp Printing buildings, which was erected some time after c. 1930 and demolished prior to c. 1989. There is the possibility that archaeology relating to this site may also be present within the site boundary.

The site has the potential to provide information about the social and domestic life in Fitzroy from the early days of colonial settlement through to the mid-late twentieth century. In particular, the presence of a hotel and boarding houses at the site for such an extended length of time means that the building would likely have played an important social role in the history of Fitzroy - as a meeting place, a place of recreation, a residence, a workplace.

Hermes Number 201851

Property Number

---

## History

The land encompassed by 115 Victoria Parade, Fitzroy was one of the earliest outside the Melbourne town reserve to be divided and sold by the colonial government, and structures were likely present on the property from at least the early 1850s. Rate book and directory information suggest that the portion of Victoria Parade between Young and Napier Streets was likely built up and more or less fully occupied by structures from the mid 1860s.

By c. 1870, at least, the southeastern corner of the property (the proposed development area) appears to have contained four 9-roomed terraces houses (119-125 Victoria Parade in c. 1899, see attached site history, Figure 3) and a 12-roomed hotel on the corner of Victoria Parade and Napier Street. The structure at (the historically numbered - see Site History, Figure 3) 127 Victoria Parade may have been constructed later in the nineteenth century, and was later incorporated into the adjacent hotel.

Figures 3 and 4 in the Site History (attached) indicate that in the 1890s a total of eight complete structures, each operating as a residence, hotel or boarding house, existed in the proposed development area. These structures were demolished in two stages - in the early 1930s, presumably prior to the construction of the northern wing of the Commonwealth Note and Stamp Printing complex, and in the early 1960s, most likely to create the car parking space that exists in this location now.

After demolition of the terraces, a single-storey structure was erected, which occupied the lots previously known as lots 119-125 Victoria Pde between at least c. 1945 (possibly earlier) and the 1960s. This structure, which appears to have been associated with the Commonwealth Note and Stamp Printing complex, remained extant after the demolition of the Parade Hotel in c. 1961. By c. 1989 the single-storey structure had been demolished, however, and the entire proposed development area was being used as a car park.

*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/>*