



Figure 51 View of the new Melbourne City Mission North Melbourne headquarters at the end of the 1940s

Source: Excerpt from E Leeson, *Melbourne City Mission 1855-1949*

Education

Numerous schools have operated throughout North Melbourne, with institutions providing education from early childhood, primary and post-graduate levels.

Prior to the *Education Act of 1872*, education was provided by private operators, including churches, with the government's Denominational School Board funding schools by denomination, and the National Board overseeing non-sectarian schools ('Education, Prior to 1872', eMelbourne). Likely the first school established within the boundaries of the suburb was the independent school, associated with the Independent Church, on Boundary Road. As noted, this was the earliest part of North Melbourne, with land sales and development permitted as it was then located outside the Melbourne town boundary. The co-educational school opened in January 1853, with 24 boys and 18 girls enrolled, indicating the population of the area close to the road to the gold fields. From the 1860s, head teacher and assistant Thomas and Eliza Spencer operated the school until its closure in 1883 (Blake 1973 Vol. 3: 89). The school can be seen on the 1855 Kearney map (Figure 7), and by the 1890s was being used as a Sunday School for the Independent Church (*Sands & McDougall*, 1890).

As Hotham developed from the mid-1850s and through the 1860s, schools were established to cater for the burgeoning population at the suburb's south. In the absence of a government education department, such schools were generally run by churches. The Presbyterian Church school was operated in an iron building fronting Queensberry Street from early 1856, but was purchased by the

Education Department in 1877 (Blake 1973 Vol. 3: 29). A school was also established by the Wesleyan Church on Queensberry Street in the mid-1850s (Blake 1973 Vol. 3: 35). An 1850s school associated with St Mary's Church of England was taken over by the Education Department in the mid-1870s (*North Melbourne Advertiser* 3 September 1873: 2).

The 1872 *Education Act* set the foundation for the 'free, secular and compulsory' education of primary school children in Victoria, and saw public school buildings across Victoria constructed to designs by the Public Works Department ('Education, Prior to 1872', eMelbourne). The two-storey brick State School No. 307 building was constructed in 1882, and the school also operated as a practising school, in which young teachers were trained (Blake 1973 Vol. 3: 30). After being used for a number of purposes from the interwar period, including as premises for the Sustenance Branch of the Department of Labour and the Melbourne College of Printing and Graphics, it has recently been reinstated as a place of teacher training as the Bastow Institute of Educational Leadership (Blake 1973 Vol. 3: 30). This institute is named after Henry Bastow, the Chief Architect and Surveyor for the Department of Education, who oversaw the schools building programme of the 1870s ('Our Story', Bastow Institute of Educational Leadership). Other education facilities were located within the town hall complex, including a school of design from the 1870s, and the free library and mechanics' institute (*North Melbourne Advertiser* 15 October 1873: 2; *Sands & McDougall* 1895). The Hotham school of design, which was operated through a government subsidy, is understood to have been 'one of the largest' such schools in Victoria (McKay 2006: x).

In the north-east of the suburb, the North Melbourne Primary School was opened as State School No. 1402 in its new building on Errol Street in 1874, with Albert Mattingley as head teacher (Blake 1973 Vol. 3: 64). The Mattingley family were well known for providing education in Hotham: Elizabeth Mattingley had set up an infant school in two rooms of her Errol Street residence in 1857, which was soon converted to a National School. By December 1857, 110 students had enrolled in the school (*The Argus*, 28 February 1860: 8; Warne 1974: 6-7). Elizabeth's son, Albert, established an upper level school within the National School system, with a school building constructed on a property at the corner of Queensberry and Errol streets, which was subsequently merged with the infant school. The school, officially the Errol Street National School No. 206, was colloquially known as Mattingley's School (Warne 1974: 8).

By 1873, the municipality of Hotham was home to 4,000 children, and with the passing of the Education Act, attendance at school became compulsory for these children (Warne 1974: 19). A new primary school was required that could accommodate the sudden upsurge in student numbers. A site was selected between Murphy/Errol Street and Harcourt Street, which previously had been set aside as a plantation reserve. The course of the creek from Royal Park ran through the site, but this had been sewered underground ('M314 – Allotments on and near Elizabeth, Queen and William Street, Sydney Road & c., Melbourne', CPO).

As the school neared completion in March 1874, the *Leader* newspaper described the institutions:

The building itself consists of a main body and two wings, the front being constructed of dark bricks with white brick dressings. The class rooms are large, light, well-ventilated and well finished (*Leader* 28 March 1874: 13-14).

The new school, which the *North Melbourne Advertiser* called a 'credit to the Education Department', could accommodate 1,250 students, and it was predicted it would alleviate the severe overcrowding issues which had confronted parents of school aged children (*North Melbourne Advertiser* 8 May 1874: 2). A drinking fountain was unveiled in April 1919, dedicated as a memorial to the school's past students

who had served in World War I (*The Age* 21 April 1919: 9). During the economic depression of the late 1920s and early 1930s, meals and milk were provided to undernourished children, indicating the impact that period had on North Melbourne families (Warne 1974: 47). Consultation with Traditional Owners revealed that many Aboriginal children attended the North Melbourne Primary School in Errol Street (and the Boundary Road public school), although they usually did not identify as Aboriginal. However, in the late twentieth century the number of Aboriginal children was more limited, with one younger Traditional Owner recalling that he was one of the only Aboriginal children to attend Errol Street, alongside noted musician Dan Sultan (Extent Heritage, Traditional Owners engagement, December 2019–April 2020).

Reflecting the increasing prominence of the denomination, Catholic education has had a strong presence in North Melbourne, with a number of Catholic schools constructed in the late nineteenth and early twentieth century. With the growth of the Catholic Church complex on Hotham Hill in the 1900s, St Michael's Primary School was opened in 1918 by the Archbishop of Melbourne, Dr Daniel Mannix (*Advocate* 9 February 1918: 15). The first St Michael's school had been established on the north side of Arden Street, near Lothian Street, by the 1870s (*North Melbourne Advertiser* 8 October 1875: 2). The new brick building of 1918 was designed by architect Bart Moriarty, and was situated near St Michael's Catholic Church of 1907. The *Advocate* newspaper, in reporting that between 5,000 and 6,000 had attended its opening, remarked that the building was:

... perfectly planned and fitted up, forming one of the best schools in the State of Victoria. The facade to Brougham Street, whilst being simple in design, is most imposing and effective ... the building being a very fine and important addition to the architecture of this important suburb (*Advocate* 9 February 1918: 15).

St Aloysius High School was in operation by the mid-1890s, at the Sisters of Mercy convent in Brougham Street (*North Melbourne and West Melbourne Courier* 25 March 1889: 2). The girls' high school was known by the early twentieth century for its musical education and tuition was given in 'a full course' of commercial subjects (*Advocate* 28 March 1903: 17, 8 March 1923: 15). It was not the only girls' school in North Melbourne, with small private schools in operation in the 1880s and 1890s, including the North Melbourne Ladies College which was located in Chetwynd Street (*Sands & McDougall directory* 1885, 1895).

The Christian Brothers' St Joseph's College in Queensberry Street of c. 1901 (Figure 53) was open to boys only. The Christian Brothers had not previously had a presence in North Melbourne, although the denomination operated a number of schools around Melbourne, including a high school in St Kilda. The school opened in 1903, and was described as:

... a popular landmark in North Melbourne; and the building though perhaps severe in its plainness, is an imposing structure ... [it is] a valuable addition to the agencies of Catholic education in this city (*North Melbourne Courier and West Melbourne Advertiser* 24 April 1903: 2)

While Catholic schools provided some migrant communities with a familiar conduit for their children's education, contemporary Traditional Owners recall that it was believed that Aboriginal children 'weren't allowed to go to Catholic schools because they weren't Catholic' (Extent Heritage, Traditional Owners engagement, December 2019–April 2020).

Places

- *North Melbourne Primary School, 210 Errol Street (HO295)*: The first State school in North Melbourne, and has provided education to local children since 1874. Also has associations for Traditional Owners
- *St Aloysius College, 31-55 Curran Street (HO3)*: Catholic girls' secondary college, in operation since the early twentieth century
- *St Josephs College, 367-395 Queensberry Street (HO3)*: A substantial three-storey brick Edwardian Christian Brothers school building, designed by architect for the Catholic Church, A A Fritsch in c. 1901



Figure 52 View of North Melbourne Primary School from Harcourt Street, 1964
Source: K J Halla, H36133/307, State Library of Victoria



Figure 53 Christian Brothers North Melbourne School Assembly, 1909
Source: 20373, Heritage Collection, City of Melbourne Library Service

Women and children's welfare

In 1903, a meeting was held at the town hall to consider a proposal to establish a creche in the municipality. Advocate Rev. J T Robertson outlined the benefits of providing such a facility:

Poor women who went out to work could, at a small charge, leave their children at a creche, where they would be cared for, fed and amused during the day, while their parents were at work (*The Age* 31 July 1903: 6).

Other creches were in operation in Prahran, Brunswick, Richmond and Collingwood, all relatively poor suburbs in which it would not have been unusual for mothers to work. The Prahran and Collingwood creches, both established in the late nineteenth century, operated from residential buildings (*The Age*, 2 November 1889: 14, 13 January 1892: 6; MMBW detail plan no. 1236, 1901). Within a month of the initial meeting, the North Melbourne Creche committee (Figure 54) had rented a cottage at 5 Haines Street, and fundraising efforts commenced (*North Melbourne Courier and West Melbourne Advertiser* 21 August 1903: 2). Child care took place between 7 am and 6.30 pm on weekdays and 7 am to 1 pm on Saturday. The *North Melbourne Courier and West Melbourne Advertiser* was confident of its value, commenting 'there is no doubt that the institution will prove exceedingly useful and beneficial' (*North Melbourne Courier and West Melbourne Advertiser* 18 September 1903: 2).

Such was the success of the institution, that by 1906 a fund was established to construct a permanent building. There was strong support within the community, and a torchlight process held as part of the 'creche society carnival', was reportedly well attended, with the local paper estimating a crowd of 'not less than 20,000 people' (*North Melbourne Courier and West Melbourne Advertiser* 5 October 1906: 2). After moving to larger leased premises at 8 Howard Street by 1905, in 1907, the creche purchased a site

'for a building of their own' at 28-34 Howard Street (*The Age* 17 March 1905: 2; *North Melbourne Courier and West Melbourne Advertiser* 20 September 1907: 2). The creche secured the support of the premier, Sir Thomas Bent, who acknowledged the importance of its work and that it 'needed far more extensive premises' (*North Melbourne Courier and West Melbourne Advertiser* 13 September 1907: 2). Bent noted the difficulty in raising money in the 'poor district' and agreed to a donation of £1,000 by the government, dependent on £500 being raised locally (*North Melbourne Courier and West Melbourne Advertiser* 13 September 1907: 2).

In 1909, a culmination of years of fundraising and petition saw the construction of the North Melbourne Creche on Howard Street (Figure 56). The foundation stone was laid in April (Figure 55) and the building was completed by August.

An article in *The Age* described the new premises as:

Though the latest creche to be opened, it is the first built for specific use as a day nursery for children. The building is a well situated, handsome red brick structure, containing a large playroom, a large dormitory, a bathroom, cloakroom, committee room, and quarters for the matron and her assistant. Outside there is a large playground (*The Age* 12 August 1909: 10).³

By 1919, it was reported that the creche had cared for 74,160 in the 16 years since its establishment, although it is unclear if this is individual children or a total of daily attendance (*The Age* 15 December 1919: 7). The health of the children was also at the forefront of the committee's priorities through the interwar period, with a daily dose of cod liver oil administered, and milk supplied by the Metropolitan Milk Council (*The Age* 14 November 1935: 15).

The welfare work of the creche sometimes extended beyond those directly in its care. During the Depression of the early 1930s, siblings of children attending creche were given free meals, an indication of how that economic downturn had affected the local community (*The Age* 8 September 1930: 11). A proposal was even put forward in the 1920s to establish a night nursery at the creche for mothers that worked evenings, although it is unclear if the proposal was proceeded with (*The Herald* 7 September 1925: 10). Some changes have been made to the building through the twentieth century, including the construction of a class room at the front of the building in 1970 (CoM Building Application Index, 28/30 Howard Street, North Melbourne, BA 46144, 9 October 1970). The creche continues to operate as the North Melbourne Children's Centre.

³ Note this article incorrectly attributes the location to Courtney Street.



Figure 54 The committee of the North Melbourne Creche, c. 1900s
Source: 18134, City of Melbourne Libraries



NEW BUILDINGS FOR THE NORTH MELBOURNE CRECHE.

Photo by Sears, 252 Collins-st.

The Lord Mayor of Melbourne (Cr. Burston) laying the Foundation Stone on Tuesday, 30th March.

Figure 55 Gathering at ceremony to lay the foundation stone at the North Melbourne Creche, April 1909
Source: *Punch*, 8 April 1909, p. 18



NORTH MELBOURNE CRECHE.
 Opened on the 10th August by Lady Gibson-Carmichael,
 of Tyro.

Figure 56 Photograph of North Melbourne Creche at time of its opening, 1909
 Source: *Punch*, 9 September 1909, p. 14.

A reflection of the increasing need for welfare in North Melbourne in the early twentieth century is the reconstruction of Presbyterian and Scots Neglected Children's Home on Flemington Road in 1914-15. The charitable society had purchased the property at 149 Flemington Road, with an existing residence, for use as a 'receiving home' in c. 1891, just as effects of the economic crash of the 1890s were beginning to be felt. With additions to that building the home could provide temporary accommodation for 29 children by 1914, an inadequate number for the needs of the society (*The Argus* 19 February 1914: 6.). By 1907, it appears this temporary accommodation was becoming more permanent, with a school established on the site, despite being in proximity to the local school, as a recognition of the complex needs of the children within its care (*The Age*, 2 August 1907: 6). It was later converted to a destitute women's hostel in 1939, and run by the Legion of Mary, a Catholic Welfare Agency. It provided 'a resting place' and 'a little encouragement' for up to 32 women, regardless of 'class, creed or colour' (*The Argus* 27 November 1938: 2).

During the interwar period, additional facilities for the care and education of young children were established in the suburb, reflecting an increasing concern in Victoria for the health of mothers and their children. The first baby health centre had been established in Richmond in 1917, with the voluntary Victorian Baby Health Centres Association formed the following year ('Infant Welfare, eMelbourne). In September 1924, the City Council's health committee decided to open a baby health centre in North Melbourne and purchased land for the centre in 1925. In May 1926, a single-storey interwar brick and roughcast render interwar building was opened as the Melbourne City Council Baby Health Care Centre at 505 Abbotsford Street. This centre was the first to be purpose-built by the City of Melbourne,

although Council provided financial assistance to a number of other centres in the municipality (*The Age* 12 September 1924:11; *The Argus* 3 July 1925: 18; *The Herald* 8 December 1925: 18).

The Baby Health Care Centre comprised:

... a good sun porch, a large waiting room ... consulting room ... doctor's and sister's room and the kitchen. The rooms are all very airy and light, and the walls, woodwork, and furnishings are all white, as are the curtains at the windows (*The Australasian* 29 May 1926: 57).

The centre was staffed by nurses with post-graduate qualifications, a medical officer and a matron, and at the opening ceremony, the Lord Mayor Sir William Brunton, noted the importance of such centres in reducing infant mortality rates. Amongst the congratulations, Councillor Sir George Cuscaden acknowledged the efforts of women's committees associated with the council's baby health centres. Indeed, the number of child welfare centres in North Melbourne is testament to the efforts of numerous volunteer women.

Kindergartens were also an important support to young children in North Melbourne in gaining access to education which was more easily obtained by children in wealthier suburbs. The Free Kindergarten Union was established in Victoria in 1908 to implement the educational ideas of Fredrich Fröbel and was particularly focussed on working class and poorer suburbs. A Free Kindergarten was established in the Methodist Mission Hall at 68 Howard Street in 1911, which was associated with the creche (*The Age* 4 July 1911: 11). The kindergarten had relocated to a building at the North Melbourne Primary School by 1922, with an apparent closure between 1919 and 1922. A new building on this site was provided in 1929. Speaking at the opening, the local member and former premier and mayor of North Melbourne, G M Prendergast, noted the shift in opinion to the provision of such services, stating that 'the attitude of the Education department towards mothers' clubs had altered from open opposition to one of tolerance, and he hoped to see [e]very movement to enlarge the welfare of children would be encouraged' (*The Age* 12 September 1929: 12). Another kindergarten was established by the Presbyterian Church in Curzon Street in 1926, operating from the school hall on Elm Street (Figure 57).

With kindergartens operating at church sites in the suburb, in 1930 the Medical Officer of Health for the City of Melbourne, Dr John Dale, pushed again for the opening of a Free Kindergarten Union kindergarten in North Melbourne. Dale was a well-known public health and child welfare advocate and important influence within the municipality. Due to the onset of the Great Depression, the Free Kindergarten plan was abandoned, however in 1939, Dale again convinced the city of the necessity for childcare in the suburb. Later known as the Lady Huntingfield Children's Centre (LHCC), this was the first kindergarten in Australia to have its construction and establishment fully funded by a municipal council, noting that the Free Kindergarten Union and a local committee had to pay half of the yearly operating costs (Gardiner 1982: 79; *The Age* 10 July 1940: 8). The kindergarten was named for the Lady Huntingfield, the wife of the then Victorian Governor, who was heavily involved in fundraising for the kindergarten. The building was designed by the then City Architect, Eric Beilby and was constructed on what was then called Harris Street (now Plane Tree Way). The kindergarten operated through the twentieth century, and is currently undergoing redevelopment.



Figure 57 Children and teacher, Union Memorial Presbyterian Free Kindergarten, Curzon Street, North Melbourne, 1926

Source: 751403, City of Melbourne Libraries

Places

- *North Melbourne Creche, 28-34 Howard Street (HO3)*: Constructed in 1909, this is reportedly the first purpose built creche in the metropolitan area, enabling local mothers to undertake work while their children were cared for. It continues to provide this function
- *North Melbourne Baby Health Care Centre, 505-513 Abbotsford Street (HO3)*: A single-storey interwar brick and roughcast render interwar building of c. 1925, providing support and care for local mothers and their children
- *Anna House, 139-149 Flemington Road (HO3)*: Initially the Presbyterian Neglected Baby Home, and later the Catholic-run Regina Coeli Home, it has provided accommodation to children and women in need

Hotels and temperance

Hotels were important gathering places in North Melbourne, and numerous hotels were constructed through the suburb from the mid-nineteenth century. Many houses were small, and did not afford residents space for socialising, gathering or relaxing; in this context hotels provided an essential neighbourhood service and most often drew patronage from their immediate local area.

The 1860 *Sands, Kenny & Co's Melbourne Directory* demonstrates both the importance and the proliferation of hotels in the developing suburb. Less than eight years after the first sales of land in North Melbourne, there were 19 hotels in operation, with names including Royal Park Hotel, North Star Hotel, Tam O'Shanter Hotel, Hotham Arms Hotel, North Melbourne Hotel, and Haymarket Hotel. Within

30 years, the number of hotels had increased to 71, the equivalent of one hotel for every 295 people (*Sands & McDougall directory 1890; Victorian Year Book 1890-91: 216*). With an absence of local halls, these hotels were also used for political gatherings, clubs and societies and other public meetings. Many hotels were constructed on corner sites, and often were the most substantial structures in the street.

Established in 1858 at corner of Queensberry and Errol streets, the Peacock Inn was the site of the first meeting of the Hotham Council in October 1859 (*The Age 28 April 1858: 5; Hotham History Project, June 2020*). It was subsequently renamed the Courthouse Hotel, by c. 1862, following the establishment of a court house on the reserve opposite (*The Argus, 9 October 1862: 1*). The Court House Hotel was owned by Samuel Lancashire, who soon after acquiring the premises auctioned off three adjacent houses in Errol Street, as well as land in the eponymous Lancashire Street (now Lancashire Lane) (*The Argus 18 June 1863: 2.*). An early photograph (Figure 58) shows the single-storey hotel with chamfered corner entry, steeply pitched roof and timber parapet on which the name of the hotel was painted. Lancashire owned the hotel until his death in 1907, a remarkably long tenure that spanned the earliest years of North Melbourne, the 1880s boom and 1890s depression. He had expanded the hotel in the c. late nineteenth century, and it was described as:

... a two-storey brick building ... containing Bar, 2 bar parlors [*sic.*], dining, sitting, drawing and billiard rooms, lodge room, 6 bedrooms, sewing room, bath room and conveniences (Samuel Lancashire, Probate and Administration Files, 22 December 1907, VPRS 28/P2/826, Item 105/472, PROV).



Figure 58 Photograph of the Courthouse Hotel, corner Queensberry and Errol streets, c. 1882
Source: H26302, State Library of Victoria

With a relatively large number of hotels operating within the municipality, as well as a strong presence of religious, welfare and political groups, temperance emerged as a prominent issue in the suburb. A Hotham branch of the Band of Hope, a temperance society which educated children, had been formed by 1861 (*The Age 21 February 1861: 5*). A local lodge of the Independent Order of Good Templars was

formed in 1872, as was a Hotham Tent of Rechabites by 1883, both international temperance societies (*The Age* 11 July 1872: 2, 16 August 1883: 7).

A temperance hall was constructed in 1874 on Queensberry Street, by a group of shareholders known as the Hotham Temperance Hall Company. The two-storey building was in close proximity to many of the suburb's early hotels. The building was designed by architects W H Ellerker & Co, who called for tenders for its construction in November 1873 (*The Argus* 8 November 1873: supplement 2). The opening of the building was 'celebrated ... by a tea-meeting' in the hall, attended by 300 people, with 400-500 people attending a public meeting afterward to hear an address on the 'temperance principles' (*The Australasian* 4 April 1874: 19). The hall was to be made available to community groups, which included temperance societies such as the Hotham Lodge of the Good Templars, along with concerts and public meetings (*North Melbourne Advertiser* 17 December 1875: 2, 18 February 1876: 2, 17 December 1875: 2). The 1888 opening of the substantial four-storey Boom-style Oriental coffee palace, at 328 Victoria Street, was a sign of confidence in the temperance movement and the desire of the community to socialise without alcohol. The premises incorporated dining hall, temperance bar, public and private sitting rooms and 75 bedrooms and was expected to appeal to visitors arriving for the 1888 Centennial International Exhibition (*North Melbourne Advertiser* 28 July 1888: 2).

As was the case across many of the inner suburbs of Melbourne, the investigations of the Licenses Reduction Board of the early twentieth century saw the closure of numerous hotels. The Licence Reduction Board was aided by the temperance movement; it was noted in an article on the local branch of the International Order of Rechabites in 1900 that:

North Melbourne had the unenviable notoriety of having more hotels than any other district in the colony in proportion to its population. The statutory number of hotels for North Melbourne was 20, while there were no less than 57 within its boundaries. It was very apparent that a local option poll was necessary here to test the will of the people and find out whether they wished to retain so many. One way to combat the drinking customs of the land was to prevail on all young men to join temperance benefit societies (*North Melbourne Gazette* 12 October 1900: 4.).

At a subsequent public meeting it was stated that the Flemington Road division of North Melbourne, north of Canning and Molesworth streets and east of Curzon Street, had 'a public house for every 30 families', a statistic that had an adverse impact on the value of property in the municipality. The Hotham division, understood to be to the south-east of the Flemington division, contained 17 hotels, which was 8 more than statutorily permitted (*The Argus* 17 July 1902: 9).

The movement to hold a local poll on the question of reducing hotel numbers was taken up with 'much enthusiasm' by residents in 1902, with a well-attended meeting at the town hall resulting in the collection of donations and the formation of a committee (*The Age*, 22 July 1902: 4). Locals were canvassed to sign a petition to be presented to the Governor-in-Council to have the poll held, with the campaign supported by the local temperance movement and religious groups. The poll was scheduled for 30 October 1902, with the committee having secured in excess of the 600 signatures required. Not all supported the move, with a Cr Brown reportedly stating at a public meeting that 'the townspeople of North Melbourne protest against the 'unfair tactics of the teetotal party'', however, 'he was not taken seriously' (*The Argus* 10 October 1902: 7). Ahead of the poll, the community was presented with the views of Mayor Prendergast and Robert Lemon of the Victorian Licensed Victuallers' Association at a public meeting held at the town hall on 21 October (*North Melbourne Courier and West Melbourne Advertiser* 17 October 1902: 2).

The Herald noted the two sides of the argument:

... on the one hand [residents] have been exhorted by the temperance advocates to vote for their reduction to 20, while on the other hand the licensed victuallers claim that there is a local legitimate demand for 40 public-houses (*The Herald*, 30 October 1902: 1).

The proposal to reduce the hotels in the division received 666 of the 1,268 votes made (*Leader* 1 November 1902: 23). By 1903, a proposal had been put forward as to which 38 out of the 58 hotels were to be closed in the Flemington division of North Melbourne (Figure 59) (*The Age* 13 December 1905: 8). This number included some long operating hotels, such as the Lalla Rookh Hotel on Queensberry Street and the North Melbourne Hotel in Howard Street.

The option poll resulted in the closure of 37 hotels in North Melbourne, including the Hit or Miss, the Hotham Arms, the Mona Arms, the North Melbourne and the Shannon and Shamrock hotels (*The Age* 15 June 1904: 8; *Bendigo Advertiser* 29 January 1904: 3). All these hotels were identified in the plan at Figure 59). By 1910, the Mona Arms at 18 Molesworth Street was a private residence (*Sands & McDougall directory* 1910). Many hotel buildings remain, having been repurposed as shops and residences.

Another consequence of the work of the Licenses Reduction Board's work was the upgrade of hotels deemed to be substandard, a requirement to retain licences. The Albion Hotel, which had operated at the corner of Haines and Curzon streets since c. 1874, was rebuilt in 1926 (Figure 60) (*The Argus* 7 February 1874: 11; CoM Building Application Index, 171 Curzon Street, BA 5446, 17 April 1926).

Aboriginal communities that frequented them. Local Traditional Owner Daisy Peters played piano and sang in many of these hotels, among which the British, the Morning Star, The Black Prince, the Limerick, and Homebush Hotel were specifically mentioned. As with North Melbourne residents more generally, Traditional Owners often lived in crowded shared accommodation in this period, and hotels offered a place to meet and socialise (Extent Heritage, Traditional Owners engagement, December 2019-April 2020).

More recently, the number of hotels operating in the suburb has decreased considerably, reflecting both the diversification of restaurants, cafes and bars across the metropolitan area, and the process of gentrification of North Melbourne. Some former hotels have since been demolished, or adapted for residential or other purposes. However, those that still operate across the suburb remain popular places for the North Melbourne community to gather and socialise.

Places

- *Leveson Hotel, 46-50 Leveson Street (HO3):* Two-storey Victorian brick hotel, originally the El Dorado Hotel, of c. 1872
- *Town Hall Hotel, 33 Errol Street (HO3):* A two-storey hotel building dating from the c. 1870s, with alterations in the early twentieth century. The hotel has historical associations with the commercial centre of North Melbourne.
- *Albion Hotel, 171-173 Curzon Street (HO recommended):* An interwar hotel (1926) built on site of an earlier hotel and designed by noted hotel architects of the period Sydney Smith Ogg and Serpell. Also has associations for Traditional Owners.
- *Limerick Castle Hotel, 161-163 Errol Street (HO3):* Two-storey nineteenth century hotel, with interwar alterations, with particular associations for members of the Aboriginal community who frequented it.
- *Magnificat House, 456-458 Queensberry Street (HO3):* Two-storey temperance hall of 1874, established by the United Friendly Societies, reflecting presence of temperance movement in the suburb.



Figure 60 View west along Haines Street of the Albion Hotel, as rebuilt in 1926, in 1935
Source: H2001.291_62, State Library of Victoria

CHAPTER 8: SHAPING NORTH MELBOURNE'S POLITICAL, CULTURAL AND CREATIVE LIFE

Struggling for political rights

The community of North Melbourne has historically been politically engaged. This engagement is seen in the early moves to establish control of the suburb as a distinct municipality; the activities of local residents as representatives on the Hotham council; the agitation of women and workers of North Melbourne for better conditions; and, in the twentieth century, the formation of community groups engaged in a discourse around how the suburb should develop.

A political spirit was evident early. The North Melbourne or Hotham Political Association was formed in the late 1850s, discussing land and 'other important political questions' (*The Age* 29 June 1859: 5). Meetings were held in any space that could accommodate groups, including hotels, the town hall and other public venues. Local council elections were big events, with candidates and residents debating local issues in the North Melbourne newspapers. The Labor Party regularly fielded candidates and the Hotham Protection League was established in the 1870s 'for the purpose of exercising influence at elections' (North Melbourne Advertiser 5 November 1875: 2). The *North Melbourne Advertiser* in 1882, urging voters to consider their choice, noted that the selection of representatives was an important matter:

There is no harm in a little reflection, even on Municipal matters ... In our land of boasted freedom and education, we expect to see men in power who have some qualification for the office Councillor. We look for a moderate amount of common sense; a degree of address; a measure of politeness, and a decided stamp of respectability ... It is a lamentable fact that we find men who have not one iota of qualification ... thrust into the position of councillor (*North Melbourne Advertiser* 14 July 1882: 2).

Beyond municipal politics, other political issues were taken up in the suburb. As for many other suburbs, anti-conscription meetings were held in North Melbourne in World War I (*The Argus* 20 May 1859: 5, 10 January 1880: 5; *North Melbourne Courier and West Melbourne Advertiser* 14 July 1905: 2; *North Melbourne Advertiser* 23 June 1876: 2, 15 December 1888: 3; *The Age*, 2 October 1916: 9). First-wave feminism and women's political rights were also on the agenda in North Melbourne, with Women's Suffrage League meetings being held at the North Melbourne Town Hall in the 1880s and 1890s. The high-profile nineteenth century feminist and campaigner, Bridgetena (Brettana) Smyth, was based in North Melbourne. She was an early member of the Australian Women's Suffrage Society, and founded the 'breakaway', Victorian Women's Suffrage Society in the 1880s, which 'gave more emphasis to such issues as women's health, birth control and contraceptives' (Kelly 1990, ADB; 'A meeting of women in Melbourne founded the Women's Suffrage Society', Informit, document 8940420). *The Herald* newspaper in 1887 credited Smyth with being 'the first woman in the Australian colonies to deliver even a semi-political speech', which she delivered in front of 'nearly 1,000 persons', in support of Hugh Grace, a candidate for the council (*The Herald* 28 July 1887: 3). However, she was better known for her advocacy for women's health, having given a series of 'women's only' talks at the town hall on health, as well as other speeches on phrenology, consistent with her interest in eugenics (*North Melbourne Courier and West Melbourne Advertiser* 18 February 1898: 2). She was described in her eulogy as appearing to some as 'almost too candid and practical for a female', but she was clearly well regarded within the municipality (*North Melbourne Courier and West Melbourne Advertiser* 18 February 1898: 2). Her entry in the *Australian Dictionary of Biography* noted:

Like a number of the early suffragists, Brettana Smyth was also a freethinker, opposed to orthodox religion and disposed to question other institutions and forms of authority. Her work was supported by the controversial Australasian Secular Association (Kelly 1990, ADB).

