

Place evaluation

Building Grading and streetscape level 1984

Building Grading C, Streetscape Level 2
(Central Activities District Conservation Study 1984)

'C' buildings. Demonstrate the historical or social development of the local area and /or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

Given the dominant additions to the building and the replacement of windows with contemporary glazing it is now recommended that the building better fits the definition of a D Grading in the Level 2 Streetscape that retain much of its original character.

'D' buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

Description and History

The original three storey red brick pair of shops and factories with a vertical emphasis has paired gables to the frontage giving the building an Elizabethan overtone to the otherwise simple utilitarian federation commercial building. Above the third level is a rendered cornice and render has been used for the gable copings and the ground floor with limited classical details. The fenestration of the building has been replaced and this has notably diminished the building's integrity. A late twentieth century addition of two floors in the form of an exaggerated mansard, clad in slate tiles, considerably detracts from the early facade.

Historically the subject land was lightly occupied with workshops and a forge presumably in single storey sheds with an access way down the centre of the site and central cross over¹ until the subject building was constructed 1915. The section of La Trobe Street in which the subject property is situated was lightly occupied from the 1860s with the Former Turner Verein Hall first constructed in 1871 with additions in 1874. The buildings surviving from today from no. 30 – 50 La Trobe Street appear to have been the first significant buildings constructed on the properties. The properties either side of the subject site where owned by Joseph H. Burton and Sons and the pair of matching buildings in the Victorian classical freestyle accommodated coach building on the west side and livery stables on the east. This pair of double storey buildings came to their completed form in 1887 and 1890 respectively. With the 1915 building accommodating manufactures of baby carriages and Chinese furniture manufactures the area remained predominantly of light industry through until the mid 20th Century. The group of three Victorian buildings, supported by the late Edwardian altered pair of shops, present as a cohesive section of the La Trobe Street streetscape with a predominant heritage character.

