

A8 Greeves/Mahoney Street Precinct

(i) Boundary Definition:

Area on north and south side of Greeves Street between numbers 1 and 30; area on west and east side of Mahoney Street (1-25 west side and 12, 14, 22, 24, 26 east side); and the four corner buildings of Fitzroy Street (310, 311, 312, 313).

All the area is a consistent streetscape, broken only (but enhanced) by the 4 corner Fitzroy Street buildings, and the two corner Mahoney Street buildings.

(ii) Area Description:

This precinct is of outstanding importance in Fitzroy and throughout Melbourne. Most of the housing stock was constructed by two people; Daniel Mahoney, who constructed all of Greeves Street (nos. 1-30 and including the corner Fitzroy Street buildings) in 1871 and 1874; and Arthur Lowe, a builder who constructed 5-13 Mahoney Street in 1885-1886. The area provides an excellent example of the speculation of the 1880's boom period. A particular architect, Alfred Kursteiner, has been identified as being responsible for the Greeves Street and Fitzroy Street properties.

In summary, the significance of the area derives from:

- (a) the intimate scale and quality of the consistent single storey terraces and the narrow streets. This intimate form of development is paralleled only in Cremorne Street Fitzroy, and appears to be the best example of this type of terrace development in Melbourne.
- (b) the unique nature of the precinct created by the consistent single storey terrace houses which comprise the area. Nos. 1-16 and nos. 17-30 Greeves Street are of an identical design. The Mahoney Street group are identical from 1-13 (west side) with some variation in 15-25.
- (c) the vistas along Greeves Street; the vista to the west is closed by the small scale Mahoney Street terraces (7,9,11) which are framed by the two storey 12,14 Mahoney Street; the vista to the east is enhanced and broken by the four corner two storey Fitzroy Street buildings, and a focal point is provided by the three storey Brunswick Street building (236-252) slightly to the south of the street axis.

(iii) Building Schedule:

The following buildings contribute to the character of the area:

Greeves Street - east and west side

1-15, Historical data: All these buildings were constructed for Daniel 2-16 Mahoney, nos. 1-14 in 1874 and nos. 15 and 16 in 1871. Mahoney did not live in any of the dwellings. The architect was Alfred Kursteiner (tenders called *Argus* 15.8.1871 p.3 for 16 cottages and 4 stone houses, Mary Street, Fitzroy.) By 1890 the properties were sold to Catherine Callan of "Coonac", Glendon Road, Toorak and even in 1920 all these houses were owned by her.

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Greeves Street - east and west side (Cont.)

- 1-15, Intactness: Two identical terraces of 8 houses each with
2-16 consistent parapet treatment, verandahs, protecting parapet walls, face brickwork (except for number 7) delicate timber bressummers, cast iron brackets, verandah floor tiling, and cast iron fences.
- 17-29 Historical data: All these properties were built in 1871 by
18-30 Daniel Mahoney and then owned by Catherine Callan (as above). These properties were all constructed to the design of architect Alfred Kursteiner (tenders called *Argus* 20.6.1870 p.3 for 14 houses and two 2 storey houses, Mary Street, Fitzroy.)
- Intactness: An identical design to the above sequence but in varying states of intactness. Numbers 17,19,21,23,19 and nos. 22,24,26 and 28 are intact. None of the other dwellings have been substantially altered - apart from alteration/replacement of fences, bressummers, and removal of cast iron brackets.

Mahoney Street - west side

- 1-13 Historical data: These houses were constructed between 1885 and 1886. All the land was owned by Arthur Lowe, a builder in 1884; in 1885 nos. 1 and 3 were built for William Alexander a jeweller and Benjamin Cox respectively; in 1885 nos. 5,7 and 9 were built by Arthur Lowe a builder, and in 1886 Lowe built nos. 11 and 13. Lowe did not occupy any of the properties.
- Intactness: facade, verandah, chimneys to 1 and 7, cast iron frieze, picket fences (1-11) cast iron fence to 13.
- 15 Historical data: This house was constructed in 1883 by Henry Burrell, a publican. James Reid, a coach builder, occupied the dwelling from 1884 until at least 1900.
- Intactness: facade, chimney, verandah, cast iron frieze and brackets, cast iron fence.
- 17 Historical data: constructed in 1884 by Henry Burrell.
- Intactness: facade, verandah, cast iron frieze, fence.
- 19 Intactness: facade face brickwork parapet (original cement render), pediment with scrolls, verandah, cast iron frieze, cast iron fence.
- 21 Intactness: facade, face brickwork, chimney, verandah, cast iron brackets, cast iron fence.
- 23 Intactness: facade, chimney, verandah, cast iron fence.
- 25 Intactness: facade, balustraded parapet, pediment with scrolls, cast iron frieze (of a pattern registered by Cochrane and Scott Vic 338, 5th August 1884), cast iron fence, verandah floor tiling.

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Mahoney Street - east side

- 12,14 Historical data: The architect was Alfred Kursteiner, built as part of the Greeves Street group.
Intactness: an identical design to the Fitzroy Street corner buildings (see Fitzroy Street below) and substantially intact cast iron window guards survive as do the chimneys.
- 22-26 Intactness: facade, chimney (to 22,24) verandah, cast iron brackets (to 22,24).

Fitzroy Street - corner Greeves Street

- 310,311, Historical data: to the design of architect Alfred Kursteiner
312,313 constructed in 1872 for Thomas and Daniel Mahoney, neither of whom lived in the properties. In 1889 the buildings were sold to Catherine Callan who retained two properties until at least 1900. (see Greeves Street). It is likely that Mahoney also built 12,14 Mahoney Street, which are of an identical design to these buildings.
- Intactness: Four identical substantially intact two storey corner buildings, Nos. 311 and 313 have the original door furniture (with sidelights and transom lights). The simple eaves line to 310 and 312 has been altered to provide concealed guttering. The chimneys to 310 are the only surviving chimneys.