Traditional Owners recall that North Melbourne was home at one time to notable civil rights activist and Aboriginal Elder, Margaret (Lilardia) 'Marge' Tucker. Aunty Marge was well reputed for her fight for civil rights and the representation of Aboriginal people in the twentieth century. Working side-by-side with other prominent civil rights activists, including Pastor Doug Nicholls, William Cooper, Doris Blackburn, Stan Davey and Gordon Bryant, Margaret Tucker is regarded today as a champion of civil rights. This was further addressed in consultation with Traditional Owners, who recalled how the Aboriginal Advancement League (AAL) would meet regularly in North Melbourne at her residence in Hotham Gardens. The AAL was formed in 1957 in response 'to the plight of the Aboriginal people in the Warburton Ranges' (Aboriginal Advancement League, 2020). Formerly the Australian Aborigines Advancement League, established in 1932 by William Cooper, the AAL is regarded today as holding 'a special place in the Aboriginal Community' as the 'oldest Aboriginal Organisation in Victoria' (Deadly Story, n.d.).

The North Melbourne Association (NMA) was formed in the mid-1960s, developing as a result of demographic changes following the construction of the Hotham Gardens estate (see Chapter 2 and Chapter 3). A public meeting was held on 16 September 1966, where it was agreed that:

... an association of North Melbourne residents be formed to initiate and carry out action designed to promote the development of North Melbourne and the well-being of the community (Crow 1981: 1).

The campaign work of the NMA was varied. In its first 16 years the NMA campaigned 'around the needs of young children and their parents', 'traffic and parking', organising social activities and the collection of material relating to the history of North Melbourne (Crow 1981: 1). Individual issues that the NMA protested about included the demolition of the 'Happy Valley' shops on Abbotsford Street (c. 1968-71); access to University High School for local children (1970); provision of a community resource centre (1974); and a campaign against redevelopment of Queen Victoria Market and the Capel Street Reclamation scheme (1976) (Crow 1981: 1). The association continues to exist, in the form of the North and West Melbourne Association, formed through the merging of the NMA with the North and West Melbourne Action Group in 1998 (North and West Melbourne Association, About Us).

Places

- *North Melbourne Town Hall, 52-68 Errol Street* (VHR H2224): Site of numerous local and broader political debates
- *Hotham Gardens Estate, Arden and O'Shanassy streets* (HO recommended): The post-war flat developments saw the establishment of residents' groups that advocated for services and commented on developments

Sports and recreation

Sporting activities and other recreation in North Melbourne historically have been concentrated to the south-west, where a recreation reserve was set aside at the intersection of Macaulay Road and Arden Street in the 1880s. This has long been the home of the North Melbourne football and cricket clubs, and remains the home of the AFL club, the North Melbourne Kangaroos.

Possibly the earliest sporting club established in the suburb was the Hotham (later North Melbourne) cricket club, which had been formed by 1860. The Arden Street oval is situated on land that was actually granted to the cricket club in 1873, the establishing of the reserve representing a long-held ambition of the community for a 'first class cricket club and ground to represent the borough of Hotham' (*The Age* 30 July 1873: 4). Dissatisfaction with the low-lying and swampy ground, led to protests by club members, and it was reportedly the efforts of local councillor, J H Gardiner, that stopped the recreation reserve reverting to the Crown (*North Melbourne Gazette*: 12 March 1897). Despite this, cricket continued to be a popular summer sport in North Melbourne.

In 1869, the North Melbourne Football Club was formed, and was one of the earliest Australian Rules football clubs. Its players were colloquially known as the 'shinboners', believed to be a reference to the local abattoir workers. The club's first games were played in Royal Park, and for a time it was known as the Hotham Football Club, however games were played at the Arden Street Oval from the 1880s. Football was a popular spectator sport during the nineteenth century, as it remains today. The club's matches attracted large crowds, with thousands of locals gathering at the reserve for the Saturday afternoon games. Matches were equally popular with women as with men, as one article observed, the 'large number of ladies ... evinced the liveliest interest in the proceedings' (*North Melbourne Advertiser* 15 August 1884: 2). The North Melbourne home ground was improved in the 1890s, apparently transformed from a muddy 'glue-pot' to a 'proper' playing field (*The Herald* 29 April 1897: 3). The renovated ground also incorporated a track for bicycles, with cycling becoming a popular activity in the late nineteenth century. The North Melbourne team mascot, the kangaroo, was adopted in the 1950s, following a suggestion by Phonse Tobin, of the Tobin Brothers funeral homes, the club's then president (L Hannan, 'The North Melbourne Football Club, The Shinboners', *North & West News*, via Hotham History Project). The Arden Street ground has continued to be the training ground of the Kangaroos, a historically working class football club with its roots in the local community. Prominent players include Brownlow medallists Noel Teasdale, Keith Greig, and Ross Glendenning, Brownlow medallist and premiership player Malcolm Blight, and double Premiership captain Wayne Carey. The club is also associated with Aboriginal players the Krakouer brothers (Phil and Jim), and premiership player Byron Pickett.

While the North Melbourne Kangaroos are the most prominent of the suburb's sporting teams, football was not the only sporting code played in the nineteenth century. Activities such as gymnastics, cycling and tennis took place across the suburb. The substantial Irish population established the North Melbourne Hurling Club in the late 1880s, (*The Herald* 21 September 1888: 8).



Figure 61 North Melbourne Seconds football team in front of the grandstand at the Arden Street oval, 1947

Source: Charles Boyles, photographer, H2008.122/172, State Library of Victoria

The North Melbourne baths were established in the early twentieth century, on a section of the recreation reserve that had previously been excised due to the drain carrying the creek from Parkville, and adjacent to the Council's waste depot.⁴ Although calls had been made for decades for bathing facilities, it was not until 1909 that the facility was opened, at a ceremony attended by the City of Melbourne's Lord Mayor, the Premier and local councillors. The baths were not only for recreation; with hygiene a concern for residents that did not have access to baths or shower facilities, 'showerbaths' were also provided. The facility was rebuilt in 1929, with a new concrete pool, 'germ-free water' and timber change facilities constructed. The pool was available for mixed bathing between 7 am and 9 pm. In 1938, the brick entrance pavilion was constructed. Following the closure of the pool in the 1990s, a community campaign aimed to reverse the Council's decision, highlighting the importance of the pools for active and passive recreation particularly for those living in the Housing Commission estates nearby. The campaign eventually succeeded, and in 1996 the pool was reopened as a Young Men's Christian Association (YMCA) facility (Butler 2012: 399-400).

⁴ Reference to the Arden Street oval and the North Melbourne pool have substantially been drawn from the *Arden Macaulay Heritage Review*, by Graeme Butler, 2012.

Places

- *North Melbourne Recreation Reserve, Arden Street and Macaulay Road (HO1106)*: Recreation reserve of 1870s, and has been the site of numerous sporting and recreation activities in the suburb, and, most notably, is the home of the North Melbourne Football Club

Gathering and socialising

In both formal and informal settings, numerous festivals and events have been held in North Melbourne, many associated with different cultural groups and religious events. Examples include the Gaelic festival of the 1950s (*Advocate* 11 June 1953: 18), the Harvest Festival at the Queensberry Street Wesleyan Church (*North Melbourne Gazette* 4 March 1898: 2), and a garden fete at the Convent of Mercy (now St Aloysius College) in 1918 (*Tribune* 31 October 1918: 5). Celebratory dances and concerts were variously held at the town hall, schools and church halls. The North Melbourne Association hosted a number of events from the 1960s, part of its stated aim to promote the well-being of the community. This included a community fair and gala ball (Crow 1981: 2). More recently, the annual Spring Fling street festival has become an important event for the North Melbourne community, having commenced in the late 1970s (<https://www.springflingstreetfestival.org.au/>). The multicultural festival incorporates performances, market stalls, and activities.

The North Melbourne sporting clubs were also regular hosts of social events, with fundraising dinners, balls, and even a carnival for the football club held in 1911. Such was the popularity of the carnival, with its myriad stalls, demonstrations and activities, that the Freemason's Hall in Curzon Street was reportedly crowded beyond capacity (*North Melbourne Courier and West Melbourne Advertiser* 15 September 1911: 2). Fundraising events for charitable causes, as noted in Chapter 8, were also an opportunity for the community to gather.

Places

- *Errol Street and surrounds (HO3)*: site of the annual Spring Fling street festival

Entertainment and performance

Performance has deep roots in North Melbourne. As noted in Chapter one, the *ngargee* (also known generically as corroboree, Figure 62) was practised prior to and continued into the colonial period in and around the study area, which was known for such gatherings. One particularly evocative early recollection provides remarkable detail about such performance rituals and their dramatic techniques, including use of lighting, costume and sound:

There were said to have been about 200 men; these naked save for a small girdle whence depended a sort of apron made of long strings. Bunches of green gum leaves were twisted about their ankles, making a peculiar rustling as the dancers violently shook their knees, turned them in and drew them apart in the course of their leaping and bounding evolutions. Their faces, as well as their bodies and limbs, were adorned with stripes in dead white and red ochre, while feathers nodded from their forehead-bands. In either hand was held a short, stout stick of some kind of hardwood, one of which, made to strike against the other smartly during the dance, produced a strange succession of sounds, in perfect 'time' A large fire roaring up in front of the performers, they advanced 'in line' right up into the red glow, and retired, still facing the flames, into the gloom of the forest—a process repeated several times—while the white smoke from the pile of burning branches ascending to the sky, the thunder of the trampling feet which actually shook the ground beneath

them, and the choruses of the women squatted by the fire, together with the drum-like sound from the opossum rugs, beaten across their knees with the open hands, united to produce a weird and singular effect (McCrae 1912, 121).



Figure 62 "A Corrorobby" (Victoria) (1840) [sic], photograph by John Hunter Kerr
Source: H82.277/10, State Library of Victoria

As part of the nineteenth century development of North Melbourne, a number of venues were used for performance and entertainment, although the suburb has never had a main entertainment centre. Rather, local hotels and halls across the suburb were used to host events. In the mid-nineteenth century, with few dedicated venues, concerts were held in the early town hall and in hotels. The Temperance Hall in Queensberry Street was a popular venue following its opening in the 1870s, hosting musical concerts and other entertainment (*North Melbourne Advertiser* 5 June 1874: 2; 14 July 1876: 2; 5 January 1894: 3). The 1876 Town Hall complex was altered in the mid-1880s, with a stage and dressing rooms added to the expanded main hall, enabling larger events to be held there (H2224 – North Melbourne Town Hall and Municipal buildings, VHD). The balconies of the town hall also enabled public performances, and were utilised for a jubilee concert by the North Melbourne Military Brass band in 1887, for example (*North Melbourne Advertiser* 25 June 1887: 3).

The Imperial Picture Theatre (Figure 63) was constructed in 1913 to a design by noted architect R J Haddon, representing a shift in entertainment available in North Melbourne (CoM, registration no. 3997, 18 April 1913, via Miles Lewis Australian Architectural Index). *The Age* described the cinema as comparable with 'the best buildings of its kind in the city, and suburbs', which was capable of holding an audience of 1600 (*The Age* 13 October 1913: 7). The large scale of the Imperial Picture Theatre was typical of early movie theatres. It was virtually destroyed by fire in the 1930s, with damage estimated at £15,000 (*The Age* 10 June 1930: 9). The site appears to have been subsequently used for storage in the mid-twentieth century (*Sands & McDougall directory* 1945), and was redeveloped as apartments in the

late twentieth century. Through the twentieth century, films were variously shown in the town hall, the Loco Hall in Victoria Street, and at the Seeres Model Open Air Theatre, a vacant block in Abbotsford Street (Manne 2007, 'The lost picture palaces of North and West Melbourne').

The North Melbourne Methodist Mission opened its community centre on Errol Street in 1941, in the former Fitzgerald Brothers' department store building at 44-50 Errol Street. The centre incorporated:

... central hall, chapel, women's rest rooms, gymnasium hall, Sunday school rooms, and girls' and boys' clubs (*The Age* 5 September 1941: 8).

A theatre, known as the Central Theatre was opened in the building in 1942, a cinema of a more 'intimate' scale than the Imperial, indicating a shift in the movie-going experience that had occurred by the mid-twentieth century. It had 400 'tip up' seats, and 'spacious foyer lounges', with films to be shown five nights a week (*The Herald* 5 June 1942: 8). The building was taken over by the Lithuanian Club in c. 1965, and has since been used as a community centre and performance space.

In the late twentieth century and early twenty-first century, a number of venues opened in North Melbourne which expanded the range of entertainment in the suburb to include performance and theatre. Pubs and hotels have been host to small scale music performances. The first drag club in Melbourne, Trish's Coffee Lounge, was opened in Peel Street (outside the study area) in 1972 (Figure 64). The club was established by theatre actor Jon 'Trish' Barrie, and was located in a single storey retail building at 126 Peel Street. It operated until the mid-1990s (Heritage Alliance 2008: 100). Likewise, the City of Melbourne's Arts House was opened at the town hall in c. 1998, and has hosted a variety of contemporary performances, including shows by Chunky Move, the Next Wave Festival, Melbourne Fringe Festival, and the Yijala Yala Project (Arts House, <https://www.artshouse.com.au/>). A more recent addition to North Melbourne's entertainment venues is the Comic's Lounge in what was the Maples building at 20-26 Errol Street. The venue was opened in 2002, and is now a well-known comedy club.

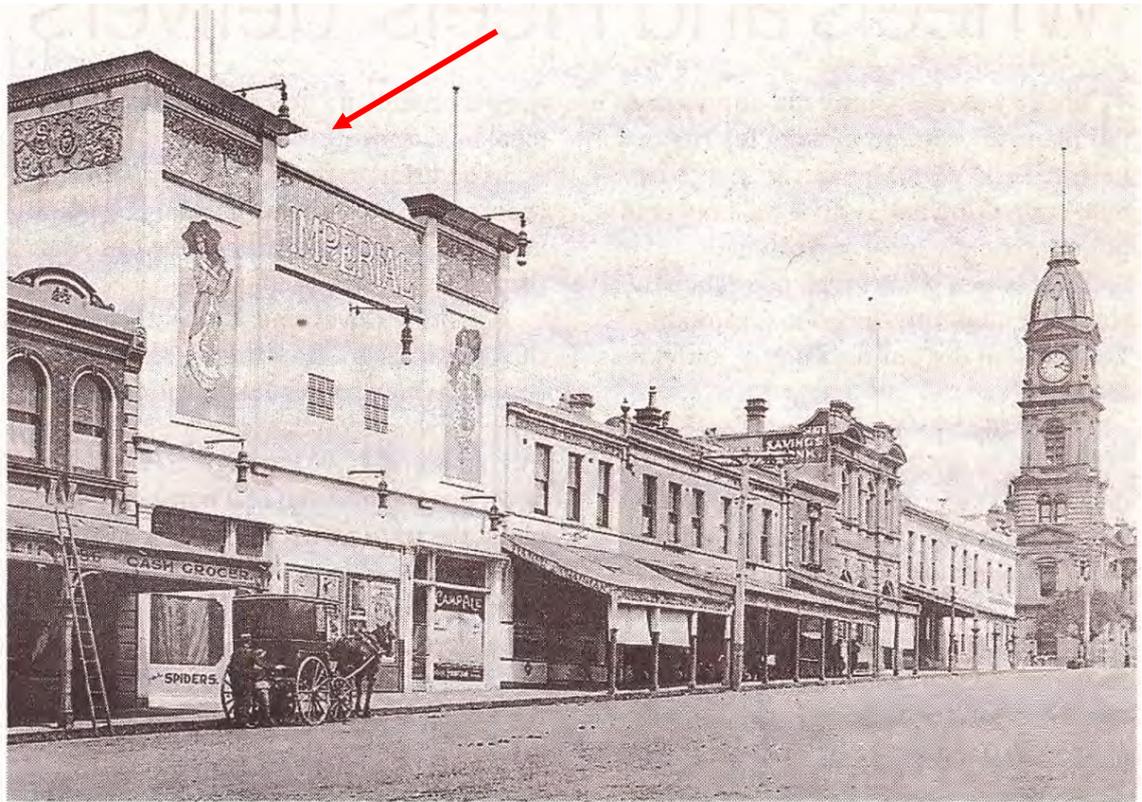
Adjacent, but outside of the study area, located at the former North Melbourne Meat Market is the Ilbjerri Theatre Company. Described on their website, the Ilbjerri Theatre Company is 'one of Australia's leading theatre companies creating innovative works by First Nations artists'. Since forming in 1990, Ilbjerri has worked to 'explore a range of complex and controversial issues from a uniquely Aboriginal and Torres Strait Islander perspective'. Its production *Jack Charles v The Crown*, starring the pioneering actor, won a Helpman Award in 2014 (Ilbjerri Theatre Company, n.d.).

Hotels continued to play host to smaller or more informal music performances through the twentieth century and into the twenty-first century. Traditional Owners recalled Aboriginal woman Daisy Peters, a major entertainment figure, known to sing and play piano in many of North Melbourne's hotels, including the British, Black Prince, the Morning Star, the Limerick, and Homebush hotels (Extent Heritage, Traditional Owner engagement, December 2019-April 2020). The front bar of the Town Hall Hotel in Errol Street regularly hosts gigs, including notable local artists such as Roland S Howard, Conway Savage, Jet and Powder Monkeys (Town Hall Hotel, <http://townhallhotelnorthmelbourne.com.au/bandarchives.html>).

Places

- *Imperial Theatre Building, 110-114 Errol Street* (HO3): Constructed in 1913 to a design by noted architect R J Haddon, it operated as a cinema for approximately 20 years before it was damaged by fire

- *Lithuanian House, 44-50 Errol Street (HO3)*: Former Fitzgerald Brothers department store building of 1898, converted to the Methodist Mission community centre in 1940, and then acquired by the Lithuanian Club in c. 1965
- *Comic's Lounge, 20-26 Errol Street (HO3)*: Comedy venue occupying part of the former Maples department store building



The Imperial picture theatre at 110–114 Errol Street, c1920s

Image: courtesy Gerry Duggan

Figure 63 Imperial Picture Theatre (indicated), c. 1920s

Source: Gerry Duggan, City of Melbourne Libraries, via Hotham History Project, <https://www.hothamhistory.org.au/the-lost-picture-palaces-of-north-and-west-melbourne/>, accessed 10 February 2020.



Figure 64 Performers on stage at Trish's, 1984
Source: 748790, City of Melbourne Libraries

CONCLUSION

Historically, North Melbourne has been a place with a strong sense of itself, a place that is connected by proximity to the city and the surrounding inner suburbs, but is also separate, with its own identity and character formed by decades of municipal governance, a vibrant commercial and civic centre, and a strong sense of community.

The Thematic Environmental History of North Melbourne shows the Traditional Owners' continued presence within the study area has made a clearly identifiable impact on the character of the local area. This impact extends beyond inhabitation of the rich pre-colonial landscape that preceded the founding of Melbourne, Hotham and North Melbourne, and from which the Traditional Owners were dispossessed, displaced in the early colonial period. It continues through a twentieth-century cycle of return and further movement linked to associations with Country, family and community bonds, and economic opportunity. It is now conveyed in a strong and recognisable contemporary narrative of resilience and contribution to the community of North Melbourne across the many facets for which the suburb has become known.

North Melbourne, also known in the nineteenth century as Hotham, developed quickly as a predominantly residential suburb from the 1850s. The topography of the suburb influenced its built form; the elevated Hotham Hill became more prestigious, with larger houses and more generous allotments reflecting the relative wealth of its residents, while the development closer to the creek valley was more modest, in denser subdivisions, with a more working-class community. The suburb's municipal separation from 1859 until 1905 saw dedicated local services established, most prominently, the construction of the substantial town hall of 1875-6, with its corner clock tower. North Melbourne has also been shaped by its characterisation as 'working class', with the slum clearance movement altering much of the urban fabric in the mid-twentieth century.

Many North Melbourne residents identify strongly with their suburb, and value the Victorian buildings, wide and treed streetscapes, and the strong sense of community. This community and political spirit is a strong theme in the history of the suburb; it was evident both during the establishment decades of Hotham, with locals participating in the development of the municipality, and in the development of religious, educational and welfare institutions, including those that assisted women, children and the unemployed. North Melbourne was and remains a strongly 'local' place, with its residents working in the suburb's shops and factories, shopping in Errol Street, socialising in the neighbourhood hotels, and attending the local churches and schools.

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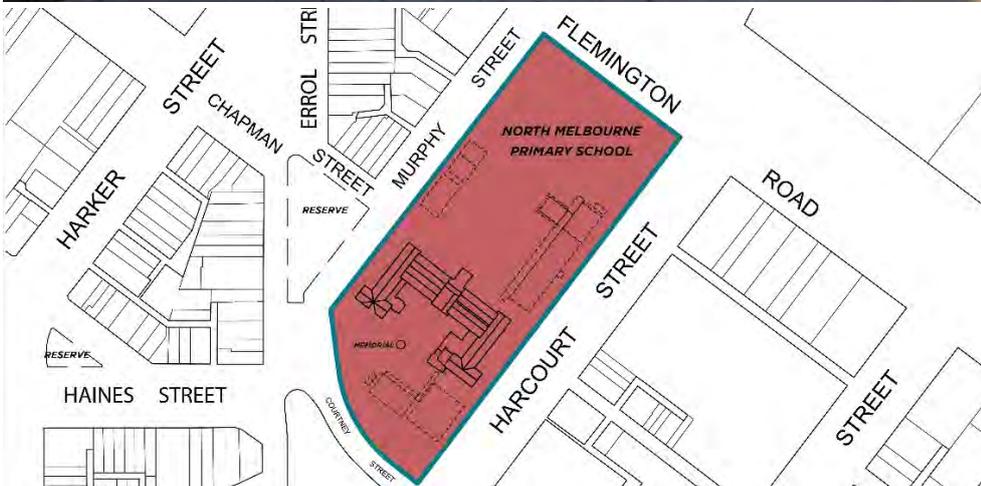
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ATTACHMENT B: CITATIONS FOR EXISTING HERITAGE OVERLAY PLACES

North Melbourne Primary School No. 1402, H0295

B

SITE NAME	North Melbourne Primary School
STREET ADDRESS	200-214 Errol Street, North Melbourne
PROPERTY ID	103480



SURVEY DATE: June 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY	HO295		
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	Significant
DESIGNER / ARCHITECT / ARTIST:	Wharton & Vickers/Public Works Department	BUILDER:	Not known
DEVELOPMENT PERIOD:	Victorian Period (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1874

THEMES

HISTORICAL THEMES	SUB-THEMES
7. North Melbourne's community life	Education in North Melbourne

RECOMMENDATIONS

Retain as HO295 in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of Overlay

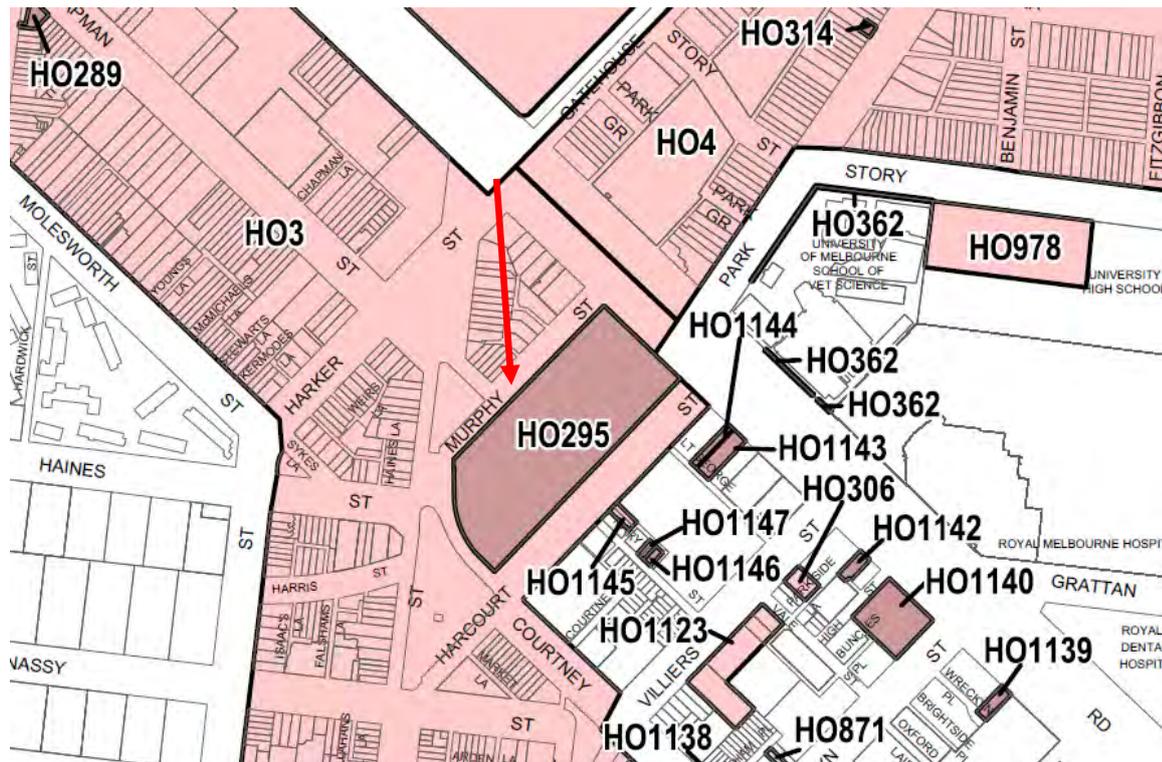


Figure 1 Extent of HO295 North Melbourne Primary School indicated

Source: Melbourne Planning Scheme

SUMMARY

North Melbourne Primary School, including the 1874 single-storey brick school building designed by architects Wharton and Vickers with the Victorian Public Works Department and the war memorial drinking fountain of 1919, is of local historical, aesthetic and social significance. The school was established soon after the passing of the *Education Act* of 1872, which provided for 'free, compulsory and secular' public education in Victoria, and its size reflected the significant numbers of school aged children in the suburb in the 1870s. A competition-winning design by Wharton & Vickers was adapted by the Public Works Department architects. While no investigation of contemporary social value has been undertaken as part of this assessment, the school has been in operation for 146 years and on this basis it is likely to be of social value to many in the local community. It was noted in particular by Traditional Owners for its education of Aboriginal children in the twentieth century.

HISTORICAL CONTEXT

North Melbourne's community life

Education in North Melbourne

The provision of education for children in North Melbourne is a strong theme in the history of the suburb, including the establishment of a variety of institutions providing early childhood and primary education from the mid-nineteenth century.

Prior to the *Education Act* of 1872, education in Victoria was provided by private operators, including churches and individuals, with the government's Denominational School Board funding schools by religious denomination, and the National Board overseeing non-sectarian schools, known as National schools ('Education, Prior to 1872', eMelbourne). The first school likely established within the boundaries of the suburb was associated with the Independent Church at the northern end of Boundary Road. This was situated in the earliest part of North Melbourne, at the time located outside the Melbourne town boundary. The co-educational Independent school opened in January 1853, with 24 boys and 18 girls enrolled, reflecting the growing population in this location near the road to the gold fields (Blake 1973 Volume 3: 89).

Unlike other City of Melbourne suburbs including Carlton and South Yarra, North Melbourne was an independent municipality for 45 years. It was initially a separate ward in the City of Melbourne, designated as Hotham Ward in late 1854. The ward was named after the recently appointed Lieutenant-Governor of Victoria, Sir Charles Hotham (*The Age* 8 December 1854: 5). On 30 September 1859, the Municipal District of Hotham was proclaimed, covering an area bound by Victoria Street at the south, Elizabeth Street at its south-east, Flemington Road at the north and the boundary of the Corporation of Melbourne at its west (*Victoria Government Gazette* 30 September 1859: 2048).

As Hotham developed from the mid-1850s and through the 1860s, schools were established to cater for the burgeoning population at the southern part of the suburb. In the absence of a government education department, such schools were generally run by churches. The Presbyterian Church school was operated in an iron building fronting Queensberry Street from early 1856, but was later purchased by the Education Department in 1877 (Blake 1973 Volume 3: 29). A school was also established by the Wesleyan Church on Queensberry Street in the mid-1850s (Blake 1973 Volume 3: 35), while an 1850s school associated with St Mary's Church of England was taken over by the Education Department in the mid-1870s (*North Melbourne Advertiser* 3 September 1873:2).

The Mattingley family was well known for providing education in Hotham: Elizabeth Mattingley had set up an infant school in two rooms of her Errol Street residence in July 1857, which was soon converted to a National School. By December 1857, 110 students had already enrolled in the school (*The Argus* 28 February 1860: 8; Warne 1974: 6-7). Elizabeth's son, Albert established an upper level school within the National School system, with a school building constructed on a property at the corner of Queensberry and Errol streets; this subsequently merged with the infant school. The school, officially the Errol Street National School No. 206, was colloquially known as Mattingley's School (Warne 1974: 8).

The 1872 *Education Act* set the foundation for the 'free, secular and compulsory' education of primary school-aged children in Victoria, and saw public school buildings across Victoria constructed to designs by the Public Works Department ('Education, Prior to 1872', eMelbourne).

SITE HISTORY

By 1873, the municipality of Hotham was home to 4,000 children, and with the passing of the *Education Act 1872*, attendance at school became compulsory (Warne 1974: 19). Although a number of privately-operated schools were located in the suburb, a new school was required that would accommodate the anticipated surge in student numbers. A site was selected between Murphy/Errol Street and Harcourt Street, which had previously been set

aside as a plantation reserve. The Crown allotment (1 of section 13A) was reserved for state school purposes in 1873 (Victoria Government Gazette 1873: 1267). The course of the creek from Royal Park ran through the site, but had recently been redirected into an underground drain ('M314' Central Plan Office).

The school was designed in a period of intense school-building activity by the Education Department during the mid-1870s, overseen by architect, Henry Bastow. The minister in charge of the Education Department, James Wilberforce Stephen, agreed to a public competition for the design of town schools, with the Public Works Department architects adapting plans as needed. The design of architects George Wharton and Charles Vickers was awarded a prize in the large single-storey school category, and this design was selected for the Errol Street school (Blake 1973 Volume 1: 245). A list of 14 schools constructed in Victoria between 1872 and 1875 shows the North Melbourne school was the most expensive to construct at £10,005, although Beechworth, Collingwood (Clifton Hill), Daylesford, Sandhurst and Sandridge (Port Melbourne) all had a similar capacity of 1,000 students (Blake 1973 Volume 1: 249). Wharton and Vickers' design was also adapted at a number of schools in Victoria in this period, including Brighton Street, Richmond (demolished, Blake 1973 Volume 1: 245).

