HEALESVILLE HERITAGE
PROJECT
HEALESVILLE COMMERCIAL PRECINCT
CITATION

Prepared for
Shire of Yarra Ranges

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Healesville Commercial Precinct

The Healesville Commercial Precinct comprises buildings in the following streets: Nicholson Street, Harker Street, Church Street, Green Street, Manse Street, River Street, Wilson Street, Lilydale Road, Healesville and is mapped at Figure 1. The precinct was surveyed in February 2012. The precinct area also includes buildings/properties with existing individual Heritage Overlay controls. These, along with other properties in the proposed precinct area, are identified in the attached schedule of properties.

Figure 1  Map showing the extent of the precinct and the gradings of buildings within the proposed commercial precinct.
Source: Base plan – Yarra Ranges Planning Scheme.

1.0 History

The assistance of the Healesville Historical Society with providing information for this citation is gratefully acknowledged.

1.1 Yarra Track

The township of Healesville developed initially in conjunction with the construction of a road from Melbourne to the gold diggings at Woods Point and further east to the Jordan Valley gold diggings. Gold had been discovered at nearby New Chum, near the intersection Chum and Myers creeks in 1856, and an early track to the diggings through the Healesville area was located north of the current main road. As traffic to the area increased, a reward of £100 was offered by the Government for a new, improved route to Woods Point. The new route was claimed to be ‘a great improvement over the first marked track’.1
1863, it followed the higher ground on the south side of the Watts River. This road passed through the present town of Healesville, with £30,000 granted by the Government for the road works.\(^2\) Construction on the road was begun in 1864, with calls for carpenters, ‘pick and shovel men’ and axe men amongst the hundreds of men advertised for by the Government road works.\(^3\) In December 1864, John Holland of New Chum Creek applied for a publican’s licence for a hotel at Healesville, comprising three sitting rooms and eight bedrooms. It was to be known as the Healesville Hotel.\(^4\)

1.2 Coranderrk\(^5\)

It was also in the period of the early 1860s that Coranderrk Aboriginal Reserve was established on land between Watts River and Badger Creek, south of Healesville. Wurundjeri people, including leaders Simon Wonga and William Barak, were moved to the reserve of 2,300 acres (930 hectares). The Central Board of Aborigines had been established in Victoria in 1860, and with the Lands Department began to identify areas for Aboriginal settlement. By 1863 six reserves were established, including Coranderrk, with four being missions, although Coranderrk was not one of the latter.

Coranderrk was comparatively close to Melbourne, an important consideration in the subsequent history of the reserve, whereby it came to influence the development of Victorian Government Aboriginal policies. In the early years John Green, Manager of the reserve encouraged residents to participate in decision making about reserve management. This was a departure from other missions and reserves around Australia which had more paternalistic management regimes. Coranderrk was also strongly influenced by Kulin culture. The autonomy and self determination evident early at Coranderrk did not become common in Australia until the 1970s. Today, the 1883 Manager's house and outbuildings remain, although evidence of other buildings and structures is more archaeological. The land is managed through the Wandoon Estate Aboriginal Corporation. The cemetery also remains.

1.3 Early Township of Healesville

The township of Healesville was surveyed in April 1865 by George McDonald of the Department of Lands and Survey. Healesville was named after Richard Heales, the Premier of Victoria in 1860-1, whilst Nicholson Street was named after William Nicholson, Premier of Victoria between 1859 and 1860 and a local landowner.\(^6\) Town allotments followed the line of Nicholson Street, which was accessed by roads from Eltham and Melbourne, with larger allotments to the south and north towards the Watts River.

The first auction of town and suburban lots at ‘Healesville, situate at New Chum on the road from Melbourne to Wood’s Point’ was held on June 6 and 7 1865 at the offices of Messrs. Gemmell, McCaul and Co., in Collins Street. The upset price for unimproved town lots was £8 per acre and for improved lots £16 for allotments along Nicholson Street.\(^7\) John Holland’s hotel was located on Allotment 1, Section L on Nicholson Street, which he purchased at the first sales. Purchasers at the June 6 1865 auction of land along Nicholson Street also included J.W. Mather, W. Hall, R. Sharples, William Philippe, J. Higgins, William Cooper, M. Nicholson, T. Harney and James Currie.\(^8\)

In 1866, the *Wood’s Point and Gippsland Directory* listed approximately thirty businesses trading along Nicholson Street.\(^9\) These included John Holland’s Royal Mail Hotel and ballroom\(^10\), the Post Office run by J.W. Currie and William Hall’s ‘veterinary shoeing forge’ on the north-west corner of Green and Nicholson Streets. The town was serviced by four hotels, four storekeepers (plus Charles Walker’s store east of the Grace Burn creek), three carpenters, and a number of butchers and a baker, stonemason and saddlers amongst others.\(^11\) Timothy Clifford ran the ‘Hit or Miss’ restaurant on the south-east corner of Nicholson and High streets in mid-1865.
Figure 2  Detail from Town and Suburban Land, Healesville, County of Evelyn, Department of Lands and Survey, August 1865.
Figure 3  Detail from Township of Healesville, Parish of Gracedale plan, showing allotments on Nicholson Street (at centre) (undated).
Source: Public Records Office Victoria

Figure 4  Views east of Melbourne along the Yarra River 1881 - Healesville
Source: State Library of Victoria
The picturesque landscape surrounding Healesville began attracting visitors to the township as early as the 1860s. In 1867, the area was favourably compared to Switzerland by an Argus correspondent in 1867, who noted that Healesville was by then a ‘thriving little township’. The next year, however, it appears the development in Healesville had slowed. The road works along the Yarra Track had been completed, and though some former road workers settled in the township, the Illustrated Home News for Readers noted that ‘if the closing of a two or three hotels in a town is a sign of its going to the dogs, then I must report Healesville to be in a bad way’. Things did not appear to have improved by the early 1870s, with the Argus bluntly stating the ‘once-flourishing township [...] looked as if it had missed its way and wandered a long distance from the path of progress’.

