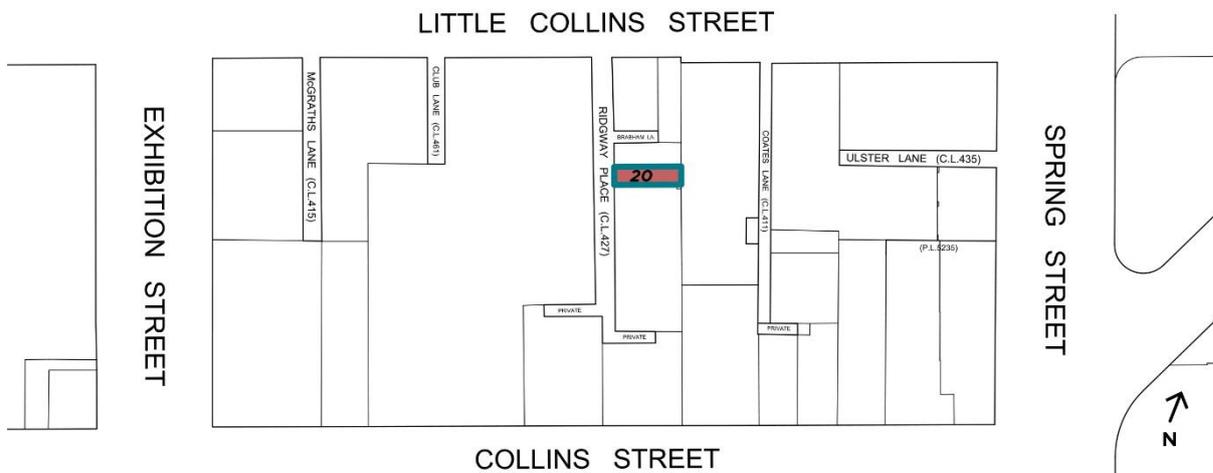


<b>SITE NAME</b>	Former Ridgway Terrace
<b>STREET ADDRESS</b>	20 Ridgway Place Melbourne
<b>PROPERTY ID</b>	108273



SURVEY DATE: October 2017

SURVEY BY: Context

<b>HERITAGE INVENTORY</b>	H7822-1776	<b>EXISTING HERITAGE OVERLAY</b>	No
<b>PLACE TYPE</b>	Individual Heritage Place	<b>PROPOSED CATEGORY</b>	Significant
<b>DESIGNER / ARCHITECT / ARTIST:</b>	Laver, Fick & Vance	<b>FORMER GRADE</b>	D
		<b>BUILDER:</b>	W A Cooper
<b>DEVELOPMENT PERIOD:</b>	Victorian Period (1851-1901)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1898

**THEMES**

<b>ABORIGINAL THEMES</b>	<b>SUB-THEMES</b>
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
<b>HISTORIC THEMES</b>	<b>DOMINANT SUB-THEMES</b>
8 Living in the city	8.2 Housing the population

**LAND USE**

<b>HISTORIC LAND USE</b>	
<b>Archaeological block no:</b> 48	<b>Inventory no:</b> 776
<b>Character of Occupation:</b> Commercial, residential	
Fifth land sale 1839, Allotment 5. Lanes and subdivisions developed by 1839.	
1850 Proeschel	Building on site
1855 Kearney	Building on site
1866 Cox	Building on site
1877 Dove	
1880 Panorama	
1888 Mahlstedt	Part of one-storey house
1905/6 Mahlstedt	Part of two-storey house, also lane.
<b>THEMATIC MAPPING AND LAND USE</b>	
1890s	Residential
1920s	Residential
1960s	Residential

**RECOMMENDATIONS**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

**Extent of overlay:** Refer to map

**SUMMARY**

20 Ridgway Place, a two-storey residence built in 1898, designed by Laver, Fick and Vance and built by William Cooper is a surviving example of the modest houses that were built along the back lanes of the central city. It demonstrates a way of life of the city's poorer residents.

## HISTORICAL CONTEXT

### Living in the City

#### *Housing the population*

While many of Melbourne's poor were accommodated within the city proper, wealthier citizens established more salubrious places of residence away from the city centre on the high side of the river in Kew, Hawthorn, Toorak or South Yarra, or by the bay at Brighton or St Kilda. Within the City of Melbourne there were pockets of higher quality housing in East Melbourne, in St Kilda Road, and in parts of South Carlton. The disparity between the villas of East Melbourne and the simple workers' cottages of West Melbourne reflected on a small scale the broader tendency in Melbourne's suburbs of what has been termed 'the poor west vs affluent east syndrome'. Outside the central city grid, in the surrounding suburbs of Carlton, West Melbourne, North Melbourne and East Melbourne, there was a greater concentration of residential building and more early housing has survived here than in the central city (Context 2012:65).