As the school neared completion in March 1874, the *Leader* newspaper noted that the classrooms were 'large, light, well-ventilated and well finished' (*Leader* 28 March 1874:13-14). The new school could accommodate 1,250 students and was predicted to alleviate the severe overcrowding issues which had confronted parents of school aged children. It was officially opened in May 1874, with a reported 1,000 students enrolled (*North Melbourne Advertiser* 8 May 1874: 2).

The *North Melbourne Advertiser* gave a complimentary review of the school two years after its opening, describing it as 'undoubtedly one of the finest in the colony', and 'one of the finest buildings and best conducted schools in the Southern Hemisphere' (*North Melbourne Advertiser* 14 January 1876: 2):

The building is one storied, built of brick, with handsome stone and brick facings; the main body of it consists of four rooms each 60 ft. long, 20 ft. wide and 24 ft. high, with nicely varnished and well-ventilated ceilings; two class rooms 20ft square ditto, board-room, attendant's room, spacious entrance hall and lavatories. Each of the wings consists of two large rooms 40 ft. long, 20 ft. wide and 24 ft. high ... two lecture rooms 20 ft. square and lavatories, and covered porticos for the reception of the children in warm and wet weather ... [the school] stands in the centre of an ample playground, well drained and gravelled, of four acres, ornamented with trees and surrounded with a hawthorn hedge in a most healthy position, adjoining the Royal Park (*North Melbourne Advertiser* 14 January 1876: 2).

The school was to be staffed by a total of 19 teachers, pupil teachers and visiting masters, with a curriculum of English and 'commercial education', and options to attend Latin, a variety of mathematics subjects, 'natural science' and pianoforte (*North Melbourne Advertiser* 14 January 1876: 2).

In 1882, following a visit by the State Schools Board of Advice, a description of the school's construction appeared in the *North Melbourne Advertiser* which makes clear the impact on the pre-colonial landscape of North Melbourne:

The establishment is built on an old gully, and thousands of pounds were 'buried' in making the foundations of the present building which, had it been placed in a commanding position, would have been one of the most imposing edifices in the town of Hotham. Although the bungling of the Department is proverbial, still he must have been a particularly bright genius who conceived the insane idea of placing so costly a construction in a 'gorge'. (*North Melbourne Advertiser*, 11 August 1882: 3)

The 'gully' or 'gorge' described by the newspaper was the alignment of the original creek that, prior to being channelised underground, flowed from Royal Park toward the West Melbourne Swamp – two sites of recognised significance to Traditional Owners.

The school can be seen in an 1890 photograph from the south, with its U-shaped form and central belfry visible (Figure 2). This view also provides information on the school grounds. Some 15 years after its completion, the front grounds incorporated a number of trees and were enclosed by a timber picket fence. Albert Mattingley had reportedly planted Blue Gums (*Eucalyptus saligna*) and 'Prickly Acacias' (either a native wattle or an exotic species) around the school, and these appear likely to be the trees (at left and centre respectively) seen in this photograph; 'Prickly Acacias' also reportedly ringed the embankment at the north end of the grounds along Flemington Road (Mattingley 1934: 17). A Melbourne and Metropolitan Board of Works (MMBW) detail plan of 1897 (Figure 3) indicates asphaltting around the school building and toilet blocks at the rear of the site. The drain housing the channelised creek is also shown on this plan as extending through the site. It is possible that a small deciduous tree seen in the background of the 1890 photograph next to the south-east wing of the building is the extant Tree of Heaven (*Ailanthus altissima*). There is no sign of the extant Peppercorn Trees (*Schinus molle*) in the 1890 photograph, although the largest extant specimens are located to the north and east of the main building and would not be visible in this view if they had been present. Noting that they are not mentioned in early accounts of the school, the Peppercorn Trees may have been introduced to the school grounds somewhat later, in conjunction with later management under the board of control, or with the creation of a school garden at the beginning of the 1900s (Warne 1974: 37). Arbor Day celebrations were regularly held at the school, with reports in the early twentieth century noting that official ceremonies were held, children were given lessons on trees, and others took part in planting on the school grounds (*The Herald* 16 July 1909: 6; *The Age* 15 July 1905: 10).

A prefabricated timber pavilion schoolroom was built on the site in 1914. It was one of a number of relocatable rural schools, also known as 'practising schools' established by the Education Department for the purposes of training country school teachers (Warne 1974: 39). The building was destroyed by fire in 1980.

In 1915, alterations were undertaken at the school to improve ventilation and lighting, at a cost of £5,000 (*The Herald* 21 January 1915: 6). These works comprised the subdivision of large classrooms and removal of galleries in classrooms, as well as the demolition of the belfry which had been located at the centre of the south elevation of the main building (Mattingley 1934: 13). A photograph of girls in costume from 1922 also appears to show alterations to windows from these works (Figure 4). A drinking fountain was unveiled in April 1919, dedicated as a memorial to past students who had served in World War I (*The Age* 21 April 1919: 9).

During the interwar years, when the economic depression hit, meals and milk were provided to undernourished children (Warne 1974: 47). As part of the teacher training at the school, a rural school was established, giving specialised training for country teachers. An open pavilion classroom which could accommodate 50 students was constructed for the operation of the rural school, located at the south-west of the school grounds (Warne 1974: 62). A jubilee history of the school, produced in 1934 for its fiftieth anniversary, noted that due to its rural school, North Melbourne Primary School had had a 'benign influence with the education of the children in various country districts' (Mattingley 1934: 13). Photographs from the 1940s-1960s at Figure 5 to Figure 7 show the arrangement of the grounds, including the development of a sports field at the northern end of the site, and additions to the building.

A history to celebrate its 100th anniversary in 1974 observed the 'diversity of the children' at North Melbourne Primary School through the twentieth century (Warne 1974: foreword). Traditional Owners have noted that in the early to mid-twentieth century, many Aboriginal children who attended the school did not identify as being Aboriginal. Alongside this, one Elder noted that Aboriginal 'kids weren't allowed to go to Catholic schools because they weren't Catholic' (Extent Heritage, Traditional Owners engagement, December 2019 to April 2020). Changes in the demographics of North Melbourne, particularly as a result of post-war migration, were reflected in the students attending the school, and the school appointed a specialist migrant teacher in 1969 (Warne 1974: foreword). One Boon Wurrung Elder recalled that by the late twentieth century, he was one of only several Aboriginal children at the school. One of his cohort was Dan Sultan, who has gone on to become a nationally successful musician (Extent Heritage, Traditional Owners engagement, December 2019 to April 2020).

In the late twentieth century and early twenty-first century, changes have been made to the school grounds, to incorporate sports grounds, as well as a number of new buildings constructed to the south and north of the 1874 building to provide additional education facilities.

While no direct consultation was undertaken as part of this assessment, the long history of the school in educating local children, would likely mean that the place has a level of social significance to many in the North Melbourne community. A sense of this history is provided by an honour board hung inside the building which records scholarship winners and other merits from 1894 through to the early 1950s.



Figure 2 Errol Street State School, 1890. Trees that may represent the reported early plantings of Blue Gums (*Eucalyptus saligna*, left) and 'Prickly Acacias' (centre) are visible.

Source: Paterson Brothers, Photographs of State School Buildings in Victoria, VPRS 1396/P1/Volume 1, Public Record Office Victoria

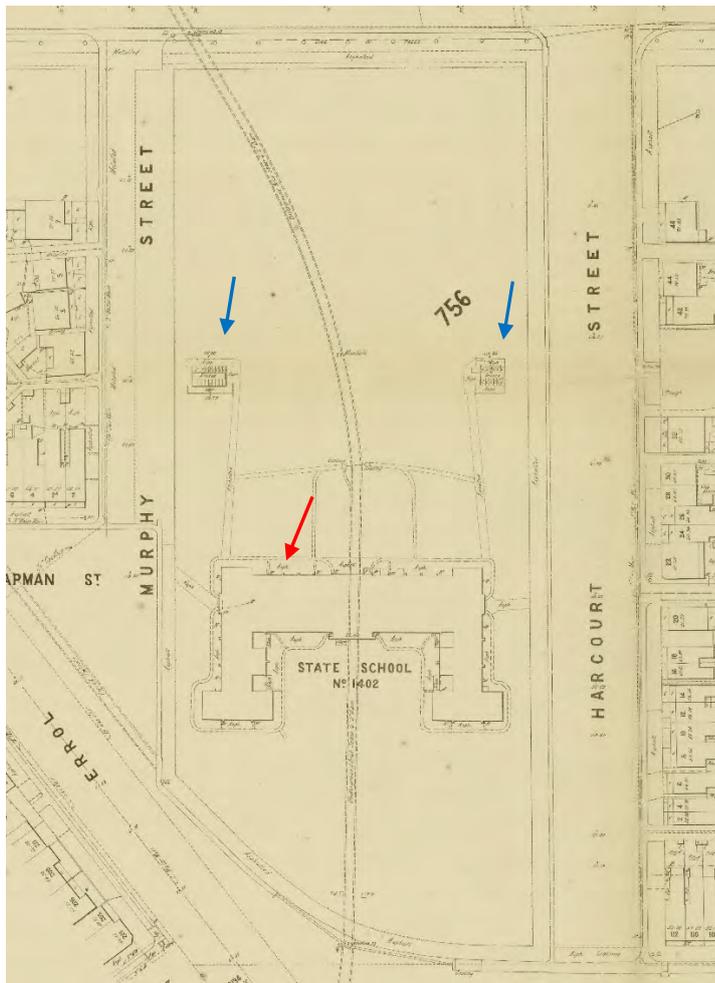


Figure 3 MMBW detail plan no. 756, 1896, with North Melbourne Primary School in centre. North is to the top left. Asphalted around the school building is indicated by red arrow, the toilet blocks are indicated by the blue arrow. The drain housing the creek is also visible.

Source: State Library of Victoria



Figure 4 Photograph of students dressed up for an event at Errol Street School no. 1402, c. 1922, with later joinery to classroom entry areas evident at right. Note pen marking is on original photograph.

Source: Melbourne Library Service



Figure 5 Aerial photograph of North Melbourne Primary School site, 1945

Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services



Figure 6 Oblique aerial photograph looking south-east over North Melbourne, with the school in centre, 1955

Source: Airspy collection, H2009.109/37, State Library of Victoria



Figure 7 View of North Melbourne Primary School from Harcourt Street, 1964. Note the memorial drinking fountain at left and the Tree of Heaven at right

Source: K J Halla, H36133/307, State Library of Victoria

SITE DESCRIPTION

The North Melbourne Primary School is located on a sloping site on the south-western side of Flemington Road between Murphy and Harcourt streets. Despite its location on a major boulevard, the original building was constructed at a substantial setback to Flemington Road addressing Errol Street with a sports fields to Flemington Road. The Main Building dates to 1874. Today, the original building is largely obscured by the modern Flex Building, at the corner of Errol and Harcourt streets, and the gymnasium, Biz-E-Kidz and Administration buildings (all c. 1990s) constructed on playing fields to the north-east of the original building.

As constructed, the Main Building of 1874 comprised a single-storey structure on a U-shaped plan which addressed Errol Street (Figure 8). A broad central wing incorporates the principal entry. At its centre, pointed Tudor arches, an asymmetrically located belfry, and other historicist references brought an informal and picturesque centrepiece to the composition in what was otherwise a formal piece of architecture. This largely accommodated administration areas and incorporated a modest school hall. Projecting classroom wings to either end flanked a broad open playground. These wings terminated at small transverse gable-ended classroom areas. The classroom wings incorporated entries to classrooms directly from the playground.

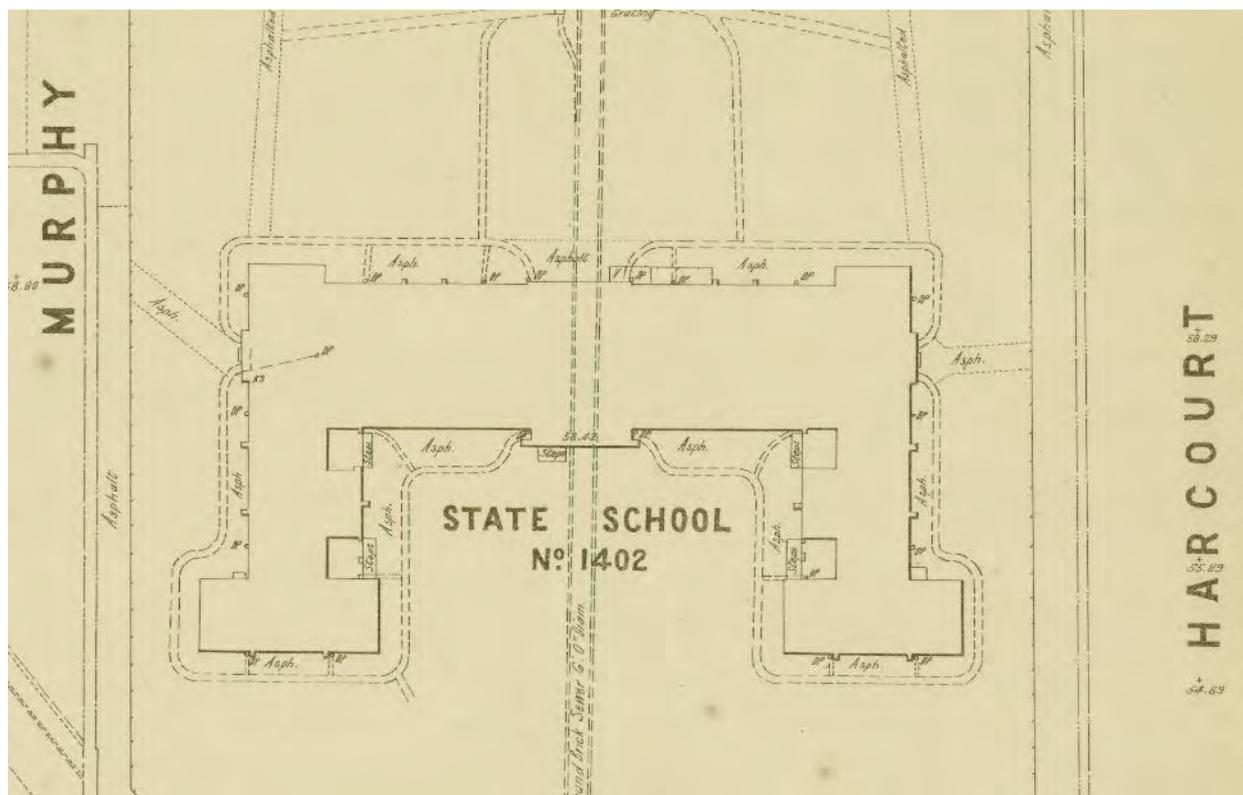


Figure 8 [Detail] MMBW detail plan no. 756, 1896 showing the Main Building

Source: State Library of Victoria

The building adopts an understated Tudor-Gothic demeanour comprising a formal arrangement of hipped-roofed wings with gable-ended breakfront elements at the entrance and the ends of the classroom wings (Figure 9). The primary building facade is constructed of polychrome brick with details in red and cream bricks set against blue brick walls. Pointed arches above the entry incorporate quatrefoil devices (Figure 10, left). Windows otherwise are straightforward but are enriched variously by hood mouldings, cream brick quoining and lintel detailing evoking the ogee arrangements to English Tudor buildings. Original window joinery and wall ventilators generally survive. Steeply-pitched roofs are clad in unglazed terracotta tiles, replacing the original slate. The rear elevation of the building (Figure 11) is more straightforward being symmetrical about a central rear entry. The rear façade incorporates fewer embellishments, generally being finished in red brick with segmental-arched windows with red and cream detailing.

In 1915, *The Herald* described alterations to improve ventilation and lighting, at a cost of £5,000 (*The Herald* 21 January 1915: 6). The works were described as comprising the subdivision of large classrooms and removal of galleries in classrooms, as well as the demolition of the belfry to the entry on the south elevation of the main building. However physical investigation and extant drawings (Figure 13, Figure 14) suggest that more extensive works were also undertaken around this time. These appear to have included the construction of cloakrooms abutting the gable-ended elements to the ends of each classroom wing and the introduction of a rear portico in an understated bungalow style (Figure 10, right) providing undercover access to the rear entry. The entries from the playground to the individual classrooms appear to have been remodelled prior to this time to create long internal corridors. Existing chimneys were altered, and additional chimneys to new fireplaces constructed, to produce the tall red brick stacks with roughcast caps and terracotta pots that survive today.



Figure 9 Main elevation (south) of school, with central entrance and projecting wings. Twentieth century addition is visible at right. Awning of modern Flex Building also visible in this image.

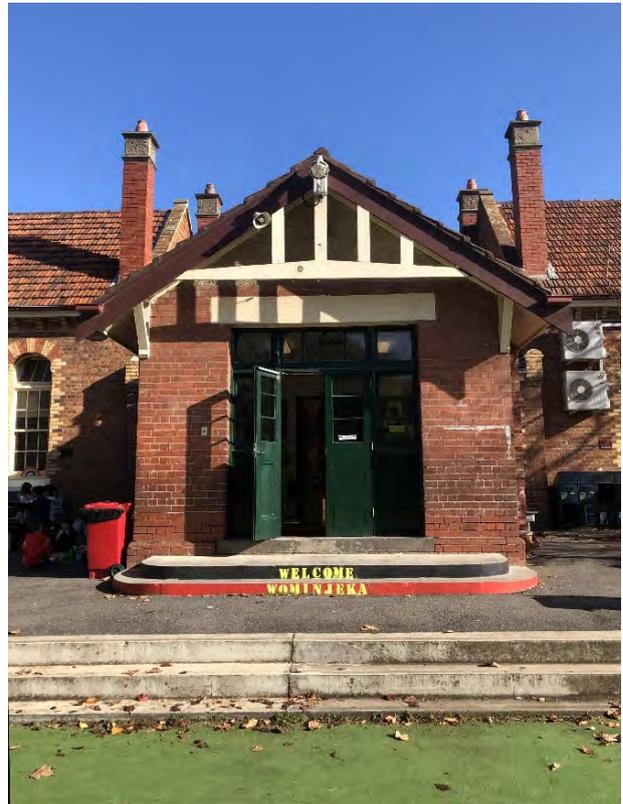
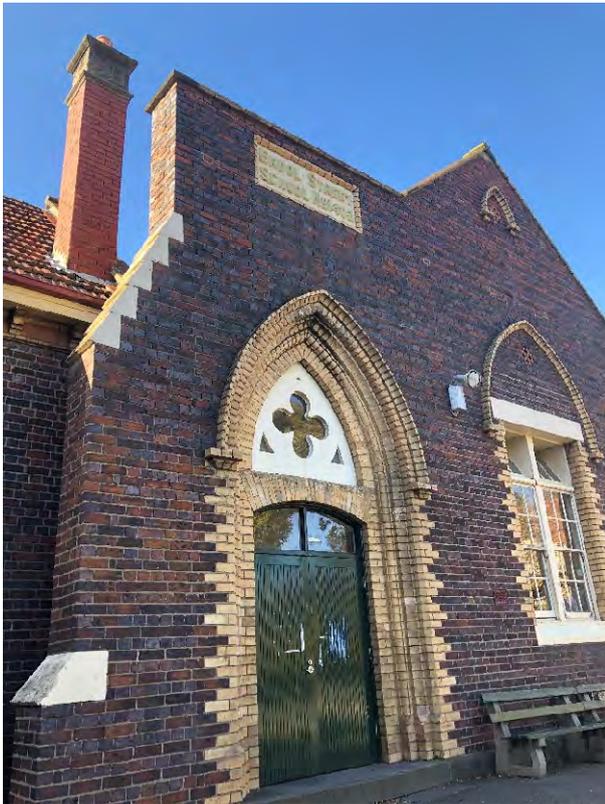


Figure 10 North Melbourne Primary School entries: front (left) and rear (right) entries



Figure 11 Rear (north) elevation of school

A World War I memorial fountain is situated in the quadrangle to the south of the main building (Figure 12). It is a four-sided bluestone obelisk, surmounted by an orb in render, sections of which have been painted cream and forest green (the painted treatment is of long standing). It bears an inscription honouring former students who served in the war.

ERECTED IN HONOUR OF
OLD SCHOLARS OF THIS SCHOOL WHO
SERVED IN THE GREAT WAR 1914-1918
THEIR NAMES WILL LAST FOR EVERMORE



Figure 12 North Melbourne Primary School WWI memorial

The grounds occupy the former hollow of a creek that ran from Royal Park to Moonee Ponds Creek, stepping down through a series of terraces and levelled areas towards Courtney Street. Most plantings within the grounds date to the post-war period, when new plantings of predominantly native trees were established along the boundaries of the site, however extant Peppercorn Trees and a handful of other specimens are older and relate to the earlier improvements following construction of the current school.

The oldest trees on the school grounds are a Tree of Heaven (*Ailanthus altissima*), on the Harcourt Street (east) boundary adjacent to the main building's south-east wing, and a number of specimens of Peppercorn Tree (*Schinus molle*), a common selection often used in the late 1800s and early 1900s for screening school sites in Victoria. The Tree of Heaven has an atypically broad and spreading canopy form. A specimen of Norfolk Island Pine (*Araucaria heterophylla*) is seen in a 1960s photograph growing just to the north (Figure 7); this tree is also extant but in comparatively poor condition.

The Peppercorn Trees present today are principally located on the east and west boundaries, with an additional specimen situated centrally between the two upper play areas. The Harcourt Street trees and the specimen in the play area are larger and presumed to be earlier plantings than those on the Errol Street (west) boundary.

While native trees are known to have been an important component of the early landscaping of the school grounds in the 1870s-1880s, the native trees present today were planted in the post-war period. The north sports field was improved in the early 1950s, including a reshaping of the embankments with bluestone terracing; in conjunction with these works the embankments were replanted with the specimens of Spotted Gum (*Corymbia maculata*) and Sweet

Pittosporum (*Pittosporum undulatum*) (and perhaps other trees) present in this area today. Plantings of native gums were also subsequently re-established within other parts of the school grounds, along with exotic trees including Lacebark Elm (*Ulmus parviflora*) and Liquidambar (*Liquidambar styraciflua*) introduced around the core quadrangles to the north and south of the main building.

INTEGRITY

While a number of relatively modest additions have been made to the original building, its original form remains legible with key detailing, including red and cream bricks set against blue brick walls and Tudor Revival references, in place. Original window joinery generally survives except in those areas remodelled in c. 1915 (Figure 14). Steeply pitched roofs are largely unaltered apart from the replacement of slate with unglazed terracotta tiles.

The key external change relates to the removal of the belfry in 1915 which diminished the informality of the original design by introducing a level of symmetry to the entry arrangement. The construction of cloak room blocks and the introduction of a rear portico are changes of long standing (c.1915), which were executed in a reasonably sympathetic manner. As noted, the chimneys, remodelled to a tall Edwardian form around the same time are likewise reasonably sympathetic alterations.

The presentation of the building has been somewhat diminished by changes to its context. Views to the main building are substantially obscured by later buildings notably the Flex, Gymnasium, Biz-E-Kidz and Administration buildings.

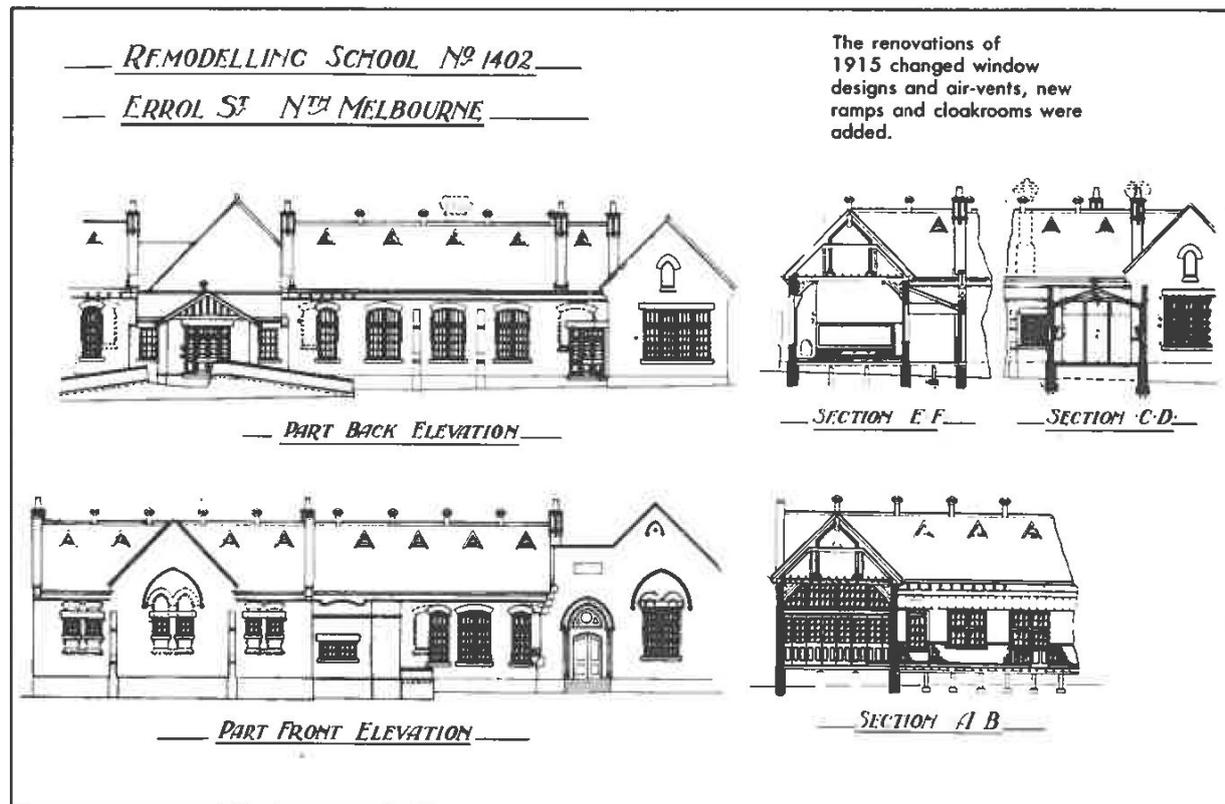


Figure 13 Remodelling School No 140, Errol Street North Melbourne

Source: Reproduced in Elaine Warne, *Errol Street; The first hundred years 1857-1957*, p .24

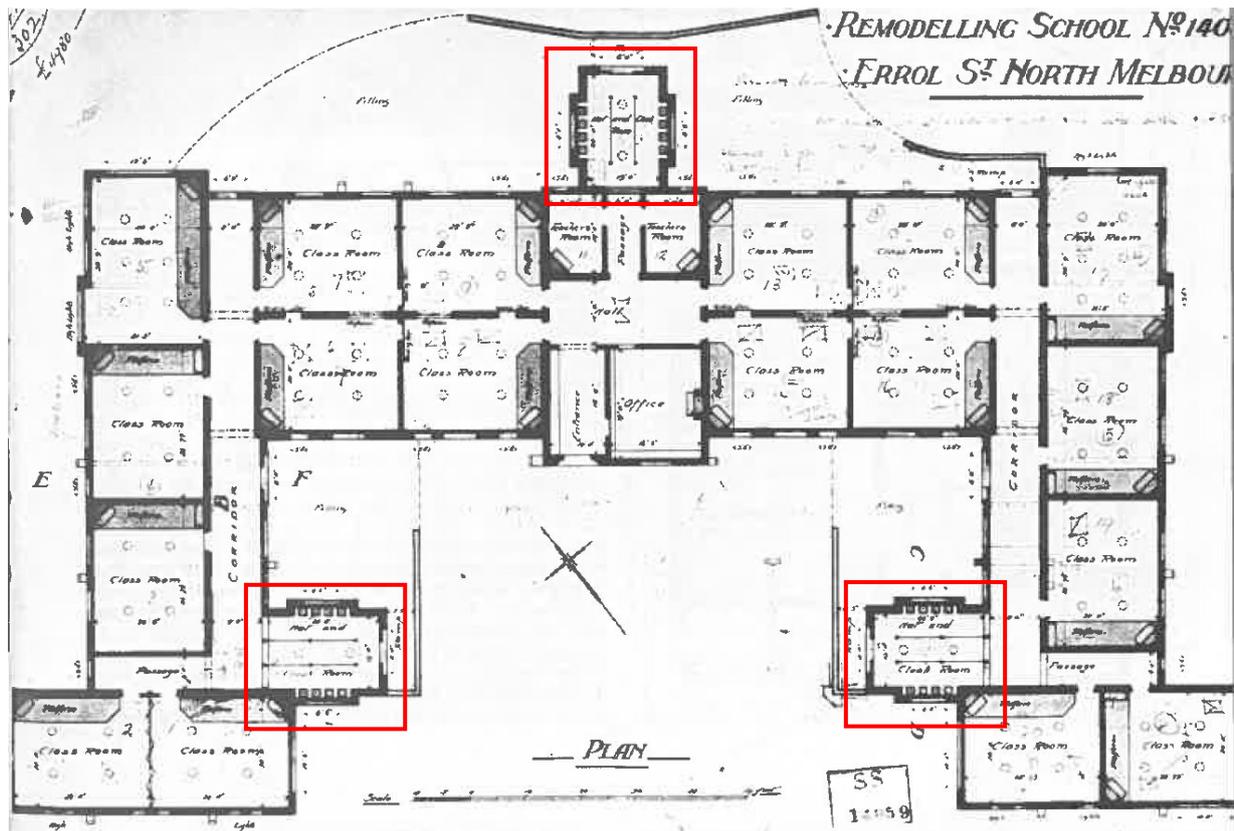


Figure 14 Remodelling School No 140, Errol Street North Melbourne; with cloakroom and rear portico additions indicated

Source: Errol Street; The first hundred years 1857-1957, Elaine Warne pg.25

While no longer operational, the WWI memorial fountain survives in largely original condition. The painted treatment of the fountain obscures the original materiality of the obelisk. The present colour scheme has been in place since at least the early 1990s when photographed for a typological study. It is likely that the memorial has been painted since the mid-twentieth century.

The school grounds have been improved and reorganised on a recurring basis throughout its history in service of the place's continuing use as a primary school—with works seeking to address issues with drainage and topography, to accommodate new permanent and demountable classrooms, and to provide outdoor program spaces (including sports grounds and gardens) in line with later requirements and aspirations. Modern fencing and classroom structures have also restricted views to the original building from the surrounding public realm.

The surrounding grounds and modern classroom and administrative structures form a contemporary context to the 1874 school building. The site boundaries and internal court spaces were largely replanted from the 1950s; the addition of new classroom structures in the 1990s and 2000s also required the removal of mature trees at the south end of the grounds. Landscape elements holding a degree of historical interest are limited to a small number of older trees (Peppercorns and a Tree of Heaven) which stem from past planted treatments of the school grounds and to a history that included the establishment of a school garden in the early 1900s and subsequent participation in annual Arbor Days; however none of these trees are known to have a specific relationship to that history which could elevate them as significant elements. As a consequence of later developments, the older trees are also generally located in marginal areas of the boundaries, and not in positions from which there is a strong visual relationship between them and the primary elevations of the 1874 building. The core quadrangular spaces to the south and north of the main building contain only modern plantings.

