

HISTORY : A hotel was first licensed on this site in 1854. The licence was conditional on the building being finished by 1 July 1854.¹ The bricks were made by Messers Butler and Lett. It was rebuilt in 1906-07 by Frederick Nixon of South Yarra, with nine rooms "10 feet from the kerb". Charles McAuley was publican and Alfred Levi, Merchant of York Chambers, 43 Queen Street, Melbourne. It was delicensed only ten years later, when the owner was Philip Kennedy of National Trustees Buildings, Queen Street. In 1918, the bar-fittings were removed.² Alfred Levy had died and the building was sold to Norman Frederick Jeffry of Swan Street, Richmond, Draper in January 1918. In 1936, E. Baker Lee, Pty. Ltd, of this address became owner. It was sold again to a nominee company in 1973 and used as a warehouse, with a final sale in 1990 and conversion to use as a house. The design is derived from the English Arts and Crafts Movement in direct line from Philip Webb's Red House, Bexleyheath, Kent (1859) to C.F.A. Voysey in houses such as Cottage, Bishop's Itchington, Warwickshire (1888) and to the designs of Barry Parker and Raymond Unwin in Hampstead Garden Suburb, London 1905-12), exactly contemporary with this building.

VISUAL DESCRIPTION : A good English Arts and Crafts-influenced, Edwardian former hotel. It is two-storey on the streetline, three-bays, English bond, light red brick, with a slate hip-roof and ridge-capping, finials and cast-iron roof plumbing. This has a centre bay, skillion dormer with 8-pane sashes and three chimneys of three pots each. Eaves are deep and windows are moulded casement-pairs, triples and quadruples. The ground-storey was altered early. It has a segmental head window, with sandstone keystone. This has been cut into at right, by a segmental-head door and fanlight. The former door is sealed under a timber lintel, extending over the 12-pane casements with sandstone cill. Below is a panelled cellar-door with good cast-iron ventilators. The former outbuildings accessible from Victoria Avenue at rear include former stables, coach-house and symmetrical polychromatic brick cottage.³ Victoria Avenue is included on the title as access to Dover Street (refer : plan).

COMPARATIVE ANALYSIS : Comparable, broadly to : 400-402 Burnley Street (ref : 36) and 204-208 Coppin Street (ref : 72).

SIGNIFICANCE : A good and unusual English Arts and Crafts-influenced, Edwardian former hotel and outbuildings of 1906-07, contemporary with the latest work in London in this style at Hampstead Garden Suburb, by Parker & Unwin. Of architectural and historic significance at regional level.

INTACTNESS : Very good, the early alteration excepted. There appears to have once been two name plates and a round pendant over the former door.⁴ The roof-light appears to have been rebuilt.

CONDITION & THREATS : Good. Renovation is in progress.

REFERENCES : 1. R&BHS research records, 1906-07 and 1907-08, south ward ratebook and building licence held R&BHS, courtesy Bridgett Everett. Richmond Chronicle, 5 March 1937, p.4 and Argus, 10 April 1854, p.5.

Note : The Cole Collection, Vol.3, p.64, gives a sequence of licensees for a Yarra Hotel at 91 Cremorne Street, built in April 1854, until 1895. But the first is Matthew O'Dwyer (or Dwyer), not Charles McAuley.