1.4 Growth

The establishment of railway services to the district, and the resultant surge in tourism, improved the fortunes of Healesville. The town became a centre for tourism in a period when fresh mountain air was valued for its health benefits. The rail line to Lilydale opened in 1882, and meant Healesville was within easy reach of Melbourne residents wishing to escape the ills of the city. Its popularity grew through the 1880s, with the Argus correspondent ‘Vagabond’ reporting that over a period of eight days the previous summer, Cobb & Co coaches had carried 1064 passengers from Lilydale to the township. This growing popularity was consolidated with the extension of the line to Healesville itself in 1889.
The growth of Healesville from the mid-1880s meant the township attracted, and could support, an increasing variety of businesses. While in 1884 nine of the thirty-eight listings in the post office directory were farmers, by 1891 the town was now home to numerous carpenters, hotel keepers, and storekeepers, reflecting the growth of the township in this time. Residents of Healesville could choose to spend their recreation time at either of the two billiard saloons or two temperance hotels. William Hall rebuilt his blacksmith’s shop at the intersection of Green and Nicholson Streets in 1887; Hall’s business was a local landmark and the corner became locally known as Hall’s corner. The premises were demolished in 1909.

A Book and Stationery Warehouse was established next to the new post office (now the Healesville Pharmacy at 215 Nicholson Street) by George Matthews, who advised he ‘always has in stock every requisite necessary to be found in a well-conducted business of this kind’, which included ‘fancy goods’ and fishing tackle, as well as stationery. Visiting businessmen, such as music teachers and dentists, operated from Matthew’s store on different days each month, and a Miss Leuba opened a ‘music and fancy repository’ in Healesville in 1897. Christensen’s Drapery stocked ‘Crockery, Grocery (sic) and Stationery’ alongside the services of a draper. In 1895, John Christie had taken over the Healesville Butchery in Nicholson Street, a family business which operated in the township in different locations, almost continually into the second half of the twentieth century.

James Munro, who owned a number of allotments within the township, constructed his shop on Nicholson Street in c.1886. His widow, Agnes, continued to operate a general store on the premises, selling drapery and groceries. The building at 228-230 Nicholson Street was divided into two shops in the 1930s.

As the township grew from the mid-1880s, so did moves towards establishing a shire of Healesville. The *Lilydale Express* supported the move, commenting in March 1887 ‘the growing importance of Healesville and its environs and the material resources it possess fully justify the step [...] Healesville is likely to become an important centre of the population.’ On 26 September 1887 the Shire of Healesville was gazetted. The same year, a new weatherboard post office was built on the site of the present building, at 213 Nicholson Street, now used by Vic, and a recreation hall with seating for 200 patrons, known as Daly’s Hall, was opened at 201 Nicholson Street. In an effort to beautify the township, street trees were planted along Nicholson Street in c.1888, and again to celebrate the Queen’s jubilee in 1897.

1.5 Twentieth century

By 1912, the listings in Sands & McDougall for the township numbered close to 300, and included more than thirty boarding (guest) houses. Many early buildings were replaced by more permanent buildings along Nicholson Street. In 1902, W J Dawborn of Yarra Glen constructed a grocery and drapery at 195 Nicholson Street, originally with an attached residence. He announced the opening of the Healesville branch of his business, stating that ‘only first-class goods offered’. Ann Boone, whose husband Thomas had operated the Healesville Hotel, erected a six-roomed weatherboard house at 294 Nicholson Street which was known as ‘Temora’ in c.1910, still extant today (see Figure 10, Figure 11 & Figure 22). Illustrative of the town’s dependence on visitors, the local progress association formed in 1904 was called the ‘Healesville Tourist and Progress Association’. A pamphlet issued by the Association in 1910 noted the different ‘classes’ of visitor which the Healesville region catered for:

> ‘To the city man who desires a quiet holiday, or to one in search of bracing mountain air; to the sportsman, with a gun and rod; or tourist, with camera, there is no place that offers greater opportunity for enjoyment than this district.’
By the 1920s, Healesville had developed into a centre catering for the surrounding district, providing services for its increasing number of local residents as well as the visitors who continued to make the journey from Melbourne. Cafes, which became a feature of the main street from the 1890s, increased in numbers from the 1920s. Motor garages opened in Nicholson Street to catering to the new levels of car usage. By the mid-1920s, the former Hall's corner was occupied by the Healesville, Marysville and Toolangi Motor service.32

William Law opened his East End garage at 208-214 Nicholson Street in the early 1930s, and again, the building is still extant and serves much the same purpose (Figure 17).33 Numerous cars were available for individual hire, and to transport visitors to the area's attractions.34 The construction of the Maroondah Dam in the 1920s saw an influx of workers (and their wages) to the district.35

The need by traders to cater to the different shopping patterns of local residents and outside tourists was noted by the Healesville Guardian in 1945. Though shops had shut on Wednesday afternoons since the 1890s, by the 1920s there was a strong movement for a change to the weekend. Whilst some Nicholson Street shopkeepers were pushing for a Saturday half-holiday, to enable participation in the local sporting competitions, others wanted to stay open on Saturdays to make the most of the trade from visitors purchasing supplies over the weekend.36

John Cornish, a resident of Healesville since the 1870s and boot-maker, demolished the single storey shops at 246 Nicholson Street and erected his two-storey brick 'Cornish's Buildings' in 1920.37 Half of the building was occupied by the National Bank chambers until 1955, when the bank's new premises were constructed, following which the ground floor of the two shops was combined for use by a café—a role the building still fulfills today.38

Thomas Phillips had established his plumbing business in Healesville by the late 1890s, which operated from the south side of Nicholson Street near the Grand Hotel.39 By the 1910s, he had been joined by his son to form T.J. Phillips & Son, and the business expanded to be plumbers and builders, and the sale of plumbing supplies.40 During the 1920s, the company moved to new premises on the corner of Green and Nicholson streets.41

The Soldiers Memorial Hall in Nicholson Street was opened in April 1924 by the Governor General, Lord Forster to honour the 187 soldiers who served in the First World War from the Healesville district, of which thirty-seven had lost their lives.42 The Grand Hotel was remodelled in 1932, given a moderne style portico. The opening of the Healesville Sanctuary in 1934 solidified the district’s appeal for visitors.

The Maroondah Highway, the new State highway between Camberwell and Mansfield which took in Nicholson Street, Healesville, was declared by the Minister for Public Works in 1948.43 Fire was a regular issue for the buildings along Nicholson Street, with a number of older timber buildings destroyed by major fires through the twentieth century.