Native tree specimens present throughout the site are broadly consistent with the character of the earliest plantings established by Albert Mattingley in the c. 1870s, but these were established in the post-war period and reflect modern commitments to the use of native Australian plants.

COMPARATIVE ANALYSIS

There are a number of schools located within the study area, including both government and Catholic schools. These are:

- Former State School No. 307, 603-615 Queensberry Street, North Melbourne (1882, VHR H1633)
- St Aloysius College, 31-55 Curran Street (1887, HO3)
- Christian Brothers' St Joseph's College, 367-395 Queensberry Street (1901, HO3)
- St Michael's Primary School, 4-18 Brougham Street (1918, HO3)

North Melbourne Primary School is both the oldest and longest operating government school and the oldest school in the study area, and is of historical significance. Unlike the above examples, the North Melbourne Primary School has undergone change which has affected its presentation to the street. Its government contemporary, Former State School No. 307, 603-615 Queensberry Street, remains intact to its 1882 design, making a 'strong statement' to Queensberry Street (VHR H1633, VHD). Likewise, both St Joseph's College and St Michael's Primary School generally retain their presentation to the street. In contrast, at the subject site, the removal of the original belfry, twentieth century additions and the construction of the more recent buildings at the site's perimeter, somewhat obscure the Wharton and Vickers' design intent. The 1874 school building is largely visible from internal vantage points within the site, with only limited visibility from the street. This diminishes the appreciation of its intended aesthetic value from the public realm. Despite alterations, the building remains legible as a handsome nineteenth century school building.

In the City of Melbourne, a number of large public schools were constructed by the Education Department in the 1870s and 1880s, indicating the large population of school-aged children and the relative scarcity of private or religious schools available in inner Melbourne. These include the former State School No. 307 in Queensberry Street, North Melbourne in 1882 (within the study area, Figure 15)), now the Henry Bastow Institute, included on the Victorian Heritage Register (H0301) for its architectural significance as a High Gothic style school, and the former State School no. 2365 in Queensberry Street, Carlton (Figure 16) constructed 1880-1881 (VHR H0970). Both these schools were designed by the department's Chief Architect Henry Bastow. Also in Carlton is the former Faraday Street State School of 1876-77 (VHR H1625, Figure 17), now known as the Kathleen Syme Centre, which was designed by architects Reed and Barnes (VHR H1633, VHR HH0970, VHR H1625 VHD). The substantial two-storey West Melbourne State School, Eades Place, was another early State Education Department building, designed in 1873 by Terry and Oakden, and constructed in 1876 (Butler 2016: 1522-23). The former Yarra Park State School no. 1406, Wellington Parade, East Melbourne, designed by architect Charles Webb was completed in two stages in 1874 and 1878 (VHR H0768). Of the above examples, the North Melbourne Primary School is one of the earliest, and demonstrates the first phase of state school buildings in the municipality.

Within the broader context of Victorian State school development, the North Melbourne Primary School was constructed in the first phase of the Education Department's school building programme in the mid-1870s. The architectural competition held in 1873 saw designs chosen for three categories of schools. The thirteen winners included Wharton and Vickers' school for 1,000 students on a single level (Figure 18), M Schneider's school for 1,000 students on two levels, and W H Ellerker's school for 500 students on a single level. As noted in the typological study by Lawrence Burchell, *Victorian Schools: A Study in Colonial Government Architecture, 1837-1900*:

... the one-storey school by Wharton and Vickers allowed many possibilities for both reduction and extension. Originally destined for Brighton Street Richmond, it actually became Errol

Street North Melbourne. With its separate and disconnected gables for most of the schoolrooms, it looks more like an aggregation of smaller schools than the plan would suggest (Burchell 1980: 96).

The North Melbourne Primary School was the first of the Wharton and Vickers' design to be constructed by the department. Variations of this design were also constructed at Gravel Hill in Bendigo (1875, Figure 19), Beechworth (1875, VHR H1718, Figure 20), Ararat (1875, part retained) and Brighton Street, Richmond (1877, since demolished). Of these, both Gravel Hill and Beechworth schools were constructed in the U-shaped plan of North Melbourne, but retain a central belfry or tower, which was removed at North Melbourne in the early twentieth century. Both the Gravel Hill Primary School and the Beechworth Primary School are included in the VHR in part as intact examples of the Wharton and Vickers' competition school design (VHR H0967 VHD).



Figure 15 Former State School No. 307, Queensberry Street, North Melbourne, 1985 (H1633)

Source: Heritage Victoria, Victorian Heritage Database



Figure 16 Former State School no. 2365, Queensberry Street, Carlton (VHR H0970)

Source: L Burchell, State Library of Victoria



Figure 17 Former Faraday Street State School (now Kathleen Syme Centre) (VHR H1625)

Source: City of Melbourne



Figure 18 Wharton and Vickers' winning school design for the Education Department, 1873

Source: Reproduced in Lawrence Burchell, *Victorian Schools: A Study in Colonial Government Architecture, 1837-1900*, Melbourne University Press, Melbourne, 1980, p. 94



Figure 19 Gravel Hill Primary School, Bendigo (VHR H0967)

Source: Heritage Victoria, Victorian Heritage Database



Figure 20 Beechworth Primary School No. 1560 (VHR H1718)

Source: Heritage Victoria, Victorian Heritage Database

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
<hr/>	
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
<hr/>	
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
<hr/>	
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
<hr/>	
	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
<hr/>	
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
<hr/>	
✓	<p>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).</p>
<hr/>	
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

Retain as HO295 in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of Overlay

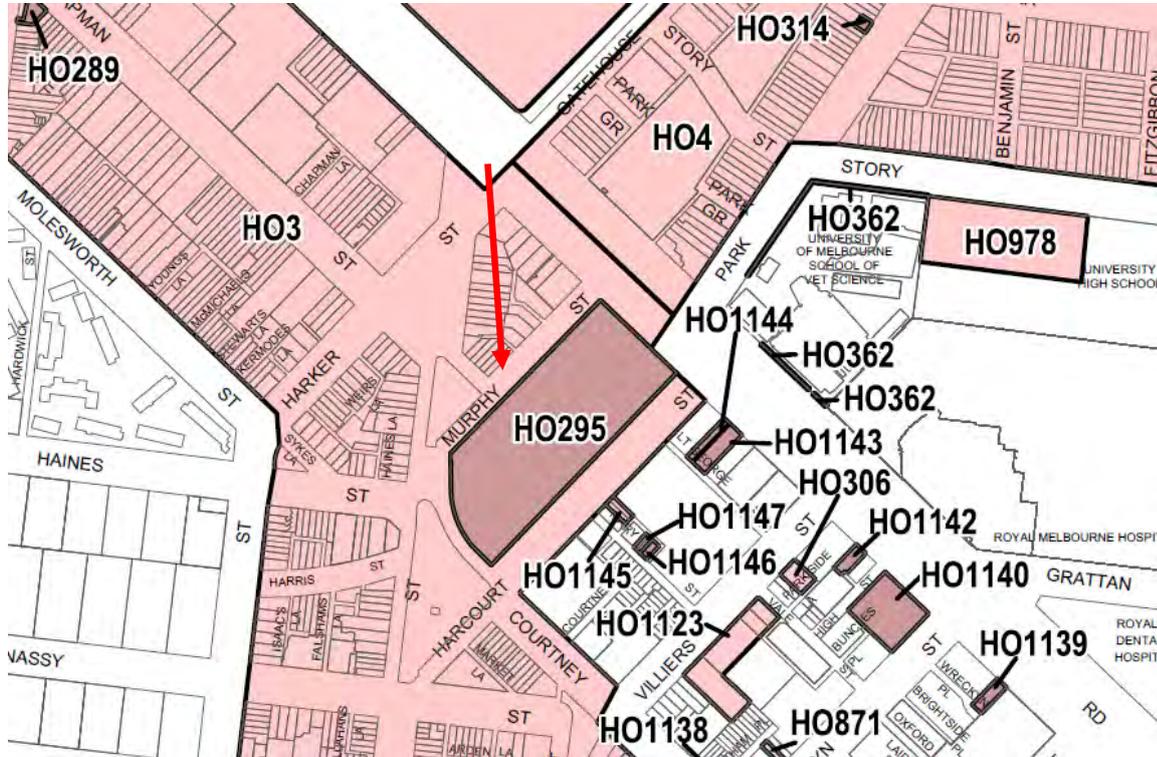


Figure 21 Extent of HO295 North Melbourne Primary School indicated

Source: Melbourne Planning Scheme

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
SOLAR ENERGY SYSTEM CONTROLS	Yes
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

REFERENCES

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Blake, L J, *Vision and Realisation: A centenary history of state education in Victoria*, Volume 1 and 3, Education Department of Victoria, Melbourne, 1973

'Education, Prior to 1872', eMelbourne, Encyclopedia of Melbourne, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00507b.htm>, 4 February 2020.

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Victoria Government Gazette, Gazette 53, 18 July 1873, p. 1267.

Victorian Heritage Database, <https://vhd.heritagecouncil.vic.gov.au>, accessed March 2020:

- VHR H0967 - Primary School No. 1566
- VHR H1633 Melbourne College of Printing and Graphic Arts
- VHR H0970 Former Primary School No. 2365
- VHR H1625 Kathleen Syme Education Centre

Warne, Elaine, *Errol Street: The first hundred years 1857-1957*, Errol Street Centenary Committee, Melbourne, 1974, pp. 6-7, accessed via North Melbourne Primary School, <https://www.northmelbourneps.vic.edu.au/about/history/>, 11 December 2019.

PREVIOUS STUDIES

**North and West Melbourne
Conservation Study 1983**

C graded

STATEMENT OF SIGNIFICANCE

Heritage Place: North Melbourne Primary School



PS ref no: HO295



What is significant?

North Melbourne Primary School, 200-214 Errol Street, North Melbourne, constructed in 1874.

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

- 1874 school building
- World War I memorial drinking fountain (1919).

Late twentieth century elements and buildings, including the Flex, Gymnasium, Biz-E-Kidz and Administration buildings, are not significant.

How is it significant?

North Melbourne Primary School is of local historical, representative, and social significance to the City of Melbourne.

Why is it significant?

North Melbourne Primary School is of local historical significance. It was the first State school established in the suburb following the passing of the Victorian *Education Act* in 1872, which made education free and compulsory for primary school-aged children. The school was constructed during a period of intense building activity of new school buildings across Victoria, overseen by the Public Works Department and the Education Department's architect Henry Bastow. Such was the density of population in North Melbourne that the school was built to accommodate 1,000 pupils, indicating a substantial need for free education in the suburb. The North Melbourne Primary School is important for having provided public education to the children of the suburb for 146 years, and is the oldest school in the suburb. It is believed to be the longest operating State school in the municipality, with other schools constructed in the 1870s and 1880s having since closed. (Criterion A)

North Melbourne Primary School is also of representative value as a substantially intact example of architects Wharton and Vickers' prize-winning design of a large, single-storey school. This school design was adapted in at least five instances across Victoria, and the North Melbourne Primary School was the earliest of these schools to be completed. Although it has undergone some modifications, most notably in the 1910s, the 1874 building is extant, and its design is legible. (Criterion D)

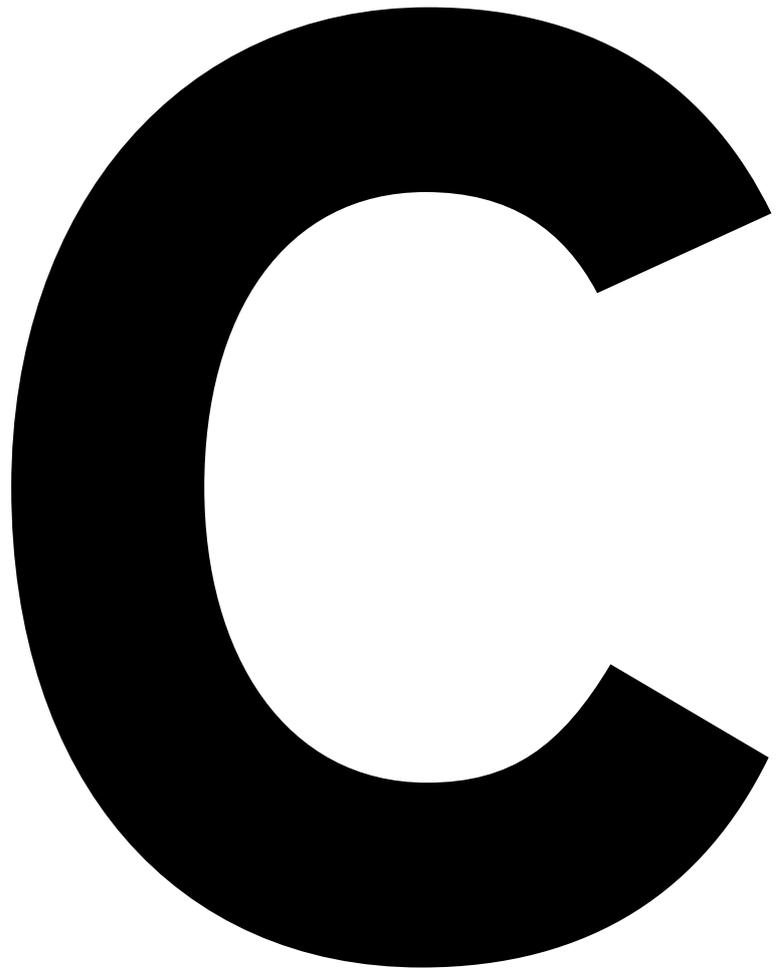
North Melbourne Primary school is of social significance for nearly 150 years of educating North Melbourne children, with a particular association for Traditional Owners for educating many Aboriginal children in the twentieth century (Criterion G).

Primary source

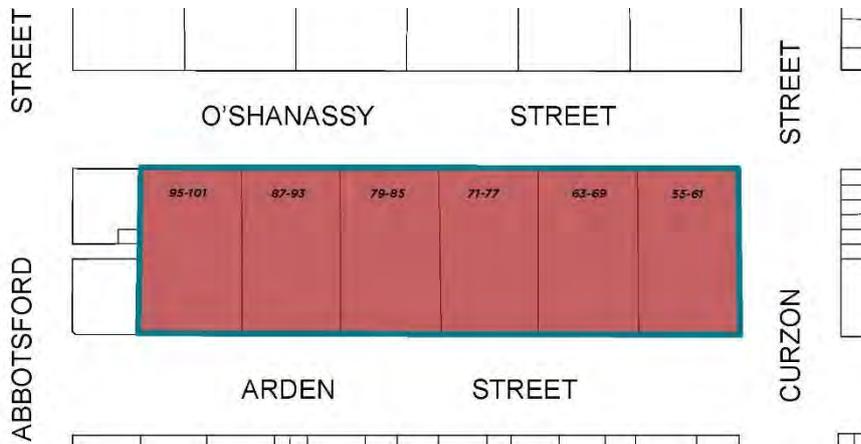
North Melbourne Heritage Review, Lovell Chen and Extent Heritage, [2022 July 2022 \(Updated July 2023\)](#)

ATTACHMENT C: CITATIONS FOR PLACES RECOMMENDED FOR HERITAGE OVERLAY CONTROLS

- Hotham Gardens - Stage 1, 55-101 O'Shanassy Street
- Albion Hotel, 171-173 Curzon Street
- Harris Street Plane Tree Avenue, Harris Street and Plane Tree Way
- Flemington Bridge Railway Station, 211 Boundary Road
- Wes Lofts & Co Office, 135-141 Abbotsford Street, North Melbourne
- Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne



SITE NAME	Hotham Gardens – Stage 1
STREET ADDRESS	55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street, North Melbourne
PROPERTY ID	107100, 107101, 107102, 107103, 107104, 107105



SURVEY DATE: January, March 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY No

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE Ungraded

DESIGNER / ARCHITECT / ARTIST: R Grounds, J Mockridge, J Murphy, P Pearce, R Simpson, B Mann.

BUILDER: A V Jennings, Clements Langford and others

DEVELOPMENT PERIOD: Post-war Period (1945-1965)

DATE OF CREATION / MAJOR CONSTRUCTION: 1959-61

THEMES

HISTORICAL THEMES	SUB-THEMES
2. Building North Melbourne	'Slum clearance' and the Housing Commission of Victoria
	'Own-your-own developments' and urban renewal

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place as shown at Figure 1.

Extent of Overlay

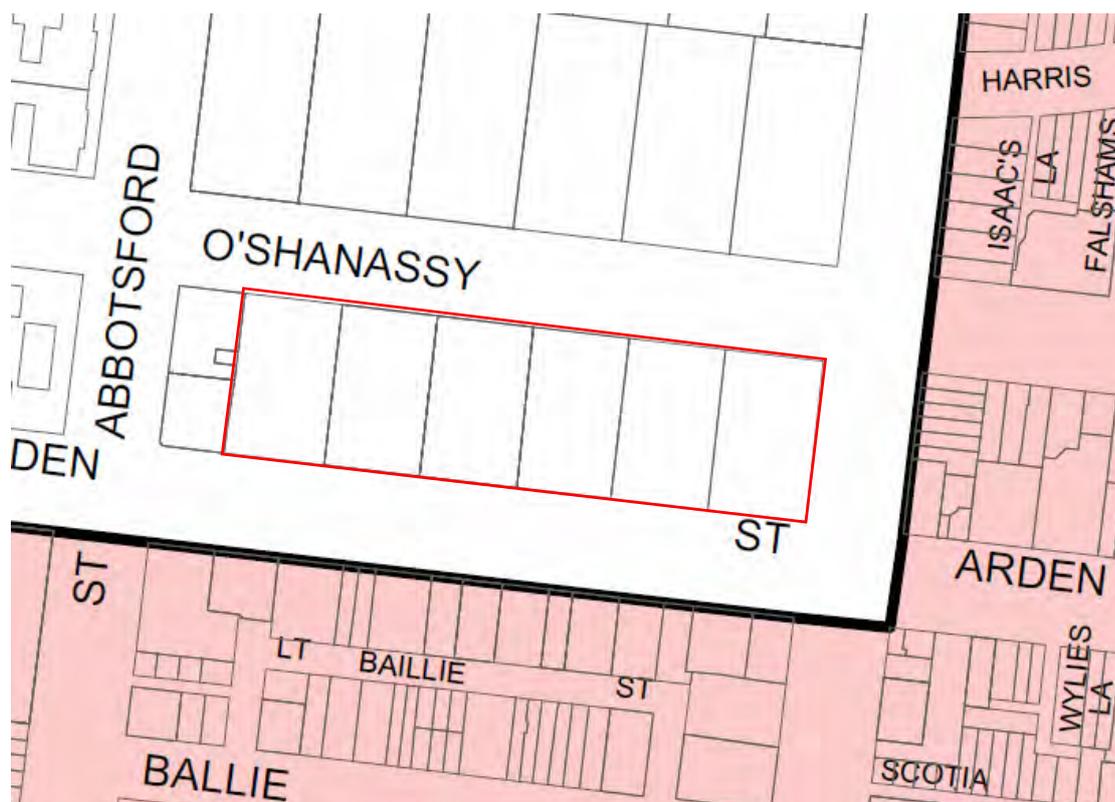


Figure 1 The proposed extent of overlay is indicated by the red line

Source: Melbourne Planning Scheme

SUMMARY

Hotham Gardens (Stage 1, 55-101 O'Shanassy Street, North Melbourne), comprising six groups of three-storey blocks of flats, is of local historical and aesthetic significance. Hotham Gardens was developed in 1959-61 through a partnership between the Master Builders (Associated) Redevelopment Ltd, a panel of architects and the Housing Commission of Victoria. The panel of architects that undertook the design included noted mid-century Melbourne architects Roy Grounds of Grounds, Romberg and Boyd, John Mockridge of Mockridge Stahle & Mitchell, John Murphy of John and Phyllis Murphy, Phillip Pearce of Bates Smart and McCutcheon and Roy Simpson of Yuncken Freeman, with landscaping by Beryl Mann of Mockridge Stahle & Mitchell.

HISTORICAL CONTEXT

Building North Melbourne

'Slum clearance' and the Housing Commission of Victoria

As with other inner-city Melbourne suburbs, from the 1930s North Melbourne became a focus of so-called 'slum clearance' efforts by the Housing Commission of Victoria (HCV). This movement – which saw the Victorian Government's compulsory acquisition of large areas of land, the demolition of houses identified as sub-standard and their replacement with new dwellings – stemmed from a desire to improve living conditions of Melbourne's poorest communities. However, it also had the effect of displacing these communities, many of whom had longstanding connections to the area. The work of the HCV was to have a significant impact on the lives of residents of the western half of North Melbourne from the post-war period, as well as on its built form.

In late 1940, the HCV declared the 4.7 acre (2 hectare) area bound by Abbotsford, Haines, Curzon and Molesworth streets to be a slum recreation area (Howe 1988: 42). The triangular area also included smaller streets and lanes, being Hardwicke Street, Pool Street and Avon Place, which provided access to modest residences. First to be developed, the Abbotsford Street Estate was constructed as a large public housing estate in the immediate post-war period, with blocks of flats and open landscaped areas replacing the existing streets of individual houses.

In 1953, a smaller block, bounded by Lothian, Arden, O'Shanassy and Abbotsford streets, was also declared a reclamation area. It comprised 'about 23 old houses in various stages of dilapidation and a shop' (HCV 1953-1954: 8). In 1954, *The Age* reported that this 'slum block', was to be demolished and replaced with HCV flats (*The Age* 30 April 1954: 5). The three blocks - comprising a total of 30 flats - were completed and occupied during 1955 (HCV 1955-1956: 41).

During the 1960s, the planning of the HCV shifted to include the construction of the high-rise towers along with the lower rise 'walk-up' blocks. This included the 20-storey towers at the expansive Hotham Estate on Boundary Road at the west of the suburb, which provided significantly more accommodation than the low-rise Abbotsford Street and Arden Street estates had (Mills 2010: 204).

Own-your-own flats

Aside from the reclamation of the so-called 'slums' and improving housing in the inner city areas, many working in city planning in this period were intent on finding ways to stop or slow urban sprawl. Making the inner suburbs more appealing and accessible to professionals was a way of containing development further out (Howe 1988: 151-152). In 1950, the Royal Victorian Institute of Architects (RVIA) began to advocate for the architectural professional to be part the discourse around the work of the HCV. It produced a ten-point housing policy, and called on the HCV to:

... carry out immediately a vigorous and expanding programme of slum clearance in the built-up areas and the erection of multi-storeyed flats on modern town and community planning principles (Mills 2010: 39).

From the 1950s, the HCV also undertook a more innovative approach to the provision of new dwellings in reclamation areas. This was in the form of a public-private partnership, seen as 'a new avenue of reclamation work' that commenced with the participation of private enterprise (HCV 1959-1960: 8). At a 1957 meeting of 'social workers, builders and architects' with the Minister for Housing, Horace Petty, a suggestion was put forward by the Master Builders Association and RVIA to collaborate on the redevelopment of reclaimed sites (*The Age* 15 September 1957: 8.).

As a result, the HCV selected sites, took control of properties, cleared the land of housing and then invited tenders for the purchase and redevelopment of the land as 'own-your-own' flats which were to be sold at a fixed price, to ensure that the new residences were not developed as a profit-making exercise (HCV 1958-1959: 8; *Cross-Section* February 1961: 2). The first of these developments became known as Hotham Gardens, which occupied the three

blocks bounded by Arden, Haines, Abbotsford and Curzon streets, as well as the block on the south side of Wood Street, between Dryburgh and Abbotsford streets. Stage 1 of this development was the block to the south, bound by Arden, Abbotsford, O'Shanassy and Curzon streets. The development in North Melbourne was the first time the HCV had 'entered the field of subsidised urban redevelopment', and it opened up 'new opportunities for expediting slum reclamation' (HCV 1958-1959: 8).

SITE HISTORY

Land in the block bound by Arden, Curzon, O'Shanassy and Abbotsford streets was sold in Crown land sales in the mid-1860s, with all ten blocks in purchased by a J Huggins (M313 (2) parish plan). By the end of the nineteenth century, this block had developed with a mix of small houses, shops and at least one hotel, the British Hotel. As can be seen on the Melbourne and Metropolitan Board of Works (MMBW) plan of 1895 (Figure 2), built form on the site was of brick and timber, with a number of small residences, particularly at the south-east.

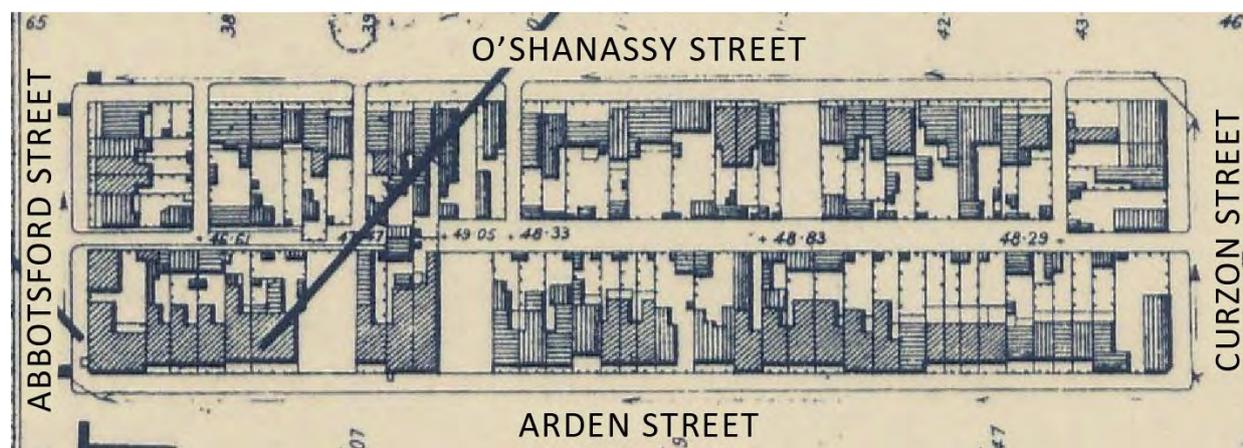


Figure 2 MMBW 160:1 plan showing nineteenth century development in the block bound by Arden, Curzon, O'Shanassy and Abbotsford streets. Timber buildings are shown with either vertical or horizontal stripes, brick buildings with diagonal hatching. Plan updated to show street names

Source: State Library of Victoria

The *Sands & McDougall* directory of 1945 show most of the buildings were occupied; it was these residents that were displaced following the reclamation of the area by the HCV. The approximately 2.5 acres (1 hectare) block was covered by a 'resolution to proclaim' as a reclamation area in 1956-57, and by the following year it had been proclaimed and 'substantially acquired' (HCV 1956-1957: 9; HCV 1957-1958: 32). However, unlike other areas of slum reclamation, the intent with the redevelopment of the subject block was not to have the original residents return to rent new public housing. Instead, the redeveloped site was to appeal to prospective purchasers, encouraging a 'mixed population of middle-class owners and welfare tenants' in the suburb (Mills 2010: 94).

With this in mind, the HCV cleared the site at a cost of over £80,000, and then sold the vacant land for private redevelopment to the newly formed Master Buildings (Redevelopment) Association for £47,000 (Mills 2010: 94). The Master Builders Association proposed to have architectural plans prepared for the redevelopment and 'organise all construction', with any profits to fund further redevelopment of this type (*Cross-Section* May 1958: 2). The Master Builders (Associated) Redevelopment Ltd, 'in which Melbourne's biggest building firms and companies are the shareholders', included prominent builders and developers such as A V Jennings and Clements Langford (*The Herald* 14 August 1958: 24; Garden 1992: 145). The RVIA panel of architects appointed to design the projects comprised a number of prominent architects of the period (*Herald* 14 August 1958: 24; *Cross-Section* February 1961: 2). Contractors Clements Langford were appointed as the first builder, drawn from the ballot of 18 and commencing work in mid-1959 (*Cross-Section* June 1959: 1).

Unsurprisingly, the development attracted industry attention, particularly from the University of Melbourne's *Cross-Section* journal and architect Neil Clerehan for *The Age's* Small Home Service. Clerehan wrote:

The new scheme faces up to the value and desirability of the inner suburbs, and will now build what is called 'middle income' housing in these areas. This logical but revolutionary and politically touchy change, together with the long-awaited change to private building and design, came about like most revolutions in Australia, quietly ...

Thus the North Melbourne rehousing scheme will be designed by experts who have been responsible for some of the best buildings erected in Australia (*The Age* 15 September 1958: 8)

Despite some criticism on its financial viability, Clerehan concluded that 'the North Melbourne scheme is from all points of view an excellent start in our long delayed slum clearance scheme' (*The Age* 15 September 1958: 8)

Stage 1 consisted of 108 flats in six three-level groups (Figure 3), with six flats on each level (Figure 4). The design was illustrated in *The Age* in February 1959, accompanied by a photograph of A V Jennings, Roy Grounds, the Chairman of the Housing Commission, V J Bradley, and Minister for Housing, Horace Petty, with a scale model of the new estate (Figure 5). While Roy Grounds has been credited for the design of this first stage, the architectural drawings consistently list all the architects involved: Roy Grounds of Grounds Romberg & Boyd, John Mockridge of Mockridge Stahle & Mitchell, John Murphy of John and Phyllis Murphy, Phillip Pearce, or Bates Smart McCutcheon and Roy Simpson of Yuncken Freeman. Initially, early drawings refer to the 'Arden Street Project', but by September 1959, it had been officially named Hotham Gardens, perhaps reflective of the importance of the landscaped setting. The landscape design is the work of Beryl Mann, also of Mockridge, Stahle & Mitchell, whose hand can be seen on the landscape plans (Figure 6), although she is not credited explicitly on the drawings. The arrangement of blocks of flats in a landscaped setting continued the practice seen in the other HCV estates, but with a landscape architect's contribution this became a much more considered garden setting at Hotham Gardens.

The team comprised some of the most highly-regarded architects in Melbourne, noting that the presence of progressive architectural expertise was new to projects overseen by the HCV. While architect John Gawler of Gawler & Drummond had served on the Commission in the post-war period, his association with the body ended in February 1953 with no architect on the Commission from that time onwards (HCV 1953-1954). Architectural design work was undertaken by the HCV Chief Architect's Branch, whose key goals were efficiency and economy and whose output was solid but architecturally unremarkable.

