
CHARLES STREET PRECINCT



Charles Street Precinct



56-62 Stafford Street, looking east



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Location

CHARLES STREET AND 227-233 NICHOLSON STREET AND 160 PARK STREET AND 50-96 & 57-103 STAFFORD STREET ABBOTSFORD, YARRA CITY

Municipality

YARRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO313

Heritage Listing

Yarra City

Statement of Significance

Last updated on - November 16, 2023

What is significant?

The Charles Street Precinct, Abbotsford, is significant. The main development period evident is that of the Victorian and Edwardian-period, with a contribution from some inter-war buildings and individually significant places of all eras.

The majority of the contributory buildings are small attached and detached Victorian and Edwardian-era one-storey houses having typically:

- . Expressed steeply gabled or hipped roofs, with some facade parapets;
 - . One storey wall heights;
 - . Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
 - . Corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles (Edwardian-era), with some slate roofing;
 - . Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses (red brick in the Edwardian-era);
 - . Post-supported verandah elements facing the street;
 - . Less than 40% of the street wall face comprised with openings such as windows and doors;
 - . Front gardens, originally bordered by timber picket front fences of around 1m height.
- Contributory elements also include:
- . Single-storey inter-war dwellings;
 - . Corner shops and residences with display windows and zero boundary setbacks;
 - . Typically one-storey industrial buildings;
 - . Street tree plantings;
 - . Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths;
 - . Public building groups such as the Collingwood Town Hall group.

How is it significant?

HO313 Charles Street Precinct, Abbotsford is aesthetically and historically significant to the City of Yarra.

Why is it significant?

The Charles Street Precinct is historically significant (Criterion A):

- . As a good representation of modest workers' housing, being substantially intact timber and masonry buildings from the late 19th and early 20th century, and as one of the more intact early residential precincts in Abbotsford.
- . For some well preserved industrial and commercial buildings (i.e., in Gipps, Yarra and Studley streets), dating predominantly from the late 19th and early 20th centuries, but with a contribution from the inter-war era;

The Charles Street Precinct is aesthetically significant (Criterion E):

- . For the core of civic buildings and parklands (public health, community gathering places, civic, and religious examples) of individual significance, including the landmark Collingwood Town Hall, which is one of the most important civic buildings in the City of Yarra;
- . For its early street, lane and allotment layouts, together with original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for the buildings, along with the narrow open drain between Nicholson and Charles streets as testimony to a legacy of frequent floods and pollution which influenced the area's development; and
- . For the mature street trees in Gipps, Langridge, Nicholson and Stanton streets, and mature trees in parks, in particular, the Gahan Reserve, as evocative of the area's significant development era.

Heritage Study/Consultant	Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Collingwood Conservation Study, Andrew Ward & Associates, 1995; Yarra - City of Collingwood Conservation Study, Andrew Ward & Associates, 1989; Yarra - Heritage Review of Predefined Areas in Abbotsford & Collingwood, Context P/L, 2015;
Other Names	Charles Street Precinct, Abbotsford,
Hermes Number	73429
Property Number	

Physical Description 1

brick and timber workers' cottages, residential heritage streetscapes, bluestone side and rear lanes, early civic buildings

Physical Description 2

core of early civic buildings; substantially intact timber and masonry late 19th and early 20th century workers' housing; industrial buildings in Gipps, Yarra and Studley Streets; early street, lane and allotment layouts; original bluestone infrastructure, kerbs and guttering; mature street trees; open drain between Nicholson and Charles Streets

Physical Description 3

The Charles Street Precinct is a predominantly residential precinct which lies to the east and north of the civic hub created by St Phillip's Church (demolished), the Collingwood Town Hall, Post Office, Court House, RSL Hall, the former Church of Christ Tabernacle (now the Collingwood Library), the Senior Citizens' Centre, Maternal and Child Health Centre and Gahan Reserve. The residential component is comprised of Victorian and Edwardian streetscapes of central Abbotsford. In contrast to this generally modest worker's housing is the group of institutional buildings in Hoddle and Stanton streets, the centrepiece of which is the Town Hall, which dominates the Collingwood Flat and which is visible from much of the north-east of the municipality.

The most intact Victorian and Edwardian streetscapes in Abbotsford occur in the block bounded by Vere, Nicholson, Gipps and Park Streets. This area, which has been hardly eroded by recent development, forms the residential core of the Precinct.