Accommodation was also provided for single men and women, and others in non-traditional living arrangements. Gordon House in Little Bourke Street was a notable early attempt at subsidised housing. Built in 1883, this innovative development was designed to provide accommodation for low-income families. Some large city residences were divided up into apartments in the 1880s, but it wasn't until the early twentieth century that self-contained flats became popular. They provided a cheaper and more desirable housing option for many and were popular with single men and 'bohemian' types (Context 2012:65).

## SITE HISTORY

The land at 20 Ridgway Place was part of Section 5, Block 9, purchased by Captain Henry W Wigmore after 1839 (DCLS). Ridgway Place and subdivisions within it had been developed by 1839, with the name, 'Ridgway Place' adopted prior to 1863 (Zhang 2008). The earliest documented occupation of the site was in 1850 (Fels, Lavelle & Mider 1993, inventory no 776). Ridgway Place was also referred to as Ridgway Street (Mahlstedt Map, section 1, no 2, 1910). In 1888 a single storey house occupied the site (Mahlstedt Map, section 1, no 9A, 1888).

In 1898-99, the subject site was part of an allotment measuring 100 feet by 56 feet with a frontage to Ridgway Place. This allotment included land formerly numbered as 10-20 Ridgway Place, now occupied by the Lyceum Club (*Age* 10 June 1898:2). Following a land sale in June 1898, six two-storey brick dwellings were erected by the owner, the Australian Widows' Fund Life Assurance Society Ltd (AWF). The architect was Laver, Fick & Vance, and the builder was W A Cooper (MCC registration no 7342, as cited in AAI record no 76907). The six modest semi-detached cottages were built in two rows of three five-roomed houses (Mahlstedt 1910, section 1, no 2; *Age* 13 June 1898:2).

AWF was formed in 1871 and was absorbed into the Mutual Life & Citizens Assurance Co Ltd (MLC) in 1910. With a particular focus on insurance policies for widows, the company had branches in Melbourne, Sydney, Adelaide, Brisbane and Launceston (AusPostalHistory 2008). The six cottages were auctioned in 1906, presumably due to the economic hardship of AWF, which led to its amalgamation with MLC (*Age* 22 November 1906:2; AusPostalHistory 2008).

The cottages were referred to as 'Ridgway Terrace' in a 1919 auction notice (*Age* 27 August 1919:2). According to the notice, at this time each cottage contained five rooms, a bath, troughs, and an

asphalted backyard. With its position opposite the Melbourne Club, the two-storey cottages took in views overlooking the Club's garden. The rental profit of the terrace row in 1919 was £239 (*Age* 27 August 1919:2).

Between 1930 and 1950, both terrace rows were owned by the adjacent Melbourne Club; the cottages are believed to have been used as lodgings for the men (grooms, drivers etc.) who accompanied country members of the Club to Melbourne. At this point, the land had approximately 140 feet frontage to Ridgway Place and incorporated 2 Ridgway Place (*Argus* 9 September 1950:20).

The current allotment at 20 Ridgway Place, measuring 16 by 56 feet, was separated from the land at 2-18 Ridgway Place in c1956. Jean Vera Armstrong, wife of Maxwell Thomas Armstrong, retailer, was the owner in 1955-57 (RB 1955-57; Australia Electoral Commission, *Australian Electoral Rolls*, 1954). After the change of ownership, the Net Annual Value of the building increased to £150, more than double that of the other cottages in the row (RB 1955-60). In 1960, the residence at 20 Ridgway Place was owned by Felicity Addison Clemons, wife of doctor, George Maxwell Wilmore Clemons, (RB 1960; Australia Electoral Commission, *Australian Electoral Rolls*, 1954).

With the subdivision of the allotments, the subject dwelling remained as the only surviving residence in the laneway, as all the other cottages were removed to make way for the Lyceum Club erected in 1959 on the land known as 2-18 Ridgway Place (RB 1959-60).

The cottage at 20 Ridgway Place provided a home for city workers, being described in 1930 as 'suitable for two friends or single' (*Age* 10 February 1930:3). The first tenant at 20 Ridgway Place was William F Beckett, livery stable proprietor, and his wife, followed by Chone Marget, confectioner (S&Mc 1900-1910). Between the 1910s and 1950s, the residence was tenanted by single or married women. Mrs Catherine Ryan lived in the house for over fifteen years from 1910 to the mid-1930s (RB 1910-1930; S&Mc 1935). Miss Keara G Tuson was the tenant in the early 1940s (RB 1940; S&Mc 1942).