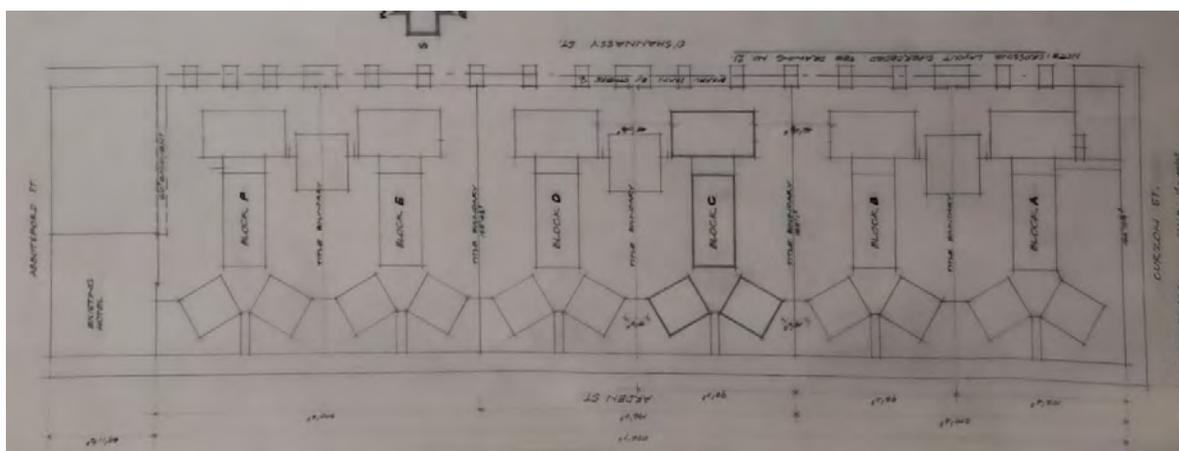


Figure 3 Site layout of the six blocks, A-F, of Hotham Gardens – Stage 1

Source: Yuncken Freeman Architects, 1984.0047, University of Melbourne Archives, University of Melbourne

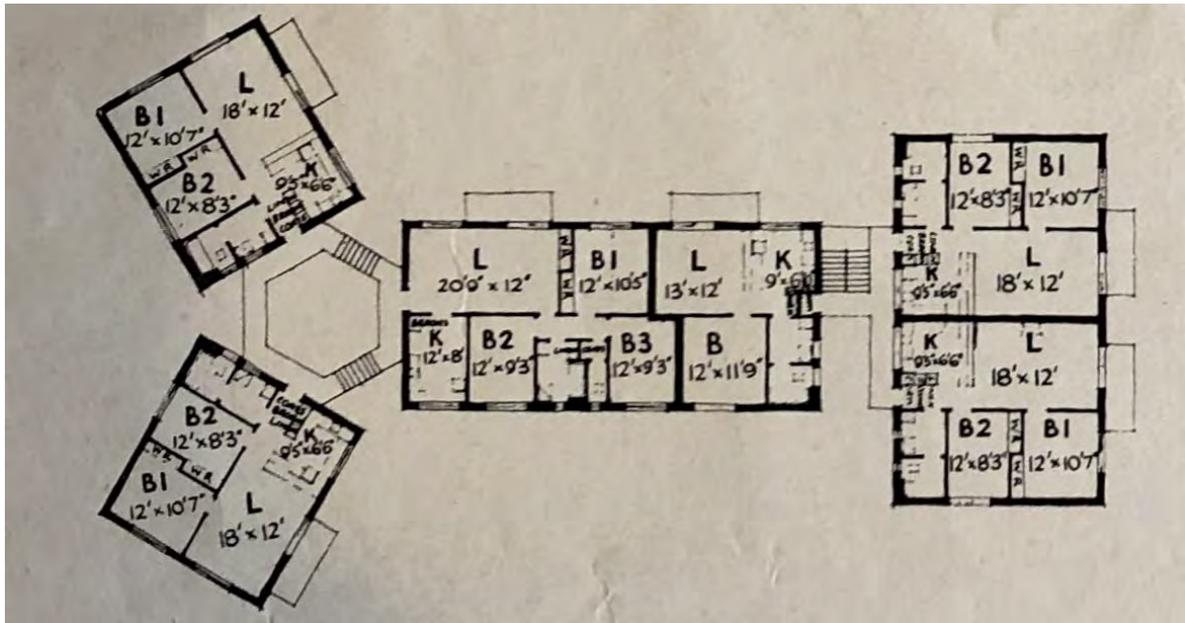


Figure 4 Floor plan layout of the six flats in each group of the first stage of Hotham Gardens

Source: *Cross-Section*, University of Melbourne Department of Architecture, No. 100, 1 February 1961, p. 3.



Figure 5 A V Jennings, Roy Grounds, the Chairman of the Housing Commission, V J Bradley, and Minister for Housing, Horace Petty with a scale model of design of Hotham Gardens - Stage 1, 1959

Source: *The Age*, 10 February 1959, p. 9.

As the development neared completion, the RVIA described Hotham Gardens as 'economic and attractive housing', 'an essay in democracy' (*RVIA Bulletin* August 1959: 23). The first stage of the Hotham Gardens estate was opened by the Premier, Henry Bolte, on 13 August 1959. Bolte predicted that 'the site would eventually become one of the best residential areas in Melbourne' (*The Age* 17 August 1959: 13). The following Saturday, the first 23 flats were sold, for a total of £96,600. Flats were priced at £3,750 for a one-bedroom flat, to £4,650 for a three-bedroom flat. Car parks could be purchased for an additional £200-250 (*RVIA Bulletin* August 1959: 23). The fully furnished flat of the academic and economist, Sir Douglas Copland, was opened for public inspection at the time of the sales (*The*

Age 17 August 1959: 13). Copland was an advocate for higher density living in the inner city in this period, and he subsequently leased out this flat (Howe 1988: 151; CoM rates 1961 Hotham Ward rate no 471).

Writing in *The Age's* Small Homes Section, architect Neil Clerehan gave qualified praise to the estate, after four of the six blocks had been completed in September 1959, proclaiming it a 'success in North Melbourne'. He had, however, a number of criticisms, noting some drawbacks in site planning, including the limited provision of car parking spaces and, again, the lack of density, observing that '[i]n a way the galaxy of architectural talent involved was wasted' (*The Age* 7 September 1959: 5).

In mid-1960, the HCV's annual report noted that the 108 flats had been erected and the scheme had 'found little difficulty in obtaining purchasers' (HCV 1959-1960: 30). The HCV was satisfied with the endeavour, concluding that the 'test case' development had 'proved that the Commission and private enterprise can combine in the work of slum reclamation' (HCV 1959-1960: 30).

Following its completion, *Cross-Section* published a generally complimentary review of the scheme in early 1961, although, like Clerehan, it was somewhat disapproving of some aspects including internal planning and the quality of finishes:

The first impression of HG [Hotham Gardens] is very favourable. The entire block forms an architectural element ... Facades are well handled & the slightly sloping site is pleasantly broken by terraces (Figure 6) ... The interiors of the flat are, however, open to criticism (*Cross-Section* February 1961: 2).

Cross-Section also observed the disparity between the supposed purpose of the HCV's slum clearance work and the outcome of this new development:

It is interesting to note, for instance, that the finished units are now occupied by a different class of people from the original inhabitants whose present whereabouts are not generally known (*Cross-Section* February 1961: 2).

The second stage, which fronted Haines Street, was completed by early 1962, (Figure 7) with the design work handled by architectural firms Yuncken Freeman, and Bates, Smart and McCutcheon. In announcing work was commencing on Stage 2 in mid-1961, the Minister for Housing claimed that the scheme was 'probably the most successful [partnership] between a Government and private enterprise anywhere in the world' (Mills 2010: 345). The journal, *The Bulletin*, observed in 1963:

[The] project changed the face of an unsightly area of North Melbourne ... The scheme worked well, but remains unique in Australia, and if there was any weakness in it, it was the lack of finance to enable it to be extended to larger areas (*The Bulletin* 14 December 1963: 11).

This lack of finance available may explain why more ambitious schemes for the third stage, which included a number of significantly taller tower elements, were not proceeded with (Mockridge Stahle Mitchell YLTAD 16, 449, SLV). Ultimately, however, this stage, located between Plane Tree Way and Haines Street, was completed in 1966 in a similar manner to the preceding stages (Figure 8). A fourth stage was constructed with a slightly different arrangement to the north-west of the earlier stages, between Wood and Haines streets, in 1969.

A review in June 1967 edition of *Cross-Section* was cautiously positive about the success of the then three-stage development:

... they have proved to be extraordinarily sought after, particularly amongst professional people wishing to live close to the city, and as own-your-own home units have doubled in market value since their completion. It seemed like a propitious start for more advanced notions of city dwelling. Since then, more units have been built, less imaginative in site layout and no less conservative in design, but for all that, preserving the quality of the development and continuing the scale, character and calmness of the area (*Cross-Section* June 1967: 2).

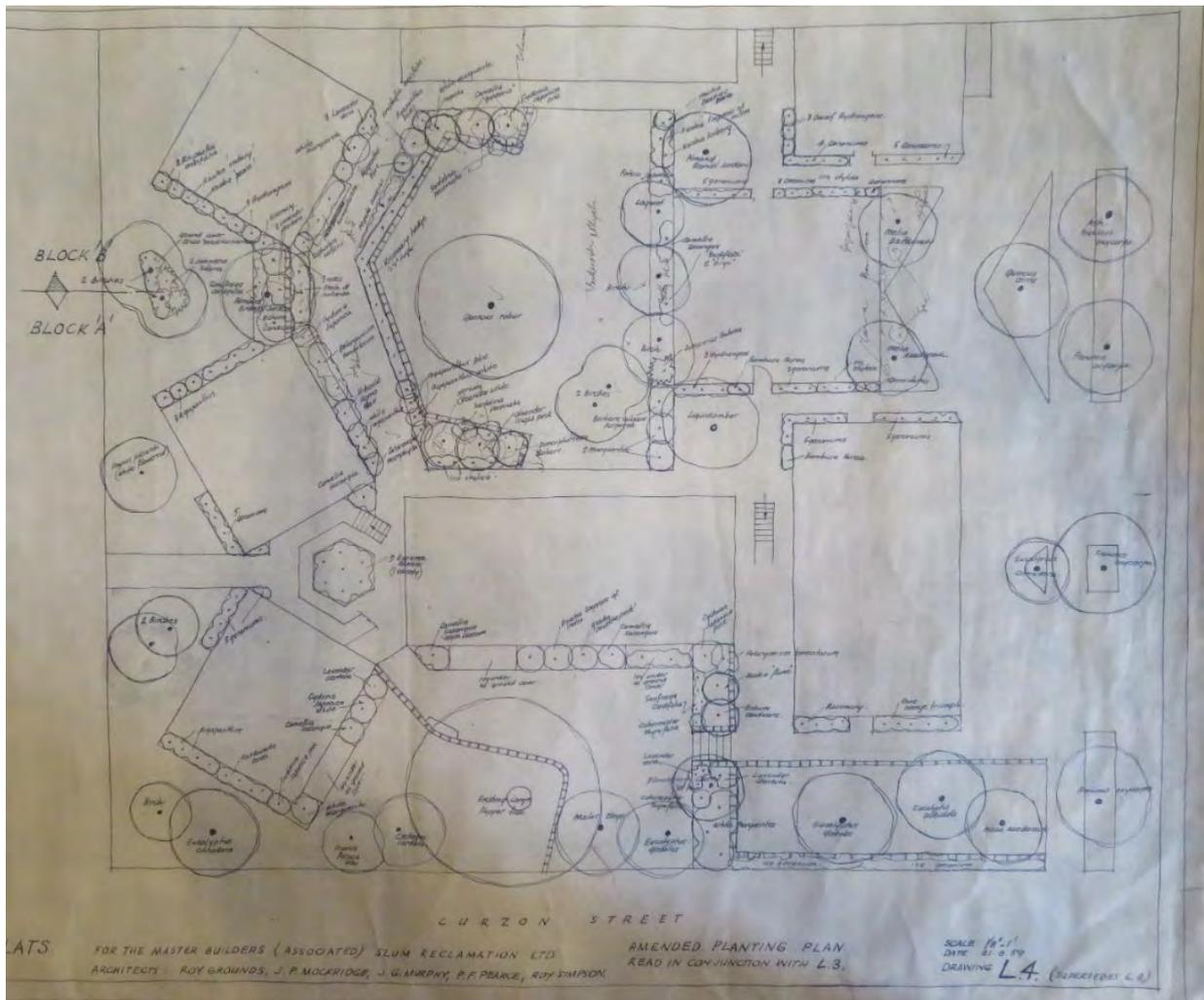


Figure 6 Landscape plan, blocks A and B of Hotham Gardens, including terracing, by Beryl Mann of Mockridge Stahle & Mitchell Source: LTAD 16, 449, Mockridge Stahle & Mitchell collection of architectural drawings, State Library of Victoria.



Figure 7 Oblique aerial view of Hotham Gardens development, c. 1962, looking south-west from the corner of Haines and Curzon streets to Arden Street. Stage 1 indicated by red arrow and Stage 2 (under construction) indicated by blue arrow Source: H2012.140/1040, A V Jennings albums, State Library of Victoria



Figure 8 Aerial photograph of the first three stages of Hotham Gardens, 1969, with Stage 1 at the bottom of the image

Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

The architects

By 1959, Roy Grounds had become an elder statesman of the Victorian architectural profession and was, in many ways, the logical figurehead for the group of consistently Modern architects that formed the RVIA panel. Grounds had designed a number of innovative Modernist flats in Toorak and South Yarra in c. 1940 and designed buildings for the Royal Australian Air Force during World War II before serving as deputy head of Melbourne University's Architecture School (1948-52) (Goad & Willis: 2012: 302). His work as part of the ground-breaking firm of Grounds Romberg & Boyd (1953-62) had established his reputation as a leading light within the profession. Others on the panel were less well-known but no less talented; their reputations made in the post-war housing boom and the opportunities provided by the 1956 Olympic Games. Through the 1950s, John Mockridge had produced a group of houses, churches and school buildings perfectly tailored to the Australian post-war lifestyle (Goad & Willis: 2012: 463). Roy Simpson and Phillip Pearce were senior designers at Melbourne's most substantial architectural practices; Yuncken Freeman and Bates Smart and McCutcheon, respectively. John and Phyllis Murphy were key figures on the team that had designed the Olympic Pool (1956) and John Murphy is identified as the Supervising Architect for the first Stage of Hotham Gardens.

SITE DESCRIPTION

Hotham Gardens - Stage 1 was constructed on a 0.9 hectare parcel sandwiched between Arden and O'Shanassy streets (Figure 9). The development occupies the entirety of the block with the exception of the lots at the western end, comprising the former British Hotel at the corner of Arden Street and a group of shops at the corner of O'Shanassy Street. The site is steeply sloped from the Arden Street frontage, towards Plane Tree Way to the northwest of the site.

The flats are arranged as six identical but separate three-storey building clusters, each extending for the full depth of the block from Arden to O'Shanassy streets. Blocks were numbered A to F (from east to west) (Figure 9). Each

cluster consists of four independent blocks of flats arranged in a Y-shaped arrangement. The various blocks are connected by landings with covered breezeways allowing each of the four blocks to be situated at natural ground level with variations in local terrain accommodated at the landings. The repeating block pattern generates five large, U-shaped landscaped courtyard areas between the blocks. Most of the exterior areas incorporate terracing to accommodate the slope.

Long, narrow, three-storey blocks extend through the centre of the site to form the spine of each cluster. At the southern ends, two blocks to Arden Street are arranged around a triangular stairwell; both blocks at an angle to the street frontage (Figure 10). These arrangements, more-or-less, close vistas from the landscaped courtyards into this busy thoroughfare. At the opposite end of the spine, a single block to O'Shanassy Street allows views into this quiet street from the landscaped courtyards between each building (Figure 11). The simple and refined expression to O'Shanassy Street suggests that this was intended as the front elevation of the design.

To O'Shanassy Street the individual blocks present as six distinct and identical building forms separated by landscaped areas. Together, these form a grand urban gesture extending for almost the full width of the block. Each of the symmetrical three-storey facades is finished in salmon-coloured face brick with large punched openings for glazed timber doors and aluminium-framed windows. Carparking is provided in an undercroft at ground floor level with two residential levels above. As constructed, parking areas were open to the street, divided into bays by slender brick walls – their ends presenting to the street as Corbusian *pilotis* (slender stilts popularised by Swiss architect Le Corbusier).

Tubular steel-framed, 'cyclone'-style gates have subsequently been introduced to some buildings.

The upper facades are unarticulated except for small unroofed balconies on slender concrete slabs projecting from the residential areas. These incorporate fine steel handrails. A shallow pitched, hipped steel roof overhangs the walls, providing sun shading.

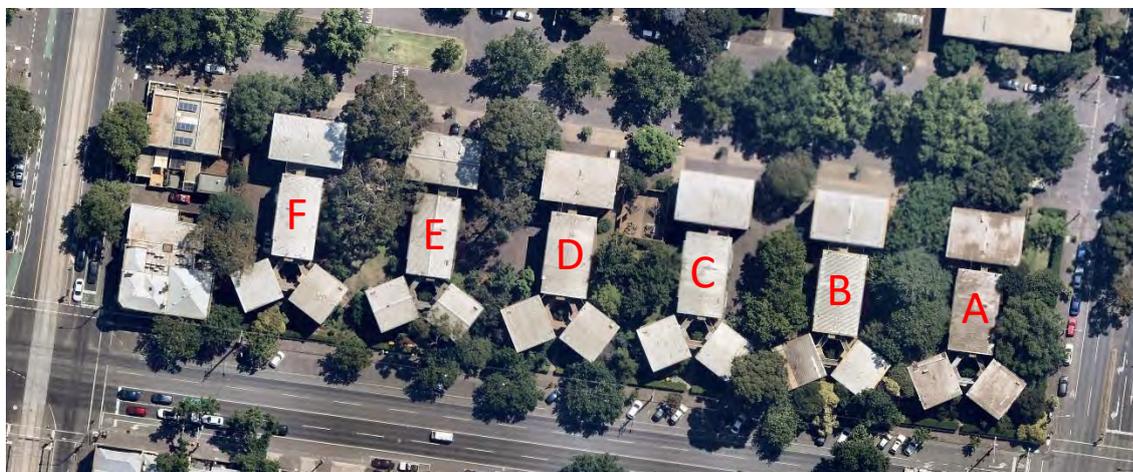


Figure 9 Recent aerial photograph of Hotham Gardens Stage 1, February 2020; blocks labelled A-F for reference

Source: Nearmap

Courtyards and landscaping

As noted, the repeating block pattern generated five large courtyard areas between the blocks, in addition to smaller areas to the east and west boundaries and on the development's upper frontage to Arden Street. Terracing is incorporated into most of the exterior areas. External walks and stairs connect each building within the blocks and service the upper pedestrian access from Arden Street.

Service areas in the form of 'motor courts' and laundry enclosures – were accommodated on an alternating basis in the courtyards, with the remaining area in each courtyard utilised for common landscaping. The slope of the ground was harnessed in the landscape design of the five main courtyards and the external spaces at either end of the

development, with each of these spaces unique to its immediate context. This lends the development an unusually high degree of internal diversity despite the repeating block pattern of the buildings themselves.

Laundry enclosures are provided at the front of courtyards between A/B, C/D and E/F. Each houses four large Hills Hoists clothes lines within a walled enclosure of buff masonry brick, with breeze blocks on the end walls and freestanding privacy walls at each entrance.

Courtyards with motor courts (between B/C, D/E, and the space west of Block F) (Figure 12, Figure 13) incorporate areas of asphalt pavement providing vehicle access from O'Shanassy Street to the covered garage areas beneath the middle buildings in each block. Small wedge-shaped planting beds were included in the site plan of these areas to direct vehicle movements away from the buildings; some of these survive while others have been subsequently removed to increase the paved area.

Smaller areas of garden were also included on the upper level pedestrian entrances from Arden Street, and in the small internal circulation courtyards between the three southern buildings in each block.

The original planting scheme was diverse, and is documented in working drawings held in the State Library of Victoria's Mockridge Stahle and Mitchell collection and dating from 1959-1961 (YLTAD 16 SLV). As with other Beryl Mann-designed landscapes, the design specified a mix of exotic and native trees and shrubs, as well as generous planting beds to walkways, terrace edges and building foundations. Native selections included numerous native gums (*Corymbia citriodora* and *C. maculata*, *Eucalyptus leucoxydon* Rosea, *E. caesia*, *E. globulus*, *E. spathulata*) along with Silky Oak (*Grevillea robusta*), Wattles (*Acacia baileyana*, *A. decurrens*, *A. prominens*) and several species of Tea Tree and Melaleuca. Exotic specifications included Liquidambar (*Liquidambar styraciflua*), Melia, Jacaranda, Honey Locust, English Oak, and extensive use of smaller flowering trees (Almonds, Peaches, Plums, Chinese Crabapple and Hawthorns). A diverse exotic shrub and ground cover layer filled the planting beds, representing a broad cross-section of horticultural material.

Major plantings of Liquidambar (*Liquidambar styraciflua*), Spotted Gum (*Corymbia maculata*, Figure 14) and English Oak (*Quercus robur*) are extant today, as is a large Cedar that is not shown on the design plans but which may have been a substitution in construction or an early infill planting. At the east end of the complex adjoining Curzon Street, a large Peppercorn Tree (*Schinus molle*) that predated construction was incorporated into the Hotham Gardens landscape and remains extant. Where infill tree plantings have occurred, these have generally been sympathetic to the site's original palette and demonstrate a continuity of management that has retained much of Beryl Mann's landscape design to the present day.

While few of the smaller plantings specified by Mann are likely to have persisted through the ensuing six decades, the development as assumed by its first residents is understood to have included a 'garden committee' (Mockridge Stahle Mitchell, YLTAD 16, 449) and many of the planting beds have been maintained to the present day with new shrubs and groundcovers added as necessary. The design drawings by Beryl Mann also included 'spare' plantings: additional juvenile trees included to fill the initial landscape plantings but intended to be moved at a future date by the garden committee to fill losses elsewhere. Not all of these may have subsequently been relocated, as one or two specimens noted on the plans as being for future relocation appear to remain in their original locations.



Figure 10 View of Hotham Gardens – Stage 1 from Arden Street, with angled blocks and central stairwell visible



Figure 11 Hotham Gardens – Stage 1 from O'Shanassy Street



Figure 12 View of motor court and elevated garden area (Blocks B/C courtyard)



Figure 13 Block D/E motor court, view from O'Shanassy Street



Figure 14 Northern landscape areas to Arden Street; the Spotted Gum at right is an original planting

INTEGRITY

The buildings at Hotham Gardens - Stage 1, as viewed from O'Shanassy and Arden streets, are largely intact to their original construction. Original window openings and aluminium framing typically survive as does original door joinery to balconies. No substantial external additions are evident in views from outside the site. Externally, with the exceptions of the provision of gates to carparking areas and limited over-painting of concrete surfaces, such as lintels, the development is generally intact to its original 1959 state.

The landscaped courtyards situated between each of the six blocks also display a high level of integrity to the design drawings held at the State Library of Victoria, to the extent of their original layouts of motor courts, paths, lawns and planting beds, hard fabric (bluestone edging and retaining walls, masonry laundry enclosures), and a considerable number of major trees.

Where the condition of the courtyard landscapes varies from that shown on the design drawings, these variations are minor and may in some cases reflect changes or substitutions made during construction, particularly with respect to several additional mature trees which are consistent with the size and character of those that were shown on the plans. Some of the available drawings bear pencil revisions that may have been made in the later stages of design or during installation, and it would not be unusual for some selections to have been substituted during installation or in the immediate period following, often with the support of the original designer. Although their original provenance is uncertain, these additional mature trees also contribute to the aesthetic quality of the landscaped courtyards and their presentation to O'Shanassy Street. Some upper garden areas to Arden Street also contain original trees, these upper garden settings contribute to the character of the place as viewed from that boundary.

While some smaller trees and shrubs throughout these landscaped areas may also be original plantings, much of this layer would necessarily have been replaced over the ensuing six decades. Where material has been replaced,

the original form and structure of the garden areas appear generally to have been retained. The condition and quality of this sixty-year-old residential landscape, including the retention of a large number of mature trees from the original design, speaks to both the quality of the original specification and a consistent level of care and ongoing investment by residents in the landscape's upkeep over the ensuing decades.

The comments on the existing landscaping in the table below are based on a comparison of the available landscape plans (refer Figure 6 for an example) with the site as viewed from the public domain, and are not a detailed physical analysis or arboricultural assessment. Refer to Figure 24 for a plan of the tree locations.

LANDSCAPE INTEGRITY

	LAYOUT	HARD LANDSCAPE	SOFT LANDSCAPE (Figure 24 map reference in brackets)
BLOCK A (East External)	Original layout (garden/amenity)	Original bluestone terrace walls	Pre-1959 Peppercorn Tree (A1 on Figure 24) incorporated into Hotham Gardens landscape
COURTYARD BLOCK A / B	Original layout (service yard and garden area)	Original masonry laundry enclosure and bluestone edging	Original English Oak (A4) and 1 of the 2 original Melias (A2); the large Cedar (A3) does not appear on drawings but may have been a substitution in construction and contributes to the value of the courtyard landscape.
COURTYARD BLOCK B / C	Most of original layout survives (motor court and some island beds, garden lawn and planting areas)	Original bluestone terrace walls and planter edging	Original row of Liquidambar (x5, B1-B5) in main courtyard, and original Spotted Gum (BC1) in upper Arden St. garden between blocks B and C. The smaller Liquidambar in the upper Arden St. garden also appears to have been an original planting, but has been suppressed by proximity to the Gum and tree controls are not suggested for this tree.
COURTYARD BLOCK C / D	Original layout (service yard and garden area)	Original masonry laundry enclosure and bluestone planter edging	Group of Liquidambers (x7, C1-C5, D1-D2) (x3 shown on original drawings, x4 may have been substituted in construction and contribute to the value of the courtyard landscape); Jacaranda (CD1) is likely original (the species appears to be indicated in pencil alterations to the plan)

	LAYOUT	HARD LANDSCAPE	SOFT LANDSCAPE (Figure 24 map reference in brackets)
COURTYARD BLOCK D / E	Original layout (motor court, with adjustments to island beds shown in pencil alterations on original plans)	Original bluestone planter edging	Original Spotted Gum (DE1), a second large Eucalypt (DE2) in the motor court is not shown on the available drawings but may have been substituted in construction and contributes to the value of the courtyard landscape; an original Lemon-scented Gum (E1) is present in the upper Arden St. garden of Block E
COURTYARD BLOCK E / F	Original layout (service yard and garden area)	Original masonry laundry enclosure and bluestone planter edging	Original Spotted Gum (EF1) and Lemon-scented Gum (E2)
BLOCK F (West External)	Original layout (motor court and raised perimeter planting bed)	Original bluestone planter edging/terrace wall	Unclear if any trees are original plantings (extant specimens do not match drawings)

COMPARATIVE ANALYSIS

Flats have always been a minority form of dwelling in Australia. In the nineteenth century, flats were often associated with the philanthropic provision of housing for the deserving poor (Goad and Willis 2012: 252). The first apartments without this social stigma were constructed in the early decades of the twentieth century and buildings including Melbourne Mansions, Collins Street, Melbourne (Walter Butler, 1906, demolished) and Alcaston House, 2 Collins Street, Melbourne (A & K Henderson, 1929-30, VHR H0500) were home to some of Melbourne's leading citizens. Nonetheless, the rise of apartment living provoked fears that the crowded workers' tenements of Europe and North America might soon appear in Australia. Consequently, some councils successfully sought the power to ban apartments from certain areas through the mid-twentieth century. Other councils enacted building regulations which forced the design of flats to conform to the prevailing local conditions enforcing setbacks from site boundaries and open space provisions. This saw the end of apartment building in Melbourne and several suburban municipalities. To the limited extent that they were constructed, apartment blocks were rarely more than two storeys in height, stretching horizontally rather than vertically (Goad and Willis 2012: 252).

Despite statutory limitations, flats and apartments formed the cutting edge of Australian Modernism from the 1930s when architects such as Best Overend, Geoffrey Mewton and Roy Grounds returned from overseas and adapted European designs for social housing for the Australian private market. Development such as Overend's, 'Cairo' in Fitzroy (1936); Mewton's, 'Woy Woy' in Elwood (1936, Figure 15); and Grounds', 'Moombria' in Toorak (1941, Figure 16) would set the scene for post-war development around Melbourne.

Prior to World War II, English social housing had focused on new towns and garden suburbs on the peripheries of its major cities. However, the bombing of Europe during the war provided unexpected opportunities for social housing. In London, post-war reconstruction required bespoke solutions, tailored for specific bomb sites in the inner city. Buildings such as Culver and Brampton Houses - five- and six-storey blocks squeezed into the corner of Red Lion Square (c. 1952, Figure 17), and social Housing at St Mark's Gate, Dagenham (c. 1950s, Figure 18) are examples of this approach. More broadly, the Unite d'Habitation in Marseilles (1952, Figure 19) by famed Swiss architect, Le Corbusier, was particularly influential in the post-war years (ArchDaily 'Unite d' Habitation / Le Corbusier'). It comprised a multi-family residential housing project for citizens dislocated after the bombings on France and focused

on communal living with inhabitants living together in a 'vertical garden city'. While Melburnians had little appetite for massive, multi-storey apartment blocks in the early 1950s, Corbusian philosophy would influence the thinking and, ultimately, the physical form of buildings produced by the HCV over the following decade. Despite these advances, and the general acceptance of Modernism as an appropriate approach to social housing, the greater part of English developments remained rooted in the simple gabled-ended buildings that had dominated its work over the previous decade.

The HCV had been established under the *Housing Act* of 1937 after the Great Depression of the 1930s exposed the poor living conditions of residents in the inner city. The *Slum Reclamation Act* 1938 and the *Reclamation and Housing (Financial) Act* 1938 provided the framework for the forced reclamations of houses and land that would underpin the Commission's work (Howe 1988: 34-35). In Victoria, the work of the HCV immediately after World War II had centred on the provision of modest, low-cost housing in the form of freestanding villas on tracts of outer suburban land such as the Broadmeadows and Ashburton estates. However, the ambition of HCV projects increased through the 1950s and the Commission became a pioneer of medium density housing in Victoria (Goad and Willis 2012: 343). The Newlands Estate in Coburg (completed 1953, Figure 20) incorporated a mixture of housing types and densities, including cottages and duplexes and notably, walk-up flats, recalling those found in British Garden Suburbs and New Towns (Moreland HO124) (Lovell Chen 1999). The Athletes' Village (Figure 21) constructed by the HCV to house competitors at the 1956 Olympic Games, likewise included double-storey houses and three- to four-storey walk-up blocks (Goad and Willis 2012: 343). By the time of the completion of developments in Molesworth/Haines, and O'Shanassy/Arden streets in North Melbourne (c. 1955, Figure 22) local residents had become accustomed to large-scale redevelopments by the HCV in which entire suburban blocks were levelled and rebuilt as arrangements of repeated blocks of walk-up flats of three to four storeys.

However, despite its aggressive approach to urban redevelopment, the output of the HCV remained architecturally undistinguished. Rather than taking its cues from the innovative and bespoke solutions explored in Europe, the HCV drew on contemporary English social housing models that had not changed substantially since the pre-war period (Figure 18). The HCV repeated these straightforward gable-ended English models around Melbourne. From the early 1960s, the HCV was increasingly attracted to the efficiencies of multi-storey residential towers and began to produce designs of a more Corbusian appearance and a scale that would dwarf its 1950s work.