For a period after the Second World War, the Healesville district became a centre for Victoria's timber trade. The population of the Shire increased from 3000 to 5000 in the 1940s due to the employment in the district's forest industry44. However by 1959, as the local sawmills began to close, this importance declined.45 With the rise in car ownership and the loss of freight from the timber trade, the Healesville railway was under constant threat of closure from the second half of the twentieth century. Following the reduction of services, services stopped completely in 1980.46

Through the latter part of the twentieth century, Nicholson Street, as the commercial centre of Healesville, has continued to cater for both the regular day-trippers and tourist who visit the township, as well as continuing to serve as a local retail centre for the residents of the district.
Figure 6  Detail of an ‘Airspy’ oblique aerial photograph of Nicholson Street, with the Grand Hotel visible in the centre of the image, prior to alterations, c. 1928 (indicated). Source: Airspy collection, State Library of Victoria.

Figure 7  Nicholson Street looking east. The former Rathrone House, 206 Nicholson Street is shown at right, c. 1950. Source: Rose Postcard Collection, State Library of Victoria.
Figure 8  Nicholson Street c. 1945. Note Alex Christie’s butcher shop at left of the Healesville Hotel (260 Nicholson Street), with Cornish’s Buildings (246 Nicholson Street) also visible.
Source: State Library of Victoria.

Figure 9  Nicholson Street, c. 1950s. Note Fordson Tractors, at the north-west corner of Green and Nicholson streets - Hall’s corner. The Stationers and the Post Office buildings are also shown.
Source: Rose Postcard Collection, State Library of Victoria.
Figure 10  View of Healesville, c. 1930. ‘Temora’, 298 Nicholson Street (arrowed) is visible to the left of the Memorial buildings. Source: State Library of Victoria.

Figure 11  Detail of Figure 10, showing ‘Temora’ (at centre) before the addition of the present entry steps and gablet.
Figure 12  Nicholson Street looking east, c. 1960.  Note the timber bench seating, encircling the base of the trees.
Source: Rose Postcard Collection, State Library of Victoria.

Figure 13  A similar view of Nicholson Street, in winter, c. 1960.
Source: Rose Postcard Collection, State Library of Victoria.
2.0 Description

Note: where HO numbers are included below, this refers to properties with existing individual Heritage Overlay controls, some of which are included in the precinct area. These properties are considered to be ‘significant’ to the precinct. The following description should also be read in conjunction with the attached schedule of properties, which includes brief descriptions of all properties in the precinct area. References to ‘significant’, ‘contributory’ and ‘non-contributory’ are made throughout the description, and reflect the gradings identified in the schedule of properties.

The proposed Healesville Commercial Precinct is focused on the Healesville ‘main street’ shopping centre, which is linear in form and borders the east-west running Nicholson Street (Maroondah Highway). Nicholson Street is sited on a terraced hillside that slopes down from south to north where it borders the flats of the Watts River. The slope is most apparent looking south up Church Street. In effect, Nicholson Street has a ‘high’ and ‘low’ side. Nicholson Street itself is also subject to an existing Heritage Overlay (HO159) which extends beyond the proposed new precinct, and covers the mature street trees, as well as recent landscaping, reproduction pillar form lamp posts, and bluestone terraced garden beds and bench seating, some of which encircle the street trees. The trees, which include elms, planes and oaks, contribute to the heritage character of the proposed new precinct.

The wide intersection of Green and Nicholson streets is at the centre of the precinct, and the point at which Nicholson Street angles slightly to the north-east. The intersection is dominated by the Grand Hotel (HO87), and many historic views of the town feature this prominent building including in views from west of the intersection. The precinct takes in the southern side of the shopping centre to its full extent, from the former Law’s Motor Garage (HO160) at the east end of commercial development on the main street (on the Melbourne approach), to the corner of Manse Street.

Figure 14 Nicholson Street, looking east, and showing commercial buildings on the south side.
Figure 15  Nicholson Street, looking east and showing the Healesville Hotel at right (HO157).

Figure 16  South side of Nicholson Street, looking west.
Figure 17  The west end of the Healesville Commercial Precinct, with former Law’s Motor Garage, 194-96 Nicholson Street at right (HO160).

Figure 18  Nicholson Street, showing interwar shop and residences to the east end of the proposed commercial precinct. Situated on the south side of the street, both buildings are ‘contributory’ to the precinct.
On the north side of Nicholson Street, fewer buildings/properties are included in the proposed precinct area, being those grouped to either side of Green Street.

The Healesville Commercial Precinct is intended to capture, or include, historic commercial/retail buildings which are concentrated in the core of the Nicholson Street shopping centre. While the precinct includes within its boundary some non-contributory buildings, this is generally due to their being adjacent to, or between, the buildings of heritage value in Nicholson Street.

The dates of construction for the graded heritage buildings range from the late 1880s through to the post-WWII period (some from the 1950s and early 1960s). While this is a wide date range, it is not uncommon in rural centres where development can occur over a long period, rather than being concentrated in a short period as more typically happens in inner suburban shopping strips. Many of the earlier commercial buildings in Healesville were simple timber constructions, which inevitably were replaced; slower economic development and population growth also discouraged more intensive commercial development.

As noted, there are a number of buildings in Nicholson Street which are subject to individual Heritage Overlay controls, and which are included within the boundaries of the precinct. These include Law’s Motor Garage (HO160) 194-96 Nicholson Street; former Rathrone House (HO164) 206 Nicholson Street; pair of shops (HO89) 228-30 Nicholson Street; Healesville Hotel (HO157) 256 Nicholson Street; Grand Hotel (HO87) 270 Nicholson Street; Mission Hall (HO91) 286 Nicholson Street; and the Memorial Hall (HO158) 231-37 Nicholson Street.

Generally, two-storey buildings tend to be located on the ‘high’ south side of the street, set above terraced landscaping, particularly in the section east of Green Street. The more prominent buildings include the two hotels, Rathrone House and the cluster of interwar shop/residences to the east end of Nicholson Street. These are also advantageously sited to afford views over the roofs of the typically single-storey buildings on the opposite side of the street, to the Watts River corridor and its landscaping.
The majority of buildings within the precinct are constructed of brick, with many subsequently over-painted, and a number being a combination of brickwork with roughcast and render finishes. Other buildings are constructed of timber, but often set behind more substantial facades of brick or cement with tiling. There are also examples of buildings with facades constructed primarily of timber – these include Monroe’s Place/Salvation Army Opportunity Shop, 228-30 Nicholson Street, built in c. 1886 (HO89), as well as the ‘significant’ former Dawborn’s Grocery (now Healesville Newsagency) at 195 Nicholson Street (Figure 20).