Today, 20 Ridgway Place continues to be used as a residential building (CoMMaps).

## SITE DESCRIPTION

20 Ridgway Place, originally built as two-storey brick dwelling, is located in Ridgway Place off the southern side of Little Collins Street. Its distinctive setting includes the masonry wall and overhanging trees of the Melbourne Club, a contemporary infill at 22 Ridgway Place and the Lyceum Club (individually significant in the Hoddle Grid Heritage Review, Stage 1) The house sits on the property boundary with no setback. It has painted masonry wall and a rendered parapet, with simple detailing reflective of the working-class residential buildings in the city. Although its original setting within the terrace row has been lost, the building façade is relatively intact with face brick and rendered panels. An original parapet with plain render finish and lintels are intact. On the upper level, a pair of double-hung windows and continuous window sill are set within a plain rendered panel. A doorway and a single rectangular window are on the ground level. The wrought iron grille in the ground floor window is a more recent addition. The dwelling has two additional levels set-back from the frontage and has been extended to the rear. A second-storey addition is visible from the street level.

## INTEGRITY

The façade of the building remains generally intact although there is a two-storey addition is setback behind the parapet. The balustrading above the parapet is not original. The house remains legible as a residential building.

## COMPARATIVE ANALYSIS

Many residential buildings constructed during the nineteenth century are now gone, and the city streets once densely populated with small scale cottages has been transformed in character. This is particularly true of the working-class houses that did not survive the 1880s boom period within the Hoddle Grid. There are many examples of the shop and residence typology with the ground floor designed as a commercial tenancy and the residence located on the first floor. There are far fewer remaining examples of residential buildings without the commercial component.

The following examples are comparable with the subject building, being of a similar style, scale and construction date, although their original uses vary. The images and descriptions are provided by CoM Maps unless stated otherwise, with images dated c2000 or later.

*474 Little Lonsdale Street, 1879 (Interim HO1282 – recommended as significant in the Hoddle Grid Heritage Review)*

This small two-storey building built in 1879 on the corner of Little Lonsdale and Park Street was originally one of a pair of houses built to face Park Street. While the building has undergone substantial changes to its use, orientation and appearance, it still retains the early residential form and elements of the mid-Victorian detailing to its upper façade.



Figure 1. 474 Little Lonsdale Street constructed 1879.

*Shop and residence, 74 Collins Street, 1855 (HO569)*

The only early residential building remaining from this period at the top end of Collins Street, which once contained a number of doctor's surgeries and their attached houses. It was converted to a shop in 1927 but still retains the appearance of a mid-Victorian-era residence



Figure 2. 74 Collins Street, former residence and surgery constructed 1855.

*215-217 Swanston Street, 1856 (Interim HO1291, Significant in Interim HO1288 Swanston Street North Precinct – recommended as significant in the Hoddle Grid Heritage Review)*

215-217 Swanston Street is a shop/residence from pre-1860. Once part of a terrace of four identical buildings, it is the sole survivor of the row. 215-217 Swanston Street is legible as an early building of the 1850s at the upper level. The windows to the ground floor have been changed.



Figure 3. 215-217 Swanston Street constructed pre-1860. (Source: Context, 2017)

20 Ridgway Place is one of relatively few residential buildings remaining in the Hoddle Grid. While certainly not the earliest, it is nevertheless an important reminder of living in the city. It is relatively intact, having not undergone conversion to a shop such as 74 Collins Street and 215-217 Swanston Street. Its integrity is higher than that of 38-40 Lonsdale Street. Like 215-217 Swanston Street, 20 Ridgway Place remains as a survivor from a row of houses since demolished.

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**ASSESSMENT AGAINST CRITERIA**


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✓ **CRITERION A**  
Importance to the course or pattern of our cultural or natural history (historical significance).

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✓ **CRITERION B**  
Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

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**CRITERION C**  
Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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✓ **CRITERION D**  
Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

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**CRITERION E**  
Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

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**CRITERION F**  
Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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**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 (social significance).

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**CRITERION H**  
Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

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**RECOMMENDATIONS**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

**MELBOURNE PLANNING SCHEME**

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

**OTHER**

N/A

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**REFERENCES**

*Age*, as cited.

*Argus*, as cited.