In the decade to 1961, the construction of flats around Melbourne increased from 400 to over 4,000 dwellings per annum (HCV 1960-1961: attachment). There was also a rise in private sector acceptance and involvement; in 1952, the HCV constructed almost half of all new flats in Melbourne; but was responsible for less than 20 percent in 1962. From 1950, Modern flats at a variety of scales from Frederick Romberg's, 'Stanhill', 34 Queens Road, South Melbourne (1950, VHR H1875) to Mordecai Benshemesh's Edgewater Towers, 12 Marine Parade, St Kilda (1959) had provided powerful statements on the potential of apartment living and local construction boomed.

Despite the above developments, architects generally had been locked out of the largest redevelopment sites around Melbourne - the slum clearance areas. The use of a panel of architects at Hotham Gardens combined, for the first time, the statutory power of the HCV and the architectural expertise of the RIVA. The panel plainly had regard to the well-established English models that had provided the inspiration for much of HCV work through the 1950s, and aspects of the English approach to post-war reconstruction are evident. Mockridge and Murphy had separately visited England in the years after World War II and would have seen the rebuilding effort first-hand. Perhaps most importantly, the measured work of HCV and the stylish Modernist flats produced by the architecture profession in the 1950s had allayed fears that flats would diminish the quality of Melbourne's suburbs.

Hotham Gardens - Stage 1 was a departure from the usual practices of the HCV in a number of ways. It was viewed by the HCV and the developers as an experimental way of delivering new housing in areas identified for slum clearance. The sidelining of the HCV Chief Architect's Branch in favour of a panel of independent architects brought

a level of proven expertise to bear on the project. The approach was also novel financially with the development of subsequent stages dependant on the success of the first, and any profits directed back to future stages.

The result at Hotham Gardens was a series of brick-clad cuboid buildings raised on slender walls suggesting stilts. The presentation of each building to Arden and O'Shanassy streets was identical suggesting something mass-produced, albeit softened in this instance by traditional materials and a familiar residential expression. The buildings as a group and most particularly in their presentation to O'Shanassy Street produced a Modernist urban design of a kind that had not been constructed in Melbourne previously.

On this basis, no straightforward comparator exists locally. The HCV produced no similar estates. As noted, from the early 1960s, the HCV was increasingly attracted to the opportunities afforded by multi-storey residential towers and examples such as that found in Melrose Street, North Melbourne are more typical of the HCV's output. For their part, private developers did not have access to the tracts of land available through the slum reclamation scheme and had no opportunities to create urban landscapes on the scale found at Hotham Gardens Stage 1. However, Stage 1 was followed by three subsequent estates in North Melbourne developed in the same manner. These provide the most direct comparison with the subject development. These are:

- Stage 2 (1962-1964) - known as Hotham Gardens North development, located in the block bound by the former Harris Street, and Haines, Abbotsford and Curzon streets.
- Stage 3 (1966) - located in the block bound by the former Harris Street, and Abbotsford, O'Shanassy and Curzon streets.
- Stage 4 (1969) - located to the north-west of the earlier stages, in the block bound by Haines, Abbotsford, Wood and Dryburgh streets.

Each of these stages continued the general principles of the first stage: medium density blocks of flats, separated to enable a landscaped setting, with car parking. These subsequent developments experimented with different planning arrangements with the aim of increasing the density and number of flats within each stage. As the architect and critic Robin Boyd noted in *Cross-Section*:

Since [Stage 1], more units have been built, less imaginative in site layout and no less conservative in design, but ... preserving the quality of the development and continuing the scale, character and calmness of the area (*Cross Section* June 1967: 2)

As a consequence of its innovative approach, its simple Modernist expression and for the extent to which its landscapes survive, Stage 1 is considered to be the more significant of the four developments.



Figure 15 Woy Woy, Geoffrey Mewton architect, 1936

Source: St Kilda Historical Society, <http://www.skhs.org.au/SKHSbuildings/42.htm>



Figure 16 Moonbria, Roy Grounds, Architect, 1941

Source: www.realestate.com.au/



Figure 17 (Rear view) Culver and Brampton Houses , c. 1952

Source: Municipal Dreams



Figure 18 Social Housing at St Mark's Gate, Dagenham Borough Council, c. 1950s

Source: Shutterstock



Figure 19 Unité d'habitation, Le Corbusier architect, 1952

Source: <http://www.fondationlecorbusier.fr/>



Figure 20 Newlands Estate, Coburg, HCV completed 1952
Source: Victorian Heritage Database



Figure 21 Olympic Athletes Village, Heidelberg, HCV, 1956
Source: Victorian Heritage Database



Figure 22 Arden Street Housing Commission Estate, North Melbourne, HCV completed c. 1955

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
✓	<p>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).</p>
✓	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

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

Extent of Overlay

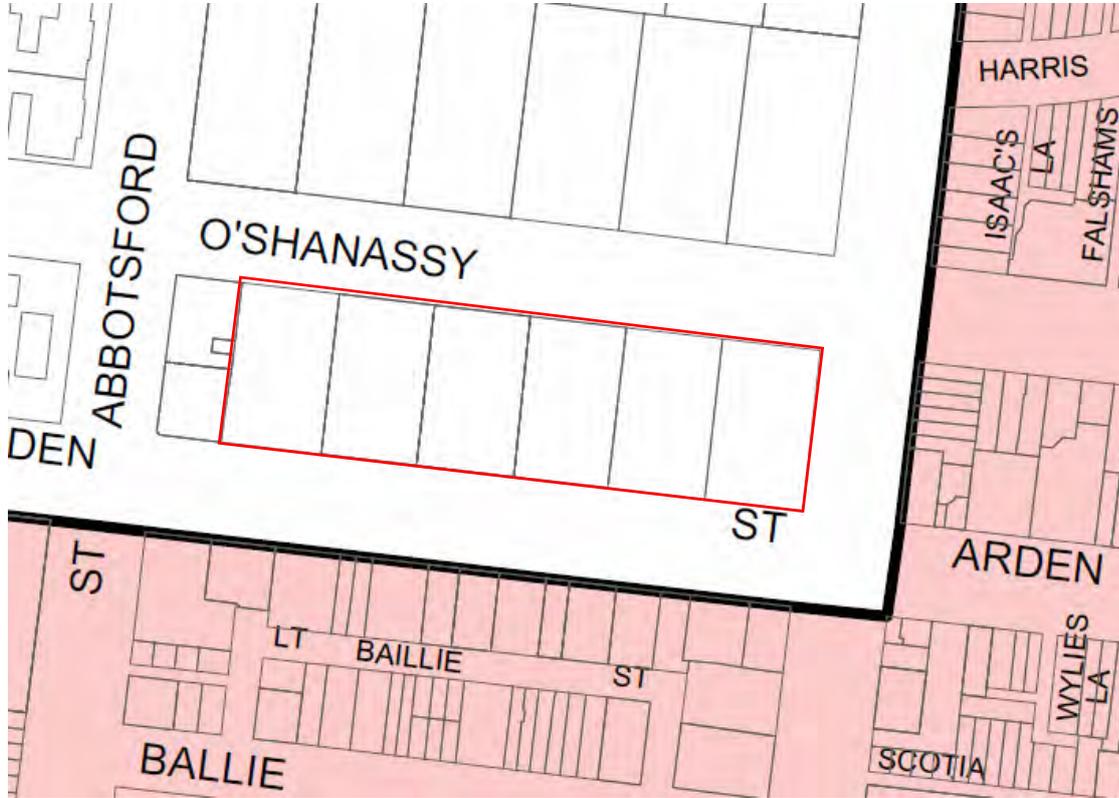


Figure 23 The proposed extent of overlay is indicated by the red line

Source: Melbourne Planning Scheme

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	Yes – refer Figure 24 + Table
SOLAR ENERGY SYSTEM CONTROLS	Yes
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

TREE CONTROLS



Figure 24 Location of trees to which tree controls should be applied under Clause 42.01

Source: Nearmap (base map)

TREE CONTROLS

	TREE NUMBER	TREE SPECIES
BLOCK A 55-61 O'Shanassy Street	A1	Peppercorn Tree (<i>Schinus molle</i>)
	A2	Melia (<i>Melia azedarach</i>)
	A3	Cedar (<i>Cedrus sp.</i>)
	A4	English Oak (<i>Quercus robur</i>)
BLOCK B 63-69 O'Shanassy Street	B1 – B5	Liquidambar (<i>Liquidambar styraciflua</i>) x5
BLOCK B/C BOUNDARY 63-69 and 71-77 O'Shanassy Street	BC1	Spotted Gum (<i>Corymbia maculata</i>)
BLOCK C 71-77 O'Shanassy Street	C1 – C5	Liquidambar (<i>Liquidambar styraciflua</i>) x5
BLOCK C/D BOUNDARY 71-77 and 79-85 O'Shanassy Street	CD1	Jacaranda (<i>Jacaranda mimosifolia</i>)
BLOCK D 79-85 O'Shanassy Street	D1 – D2	Liquidambar (<i>Liquidambar styraciflua</i>) x2
BLOCK D/E BOUNDARY 79-85 and 87-93 O'Shanassy Street	DE1	Spotted Gum (<i>Corymbia maculata</i>)
	DE2	Eucalypt (<i>Eucalyptus sp.</i>)
BLOCK E 87-93 O'Shanassy Street	E1	Lemon-scented Gum (<i>Corymbia citriodora</i>)
	E2	Lemon-scented Gum (<i>Corymbia citriodora</i>)

BLOCK E/F BOUNDARY 87-93 and 95-101 O'Shanassy Street	EF1	Spotted Gum (<i>Corymbia maculata</i>)
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OTHER

N/A

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Hotham Gardens Project, in YLTAD 16, 449, Mockridge Stahle & Mitchell collection of architectural drawings, State Library of Victoria

PREVIOUS STUDIES

**North and West Melbourne
Conservation Study 1983**

Not identified

**Heritage Alliance, Survey of Post-War
Built Heritage in Victoria: Stage One,
2008**

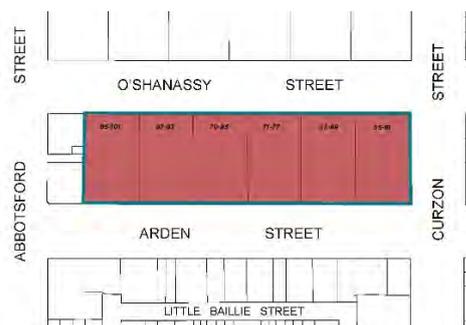
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STATEMENT OF SIGNIFICANCE

Heritage Place: Hotham Gardens - Stage 1



PS ref no: HOXXXX



What is significant?

Hotham Gardens – Stage 1 housing development at 55-101 O'Shanassy Street, North Melbourne, constructed in 1959-1961 as own-your-own flats.

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

- The four face brick blocks of three-storey flats that comprise each of the six groups of flats at Hotham Gardens Stage 1 including their low pitched roofs overhanging eaves above and car parking below
- Original detailing including exterior brick cladding, timber doors, and aluminium-framed windows and balconies with fine steel railings
- The planning arrangement of the six groups of three-storey blocks of flats both individually and as an urban design, forming five large, U-shaped courtyard areas
- The original materiality and simple Modern form of the blocks of flats
- Amenities including covered breezeways and enclosed laundry blocks
- Original and mature trees
- Landscaping, including layout, stone retaining walls and garden edging

How is it significant?

Hotham Gardens – Stage 1 is of local historical, representative, aesthetic and associative significance to the City of Melbourne.

Why is it significant?

Hotham Gardens – Stage 1 is of historical significance as a demonstration of an alternative housing development led by the Housing Commission of Victoria (HCV) as part of its post-war slum clearance programme in the inner suburbs. While there are extensive HCV estates and projects across the state, this estate differs from the majority in that the land was cleared by the Commission, but developed by private industry, for private owners, rather than as public housing. In this way it acted as urban renewal, aiming to attract professionals to the inner suburb through affordable own-your-own flats. The development replaced numerous houses and other buildings, including nineteenth century workers' cottages, changing the demographics in this part of North Melbourne. Hotham Gardens – Stage 1 was a 'test case' for this type of development, with three subsequent stages on adjacent sites following the general principles of Stage 1. The development is also evidence of the wide-ranging powers of the Housing Commission to acquire, clear and redevelop large areas across inner Melbourne. (Criterion A).

Hotham Gardens – Stage 1 is an important and intact example of a Modern flat development, undertaken by some of Melbourne's pre-eminent mid-century architects. The development was a large residential project outside of the HCV's public housing estates and the first time that the architectural profession had been engaged on a residential project of such transformative power. It demonstrates the practice of the Housing Commission of Victoria's slum

clearance work in constructing new estates with blocks of flats in a garden setting, where previously there had been individual residences, but in this case with the contribution of architects and landscape architects producing a higher quality outcome. (Criterion D)

Hotham Gardens – Stage 1 is of aesthetic (architectural) significance. Architecturally the design comprises a series of brick-clad cuboid buildings raised on slender walls suggesting stilts; their presentations suggesting mass-produced elements. The buildings as a group and most particularly in their presentation to O'Shannassy Street produce a Modernist urban design gesture on a scale and of a kind that had not been constructed in Melbourne previously (Criterion E).

The estate is also significant for its association with a panel comprising some of the most highly-regarded architects in Melbourne of the mid-twentieth century including, Roy Grounds, John Mockridge of Mockridge Stahle & Mitchell, John Murphy, of John & Phyllis Murphy, Phillip Pearce of Bates Smart and McCutcheon and Roy Simpson of Yuncken Freeman, and landscape architect Beryl Mann, also of Mockridge Stahle & Mitchell. While the design does not reflect the work of any individual architect it does reflect an attempt by the Royal Victorian Institute of Architects to influence the work of the Housing Commission of Victoria, and bring a higher standard of design into the built form of new housing estates (Criterion H).

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, [2022 July 2022 \(Updated July 2023\)](#)

SITE NAME	Albion Hotel
STREET ADDRESS	171-173 Curzon Street, North Melbourne
PROPERTY ID	102352



SURVEY DATE: January 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY	No		
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	Ungraded
DESIGNER / ARCHITECT / ARTIST:	Sydney Smith, Ogg & Serpell	BUILDER:	Heath & Co.
DEVELOPMENT PERIOD:	Interwar Period (c. 1919-c. 1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1926

THEMES

HISTORICAL THEMES	SUB-THEMES
7. North Melbourne's community life	Entertaining and socialising
	DOMINANT SUB-THEMES
	Hotels and the temperance movement

RECOMMENDATIONS

Recommended for individual inclusion in the Heritage Overlay, as indicated at Figure 1.

Extent of overlay

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme, as an individual heritage place, extent of overlay indicated at Figure 1.



Figure 1 The proposed extent of overlay at 171-173 Curzon Street, North Melbourne is indicated by the red line

Source: Melbourne Planning Scheme

SUMMARY

The two-storey interwar hotel, the Albion Hotel, at 171-173 Curzon Street, North Melbourne is of local historical and aesthetic significance. The Albion Hotel has been operating on this site since the 1870s. The current building is the work of prominent twentieth century architects Sydney Smith, Ogg & Serpell. It was constructed in 1926 on the site of the original hotel, in a period when many hotels were upgraded or refurbished. It is a prominent corner presence and remains substantially intact. The Albion Hotel continues to operate as a hotel on the ground floor with the first floor converted to apartments. While no investigation of contemporary social value has been undertaken as part of this assessment, the ongoing hotel operation suggests the Albion Hotel is also likely to be of social value to the local North Melbourne community.

HISTORICAL CONTEXT

Eating and drinking

Hotels (pubs) were important gathering places in North Melbourne, and numerous hotels were constructed through the suburb from the mid-nineteenth century. For many residents of the suburb, houses were small, and did not afford space for socialising or relaxing. Local hotels served an important neighbourhood function and drew patronage from their immediate local surrounds. Unlike in the city, restaurants and cafes were uncommon in North

Melbourne in the nineteenth century, and hot meals were often served in separate dining rooms. With an absence of local halls, hotels were also used for public meetings. By 1890, there were 71 hotels operating in North Melbourne, which equated to one hotel for every 295 people (*Sands & McDougall* 1890; *Victorian Year Book*, 1890-91: 216). Hotels were typically constructed on corner allotments, often with chamfered corner entries, and were generally more substantial buildings than the houses in their immediate context. By the end of the nineteenth century hotels were typically two-storey brick buildings, with chamfered corner entries, bar, lounge and dining spaces, limited upstairs accommodation and stabling.

From the early twentieth century, many hotels in North Melbourne were closed following the increased regulation as an outcome of the Licence Reduction Board, as was the case across many inner suburbs. The Licences Reduction Board was established to manage the 'systematic' reduction of hotel licences in Victoria (VA 2906 PROV). In North Melbourne, the reduction of hotel numbers was supported by an active local temperance movement; in 1900, an article on the local branch of the International Order of Rechabites noted that:

North Melbourne had the unenviable notoriety of having more hotels than any other district in the colony in proportion to its population. The statutory number of hotels for North Melbourne was 20, while there were no less than 57 within its boundaries (*North Melbourne Gazette* 12 October 1900: 4).

However, while a substantial number of hotels were closed in the suburb, many also remained, with 26 hotels listed within North Melbourne in the 1930 *Sands & McDougall* directory (*Sands & McDougall* 1930). Such hotel buildings were often upgraded or rebuilt in the first decades of the twentieth century to comply with the regulations of the Licences Reduction Board, including the Courthouse Hotel and the Limerick Castle Hotel in Errol Street. Others, such as the El Dorado (now The Leveson) Hotel, Leveson Street, continued to operate in nineteenth century buildings. Such numbers continued into the latter part of the twentieth century, indicating that pubs remained important social places in the suburb (*Sands & McDougall* 1974). More recently, however, the number of hotels operating in the suburb has decreased considerably, reflecting both the diversification of restaurants, cafes and bars across the metropolitan area, and the process of gentrification of North Melbourne. Some former hotels have since been demolished, or adapted for residential or other purposes. However, those that still operate across the suburb remain popular places for the North Melbourne community to gather and socialise.

SITE HISTORY

First Albion Hotel

The south side of Haines Street was relatively slow to develop, as it was initially hindered by the swampy land surrounding the creek which flowed from Parkville to the West Melbourne swamp. Allotments were sold between Haines and O'Shanassy streets in the early 1870s, after the creek had been redirected underground in a substantial brick drain.

The first hotel on the site at the corner of Haines and Curzon streets was known as the Nene Valley Hotel, which had been constructed by early 1874 (*The Argus* 7 February 1874: 11). It is likely the hotel was named after the Nene River valley in Northamptonshire, England. The Nene Valley Hotel, and adjoining terrace row to Curzon Street were constructed either by or for Hugh Peck. Peck, who had purchased numerous allotments in the area during Crown land sales, sold many of his Melbourne land and property holdings in February 1874, including the newly established hotel (*The Argus* 7 February 1874: 11; *The Age* 17 November 1934: 6).

In 1876, an application for a licence was made by the hotel's new publican, Elizabeth Downing, who advised the existing premises would be renamed the Albion Hotel. (*The Argus* 7 February 1874: 11). In 1890, the hotel was rated as a brick hotel of eight rooms with a net annual value (NAV) of £80 (North Melbourne rate books, 1890). This brick hotel can be seen in the Melbourne and Metropolitan Board of Works (MMBW) plans of the mid-1890s, with a chamfered corner entry, cellar and closets (toilets) to the rear in the yard (Figure 2 and Figure 3). This part of North

Melbourne was densely developed by the end of the nineteenth century, with numerous small cottages located in the streets around the hotel (MMBW 160:1 31 1895).

By 1900, the hotel had been acquired by the Carlton Brewery (North Melbourne rate books 1890, no. 1725). Through the first decades of the twentieth century, the effects of the Licences Reduction Board were being felt across the metropolitan area, with closures of sub-standard hotels, including in North Melbourne. The Albion Hotel, however, continued to operate under a variety of proprietors (*Sands & McDougall*, 1910, 1915, 1920), with the Carlton & United Brewery remaining as one of the biggest local brewers.

In December 1925, it was announced at the Licensing Court that the Albion Hotel was to be rebuilt, 'at a cost of £5,000' (*The Age* 8 December 1925: 12). In April 1926, builder G Ewin of Heath & Co submitted a building application to the City of Melbourne for the rebuilding of the Albion Hotel (BA 8446, VPRS 11201/P1/1017). This was part of the Carlton & United Brewery's building programme, with many of its hotels replaced with new buildings in the first decades of the twentieth century. Such buildings often incorporated more spacious bar areas, catering for contemporary drinking habits, which included the 6pm closing time.

The new Albion Hotel

The new building was designed by the architectural practice of Sydney Smith, Ogg & Serpell (Figure 4), who were well-known for their hotel designs in the first decades of the twentieth century. The rebuilt hotel was completed by 1926, when it was featured in the industry journal, *Building* (Figure 5, Figure 6):

Although this hotel has only the comparatively small frontage of 32 feet [9.7m] the authors have managed to distinguish it with a dignified little front and quite a comfortable amount of accommodation at the rear. The facade shown is indeed neat and exceedingly well scaled, and although it is in the formal style of [English kings] the Georges its detail is so admirably disposed, and the features are so logically placed that it conveys a certain amount of charm which belongs to any well-proportioned and happily thought out work of art (*Building*, 12 August 1926: 139).

The only limitation on the effusive praise by the journal was noting that there seemed to be 'comparatively little cupboard space' for the upstairs accommodation.

In 1928, the building was also written up and illustrated (Figure 7) in *The Herald*, under the heading 'modern ideas in small hotel design' (*The Herald*, 17 October 1928:10.). The article noted that the architects had worked within the limited site to comply with council's regulations.

As described in *The Herald*, the Albion Hotel was:

[d]esigned in accordance with the latest ideas in hotel development, [it] has dignified street fronts in brick and stone finish with tile base. A spacious balcony is included on the first floor, with Grecian Doric columns and ornamental wrought-iron balustrading.

This building is regarded as an excellent example of small hotel design, and presents an attractive appearance...

By skilful planning, the following accommodation has been provided: On the ground floor, a spacious bar, 15 ft. by 31 ft. across the front of the building, with jug and bottle department, wide serving corridor and public and private parlors adjoining, and small liquor store; also a large cellar, full size of bar above. A large dining-room with kitchen, servery and pantry accommodation complete, fitted with modern equipment, is situated at the rear, facing Haines street. The dining-room and parlor walls have panelled wainscoat [*sic.*] in polished maple. The bar is finished with tile dado and polished maple counters and fittings. On the first floor a sitting-room, large balcony, nine bedrooms with separate bathroom. etc., for guests, are also included (*The Herald* 17 October 1928, p. 10).

The completed hotel can be seen in a 1935 photograph looking along Haines Street (Figure 8). The painted signage of 'Carlsen's Carlton Ale' confirm it was a Carlton and United Brewery hotel; Sydney Smith and Ogg had a long-standing engagement with the brewery from c. 1911, designing numerous hotels in the metropolitan area (Raworth 1992: 33.).

The hotel was the one of the few buildings remaining when the block bound by Haines, Curzon, Harris and Abbotsford streets was cleared for the construction by the Housing Commission of Victoria for the second stages of the Hotham Gardens housing estate, in the early 1960s (Figure 9).

The Albion Hotel has undergone alterations, including during the late 1960s, and continues to operate with public hotel facilities on the ground floor and accommodation on the first floor (MBAI, BA37360, 11 December 1967).

In terms of its connections to the North Melbourne community, the hotel has a long and continuous history as a place for residents to gather and socialise (both in the original building and interwar replacement) and this use and connection continues today.

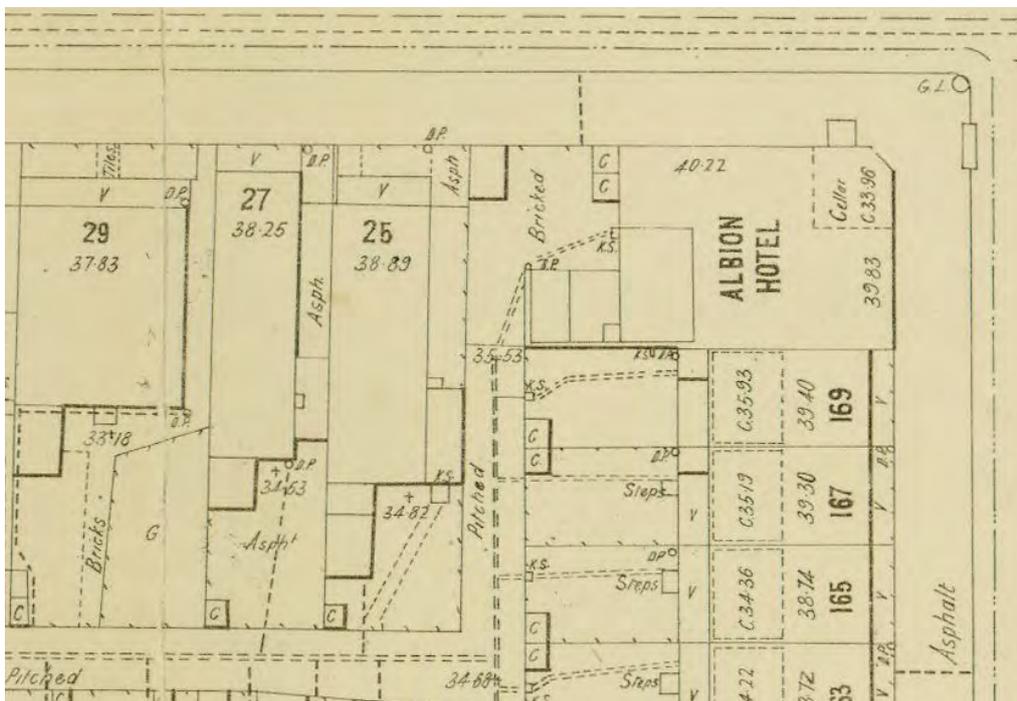


Figure 2 Part of MMBW detail plan 752, 1897, showing nineteenth century Albion Hotel (indicated)

Source: State Library of Victoria

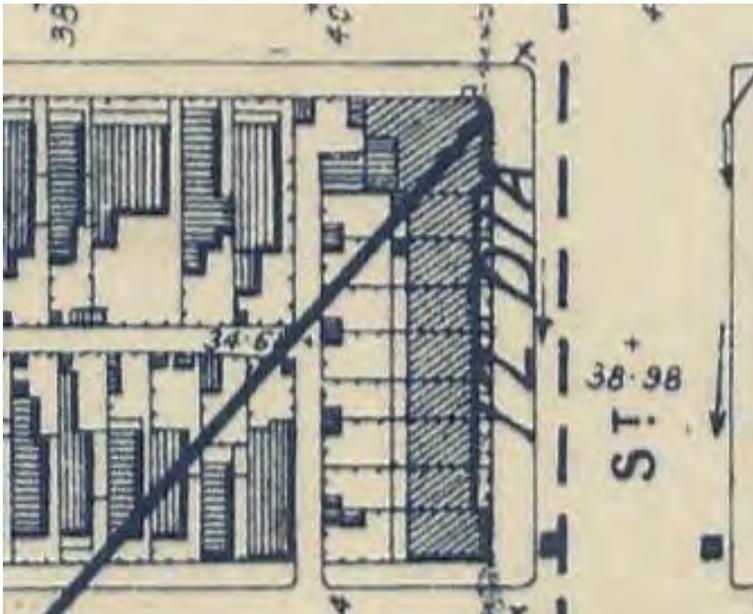


Figure 3 MMBW 160':1" plan, showing brick hotel (indicated) and adjacent row of brick cottages, 1895

Source: State Library of Victoria



Figure 4 Coloured elevations of Haines Street (left) and Curzon Street (right) facades by Sydney Smith, Ogg & Serpell

Source: City of Melbourne Building Application Plans, BA 8446, 1926, VPRS 11200/P1/1012, Public Record Office Victoria

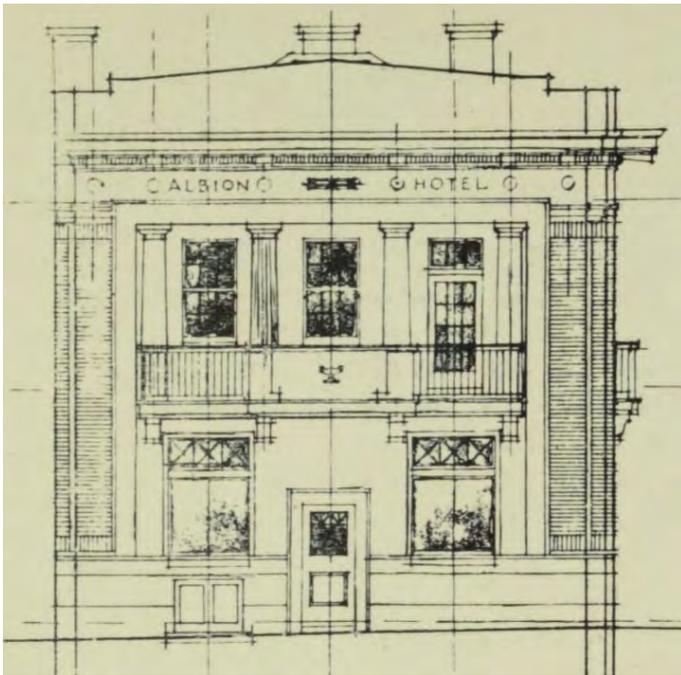


Figure 5 Sketch of eastern elevation (Curzon Street) of newly completed Albion Hotel, 1926

Source: *Building: the magazine for the architect, builder, property owner and merchant*, Vol. 39 No. 228, 12 August 1926, p. 139.

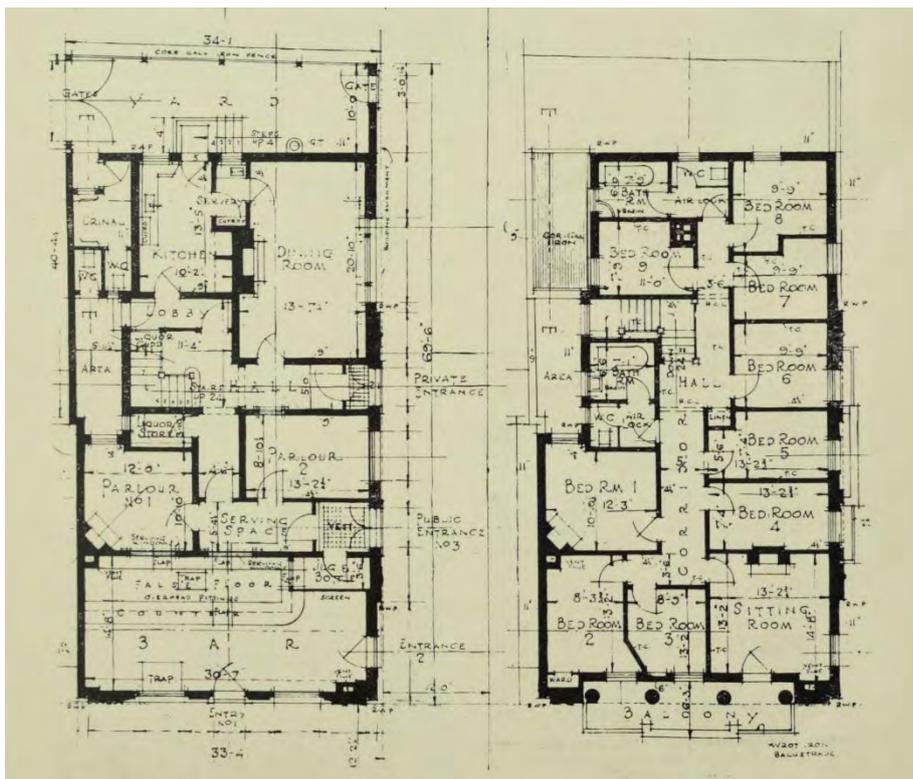


Figure 6 Floor plans of the new Albion Hotel, 1926

Source: *Building: the magazine for the architect, builder, property owner and merchant*, Vol. 39 No. 228, 12 August 1926, p. 139.