There are also a number of modern buildings within the precinct; primarily these are constructed of cement blockwork or modern brown brick, some of which has been over-painted – the former post office and telephone exchange at 213 Nicholson Street is an example. The ANZ bank building at 252 Nicholson Street is constructed of tilt-slab concrete a material not seen elsewhere in the precinct. Typically, these are assessed as being ‘non-contributory’.

A number of commercial buildings have retained their original shopfronts, either in their entirety or a majority of their original elements, and typically they possess a high degree of integrity and are well-maintained. Examples include the Reece Bathroom Showroom prominently sited on the north-east corner of Nicholson and Green Streets, at 219 Nicholson Street (‘significant’) which retains its metal-framed glazing, corner showcases enframing the shop entrance or in-go and leadlight highlight windows; and the Yarra Valley Clinic at 225 Nicholson Street (‘contributory’) and the Kitchen & Butcher shop at 258 Nicholson Street (‘contributory’) which both retain metal-framed glazing and interwar vitreous tiling, among other features (Figure 21).

Figure 20  Former Dawborn’s Grocery, now a newsagency, 195 Nicholson Street, assessed as ‘significant’ to the precinct.
Figure 21  Butcher shop, 258 Nicholson Street, assessed as 'contributory' to the precinct.

Figure 22  Former 'Temora', residence of the Boone family erected c. 1912, 298 Nicholson Street. This property is assessed as 'significant' to the precinct.
Figure 23  Uniting Church, constructed in 1937, and assessed as ‘significant’ to the precinct.

Figure 24  Former residence and shop building, to the south-west corner of Green and Nicholson streets, viewed from Green Street (‘contributory’). The additions to the left are of recent construction.
Less common buildings within the precinct include the former residence ‘Temora’, 298 Nicholson Street, now adapted as Café Beaz. While some changes have been made to this building – compare the current image at Figure 22 to the historic image at Figure 11 – it retains its block-fronted timber façade, prominent unpainted bichrome brick chimneys and timber verandah, and is further enhanced by its elevated position and its setting back from the street edge in a garden setting (‘significant’). The Uniting Church at 286 Nicholson Street (‘significant’) is an architecturally distinguished and prominent clinker brick church building. It is also unusual in that Healesville’s other churches are concentrated on the slope behind the main street in Symons and High streets. The church retains a high level of integrity to Nicholson Street with additions to the rear only visible in oblique views (Figure 23).

An unusual building form in the streetscape are the three brick shops to the south-west corner of Nicholson and Green streets, and two storey brick residence behind (264-268 Nicholson Street, ‘contributory’). This is believed to have been constructed in c. 1921, and replaced an earlier timber residence to Green Street and a shop and residence to Nicholson Street.

Within the precinct a number of ‘non contributory’ buildings have had reproduction bull nose cantilever and post-supported verandahs fitted, which do not relate to the period of construction of the subject buildings. Examples are generally localised to the south side of Nicholson Street, between Green and Manse streets, and include 272, 274, 282, 314 Nicholson Street. Additionally, some multiple shop rows – 276-278 and 300-08 Nicholson Street - have been constructed in a faux-Victorian style with the ANZ bank at 252 Nicholson Street the only building of two storeys adopting this typology. Other examples are located outside the precinct on the north side of Nicolson Street near St Leonards Road.

It is a noted characteristic of the Healesville shopping centre generally that there has been little new commercial development of significant scale, apart from the Healesville Walk shopping centre, constructed in the 1980s; and recent food and wine ventures east of the
town centre such as Innocent Bystander/Giant Steps. At the present time some recent
development adopting a contemporary idiom is under construction within the precinct– the
commercial/residential development adjoining 5-7 Green Street and the civic additions to the
Healesville Memorial Buildings.

2.1.1 Gradings

Within the proposed Healesville Commercial Precinct the majority of the properties are of
‘contributory’ heritage value with a small number assessed as being of ‘significant’ heritage
value, as well as a number of buildings assessed as being ‘non-contributory’. The
‘Description’ above provides some guidance on the values or characteristics which have
influenced the attribution of the gradings.

‘Significant’ buildings in the precinct include those with existing individual Heritage Overlay
controls. These include several prominent and/or particularly important historic buildings in
the Healesville commercial context. These buildings, and those identified in this study as
being ‘significant’ are typically also reasonably externally intact, and are more architecturally
distinguished than ‘contributory’ properties. They may also retain a higher degree of original
fabric and integrity including unpainted brick and render finishes, original or little-modified
shopfronts including original metal- framed or timber- framed glazing, leadlight, vitreous
tiling to piers, in-goes and stallboards, and original or early parapet forms. This grading also
includes buildings which are unusual elements in the commercial precinct, such as the
Uniting Church at 286 Nicholson Street, and the former ‘Temora’, now Café Beaz at 298
Nicholson Street.

‘Contributory’ buildings in the precinct are also comparatively externally intact, albeit
typically less architecturally distinguished than ‘significant’ buildings. Over-painting original
surfaces or finishes, as well as changing shopfronts and in some cases first floor windows are
among the common alterations made to the ‘contributory’ commercial buildings. It is also
recognised that changes to ground floor shopfronts is a common occurrence generally with
historic commercial buildings.

‘Non-contributory’ buildings include recent infill development, including post-WWII
development of little or no architectural merit or heritage character; earlier buildings which
have been significantly modified and where the alterations have diminished the heritage
value and character; and some recent ‘faux’ Victorian style shop buildings. These properties
are included in the proposed precinct due to their particular location, which may be sensitive
in terms of future precinct management and conservation. For example, they may be
‘sandwiched’ between graded buildings, and future development of these properties may
have the potential to impact on the heritage significance of the precinct or the adjacent
‘significant’ or ‘contributory’ heritage places.

3.0 Assessment of significance

3.1 Brief comparative analysis

On a basic level, the Healesville Commercial Precinct, including its history of commercial
development and physical evolution over a long period of time, can be compared with many
other rural or semi-rural towns. It began in the mid-nineteenth century, and grew and
evolved along with the town’s expansion, and that of the hinterland.

