

Building:

Address:

297-301 Victoria Street



Allotment Reference:

57

National Estate Register:

-

Historic Building
Council Register:

-

National Trust Register:

Location Within Precinct:

Collingwood Flat (Abbotsford)

Photo Date:

November, 1989

Grantee:

C. Nicholson

Original Owner:

John Larkin

Present Owner:

Original Use:

Shops and Residences above

Present Use:

Shops and Residences above

Construction Date:

1880-1890

Architect:

Builder:

Description:

A two storeyed brick corner building with cement-rendered parapet, pilasters, and window arches. The ground floor windows are round arched, while the windows to the first floor are flat-topped with rounded corners. The pilasters have Doric capitals on the ground floor, and Ionic capitals on the first floor. The wide front windows have carved figures in the spandrels over on the Charles St elevation. The rendered cornice at first floor level continues around the splayed corner, producing a canopy over the corner doorway, and a balconette at first floor (the balustrade has been filled in).

Condition:

Good

Integrity:

Good. Verandahs rebuilt, over painted.

History:

In 1879 John Larkin owned a woodshop on the north-east corner of Charles and Victoria Street. John Sherrard, a printer, was in residence. In 1880 Larkin built three brick and wood shops on the site.

No. 301 was leased to Henry Ryder, a hatter, No. 299 was leased to John Marr, a bootmaker No. 297 was leased to John Best, a butcher. In 1881 the shops were described as brick, all with NAV of £24.

By 1887 Joseph Gabriel had purchased the properties No. 297 then being valued at £40 compared with the other shops having NAV £28. Gabriel, a chemist became occupant of No. 297 in 1888; the NAV further increasing to £130 compared with £30 each for the other two shops.

In 1890 Nos. 301, 299 were listed as brick unfinished and in 1891 they were valued at £70.

By 1900 Joseph Gabriel continued as owner of the three properties and occupant of the corner chemist shop. No. 299 was occupied by Harry Knorn(?), a grocer and No.301 was occupied by George Revell, a bicycle builder.

Significance:

This building recalls the less elaborate shops at 459-465 Victoria Street. It is a large and prominent building of distinctive design and makes an important contribution to the Collingwood Flat precinct. The sculptured panels are important at the regional level.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

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