

<b>Building:</b>	Park Terrace	<b>Significance:</b>	B
<b>Address:</b>	31-35 Church Street, Abbotsford	<b>Melway Map Ref:</b>	2H B1
<b>Building Type:</b>	Residences	<b>Construction Date:</b>	1870
<b>Architect:</b>	Unknown	<b>Builder:</b>	Unknown



<b>Intactness:</b>		<b>Condition:</b>	
G[ ] F[x] P[ ]		G[ ] F[x] P[ ]	
<b>Existing Heritage Listings:</b>		<b>Recommended Heritage Listings:</b>	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
National Trust	[ ]	Heritage Overlay Controls	[x]

## History

Park Terrace, 31-35 Church Street, Abbotsford, appears to have been built in 1870 for James Hunter. The Rate Books for 1869 show Turner as the owner of a wooden house valued at £40, in Church Street. The following year, Turner is also the owner of a wool washing establishment, worth £150, near the Yarra River. The first reference to three adjacent brick houses in Church Street is in 1871, when James Turner is shown as owning (later described as brick), each valued at £40. The occupants were George Moore, Robert Keates and Robert Browne. By 1874, Turner is also the owner of two other properties in Church Street: land valued at £18, and another house valued at £30. The *Directories* list the row as Park Terrace from 1885 and they were the first houses in Church Street, Abbotsford, to be numbered. By 1890, a number change had occurred and the houses were numbered Nos. 23-27. They assumed their present numbers between 1905 and 1910.<sup>1</sup>

## Description

The terrace at 31-35 Church Street, Abbotsford, comprises three modest double-fronted single storey Victorian brick houses with a single transverse gabled roof. The walls of the houses are face brick, although all have been painted. Each house has a central door flanked by single timber-framed double-hung sash windows. The houses have relatively steeply-pitched skillion-profile corrugated iron verandahs. No. 31 appears to have original verandah columns, whilst those on No. 35 have been replaced with two stocky columns, possibly of concrete. Originally, the roofs were slate; now only No. 31 retains its slate roof, the others having been re-roofed in galvanised corrugated steel. Each dwelling has two unpainted rendered chimneys with square-profiled moulded caps and terracotta chimney pots.

The front fences have all been replaced.

## Significance

The terrace at 31-35 Church Street, Abbotsford, is of local architectural significance. The long, low proportions of the houses are in sharp contrast to the comparative verticality of much of the municipality's terrace house stock. The terrace is on a very prominent site and remain an important streetscape element in a part of Abbotsford which has been greatly eroded by post-War industrial development.

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1 Collingwood Rate Books, 1864, 1865, 1866, 1867, 1869, 1872-73, 1874, 1876, 1877, 1878, 1888, 1890. Sands & McDougall Directory, 1864, 1865, 1866, 1875, 1876, 1877, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930.