The proposed precinct is distinguished, however, through retaining a core of historic
buildings on the main street, unlike for example Lilydale where the main street has been
diminished in terms of surviving intact historic commercial buildings. The main street of
Belgrave is another example of a commercial street or strip in the municipality which has
been diminished in terms of its heritage buildings and original heritage character.
Healesville Commercial Precinct is also distinguished, in comparative terms, through retaining a range of heritage buildings which reflect its diverse commercial history. This includes a history which catered to local residents, agricultural development surrounding the town, and a long association with tourism. Businesses associated with the latter include the large and prominent historic hotels. In more recent times, the development of businesses associated with food and wine tourism maintain this tradition.

3.2 Assessment against criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

Criterion A - Importance to the course, or pattern, of Yarra Ranges’ cultural history.

Healesville Commercial Precinct is of local historical significance. It is a long-standing commercial/retail shopping strip in Healesville which emerged on Nicholson Street, historically the main road (main street) through town, in the aftermath of the 1865 town survey. A diversity of businesses and commercial activities were quickly established on Nicholson Street, with by 1866 approximately thirty traders principally engaged in supporting the town’s role on the main route from Melbourne to the gold diggings at Woods Point. By the end of the nineteenth century Nicholson Street was home to more numerous and diverse businesses, including those servicing the burgeoning tourist trade as well as town residents and the agricultural hinterland. In the first half of the twentieth century, commercial activity in Healesville also supported the timber/sawmilling industry, and in more recent times vineyards and a viticulture industry.

Criterion B - Possession of uncommon, rare or endangered aspects of Yarra Ranges’ cultural history.

N/A

Criterion C - Potential to yield information that will contribute to an understanding of Yarra Ranges’ cultural history.

N/A

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Healesville Commercial Precinct is significant for demonstrating some of the principal characteristics of an historic rural town main street. These include a mix of single and double storey historic commercial buildings, typically with zero setbacks to the street; shopfronts at ground floor level; awnings and verandahs; parapets; and prominent corner buildings including hotels. Businesses in the precinct remain diverse, reflecting an historical pattern of servicing local residents, the hinterland and regular influxes of tourists and holiday makers.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Healesville Commercial Precinct is of local aesthetic/architectural significance. The precinct has a comparatively high level of intactness, and streetscape diversity arising from the variety of building treatments. Nicholson Street, the main street, is typically linear in form and sited on a terraced hillside that slopes down from south to north to the Watts River flats. It has a ‘high’ and ‘low’ side, with two-storey buildings tending to be on the ‘high’ south side of the street and single-storey buildings on the north. Prominent buildings include the two hotels (the Grand and Healesville), Rathrone House and the cluster of interwar shop/residences to the east end of Nicholson Street. The wide intersection of Green and Nicholson streets is a focus at the centre of the precinct, and is dominated by the Grand
Hotel which in turn features in many historic views of Healesville. Mature street trees also contribute to this aspect of significance. While the dates of construction of graded buildings in the precinct range from the late 1880s through to the post-WWII period, this is not uncommon in rural centres where development typically occurs over a long period, and earlier and more rudimentary commercial buildings have been replaced. Mature street trees/street plantings along Nicholson Street, which are subject to an existing Heritage Overlay (HO159), also contribute to this aspect of significance.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Healesville Commercial Precinct is of local social significance as a much valued commercial/retail shopping area in the town, which has catered for local and surrounding residents, as well as tourists and holiday makers since the nineteenth century. The fact that Nicholson Street retains its historical commercial focus emphasises its importance to the Healesville community.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in Yarra Ranges’ history.

N/A

3.3 Statement of Significance

What is Significant?

Healesville Commercial Precinct is focused on the Healesville ‘main street’ shopping centre, which is linear in form and borders the east-west running Nicholson Street (Maroondah Highway). The street is sited on a terraced hillside that slopes down from south to north where it borders the flats of the Watts River, giving the street ‘high’ (south) and ‘low’ (north) sides. The wide intersection of Green and Nicholson streets is at the centre of the precinct, and is dominated by the Grand Hotel (HO87). Dates of construction for graded heritage buildings range from the late 1880s through to the post-WWII period, a wide date range which is not uncommon in rural centres where development can occur over a long period. Generally, two-storey buildings are on the ‘high’ south side of the street, advantageously sited to afford views to the Watts River corridor, over the roofs of the typically single-storey buildings on the north side of the street. The majority of buildings within the precinct are of brick, with many over-painted, and some with combinations of brickwork and roughcast/render finishes; there are also timber buildings. Mature street trees along Nicholson Street are subject to an existing Heritage Overlay (HO159).

How is it Significant?

Healesville Commercial Precinct is of local historical, social and aesthetic/architectural significance.

Why is it Significant?

Healesville Commercial Precinct is of local historical significance, as a long-standing commercial/retail shopping strip in Healesville which emerged on Nicholson Street, historically the main road (main street) through town, in the aftermath of the 1865 town survey. A diversity of businesses and commercial activities were quickly established on the street, with by 1866 approximately thirty traders principally engaged in supporting the
town’s role on the main route from Melbourne to the gold diggings at Woods Point. By the end of the nineteenth century Nicholson Street was home to more numerous and diverse businesses, including those servicing the burgeoning tourist trade as well as town residents and the agricultural hinterland. In the first half of the twentieth century, commercial activity in Healesville also supported the timber/sawmilling industry, and in more recent times vineyards and a viticulture industry. The precinct demonstrates some of the principal characteristics of an historic rural town main street, including a mix of single and double storey historic commercial buildings, typically with zero setbacks to the street; shopfronts at ground floor level; awnings and verandahs; parapets; and prominent corner buildings including hotels. Healesville Commercial Precinct is also of local social significance as a much valued commercial/retail shopping area in the town, which has retained its historical commercial focus, emphasising its importance to the Healesville community. The precinct is additionally of local aesthetic/architectural significance. It has a comparatively high level of intactness, and streetscape diversity arising from the variety of building treatments, with buildings spread along the linear form of the street, sited on the ‘high’ or ‘low’ sides. Prominent buildings include the two hotels (the Grand and Healesville), Rathrone House and the cluster of interwar shop/residences to the east end of Nicholson Street. Mature street trees/street plantings along Nicholson Street, which are subject to an existing Heritage Overlay (HO159), also contribute to this aspect of significance.