The housing comprises largely 19th and early 20th single-storey timber and brick cottages dating from the Victorian and Edwardian periods. Studley, Nicholson, Hunter and Park streets contain predominantly Victorian cottages, with a minority of Edwardian residences, both attached and detached, but predominantly single-storey. Buildings of note in Park Street include the Victorian single-fronted detached timber cottages at Nos. 106-116; the single-storey single-fronted brick terraces at Nos. 124-126, which have an unusual curved parapet; and Culnare Terrace, a brown and cream bichrome brick double-storey terrace with former corner shop, dating from 1887. An early house on Nicholson Street is No. 233, which is visible on the 1858 Hodgkinson map of East Collingwood. Its current footprint is shown on the 1901 MMBW plan as 'Cypress Villa'. It has a small gabled section to the rear and a larger front section with a low skillion roof. This front section has been altered, but corresponds to the footprint on the 1901 plan.

Yarra, Vere, Gipps and Abbotsford streets are predominantly 19th century in origin. In Abbotsford Street, No. 12, on the north-west corner of Hunter Street, is a rendered brick corner shop building with a bluestone plinth and balustraded parapet. Ellesmere House, at 128A Vere Street, is a double-storey double-fronted tuckpointed red brick terrace with unpainted rendered side walls, notable for its shallow arched original side coach entrance. No. 37 Yarra Street, a single-storey red brick former boot factory, is typical of the industrial buildings of the precinct. Of note in Gipps Street is the very modest unparapeted single-storey brick terrace at Nos. 169-181, several dwellings of which retain their outside lavatories and night soil hatches. Of note in St Phillips Street is No. 28, a single-storey double-fronted asymmetrical late Victorian polychromatic brick house with timber verandah posts and cast iron lacework frieze. The asymmetrical Victorian cottage at 4 Abbotsford Street has unusual verandah frieze detailing and retains its original slate roof.

Stafford Street, at the northern edge of the Precinct, was about half developed during the 19th century with brick and timber cottages and terraces, with another third of the houses are gable-fronted Edwardians, and a few from the early inter-war years. Of interest is an early terrace at Nos. 57-61 with a continuous roof, indicating it was built before party walls were required. The duplex houses at Nos. 94-96 have particularly ornate cornices and cast-iron verandah friezes featuring a crown motif.

Charles Street is perhaps the most architecturally distinguished in the Precinct, containing a number of notable terraces. Easton Terrace (Nos. 138-158) is a double-storey polychromatic brick terrace, whilst Royal Terrace (Nos. 139-143) is a row of three double-storey polychromatic terraced houses, all of which retain their face brick facades and bluestone and iron palisade front fences. Two retain their unpainted render finish to their balustraded parapets. Linda Terrace (Nos. 145-153) is a single-storey row of relatively tall, slightly elevated single fronted polychromatic brick houses.

Typical of the Precinct with regard to architectural style and intactness is 128 Charles Street, a very modest single-storey double-fronted timber cottage with a transverse gabled roof, and altered verandah. No. 129 is a late Victorian single-storey single-fronted timber cottage with a timber verandah frieze and wrought iron front fence, whilst No. 124, a double-fronted Victorian timber cottage, has an unusual inter-war wrought iron fence.

Raphael Street contains a number of interesting buildings, including No. 17, an unusual two-storey bluestone and brick house, and Milric Cottage, the bluestone and cream brick cottage at No. 35, and a number of single storey brick terraces.

Traditional street planting in the Precinct includes Platanus in Gipps, Nicholson, Stanton and Hoddle streets. Studley, Yarra, Vere and Charles streets contain small natives, including Eucalyptus and Melaleuca, whilst Abbotsford Street contains a mix of the two.

Within the Precinct are three public open spaces. Gahan Reserve, bounded by Vere, Park and Stanton streets and the railway line, contains six tall Phoenix canariensis and a number of Platanus, and has geometrically laid out paths. Within the Reserve is the Maternal and Child Health Centre. Across the railway line to the west, on Vere Street, is a small reserve containing natives and Schinus molle. On the east side of Nicholson Street is Browns Reserve.

Traditional street elements retained include bluestone pitched lanes, kerbs and gutters and asphalt footpaths in Charles and Gipps streets, and asphalt footpaths in Studley, Abbotsford, Hunter, Stafford, Yarra, Vere, Nicholson and Park streets, which all have concrete kerbs and gutters. An unusual narrow open drain of bluestone pitchers, thought to be unique within the municipality, connects Nicholson and Charles streets, running between houses.

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/>