AusPostalHistory 2008, 'THE AUSTRALIAN WIDOWS' FUND: BOOM & BUST', *Australian Postal History & Social Philately*, <http://www.auspostalhistory.com/>, accessed March-April 2018.

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City of Melbourne Interactive Maps (CoMMaps) 2017, <http://maps.melbourne.vic.gov.au/>, accessed 7 June 2017.

City of Melbourne Municipal Rate Books (RB), as cited.

Context Pty Ltd 2012, *Thematic History: A History of the City of Melbourne's Urban Environment*, prepared for the City of Melbourne.

Department of Crown Lands and Survey, Victoria (DCLS) c1839, 'Names of purchasers and amounts paid for allotments at first land sales held in Melbourne in 1837, 1838 and 1839', State Library of Victoria (SLV): Land subdivisions of Melbourne and suburbs, 1837-1876 Map key, accessed online 11 May 2018.

Fels, M, Lavelle S, and Mider D 1993, 'Archaeological Management Plan', prepared for the City of Melbourne.

Mahlstedt and Gee 1888, *Standard plans of the city of Melbourne*, Mahlstedt and Gee, Melbourne.

Mahlstedt, G 1910, *Index to City of Melbourne detail fire survey*, Mahlstedt, Melbourne.

Mahlstedt's Pty Ltd 1925 *City of Melbourne detail fire survey. Section 1*, Mahlstedt Pty Ltd, Melbourne.

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Zhang, Biheng 2008, 'Ridgway Place' in *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/>, accessed April 2018.

## PREVIOUS STUDIES

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**Central Activities District  
Conservation Study 1985** D

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**Central City Heritage  
Study 1993** D

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**Review of Heritage  
overlay listings in the  
CBD 2002** Ungraded

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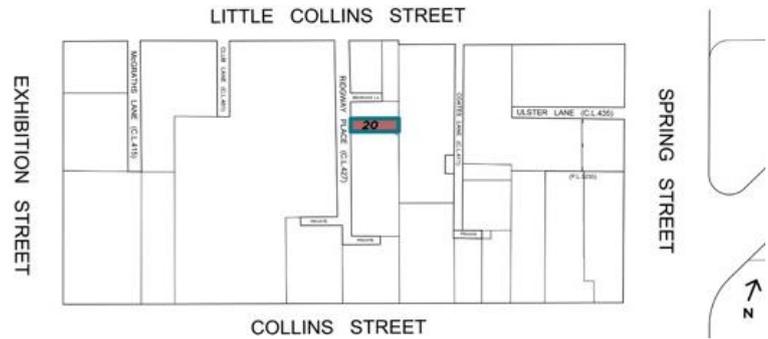
**Central City Heritage  
Review 2011** Ungraded

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## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Former Ridgway Terrace

**PS ref no:** Interim HO1252



### What is significant?

20 Ridgway Place, Melbourne, a two-storey residence built in 1898, designed by Laver, Fick and Vance and built by William Cooper.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- Loadbearing brickwork and a plain rendered parapet;
- Pattern and size of original fenestration; and
- Timber double-hung windows, original continuous sills and lintels above the openings.

Upper level additions setback behind the parapet, and more recent alterations, including the wrought iron grille in the ground floor window and the balustrading above the parapet, are not significant.

### How it is significant?

20 Ridgway Place, Melbourne is of local historic, rarity and representative significance to the City of Melbourne.

### Why it is significant?

20 Ridgway Place is historically significant as an example of residential development in central Melbourne in the late-Victorian period. As the only remaining cottage of six two-storey brick dwellings erected c1898 as an investment by the Australian Widows' Fund Life Assurance Society Ltd, the house at 20 Ridgway Place demonstrates the modest houses that were built along the back lanes of the central

city from the late nineteenth century. The residence is also significant for its association with the Australian Widows' Fund Life Assurance Society, formed in 1871 with a particular focus on providing insurance policies for widows. (Criterion A)

20 Ridgway Place is a rare example of a residential building in the Hoddle Grid area. It survives as one of a diminishing number of small residences in the central city and the only one that has been identified from the late Victorian era. Rarity also extends to it being the last remaining house in a terrace row and as an early form of social housing. (Criterion B)

20 Ridgway Place is significant as a residential building with attributes including the laneway setting, a two-storey form with narrow frontage and an arrangement of door and window openings characteristic of terrace houses. Its late-Victorian attributes extend to its materials of brick and render construction (now overpainted). (Criterion D)

**Primary source**

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Hoddle Grid Heritage Review (Context & GJM Heritage, 2020)