4.0 Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Yarra Ranges Planning Scheme.

| External paint colours       | No |
| Internal Alterations Controls | No |
| Tree Controls                | No |
| Outbuildings and fences not exempt | No |
| Victorian Heritage Register  | No |
| Prohibited uses may be permitted | No |
| Incorporated plan             | No |
| Aboriginal heritage place    | No |

Identified By


References

1 Report to the Legislative Assembly by Mr Grant, in Argus, 25 February 1864
4 Argus, 21 December 1864, p. 8.
5 The following overview is taken from the National Heritage List citation for Coranderrk (ID 106033).


7 *Argus*, 29 May 1865, p. 3.


9 The businesses recorded likely date from late 1865.

10 The reference to ‘ballroom’ is believed to have been somewhat of a joke, given the size and state of the building. (conversation with Bob Pockett, Healesville and District Historical Society, 16 December 2011)

11 *Butler’s Wood’s Point and Gippsland General Directory 1866*. Healesville.

12 *Argus*, 26 March 1867, p. 5.


14 *Illustrated Home News for Readers*, 3 March 1868, p. 11.


17 *Wise’s Post Office Directory*, entry for Healesville, 1884-1891


19 *Healesville Guardian*, 1 November 1895, p. 3.

20 *Healesville Guardian*, August 6 1897, p 2


22 *Healesville Guardian*, 15 November 1895, p. 3.

23 *Healesville Guardian and Yarra Glen Guardian*, 5 May 1899.


26 Victorian Government Gazette, 30.9.1887.


29 *Healesville and Yarra Glen Guardian*, 20 June 1903, p. 5.

30 Wills and Probate Files, VPRS 28/P003/390, Public Records Office Victoria.


32 *Healesville and Yarra Guardian*, 22 October 1927, p. 4.


36 *Healesville Guardian*, 29 September 1945, p. 2.


47 See the relevant individual property citations for further information and detail on these properties. These can be found at [http://vhd.heritage.vic.gov.au](http://vhd.heritage.vic.gov.au), search under ‘Yarra Ranges Shire’ in ‘municipality’ field.
<table>
<thead>
<tr>
<th>Building Name</th>
<th>Street No</th>
<th>Street Name</th>
<th>Date</th>
<th>Property Description</th>
<th>Precinct Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>Healesville Newsagency formerly Dawborn’s Grocery</td>
<td>195</td>
<td>Nicholson Street</td>
<td>1902</td>
<td>Federation era timber shopfront with prominent timber parapet</td>
<td>Significant</td>
</tr>
<tr>
<td>Candyville</td>
<td>199A</td>
<td>Nicholson Street</td>
<td>1960s</td>
<td>Modern painted timber and cement block shop building with reproduction timber post verandah</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Healesville IGA Supermarket</td>
<td>199</td>
<td>Nicholson Street</td>
<td>1930s, and later</td>
<td>Interwar painted timber shop building with substantial modern two-storey brick rear wing and modern parapet.</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Wild Grains Bakehouse</td>
<td>201A</td>
<td>Nicholson Street</td>
<td>1960s</td>
<td>Post-war rendered brick shop with pressed metal soffit to cantilever verandah</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Glenda’s Candle Scents, Ezywear ladies fashion</td>
<td>201</td>
<td>Nicholson Street</td>
<td>1950s</td>
<td>Post-war two storey timber brick pair of shops with residences above</td>
<td>Contributory</td>
</tr>
<tr>
<td>Kennedy &amp; Wilson Chocolates; Bendigo Bank.</td>
<td>203-05</td>
<td>Nicholson Street</td>
<td>1980s</td>
<td>Modern two-storey over-painted brick shop and office building</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Taste Buds Cafe</td>
<td>207</td>
<td>Nicholson Street</td>
<td>1960s</td>
<td>Post-war rendered brick shop building with plated metal glazed shopfront</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
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<td>Precinct Grading</td>
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<tr>
<td>Family Butchers</td>
<td>209</td>
<td>Nicholson Street</td>
<td>1930s, intact 1950s shopfront</td>
<td>Interwar rendered brick shop building with intact 1950s shopfront with non-original tiling.</td>
<td>Contributory</td>
</tr>
<tr>
<td>Toscano's Healesville Fruit Market</td>
<td>211</td>
<td>Nicholson Street</td>
<td>1930s</td>
<td>Interwar rendered brick shopfront with parapet – a pair with 209 Nicholson Street. Retains unpainted brick side wall</td>
<td>Contributory</td>
</tr>
<tr>
<td>Vic Forests Offices, former telephone exchange</td>
<td>213</td>
<td>Nicholson Street</td>
<td>1970s</td>
<td>Modern over-painted brick office building with set back first floor component</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Healesville Pharmacy</td>
<td>215</td>
<td>Nicholson Street</td>
<td>1890s, heavily altered</td>
<td>Rendered brick modern shopfront with faux Victorian-style post verandah</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
<td>Date</td>
<td>Property Description</td>
<td>Precinct Grading</td>
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<tr>
<td>Grandma’s Gift Shop, Clarence Gifts, Jabez Footwear and Mocha and Lime Cafe</td>
<td>217, 217 A &amp; B</td>
<td>Nicholson Street</td>
<td>After 1909, appears remodelled in late 1930s</td>
<td>Part-rendered and over-painted brick former garage complex, converted to retail tenancies – retains sawtooth roof and brick end walls, visible from Green Street.</td>
<td>Contributory</td>
</tr>
<tr>
<td>Reece Bathroom Centre former T J Phillips &amp; Son Hardware and Plumbing Supplies</td>
<td>219</td>
<td>Nicholson Street</td>
<td>c. 1920</td>
<td>Over-painted brick and vitreous tiled interwar shop building with prominent rendered stepped parapet and original metal-framed glazed shopfront incorporating show cases and leadlight glazing.</td>
<td>Significant</td>
</tr>
<tr>
<td>As above</td>
<td>221</td>
<td>Nicholson Street</td>
<td>1960s</td>
<td>Modern over-painted brick and glazed showroom</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Optometrists/Yarra Valley Clinic</td>
<td>223</td>
<td>Nicholson Street</td>
<td>1970s</td>
<td>Modern brick consulting rooms</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
<td>Date</td>
<td>Property Description</td>
<td>Precinct Grading</td>
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<tr>
<td>Yarra Valley Clinic</td>
<td>225</td>
<td>Nicholson Street</td>
<td>1920s, 1930s</td>
<td>Interwar over-painted brick shop building, with generally intact shopfront retaining vitreous tiling, metal-framed glazing, tiled in-go and later shop door</td>
<td>Contributory</td>
</tr>
<tr>
<td>Healthscope Pathology</td>
<td>227-29</td>
<td>Nicholson Street</td>
<td>1920s</td>
<td>Interwar brick and render shop buildings with modified metal-framed glazed shopfronts</td>
<td>Contributory</td>
</tr>
</tbody>
</table>
### Nicholson Street – South Side