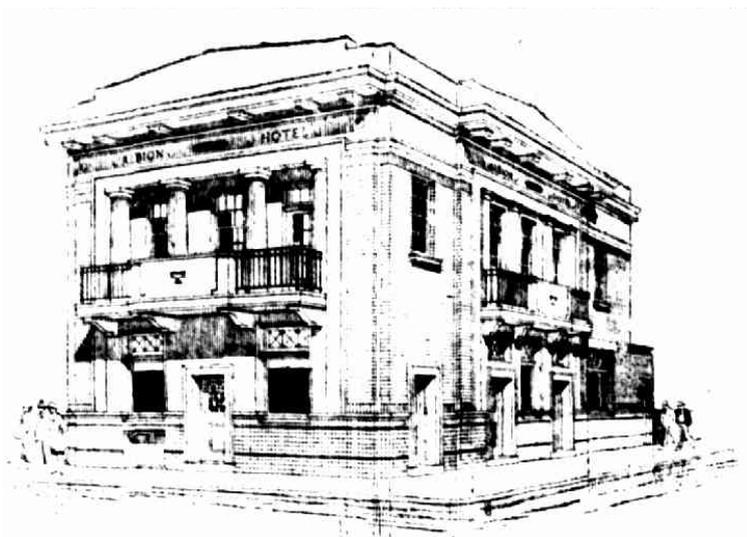


Figure 7 Illustration of the Albion Hotel, 1928

Source: *The Herald*, 17 October 1928, p. 10



Figure 8 View west along Haines Street in 1935, with cattle being driven likely towards the Northern Market, and the Albion Hotel at left

Source: H2001.291/62, F Oswald Barnett collection, State Library of Victoria



Figure 9 Oblique view looking south-west over cleared and redeveloped land in the Hotham Gardens development, with Albion Hotel at lower right (indicated)

Source: A V Jennings Housing Projects, H2012.140/1040, State Library of Victoria

Sydney Smith, Ogg & Serpell

The architectural firm that designed the Albion Hotel, Sydney Smith, Ogg & Serpell was established by Sydney W Smith, an architect, surveyor and engineer, in 1852. On his father's death, in 1881, Sydney Smith (jnr) carried on the business, being joined in partnership in 1891 by Charles Alfred Ogg. The firm was well-established by 1911 and had undertaken at least one hotel, The Marine Hotel in York Street, South Melbourne (235 York Street, South Melbourne, 1892) before being engaged on their first project for the Carlton and United Breweries. Sydney Smith and Ogg clearly developed an ongoing arrangement with the brewery designing hotels for the company into the 1920s. The relationship left a legacy of hotels in the metropolitan area. Of particular note are a group executed in a Federation Free Style constructed between 1911 and 1916. All of these hotels were constructed on the sites of earlier hotels which were demolished and rebuilt. They include: the Bendigo Hotel, the Sir Robert Peel, the Champion and the Yorkshire Stingo, all in Collingwood; the Perseverance and The Napier in Fitzroy, and the Vine in Richmond. Many feature corner towers – a characteristic of the firm's metropolitan hotels. It is likely that Arts and Crafts architect Robert Haddon was associated with the design of some of these buildings. Sydney Smith and Ogg also designed Charles Read's massive domed emporium in Chapel Street, Prahran around this time. Charles Serpell joined the firm in 1921.

In addition to the hotel work, the Sydney Smith, Ogg & Serpell produced a number of grand commercial buildings in the central city during the 1920s and early 1930s. Buildings from this period include Harley House in Collins Street and the Port Authority Building in Market Street, the latter being awarded the Royal Victorian Institute of Architects Victorian Street Architecture medal for 1933. The firm designed the Victoria Buildings, Henley House and Aldersgate House – the offices of the Colonial Mutual Insurance Co. all in Collins Street. Other buildings by the firm include premises for John Danks and Son in Bourke Street and the Union Steamship Co in William Street along with several branches of the State Savings Bank. Hotel work continued with the firm completing the Oriental and City Club Hotels in Collins Street and several breweries through this period. The firm also designed a few dwellings in the western district. Charles Ogg died in 1932 and Sydney Smith died in the following year, while Charles Serpell remained active within the profession until c. 1940s.

SITE DESCRIPTION

The Albion Hotel is a two-storey freestanding hotel building situated at the south-western corner of the intersection of Curzon and Haines streets. It adopts a block-like form decorated with classical devices and draws broadly on Beaux Arts precedents. Buildings to this expression are often described as Interwar Free Classical structures and were well accepted in the interwar period. They were constructed at a range of scales and different uses, including hotels and other substantial institutional buildings such as the Royal Mail Building (672-696 Bourke St, Melbourne) or Port Authority Building (29-31 Market St, Melbourne) and shops, such as at 274 Queens Parade, Fitzroy North.

The hotel presents as a red brick structure with central rendered elements to each street facade rising through the building to parapet level to suggest a Greek temple front. At ground floor level, a heavy base course incorporates square rather than the rounded or chamfered corners that had been typical of Smith and Ogg's work of a decade earlier. The base is tiled to dado height with windows expressed as small punched openings. Rendered panels rising from the centre of each street elevation form the bases to the temple motifs. As built, window joinery comprised multi-paned timber sashes throughout although some of these have been lost. The first floor level presents to Curzon Street as a *piano nobile* (decorated first floor) incorporating a colonnade of Greek Doric columns to an inset balcony. Lightweight steel balustrades provide an understated Modernist touch to the projecting section of the balcony. A similar device to Haines Street is executed in shallow relief with Doric pilasters framing first floor windows. The Greek temple allusion is completed at both street frontages with modelled parapets recalling temple pediments.



Figure 10 Albion Hotel, Haines Street elevation



Figure 11 Albion Hotel viewed from the north-west

INTEGRITY

The form of the building and much of its early detailing survives unaltered. A comparison of the architect's original drawings (Figure 7) and the building today (2020), reveals changes to windows and doors at the ground floor level and these have to a limited extent compromised the symmetry and formality of the original design. Significantly, the pattern of fenestration and original joinery to doors and windows generally survives at first floor level, and the facade retains its elaborate mouldings, with balconies, columns, pilasters and cornice intact. Until recently, the building was overpainted which had diminished an understanding of the interplay of materials and reduced the legibility of the temple front motifs. Paint removal works have been undertaken, and while remnants of the painted finished remain, these works have allowed the original appearance of the building to become more legible. Overall, the building generally retains high levels of intactness and integrity.

COMPARATIVE ANALYSIS

North Melbourne hotels:

As noted above, hotels have historically been an important and prevalent building typology within North Melbourne since the mid-nineteenth century. The then municipality of North Melbourne had the highest proportion of hotels per resident by the 1890s, reflecting as much the modest living quarters of many of its inhabitants, lacking the space to entertain and gather at home, as much as the importance of alcohol as a part of socialising within the community. The number of hotels in the suburb had been reduced by the interwar period, due to the tightening of regulations around hotel operation, with nineteenth century businesses having licenses revoked. However, many remained in operation, continuing to be important places to eat, drink and socialise. This included more substantial nineteenth century hotels, whose premises were of a better standard and therefore acceptable to the Licence Reduction Board, such as the former El Dorado Hotel (now The Leveson, HO3, significant) in Leveson Street. Other hotels in the suburb, such as the Albion Hotel, were rebuilt or significantly altered, to achieve compliance with the License Reduction Board's regulations. The Court House Hotel, at 86-90 Errol Street, (HO3, significant), underwent significant alterations in c. 1940 (MBAI BA21424, 26 July 1940, Figure 12). This prominently located nineteenth century hotel was given a Moderne makeover, presenting a curved corner to Errol and Queensberry Streets. The

Limerick Castle Hotel, also located on two main thoroughfares at the corner of Errol and Arden streets (HO3, contributory, Figure 13), was altered in the early 1920s. Although it retained its nineteenth century chamfered corner, new signage and upper level detailing gave it an interwar appearance (MBAI BA4984, 19 March 1923). The former Melrose Hotel (HO953, significant, Figure 14), which fronts Flemington Road and Melrose Street was substantially rebuilt in the mid-1920s, to a design by Sydney Smith, Ogg & Serpell (*The Age*, 28 May 1924, p. 9). These hotels replicated their nineteenth century footprint, including the retention of the corner entry, and incorporation of narrow window openings.

The Albion Hotel shares many of the characteristics of the above interwar hotel buildings, having been built on the site of an existing nineteenth century hotel and is located on a corner site on a main thoroughfare in the suburb (Curzon Street). However, the subject building was a completely new building, and its design reflected contemporary hotel planning. It adopted the Grecian Revival idiom which was emerging as the house style for Carlton United Breweries. The extent to which it was an entirely new building is reflected in its review in *Building* and *The Herald* at the time of the building's completion (see p. 4). The investment in the complete rebuild of the Albion Hotel reflects the continuing importance of hotels within North Melbourne in the twentieth century.



Figure 12 Court House Hotel, 86-90 Errol Street, 1940

Source: City of Melbourne



Figure 13 Limerick Castle Hotel, 161 Errol Street, North Melbourne, 1923

Source: Lovell Chen



Figure 14 Former Melrose Hotel, 191-195 Melrose Street, c.1924

Source: Lovell Chen

Interwar hotel architecture

In terms of the building's architecture, the architects, Sydney Smith & Ogg, contributed to the substantial body of Greek and Roman Revival-themed hotels constructed across Melbourne during the 1920s and early 1930s both by Sydney Smith, Ogg & Serpell and by others. Serpell had joined the firm at a time when the Grecian Revival idiom was emerging as the house style for Carlton United Breweries, noting that by this time, the brewer owned most of the hotels in the inner metropolitan area.

Hotels of this period by Sydney Smith, Ogg & Serpell constructed on a consistent formula comprising formal two-storey buildings tempered by a Beaux Arts Classicism. They incorporated square rather than rounded or chamfered corners with tiles to dado height at the ground floor level. The first floor was expressed as a *piano nobile* - often incorporating a balcony with a colonnade of Grecian Revival or Renaissance Revival inspiration. Broad parapets in the form of classical pediments typically capped street elevations. The Hotel Spencer, 475 Spencer Street, West Melbourne (1933, HO781) was the firm's last in the Greek Revival idiom (*The Argus* 15 December 1933: 6.) Charles Ogg died in 1932 and Sydney Smith died in the following year. Their work contributed to the substantial body of Greek and Roman Revival-themed hotels constructed during the 1920s and early 1930s.

Examples of hotel work in this style, both by Sydney Smith, Serpell & Ogg and by others, across the metropolitan area, albeit outside the study area, include:

- Tankerville Arms, Nicholson Street, Fitzroy (significant in Yarra precinct HO334, Figure 15)
- Royal Oak Hotel, Nicholson Street Fitzroy (significant in Yarra precinct HO327)
- St Andrews (later Pumphouse) Hotel, Nicholson Street Fitzroy (significant in Yarra precinct HO361)
- Terminus Hotel cnr Rushall Street and Queens Parade, North Fitzroy (significant in Yarra precinct HO330)
- Town Hall Hotel, Fitzroy (significant in Yarra precinct HO334, Figure 16)
- Richmond Club Hotel, Richmond (significant in Yarra precinct HO335 Figure 17)
- Bayview Hotel, Cecil Street, South Melbourne (significant in Port Phillip precinct HO440)
- Cricket Club Hotel, South Melbourne (significant in Port Phillip precinct HO440)
- George Hotel, Cecil Street, South Melbourne (significant in Port Phillip precinct HO440)
- Limerick Arms, Clarendon Street, South Melbourne (significant in Port Phillip precinct HO440)
- O'Connell's Hotel, Coventry Street South Melbourne (significant in Port Phillip precinct HO440, Figure 18)
- Former Hotel Nelson, City Road, South Melbourne (significant in Port Phillip precinct HO440)
- Former Duke of York Hotel, High Street, Prahran (Stonnington individual HO404)

The Albion Hotel, along with the former Melrose Hotel, are both examples of the firm's work in the study area.

Conclusion

In these comparative contexts, the Albion Hotel stands as a substantially intact example of an interwar hotel in the Greek Revival style and is of local significance. In design terms, it is reasonably typical of hotel work by Sydney Smith, Ogg & Serpell for CUB. These hotels took the form of bespoke designs prepared in response to the specific requirements of each site. While no two buildings are identical, they share a number of similarities such as construction to street boundaries and Beaux Arts inspired temple front motifs to street facades, typically incorporating one or more colonnaded balconies at first floor level. The small site of the Albion Hotel resulted in a compact building in which the decorative detail of the temple front motifs forms a focus of the street elevations; as opposed to larger examples such as the Tankerville Arms (Figure 15) where similar devices are incorporated into expansive street elevations and are consequently less prominent. On this basis, the Albion Hotel's design is seen to be more successful than is the case for some others noted above. The original expression and materiality of the Albion Hotel are more legible than most extant examples as a consequence of recent paint removal. Hotels of the interwar period have typically been overpainted; in this case the change has been reversed to good effect.



Figure 15 Tankerville Arms, 236 Nicholson Street, Fitzroy, 1926

Source: Victorian Heritage Database



Figure 16 Town Hall Hotel, 170 Johnston Street, Fitzroy (c. 1928)

Source: Victorian Heritage Database



Figure 17 Richmond Club Hotel, 100 Swan Street, Richmond, 1927

Source: Victorian Heritage Database



Figure 18 O'Connell's Hotel, 407 Coventry Street, South Melbourne, c. 1926

Source: St Kilda Historical Society

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
✓	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme, as an individual heritage place, extent of overlay indicated at Figure 19.

Extent of Overlay



Figure 19 The proposed extent of overlay at 171-173 Curzon Street, North Melbourne is indicated by the red line

Source: Melbourne Planning Scheme

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
<u>SOLAR ENERGY SYSTEM CONTROLS</u>	<u>Yes</u>
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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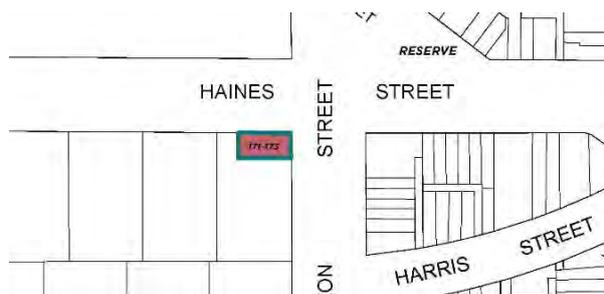
PREVIOUS STUDIES

**North and West Melbourne
Conservation Study 1983**

C graded

STATEMENT OF SIGNIFICANCE

Heritage Place: Building Name



What is significant?

The Albion Hotel, at 171-173 Curzon Street, North Melbourne, constructed in 1926.

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

- Prominent siting and two-storey block form
- Plain face red brick exterior with central and upper level rendered elements to each street facade
- Temple front motifs to street elevations including Doric columns and pilasters with modelled entablatures, cornices and parapets
- Balconies with ornamental balustrades in steel and rendered masonry at first floor level
- Windows expressed as small punched openings
- Original door and window joinery (to the extent that it survives)

How is it significant?

The Albion Hotel, at 171-173 Curzon Street, North Melbourne, is of local historical, representative and aesthetic significance to the City of Melbourne. It is also of potential social significance at the local level.

Why is it significant?

The Albion Hotel is of local historical significance, demonstrating the prevalence of hotels in North Melbourne from the mid-nineteenth century and through the twentieth century. Hotels were important socialising and refreshment places in the suburb, so much so that in 1890 there was one hotel for every 295 residents. This number reflects the typically modest housing in the suburb, with hotels providing spaces for gathering not available at home. The prominent corner location of the Albion Hotel is typical of such buildings, which were often the most substantial structures in their immediate context. Although many hotels closed in the early twentieth century as regulations tightened through the Licence Reduction Board, their popularity remained. The rebuilding of the Albion Hotel in 1926 by owners Carlton Brewery (CUB) is indicative of patronage numbers supporting the investment of a well-appointed new building, and contemporary and regulatory expectations of hotels. The interwar hotel is reflective of stricter controls and standards for hotel licenses and buildings, following the establishment in the early twentieth century of the Licensing Control Board (Criterion A).

It is also a representative and relatively intact example of a large group of buildings designed by Sydney Smith, Ogg & Serpell and other firms for CUB which illustrate the broad trend to reconstruct or remodel existing hotel buildings during the 1920s in a Greek or Roman Revival mode. This group is unified by consistencies in architectural expression, typically included as the colonnaded open balcony at first floor level - although each individual hotel provides a response to its specific site and no two designs are identical. The building also stands as an assured and representative example of the hotel design work of Sydney Smith, Ogg & Serpell (Criterion D).

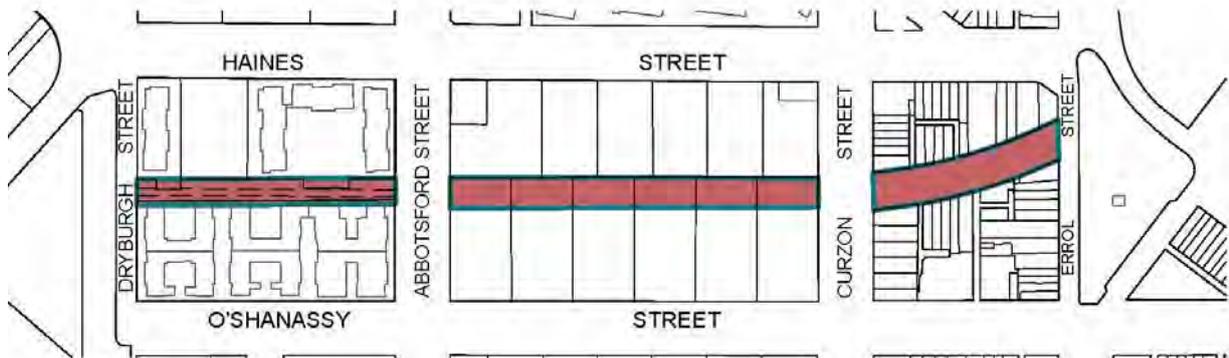
The Albion Hotel is of local aesthetic significance as an accomplished design in the Greek Revival manner. The design is considered particularly successful at this small scale where short street elevations allow the temple front motifs to form a focus of the presentation. At the time of the Albion Hotel's construction, the Herald praised its dignified street fronts and brick and stone finishes (Criterion E).

While no direct investigation of contemporary social value has been undertaken as part of this assessment, the ongoing hotel operation suggests the Albion Hotel may be of social value to the local North Melbourne community (Criterion G).

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, [2022 July 2022 \(Updated July 2023\)](#)

SITE NAME	Harris Street Plane Tree Avenue
STREET ADDRESS	Harris Street (between Errol and Curzon streets) and Plane Tree Way (between Abbotsford and Dryburgh streets), and part 302-326 Abbotsford Street, 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street, 141-157 Curzon Street
PROPERTY ID	21172, 119620, 100113, 107115, 107114, 107113, 107112, 107110, 102350



SURVEY DATE: January 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY	No		
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	Ungraded
DESIGNER / ARCHITECT / ARTIST:	North Melbourne Town Council	BUILDER:	N/A
DEVELOPMENT PERIOD:	Federation/Edwardian Period (1902-c.1918)	DATE OF CREATION / MAJOR CONSTRUCTION:	c. 1905

THEMES

HISTORICAL THEMES	SUB-THEMES
1. Pre-colonial environment and occupation by Traditional Owners	
2. Building North Melbourne	Twentieth century - 'Improving' North Melbourne
5. Governing North Melbourne	Municipal Government

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place as shown at Figure 1. Heritage Overlay to apply to Harris Street (between Errol and Curzon streets) and Plane Tree Way (between Abbotsford and Dryburgh streets), and part of the private parcels of land at 302-326 Abbotsford Street, 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street, 141-157 Curzon Street, as shown at Figure 1.

Extent of Overlay



Figure 1 Proposed heritage overlay, Harris Street Plane Tree Avenue

Source: Melbourne Planning Scheme

SUMMARY

An avenue planting of London Plane trees (*Platanus x acerifolia*) established in 1905, extending approximately 500 metres from Dryburgh Street to Errol Street on the public right of way of Harris Street, on part of private parcels occupied by sections of the Hotham Gardens estate, and on the Plane Tree Way roadway and adjacent areas of City Gardens.

HISTORICAL CONTEXT

Pre-colonial environment and occupation by Traditional Owners

The pre-colonial environment of North Melbourne was first inhabited by the Woiwurrung and Boon Wurrung peoples of the Eastern Kulin Nation, on undulating lands to the north of the Yarra River and east of the West Melbourne Swamp and the salt water lagoon known as the 'Blue Lake' (Sornig 2018). The broader area within which North

Melbourne stands today is likely to have stood at the interface between the lands of the Kurnaje-berreing clan of the Woi Wurrung between the Maribyrnong River and Birrarung (Yarra River) and the coastal lands of the Yalukut Weelam of the Boon Wurrung (Canning and Thiele: 4-5; Meyer 2014). It was a landscape that was historically characterised by gullies and high grounds, interspersed with creeks and ponds. This area of predominantly plains and grassy woodland would have provided Traditional Owners with a wide variety of natural resources.

Visible in the earliest colonial era maps, North Melbourne's pre-colonial landscape was transected by a creek that collected run off from Royal Park and Parkville and carried it west toward the West Melbourne Swamp and 'the Blue Lake'. Later recollections also noted the presence of a large gully running through the eastern portion of the study area. In 1934, one 'Highett' wrote to *The Age*, noting, 'There was a gully, I remember, which ran from where the Hay Market now stands to the swamp...' (*The Age*, 6 October 1934: 6). This 'gorge', as it was referred to in 1882, provided drainage of the country on the northern side of the study area, including a large portion of Parkville (*North Melbourne Advertiser*, 11 August 1882: 3). In 1934, it was further noted that Parkville to the east of the study area was similarly characterised by 'a series of gullies' which were later filled in (*The Age*, 26 July 1934: 11). As Canning and Thiele (2010: 7) note, 'deeply incised river and creek valleys' common in what is now the metropolitan Melbourne area 'would have provided the most advantageous settlement localities for Aboriginal people throughout the history of human settlement in the region'. From the perspective of the Traditional Owners, the period of surveying and the Crown land sales that accompanied the colonial period after 1835 coincided with the State Government policy of 'protection', and the people who had occupied the area in the pre-colonial period were now displaced from their traditional lands without compensation.

Governing North Melbourne

Unlike other City of Melbourne suburbs including Carlton and South Yarra, North Melbourne was an independent municipality for 45 years, a period which was to have a significant influence on the character of the suburb. It was initially a separate ward in the City of Melbourne, designated as Hotham Ward in late 1854. The ward was named after the recently appointed Lieutenant-Governor of Victoria, Sir Charles Hotham (*The Age* 8 December 1854: 5).

On 30 September 1859, the Municipal District of Hotham was proclaimed, covering an area bound by Victoria Street at the south, Elizabeth Street at its south-east, Flemington Road at the north and the boundary of the Corporation of Melbourne at its west (*Victoria Government Gazette* 30 September 1859: 2048). Hotham was the smallest of the municipalities, covering a mere 0.75 square miles (194 hectares). Council's responsibilities included maintenance of roads, drains, footpaths and reserves. In August 1887, the municipality's name was changed to North Melbourne, in a period when a named association with the booming city was seen as advantageous. In 1905, the financially troubled Town of North Melbourne was incorporated back into the City of Melbourne as the Hopetoun (North Melbourne) ward, and later the Hotham Ward (VA 3153 PROV).

Twentieth century - 'Improving' North Melbourne

During the early part of the twentieth century, the municipal councils of North Melbourne and Melbourne, following amalgamation in 1905, made significant efforts to 'improve' or beautify the suburb through the planting of medians and small parks. Pleasance Gardens, for example, was established in a wide section of Canning Street in which previous street plantings had been made in 1885 (*North Melbourne Advertiser* 5 June 1885: 4). In a 1902 meeting of North Melbourne Council, it was suggested of the Canning Street median that 'something might be done of it. A rockery might be made of cheap stone.' (*North Melbourne Courier & West Melbourne Advertiser* 2 May 1902: 2). The tree reserve in Canning Street was gazetted in 1905, and some planting took place in 1906 (*North Melbourne Courier & West Melbourne Advertiser* 7 July 1905: 2, 21 September 1906: 2).

Another example of landscape improvement was Gardiner Reserve on Dryburgh Street. This was reserved as an ornamental reserve in the 1880s, and was partly fenced by the 1890s, with the open drain of the creek bisecting it. It

was not formally developed for recreation until the interwar period, when it was proposed to install a playground and boundary planting was undertaken (*The Argus*, 17 December 1921: 16).

Street tree planting also occurred incrementally throughout the suburb, often as a response to resident petitions; in 1902 the North Melbourne Council planned street tree plantings on Haines Street in response to a petition and also adopted a recommendation to purchase and plant 100 'Giant Canadian Elm trees' (a Dutch Elm cultivar) (*North Melbourne Courier & West Melbourne Advertiser* 16 May 1902: 2, 25 July 1902: 2). Likewise, in 1904 the North Melbourne Council adopted a recommendation to purchase and plant Plane trees, although the location of those plantings is not known (*North Melbourne Courier & West Melbourne Advertiser* 10 June 1904: 2). Newspaper accounts of the 1905 council's meetings record petitions for tree planting in Harris Street, Shiel Street and Curran Street (*North Melbourne Courier & West Melbourne Advertiser* 3 March 1905: 2, 26 May 1905: 3, 23 June 1905: 3). Further planting programmes occurred throughout the twentieth century to improve the suburb's tree canopy, including a major effort proposed by the Melbourne City Council in 1937 to be timed to the coronation of King George VI (*The Herald* 24 February 1937: 1). From the 1920s through the 1940s, many of the city's streets were also replanted, sometimes controversially, with existing street trees removed from the streets and replaced with new trees in nature strips or in central medians (*The Herald* 24 September 1946: 3).

SITE HISTORY

The pre-colonial landscape of North Melbourne was characterised by a series of creeks, gullies, and gorges with undulating high ground overlooking small pockets of marshland. The gully historically present on what is now Harris Street would have been of significance to the Traditional Owners of the area, not only as a resource, but for acting as a natural pathway linking other significant sites (DuCros cited in Canning and Thiele 2010, 7). This creek links the culturally significant landform of Royal Park with the now non-existent wetlands of the West Melbourne Swamp and Blue Lake.

Land between O'Shanassy and Haines streets was relatively slow to develop compared to the rest of North Melbourne, as it was initially hindered by the swampy land surrounding the creek which flowed from Parkville to the West Melbourne swamp.

This delayed subdivision is recorded in the pre-1856 parish plans for the study area, which shows both O'Shanassy and Haines streets as being gazetted, while the land which would become Harris Street was still occupied by a 'proposed reserve for Public Garden' and creek (Figure 2). This creek would later run 'under the school [North Melbourne Primary School] and through Harris-street' (*The Age* 10 November 1934: 6). In 1877, it was reported in *The Argus* that:

The Town Council of Hotham has given instructions for an estimate to be prepared of the cost of forming and covering over the main drain leading through the town from the Royal-park to the West Melbourne Swamp, with the view of appointing a deputation to wait upon the Commissioner of Public Works to ask him to place a sum of money on the next Estimates for the purpose of carrying out the work. It appears that when the land in the locality was sold some three or four years ago, a thoroughfare call Harris-street was marked on the Government plan, but this street never having been gazetted, nothing has been done to it, and it remains a dangerous place to all travellers in that portion of the town. The residents in the neighbourhood applied to the town council to make the road, and were referred to the Government, who referred them back to the council, and the question is, which is to perform the work – which is a very necessary one – the Government or the council. (*The Argus* 16 April 1877: 5)

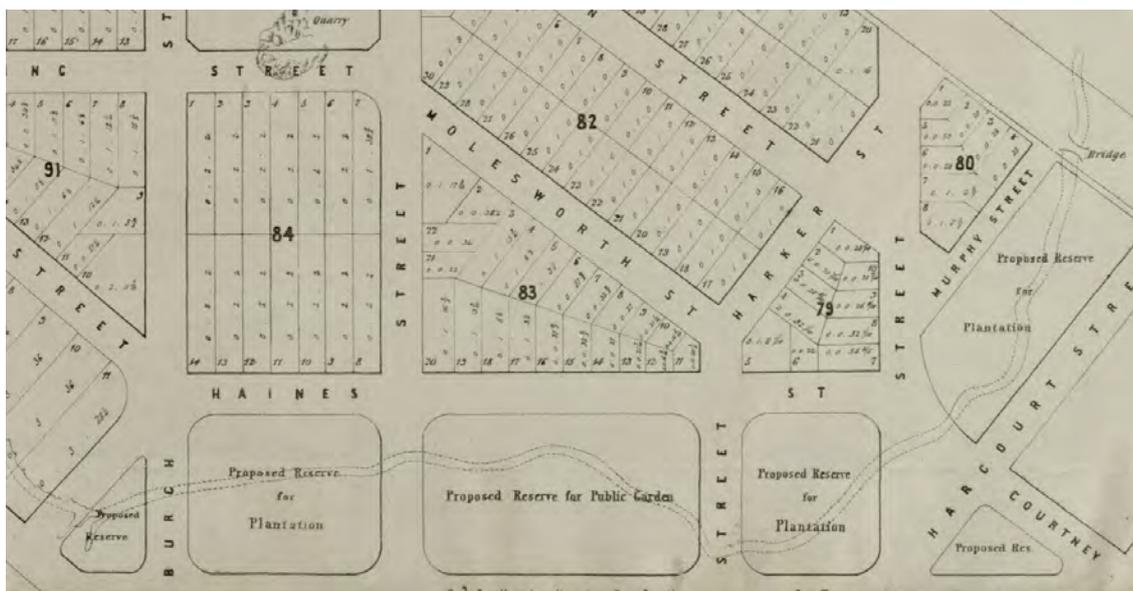


Figure 2. Pre-1856 Parish Plan for North Melbourne

Source: Vale Collection, State Library of Victoria

Following the channelising and subsequent redirection of the creek underground in a substantial brick drain (Figure 3), allotments were sold between Haines and O'Shanassy streets in the early to late 1870s. By the end of the nineteenth century, these allotments were substantially occupied by housing, with small houses fronting Harris Street. This can be seen on the Melbourne and Metropolitan Board of Works (MMBW) detail plans of the 1890s (Figure 4-Figure 5).

