

**RECOMMENDATION AND DETERMINATION ON A
NOMINATION TO THE VICTORIAN HERITAGE REGISTER**

NAME: RESIDENCES

VHR NO: Not applicable

LOCATION: 166-182 NAPIER STREET FITZROY, Yarra City

CATEGORY: Not applicable

FILE NO: 603455

OFFICER/S REPORTING: Libby Blamey



RECOMMENDATION BY EXECUTIVE DIRECTOR

- That the Place or object NOT be included in the Heritage Register [Section 32(1)(b)]
- That the Place or object be referred to the relevant planning authority for inclusion in a planning scheme [Section 32(2)]

Manager
Heritage Assessments

Date

Executive Director

Date

REASON:

The residences at 166-182 Napier Street, Fitzroy are of local historical and architectural significance. However, they do not demonstrate sufficient cultural heritage significance to the State of Victoria to be added to the Victorian Heritage Register.

The former Buck's Head Hotel is a representative example of an inner suburban hotel, albeit one that has been altered to become a residence. There are currently 58 hotels listed on the Register, of which six were constructed in the 1870s, including the Yambuk Inn (H0270) constructed in 1871.

For a hotel to be included on the Register, it would need to demonstrate outstanding cultural heritage significance. Hotels currently listed include such grand examples as Craig's Royal Hotel, Ballarat (H0111), built in stages in 1862 and 1889-90, and more modest buildings such as the Former Shearers Arms Hotel, Geelong (H0661) of 1849. Other hotels on the Register have high historical significance, such as the 1843 Former Devonshire Arms, Fitzroy (H0528) as an early inner suburban hotel, and the former Eastern Hill Hotel, Fitzroy (H0816) of c. 1854, important for its association with the Victorian Eight Hour Day movement. However, the former Buck's Head Hotel is of local historical significance to the Fitzroy area. It is no longer an intact example of a late nineteenth century hotel, following its conversion to a residence, diminishing its architectural significance.

The residences relate to the former hotel only in that they form a representative streetscape of the inner suburbs of Melbourne. However, they do not form a cohesive group of style or construction period, and are representative of modest inner suburban dwellings. Given the large number of nineteenth century residences listed on the Victorian Heritage Register, a house would need to demonstrate outstanding cultural heritage significance to be included. The terrace row on Paterson Street, Princes Hill (H0076-H0085) is architecturally significant as an example of modest residential construction of the late nineteenth century. The tiny Doll's House, Collingwood (H0954), is historically and architecturally significant for its association with the working class of the inner suburbs and as the smallest extant house in Victoria. Other modest dwellings on the Register from the nineteenth century include the prefabricated Iron House, Coventry Street, South Melbourne (H0220), the Residence, Queensberry Street, North Melbourne (H0091) and the residence at Lesney St, Richmond (H0711). The Napier Street residences are not outstanding examples of a particular style, and have been extensively altered internally.

It is recommended that the residences, 166-182 Napier Street not be included in the Victorian Heritage Register. The buildings are currently protected by the City of Yarra planning scheme within the South Fitzroy Precinct on the heritage overlay (HO334) and this is considered the appropriate level of protection.

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

This group of buildings in Napier Street, Fitzroy comprises the former Buck's Head Hotel and six simple residences, and dates from 1868 to 1885.

The former Buck's Head Hotel, on the corner of Condell and Napier Streets, was constructed in 1871 by owner Joseph Snadden. A hotel of that name had existed since at least 1854.

Snadden began his association as publican in 1858, purchasing the premises in 1864 and it appears that the Snadden family resided there. The hotel was delicensed in January 1917, and *The Argus* noted at the time that the Buck's Head was 'the recognised place of meeting of quite a number of public men and has been a licensed venue for about 70 years'.

The simply composed houses along Napier Street are of variety of designs and construction dates. The houses at 166 and 168 Napier Street were constructed for Robert Wheeler, a carman, in 1868. Number 166 is a single storey rendered brick house, with a central arched entrance, flanked by windows and pedimented nameplate. The adjoining number 168 is a two storey residence with rendered facade and plain detailing.

The terrace pair at 172 and 176 Napier Street was constructed for Joseph Snadden in 1873. The single-storey dwellings have no setback from the street. They feature simple detailing and render ruled to resemble larger blocks, and were altered extensively in the 1970s.

The pair of detached houses of 178 and 180 Napier Street was constructed in 1885, replacing two similar buildings from 1857. The residences are simply composed, each with a window located in the centre of the facade. The parapets feature scrolled mouldings and semicircular pediment with scallop moulding.

The former hotel is a two storey, rendered brick building, with the entry located on the chamfered corner and simple mouldings. It is now a residence and alterations since its construction include the replacement of original windows and doors, and infill of the coach entrance.

The residences at 166-182 Napier Street are of local historical significance. The former Buck's Head hotel is a representative example of a small neighbourhood hotel, which was a common feature of the inner suburbs of Melbourne.

The residences are of local architectural significance, demonstrating modest inner suburban residential design of the 1860s-1880s.