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Street No</th>
<th>Street Name</th>
<th>Date</th>
<th>Property Description</th>
<th>Precinct Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former Law’s Motor Garage</td>
<td>HO160</td>
<td>194-96</td>
<td>1920s</td>
<td>Interwar brick single storey motor garage building</td>
<td>Significant</td>
</tr>
<tr>
<td>Steps Personal Training; Yarra Glen Floors</td>
<td>200-02</td>
<td>Nicholson Street</td>
<td>1980s</td>
<td>Modern two storey over-painted cement block shop buildings</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Rathrone House</td>
<td>HO164</td>
<td>206</td>
<td>c. 1890</td>
<td>Late-Victorian two-storey over-painted brick shop and residence with reproduction verandah, the form of which is based on photographs.</td>
<td>Significant</td>
</tr>
<tr>
<td>Melba program; Menz Cutz</td>
<td></td>
<td>208-10</td>
<td>1960s</td>
<td>Modern over painted brick shops</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Maroondah Panel Service</td>
<td></td>
<td>212</td>
<td>1930s</td>
<td>Interwar Moderne rendered brick automobile service garage</td>
<td>Contributory</td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
<td>Date</td>
<td>Property Description</td>
<td>Precinct Grading</td>
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</tr>
<tr>
<td>Ride On Mowers</td>
<td>214</td>
<td>Nicholson Street</td>
<td>1900s</td>
<td>Two-storey rendered brick and roughcast commercial premises</td>
<td>Contributory</td>
</tr>
<tr>
<td>Artist's Lounge; Mainly Cambodian; G A Black &amp; Co; Linea Hairdressing</td>
<td>222-26</td>
<td>Nicholson Street</td>
<td>1983</td>
<td>Modern brick shop and office suites with some over-painting</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Monroe's Place/Salvos Care n' Wear HO89</td>
<td>228-30</td>
<td>Nicholson Street</td>
<td>1886</td>
<td>Single-storey timber pair of shops with stepped parapet and moulded timber coping. Remodelled part-intact c. 1930s shopfronts</td>
<td>Significant</td>
</tr>
<tr>
<td>Mark Gunther Real Estate; Zazz Hair; De Graaf &amp; Birkett</td>
<td>232-34</td>
<td>Nicholson Street</td>
<td>1960s</td>
<td>Modern over-painted brick and render shopping arcade with part-original flanking shop fronts and splayed entrances</td>
<td>Contributory</td>
</tr>
<tr>
<td>The Tipsy Chef</td>
<td>236</td>
<td>Nicholson Street</td>
<td>Early 1960s</td>
<td>Modern over-painted specialty brickwork shop building with plated metal-framed show window</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Building Name</td>
<td>Street Name</td>
<td>Date</td>
<td>Property Description</td>
<td>Precinct Grading</td>
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<tr>
<td>Mud Glass Metal; Chez Monde Gifts</td>
<td>238-40 Nicholson Street</td>
<td>1930s, later</td>
<td>Inter-war over-painted brick shop buildings with modern aluminium framed glazed shopfronts</td>
<td>Contributory</td>
<td></td>
</tr>
<tr>
<td>Warehouse Antics</td>
<td>240A</td>
<td>1930s</td>
<td>Former brick factory/warehouse building with sawtooth roof, accessed by driveway from Nicholson Street – no street presence</td>
<td>Non-contributory</td>
<td></td>
</tr>
<tr>
<td>Jyali Gifts</td>
<td>242</td>
<td>1920s</td>
<td>Inter-war two-storey rendered and over-painted shop and residence with part-original shopfront and entry; infilled balcony to first floor</td>
<td>Contributory</td>
<td></td>
</tr>
<tr>
<td>Mail Newspaper; Upper Yarra Community Hub (former bank premises)</td>
<td>244</td>
<td>1950s</td>
<td>Post-war two-storey rendered brick commercial building with recessed separate entry to first floor tenancy, windows and entries enframed by projecting coving.</td>
<td>Contributory</td>
<td></td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
<td>Date</td>
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<tr>
<td>Cherry Tree Takeaway, former</td>
<td>246</td>
<td>Nicholson St</td>
<td>1920</td>
<td>Interwar two storey rendered and over-painted brick shop and residences with modern aluminium framed glazed shopfronts. Prominent rendered parapet, rendered quoining and pressed cement lettering to first floor.</td>
<td>Contributory</td>
</tr>
<tr>
<td>Cornish’s Buildings</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Subway</td>
<td>250</td>
<td>Nicholson St</td>
<td>1960s</td>
<td>Modern brick shop with plated metal-framed glazed shopfront, enclosed by fieldstone clad brick piers.</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>ANZ Bank; KG Fashion Boutique;</td>
<td>252</td>
<td>Nicholson St</td>
<td>1980s</td>
<td>Modern two-storey concrete shop and office building, adopting faux-heritage building form and detailing.</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Employment Plus</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Healesville Hotel HO157</td>
<td>256</td>
<td>Nicholson St</td>
<td>1912</td>
<td>Edwardian two-storey rendered and over-painted brick hotel with projecting corner bays and enclosed two level verandah.</td>
<td>Significant</td>
</tr>
<tr>
<td>Kitchen &amp; Butcher, formerly Alex</td>
<td></td>
<td></td>
<td></td>
<td>Interwar painted brick shop building with generally intact 1930s shopfront comprising vitreous tiling to piers, stallboards, in-go and parapet, metal-framed glazing, marble threshold, and later timber and glass shop door. Retains elements of its earlier shop signage to awning fascia.</td>
<td>Contributory</td>
</tr>
<tr>
<td>Christie Butcher</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
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<td>Property Description</td>
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<tr>
<td>Barrique Wine Sales</td>
<td>260</td>
<td>Nicholson Street</td>
<td>1930s</td>
<td>Interwar painted brick shop building with modern aluminium-framed shopfront</td>
<td>Contributory</td>
</tr>
<tr>
<td>Commonwealth Bank (former</td>
