

YORK HOUSE



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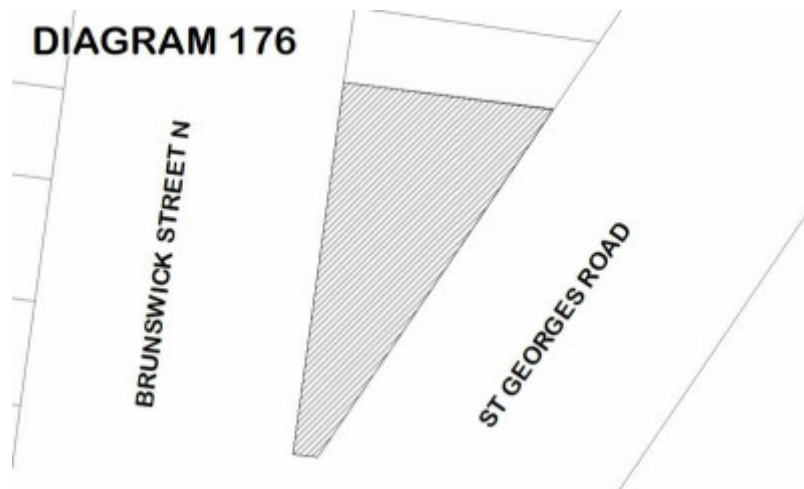


DIAGRAM 176

Location

131 ST GEORGES ROAD FITZROY NORTH, YARRA CITY

Municipality

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0176

Heritage Overlay Numbers

HO219

VHR Registration

October 9, 1974

Amendment to Registration

February 9, 2023

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - February 6, 2023

What is significant?

York House, a two-storey rendered brick house built in 1877 for John Ward and incorporating elements of the Italianate style of the period. It possesses a two-tier cast iron verandah added in c.1900.

How is it significant?

York House is of architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Why is it significant?

York House is architecturally significant as a notable example of nineteenth-century architecture of the Victorian period incorporating elements of the Italianate style. It exhibits principal characteristics of the style including the use of bay windows, arched first-floor windows with architrave surrounds and keystones, and string course with floral motifs. Its distinctive design also responds to the unusual trapezoid shape and confines of the site.

[Criterion D]

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

The following permit exemptions are not considered to cause harm to the cultural heritage significance of York House.

General

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Maintenance, repair and replacement of existing external services such as plumbing, electrical cabling, surveillance systems, pipes or fire services which does not involve changes in location or scale, or additional trenching.
- Repair to, or removal of items such as antennae; aerials; and air conditioners and associated pipe work, ducting and wiring.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. The Executive Director must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted external and internal surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes. This exemption does not apply to areas where there are specialist paint techniques such as graining, marbling, stencilling, hand-painting, murals or signwriting, or to wallpapered surfaces, or to unpainted, oiled or varnished surfaces.
- Cleaning including the removal of surface deposits by the use of low-pressure water (to maximum of 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic (not wire) brushes.

Interiors

- Works to maintain or upgrade existing bathrooms and kitchens, including installing new appliances, re-tiling and the like.
- Works to maintain existing fit out associated with the dental surgery, including reception desks, cabinets and the like.
- Removal or replacement of carpets and/or flexible floor coverings, window furnishings, and devices for mounting wall hung artworks.

- Maintenance, repair and replacement of light fixtures, tracks and the like in existing locations.
- Installation, removal or replacement of existing electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed.
- Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner that does not alter building fabric.
- Installation, removal or replacement of bulk insulation in the roof space.

Landscape/ outdoor areas

Hard landscaping and services

- Subsurface works to existing watering and drainage systems.
- Like for like repair and maintenance of existing hard landscaping including paving and footpaths.
- Like for like repair and maintenance of existing fences and gates.
- Removal or replacement of external signage provided the size, location and material remains the same.
- Installation of physical barriers or traps to enable vegetation protection and management of vermin such as rats, mice and possums.

Gardening, trees and plants

- The processes of gardening including mowing, pruning, mulching, fertilising, removal of plants, replanting of existing garden beds, disease and weed control and maintenance to care for existing plants.

Construction dates	1877,
Heritage Act Categories	Registered place,
Hermes Number	487
Property Number	

History

In 1876, James Ryan was recorded in the rate books as the owner of the vacant land. The following year (1877) John Ward, gentleman, was recorded as the owner and occupier of a nine-room brick house.

In 1879, York House was offered for sale (but not sold), described as follows:

Super brick house, and first-class household furniture and effects, cottage piano by Schwechten. Pollard oak dining suite, by Walker, Bunhill-row. To bankers, merchants, physicians and others ... All that superior and substantially-built house known as York House, built of brick, on bluestone foundations, slate roof, containing large dining room, drawing room, parlour, four bedrooms, bath, kitchen, servants' room, stable and buggy shed, yard (all asphalted). The principal rooms are fitted up with superior marble mantelpieces and gasoliers. This house is built on a triangular piece of land, overlooks the Fitzroy bowling-green, cricket-ground and Edinburgh gardens, and is within yards of the omnibus stand. (Argus, 1 February 1879, 2)

In 1912, York House was offered for sale (outcome unknown), described as follows:

That substantial two-storey brick residence, slate roof, occupied by Dr Graham, and containing halls, 8 rooms, bathroom and sanitary convenience upstairs; W.B. stable, Iron roof, buggy shed, wash house, man's room, yard bricked; all sewered. Let to Dr Graham on lease until 14 November 1914. This is a well-known medical central residence and was occupied for years by the late Dr W. R. Fox, of x-rays fame, and is in a grand position. (Age, 28 September 1912, 3)

The place has been used as a doctor's residence and likely practice since at least the 1890s and a dental clinic since the 1920s.

The brick paving to the rear yard may be early, dating from between 1879 ("yard all asphalted") and 1912 ("yard bricked").

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 2017**, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0176

Category: Registered Place

Place: York House

Location: 131 St Georges Road, Fitzroy North

Municipality: Yarra City

All of the place shown hatched on Diagram 176 encompassing all of Lot 1 on Title Plan 888937.

9 February 2023

STEVEN AVERY

Executive Director

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/>