<td>262</td>
<td>Nicholson Street</td>
<td>1920s, 1980s</td>
<td>Interwar two-storey brick bank and residence with altered ground floor and brick</td>
<td>Contributory but only to extent of the original section of the building; remainder is non-contributory</td>
</tr>
<tr>
<td>State Savings Bank)</td>
<td></td>
<td></td>
<td></td>
<td>addition to west side incorporating new entry</td>
<td></td>
</tr>
<tr>
<td>Morris Brown Gifts</td>
<td>264</td>
<td>Nicholson Street</td>
<td>c. 1923</td>
<td>Interwar brick shop building with rendered brick parapet and modern aluminium-framed</td>
<td>Contributory</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>shopfront</td>
<td></td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
<td>Date</td>
<td>Property Description</td>
<td>Precinct Grading</td>
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<tr>
<td>Black Cat Boutique</td>
<td>266</td>
<td>Nicholson St</td>
<td>1930s</td>
<td>Interwar over-painted brick shop building with timber post-supported verandah and generally intact metal-framed glazed shopfront. Retains a 1930s shop interior – a pair with 268 Nicholson Street.</td>
<td>Contributory</td>
</tr>
<tr>
<td>YV Travel</td>
<td>268</td>
<td>Nicholson St</td>
<td>1930s</td>
<td>Interwar over-painted brick shop building with timber post-supported verandah and generally intact metal-framed glazed shopfront – a pair with 266 Nicholson Street.</td>
<td>Contributory</td>
</tr>
<tr>
<td>Residence (5-7 Green St)</td>
<td>Behind 266-8</td>
<td>Nicholson St</td>
<td>c. 1923</td>
<td>Interwar two-storey brick residence, thought to be adapted as two flats with verandah, recently removed. The shops to 264-68 Nicholson Street are interconnected.</td>
<td>Contributory</td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
<td>Date</td>
<td>Property Description</td>
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<tr>
<td>Grand Hotel</td>
<td>270</td>
<td>Nicholson</td>
<td>1888, 1930s</td>
<td>Two storey Victorian brick hotel with mansard roof and later Moderne rendered brick balcony extending over the footpath.</td>
<td>Significant</td>
</tr>
<tr>
<td>Spectacle Site</td>
<td>272</td>
<td>Nicholson</td>
<td>1930s, heavily altered</td>
<td>Interwar over-painted brick and shop building with modern shopfront and intrusive bull nose cantilever verandah</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Grind n’ Groove</td>
<td>274</td>
<td>Nicholson</td>
<td>1950s</td>
<td>Post-war two-storey over-painted cast cement block shop and residence with non-original timber-framed shopfront and infilled first floor balcony and intrusive bull nose cantilever verandah.</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Wanda Inn Café and offices</td>
<td>276-78</td>
<td>Nicholson</td>
<td>1980s</td>
<td>Modern chipped brick shop building with faux-Victorian parapet and verandah detailing</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>HICCI Offices</td>
<td>282-84</td>
<td>Nicholson</td>
<td>1960s</td>
<td>Post-war rendered brick former consulting rooms, with intrusive bull nose cantilever verandah.</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Mission Hall</td>
<td>286</td>
<td>Nicholson</td>
<td>c. 1870</td>
<td>Victorian timber gable-roofed church building</td>
<td>Significant</td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
<td>Date</td>
<td>Property Description</td>
<td>Precinct Grading</td>
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</tr>
<tr>
<td>Uniting Church</td>
<td>286</td>
<td>Nicholson Street</td>
<td>1937</td>
<td>Clinker brick church set back from street in garden setting with bluestone retaining wall and entrance gate piers to street. Gabled terracotta-tiled roof and gabled entry with bell cote above.</td>
<td>Significant</td>
</tr>
<tr>
<td>Crumbz Café; Barry Plant; offices</td>
<td>288-92</td>
<td>Nicholson Street</td>
<td>1960s</td>
<td>Modern two-storey over-painted brick shop and office building, with non-original shopfronts and window framing. Faux metal balconettes to some first floor windows.</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Café Beaz</td>
<td>294</td>
<td>Nicholson Street</td>
<td>c. 1910</td>
<td>Block-fronted timber two-storey elevated former residence, now adapted as a café. Set back from the street in garden setting and with timber verandah and steps. Hipped iron-clad roof with prominent brick and rendered paired chimneys.</td>
<td>Significant</td>
</tr>
<tr>
<td>Hill Top Shops - Healesville Movies; Vet; Travelstore</td>
<td>300-08</td>
<td>Nicholson Street</td>
<td>1980s</td>
<td>Modern brick shop building with faux-Victorian detailing evident in parapet form and bull nose verandah.</td>
<td>Non-contributory</td>
</tr>
<tr>
<td>Andromache’s Pizza</td>
<td>310</td>
<td>Nicholson Street</td>
<td>1930s</td>
<td>Interwar two-storey clinker brick shop and residence with hipped terracotta tiled roof and timber framed multi-paned tripartite windows to first floor and ground floor entry. Modern metal-framed shopfront.</td>
<td>Contributory</td>
</tr>
<tr>
<td>Building Name</td>
<td>Street No</td>
<td>Street Name</td>
<td>Date</td>
<td>Property Description</td>
<td>Precinct Grading</td>
</tr>
<tr>
<td>------------------------</td>
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</tr>
<tr>
<td>Reflex Day Spa</td>
<td>312</td>
<td>Nicholson Street</td>
<td>1930s</td>
<td>Interwar two-storey clinker brick shop and residence with hipped terracotta tiled roof and metal-framed corner windows to first floor. Non-original rendering to ground floor shopfront including framing.</td>
<td>Contributory</td>
</tr>
<tr>
<td>Argyles Café and Boutique</td>
<td>314</td>
<td>Nicholson Street</td>
<td>1950s</td>
<td>Interwar over-painted brick former consulting rooms and residence, now adapted as shops. Intrusive bulbous cantilever verandah to ground floor.</td>
<td>Non-contributory</td>
</tr>
</tbody>
</table>