In the early twentieth century, just prior to amalgamation with the City of Melbourne in 1905, the North Melbourne council undertook improvements to Harris Street. The works were spurred by a petition from residents received by the council at its February 1905 meeting, asking that trees be planted in Harris Street (*North Melbourne Courier & West Melbourne Advertiser* 3 March 1905: 2), along the course of the underground creek. The matter was referred to the Public Works Committee, which adopted a recommendation that the street be planted at a cost not exceeding £60 (*North Melbourne Courier & West Melbourne Advertiser* 31 March 1905: 2). A subsequent recommendation that '100 Oriental Plane trees be purchased for planting in Harris-street,' was adopted by the council at its May 1905 meeting (*North Melbourne Courier & West Melbourne Advertiser* 26 May 1905: 3). A photograph made c. 1910 shows the planting on Harris Street within a few years of its establishment (Figure 6).

By the 1930s, the plantings were well established, and one local resident in a letter to *The Age* newspaper observed it was 'one of the most magnificent avenues of trees in Melbourne', while expressing concern that it would be removed as part of the City Council's ongoing modernisation of streetscapes (*The Age* 28 June 1938: 10). The avenue can be seen in aerial photographs of the 1930s (Figure 7) and 1940s (Figure 8), as a more extensively planted streetscape than others in the suburb. In 1952, a report in *The Age* noted that a proposal by the Parks and Gardens Committee of Melbourne City Council to remove 'tree plantations on roadways in North Melbourne' was 'strongly opposed' by the Public Works Committee (*The Age* 30 October 1952: 2). Although the report did not specifically reference Harris Street, it indicates there was an acceptance in the Council that street trees should be accommodated in the suburb. That it was the Parks and Gardens Committee suggesting the trees' removal was remarked upon as 'peculiar' (*The Age* 30 October 1952: 2).

From the late 1950s, a large section of North Melbourne underwent substantial redevelopment associated with the Housing Commission of Victoria's slum clearance movement. As a form of urban renewal in the suburb, architect-designed 'own-your-own' flat developments were constructed, which incorporated dedicated areas of landscaping between blocks of flats (*Cross-Section*, 1 February 1961: 2). Harris Street west of Curzon Street bisected what

became known as the Hotham Gardens and City Gardens estates, and the Harris Street right of way was converted to a private road in each estate, accommodating local access and car parks.

This development cleared almost all the nineteenth century buildings fronting Harris Street between Curzon and Dryburgh streets. Within the Hotham Gardens development, Harris Street between Curzon and Abbotsford streets separated the Stage 2 (1962-1964) and Stage 3 (1966) developments. Although no specific correspondence or plans have been located which reference the retention of the street plantings, given the focus on landscaping within each stage, it is not surprising the mature trees were kept. A 1969 aerial photograph shows that part of the street had been given over for car parking, with what appears to be a small grassed area to the west. The City Gardens development between Abbotsford and Dryburgh streets initially contemplated greater change and different uses of the roadway, including a swimming pool (McIntyre & McIntyre 1973). However, it too retained the street for parking and access as a private road. This section was renamed Plane Tree Way, reflecting the avenue planting.

The eastern end of Harris Street was not subject to slum clearance, and it retained diverse existing built form and the public right-of-way between Curzon and Errol streets. The streetscape in this segment was modernised, including relocation of the drainage channel to the inside edge of the carriageway and introduction of concrete kerb islands around each tree. Several trees, absent in mid-century aerial photography, were also later replaced with new infill plantings within the avenue.

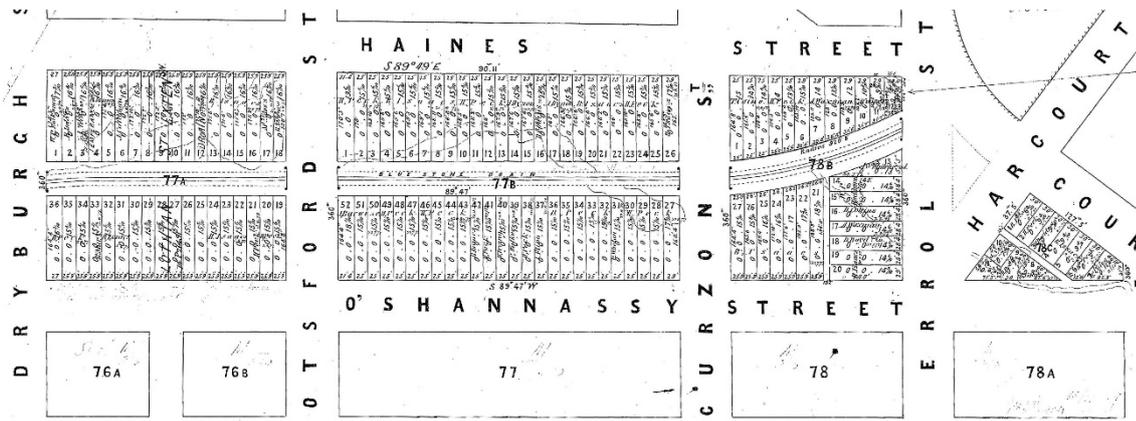


Figure 3 Subdivision comprising residential allotments between O'Shanassy and Haines streets, 1872

Source: M373A, Central Plan Office, Landata, Victorian Land Registry Services



Figure 4 MMBW detail plan no. 752, 1896, showing alignment of Harris Street between Errol and Abbotsford streets

Source: State Library of Victoria

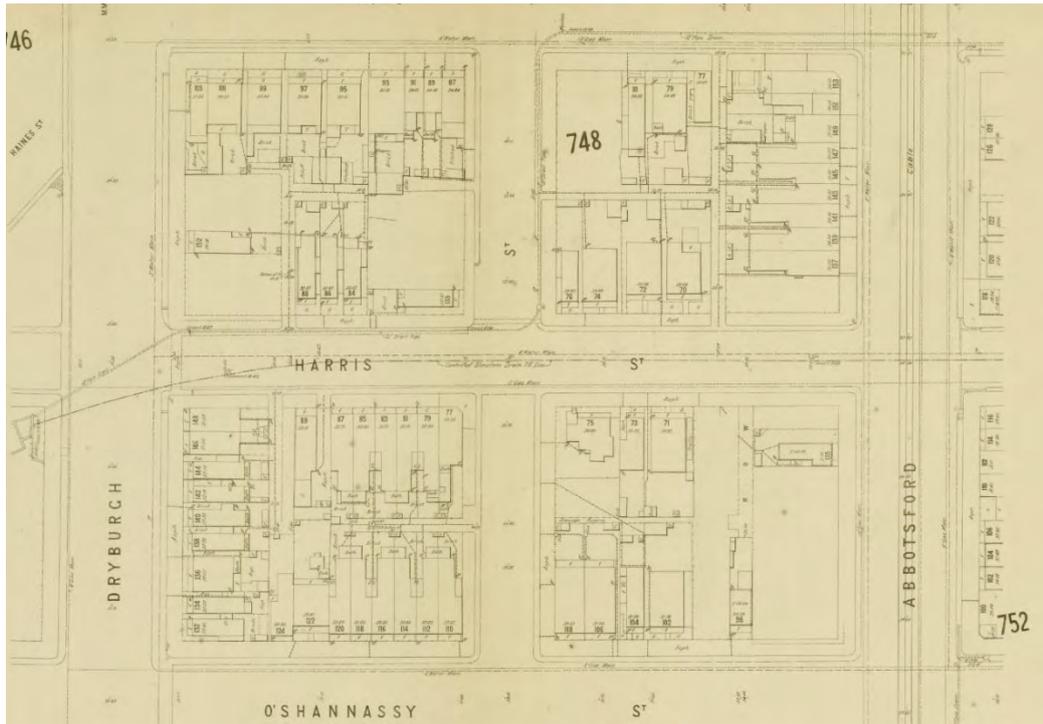


Figure 5 MMBW detail plan showing Harris Street between Abbotsford and Dryburgh streets, 1897

Source: State Library of Victoria



Figure 6 View along Harris Street, North Melbourne, c. 1910; note replacement trees at right

Source: C C Reade, H91.90/16, State Library of Victoria



Figure 7 Aerial photograph of 1931 showing street planting along Harris Street
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services



Figure 8 Aerial photograph of 1945 showing street planting along Harris Street
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

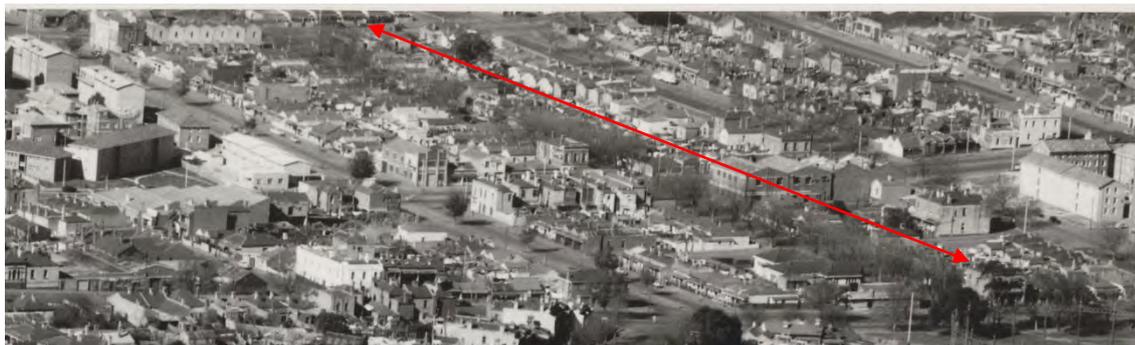


Figure 9 Oblique aerial photograph of c. 1955 showing Harris Street trees (indicated), prior to redevelopment of the area
Source: Airspy collection, H2016.33/90, State Library of Victoria



Figure 10 Aerial photograph of 1969, showing the plane tree avenue following completion of the Hotham Gardens development
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

SITE DESCRIPTION

The Harris Street Plane Tree Avenue is a double row of London Plane trees (*Platanus x acerifolia*) that extends approximately 500 metres from Errol Street to Dryburgh Street, extending through the Hotham Gardens and City Gardens estates (Figure 11). The avenue planting predates the housing developments by more than a half-century, having been established in 1905 when Harris Street was a contiguous roadway extending over the same distance.

Today the planting forms a prominent and unusual feature in the landscape of this section of North Melbourne, visible from surrounding streets and dwarfing neighbouring buildings. In comparison with other street tree plantings in North Melbourne, the Harris Street London Plane avenue is unusual in its extent, density, and continuity, and as a landscape feature visible from surrounding streets.

The majority of the more than 70 trees in the avenue date to the original planting, alongside a small number of younger trees that have been planted as infills on the original alignment in each of the three main blocks.

At the east end of the planting, the block of Harris Street between Curzon and Errol streets (Figure 12, Figure 13) was excluded from the major public housing developments; this remains a public right-of-way managed by City of Melbourne, and in terms of building stock retains much of its original small residential form. Although several trees

have been removed and later replaced, and a few gaps remain at crossovers, the planting is largely intact and contains many of the original street trees, forming a dense canopy over the street. There are 19 trees in this block.

The central block of Harris Street was incorporated into the later stages of the Hotham Gardens estate from c. 1962-66, and no longer functions as a public right-of-way (Figure 14). Most of the former right of way was reappropriated as car park areas for the adjacent multi-unit housing, accessed either from the internal drives of the blocks to the south or at either end from Abbotsford and Curzon streets; these sections are discontinuous, with barrier fencing and a few small areas of grassed open space forming internal divisions. Despite these changes, a large number of the original Plane Trees have been retained, albeit with some gaps and a few younger infill trees. There are approximately 33 trees in this block.

The western block passes through the City Gardens housing development, a later project constructed during the 1970s. In this section the former right of way was remade as a less formal service lane, and renamed 'Plane Tree Way' in recognition of the existing landscape feature (Figure 15). Although here too the redevelopment resulted in gaps in the original planting and introduced additional landscaping beneath the trees, a mixture of original trees and later replacements maintain the dense canopy and continuous effect of the avenue both within the service road and when seen from the wider vicinity. There are 19 trees in this block.



Figure 11 Recent aerial photograph showing full extent of the tree avenue

Source: Nearmap



Figure 12 Eastern block, Harris Street, view from Curzon Street to the west



Figure 13 Harris Street, view east from Curzon Street corner



Figure 14 Central block between Curzon and Abbotsford streets (Hotham Gardens Stages 2 and 3), view west from Curzon Street

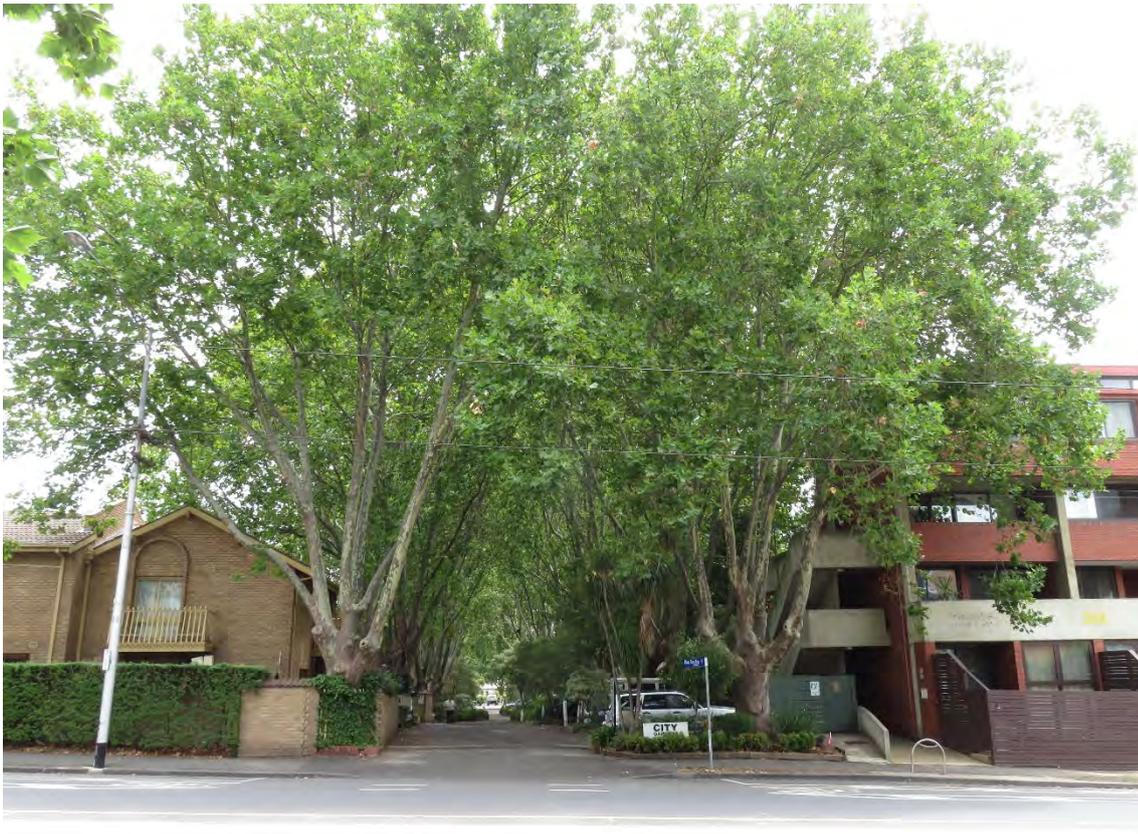


Figure 15 Western block between Abbotsford and Dryburgh streets (City Gardens), view west from Abbotsford Street

INTEGRITY

The Harris Street Plane Tree Avenue is substantially intact to its original extent, with only a small number of tree losses (gaps) or replacements in the avenue pattern. Throughout the three blocks, it presents as a mature and consistent landscape feature of considerable visual power.

COMPARATIVE ANALYSIS

The Harris Street Plane Tree Avenue is an unusually intact and continuous street tree avenue planting from the Federation era, a period in which street tree planting became widespread in Melbourne and its suburbs and Plane trees were popularised as a street planting.

While street tree plantings are documented to have occurred in Melbourne and its core suburbs in the Victorian period, coverage appears to have been spotty. Short-lived blue gums and pines were employed as often as the English Elms that have occasionally survived to the present era, and few of these plantings survived the later reorganisation of the street infrastructure spurred by accommodation of electrification and automobile traffic. Street tree plantings known to have been undertaken by the North Melbourne Council in the c. 1870s and 1880s included trees on Flemington Road, in Canning Street amidst the block that would later be formalised as Pleasance Gardens, and in Curzon Street (HO3).

In Melbourne, early Elm plantings survive in a remnant form on a number of streets. While not consistent, some sections of Elm tree plantings on Flemington Road to both sides of the former boundary between North Melbourne and Parkville are presumed to date from the Victorian period. Within the present City of Yarra, several sections of Elm trees planted as an avenue within the central median of Victoria Parade remain intact and have been included in the HO (HO188 Yarra).

At the turn of the century, impressive tree plantations were installed in several major designed boulevard projects within the City of Melbourne, including on Royal Parade in Parkville (VHR H2198), on Alexandra Avenue within Domain Parklands (VHR H2304) and St Kilda Road (VHR H2359). Although subject to later modernisations, the designed presentation of these roadways has been retained along with some original tree plantings. All three are on the VHR and the latter two are included within the extent of the nationally significant Melbourne's Domain Parkland and Memorial Precinct (included in the National Heritage List under the *Environment Protection and Biodiversity Conservation Act*).

The trend for street plantings across the metropolitan area was spurred by beautification efforts in advance of the royal visit of the Duke and Duchess of Cornwall and York in 1901 (to open the first Australian Parliament in Melbourne). They also reflected a renewed attention to the aesthetics of the public realm following the 1890s depression and in association with Federation-era nation building. As well as being a major urban beautification gesture, street tree planting also became a widespread and increasingly expected public good; in North Melbourne street tree plantings appear in the early 1900s to have become an increasingly routine action undertaken in response to resident petitions. However, urban streets also underwent an evolution in the early twentieth century to accommodate electrification and the adoption of the automobile, and many Melbourne streets were reconstructed from the 1920s through the 1940s in a sometimes controversial modernisation campaign that resulted in the replacement of earlier street tree plantings. Consequently, the most mature tree plantings on local Melbourne streets generally date to this later period, rather than to earlier improvements, with the Harris Street Plane trees being an unusually extensive and intact exception.

With the exception of the major avenues afforded state registration, outside the City of Melbourne's parks and gardens few other tree plantings have been identified as being of heritage significance. In West Melbourne, the Clayton Reserve (HO1096) has been included in the heritage overlay for its boundary planting of Plane trees (which double as street plantings), some of which appear to date to the early decades of the twentieth century. The Elizabeth Street North (Boulevard) precinct (HO1124) is notable for its wide boulevard and plantations of mature Plane trees. Street tree plantations have also been noted as contributing to the character of heritage precincts within North Melbourne and other areas of the city.

Study area

Within the study area, the Harris Street Plane Tree Avenue is the most visually dominant street planting.

Without overhead wires, the planting has been protected from the removals and ongoing pruning needed to facilitate street poles and lines, and has largely been retained to its original extent and contiguity. Later changes to Harris Street's layout and surface treatments, and even the cessation of sections of the public right-of-way to accommodate housing projects in the 1960s and 1970s did not result in removal of the original street tree planting, with the trees retained in their original positions at the edge of the roadway.

In comparison to a nearby street plantation of Plane Trees on Canning Street, which is also a pre-1930 planting, the Harris Street Plane Tree Avenue is longer, of greater intactness in tree form and extent, and has been planted as a much narrower avenue (roughly 12 metres in width, rather than 20 metres), factors which intensify the aesthetic effect of the planting and reflect its original character as a road edge planting that preceded the modernisation of street tree plantings in nature strips.

In comparison to street tree plantings on other streets in North Melbourne, the Harris Street Plane Tree Avenue is comparatively older and extensively legible as a planted feature of high aesthetic quality and integrity to its original form.

Many North Melbourne streets were planted (or re-planted) in the 1930s-1940s and the post-war period with new trees in nature strips or central medians, including both traditional exotic selections (Plane trees, Elms, English Oak) and native trees (Spotted Gums). While some of these plantings have aesthetic qualities which have been recognised in descriptions of neighbourhood character, their realised form is typically more informal due to the need to

accommodate larger widths for traffic and other street infrastructure including poles and light standards and large areas for car parking or crossovers.

By comparison, the Harris Street Plane Tree Avenue remains highly reflective of its original formal character and extent, both on the remaining public block of Harris Street and within the Hotham Gardens and City Gardens housing estates where the planting was retained in linear service spaces.

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place as shown at Figure 16. Heritage Overlay to apply to Harris Street (between Errol and Curzon streets) and Plane Tree Way (between Abbotsford and Dryburgh streets), and part of the private parcels of land at 302-326 Abbotsford Street, 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street, 141-157 Curzon Street, as shown at Figure 16.

Extent of Overlay



Figure 16 Proposed heritage overlay, Harris Street Plane Tree Avenue

Source: Melbourne Planning Scheme

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	Yes
<u>SOLAR ENERGY SYSTEM CONTROLS</u>	<u>Yes</u>
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

REFERENCES

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The Herald, as cited

McIntyre McIntyre & Partners, 'North Terrace Club Investments, Blocks 1, 2, 3 & 4 – Haines, Abbotsford, Harris and Dryburgh Streets – Landscape Plan', 1973, copy provided by City of Melbourne.

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North Melbourne Courier & West Melbourne Advertiser, as cited.

Victoria Government Gazette, Gazette 155, 30 September 1859, p. 2048, via <http://gazette.slv.vic.gov.au/>

PREVIOUS STUDIES

**North and West Melbourne
Conservation Study 1983**

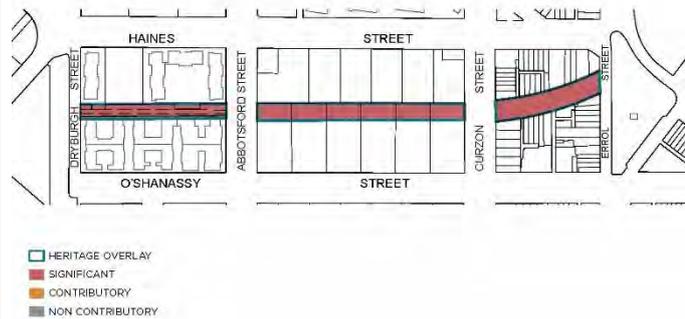
Not identified

Exceptional Tree Register (ESO2),
Melbourne Planning Scheme

Trees within the west (City Gardens / Plane Tree Way) block of
the Harris Street planting have previously been included to the
Exceptional Tree Register (City of Melbourne Exceptional Tree
Register 2012: Tree 121)

STATEMENT OF SIGNIFICANCE

Heritage Place: Harris Street Plane Tree Avenue



What is significant?

The Harris Street Plane Tree Avenue, an avenue planting of London Plane Trees (*Platanus x acerifolia*) extending approximately 500 metres from Dryburgh Street to Errol Street along the current and former alignment of Harris Street, including the private lane, Plane Tree Way. The avenue consists of more than 70 specimens, most of which date to the original 1905 planting with a small number of later replacements.

Elements that contribute to the significance of the place include:

- More than 70 Plane Trees, including original and replacement plantings which maintain the avenue form and extent of the original Harris Street planting.

All other built and landscape elements within the place are not significant, including other elements of the public streetscaping of Harris Street, and the private lanes, car parks, fences, buildings and other landscaping located within the blocks running from Curzon to Abbotsford Street and Abbotsford to Dryburgh Street.

How is it significant?

The Harris Street Plane Tree Avenue is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

The Harris Street Plane Tree Avenue is historically significant as a local improvement planted in 1905 by the then North Melbourne Town Council, in response to a petition from local residents. Its extensive nature and retention through later mass housing development are historically notable, and elevate the avenue above other streetscape improvements known to have been undertaken by North Melbourne Town Council, which generally survive on a more modest or fragmentary basis. The Plane Tree Avenue also provides an above-ground marker of the course of the original pre-colonial-era creek and then nineteenth century channel that now exists as a subsurface drain beneath the avenue's alignment. (Criterion A)

The Harris Street Plane Tree Avenue is a notably intact and extensive example of a street tree planting established in the early twentieth century, in a period when establishment of street trees came into the fore as a public good for local streets and the London Plane was broadly adopted within Melbourne and its inner suburbs as a street planting. The avenue retains its legibility as a street planting both on the surviving section of Harris Street and within the altered context of the Hotham Gardens and City Gardens housing estates, including on the private lane, Plane Tree Way. (Criterion D)

The Harris Street Plane Tree Avenue is of aesthetic significance as a major landscape feature in North Melbourne, presenting a dense, continuous tree canopy within the avenue, and visible as a landscape feature from points

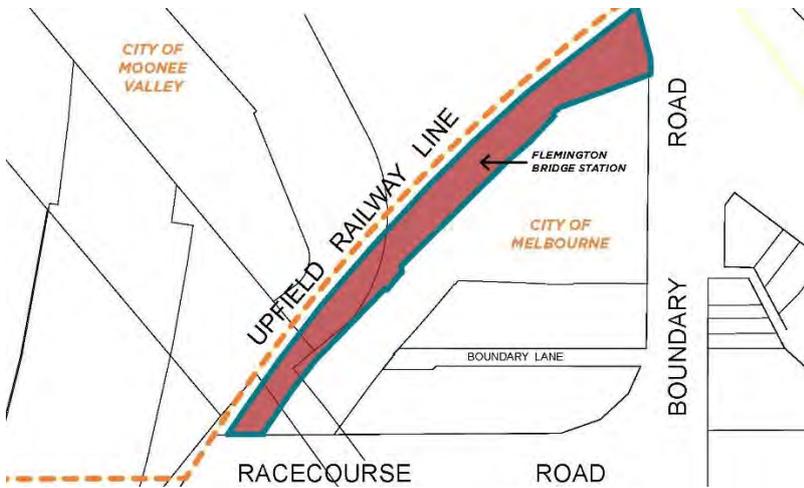
throughout the surrounding area, most prominently in views along Dryburgh, Abbotsford and Curzon streets.

(Criterion E)

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, ~~2022~~ July 2022 (updated July 2023)

SITE NAME	Flemington Bridge Railway Station
STREET ADDRESS	211 Boundary Road, North Melbourne
PROPERTY ID	617560



SURVEY DATE: January, March 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY	No		
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	Ungraded
DESIGNER / ARCHITECT / ARTIST:	H Sutcliffe, Victorian Railways	BUILDER:	Not known
DEVELOPMENT PERIOD:	Post-war period (1945--1965)	DATE OF CREATION / MAJOR CONSTRUCTION:	1944-1945

THEMES

HISTORICAL THEMES	SUB-THEMES
6. Connecting North Melbourne	Linking North Melbourne by road Public transport

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place. Recommendation extends to railway station building, and platform, and land as indicated and ramp on the up (south) side as indicated at Figure 1.

Recommend this assessment be provided to the City of Moonee Valley for its consideration and potential inclusion of the station building, and platform and ramp on the down (north) side in the Heritage Overlay of the Moonee Valley Planning Scheme.

Note: at the February 2023 meeting of the Future Melbourne Committee (FMC), Council resolved to endorse the Lovell Chen statement of significance for the Flemington Bridge Railway Station, but amended to remove reference to the access ramps from the list of elements that contribute to the significance of the place (under 'What is significant?'). This amendment to the Lovell Chen assessment and statement of significance has been made in accordance with the resolution of the FMC and on the instruction of Council.

Extent of Overlay

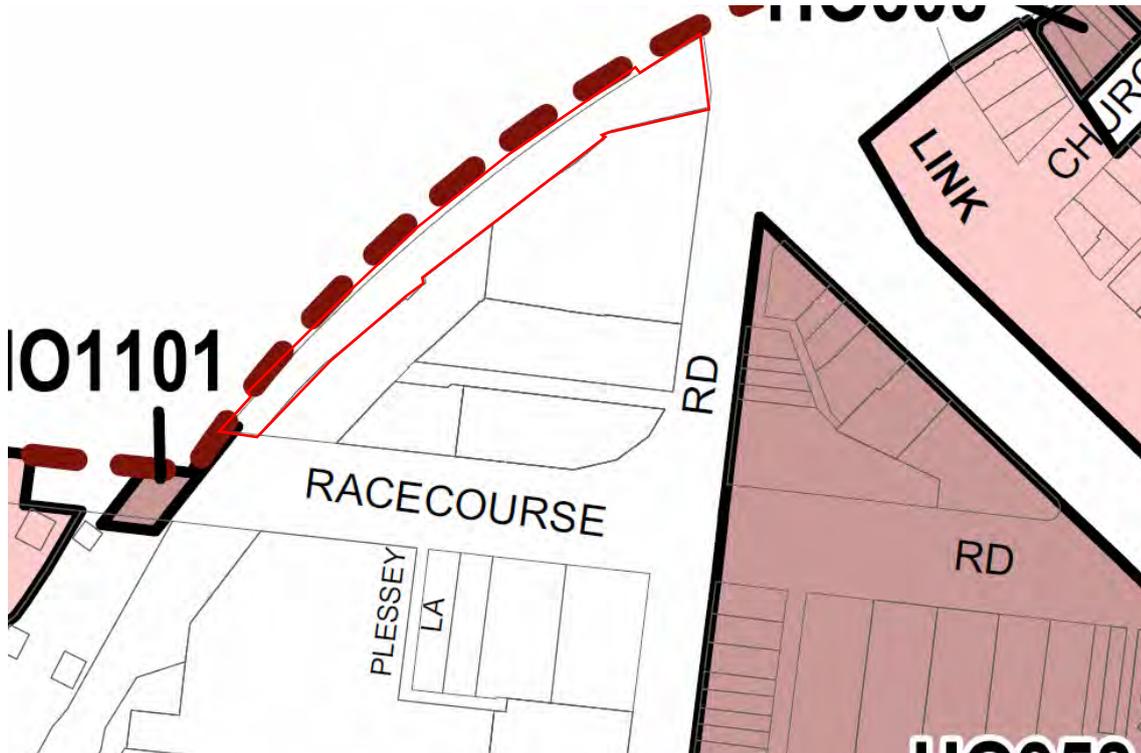


Figure 1 The proposed extent of overlay is indicated by the red line

Source: Melbourne Planning Scheme

SUMMARY

The Flemington Bridge Railway Station, built c. 1944-45, is of local historical and representative significance as an example of a mid-twentieth century railway station.

The station complex comprises timber 'up' side station building ~~and~~ platform ~~and access ramps~~ on the City of Melbourne side of the railway line, and the station building ~~and~~ platform ~~and ramp~~ on the 'down' side, located in the City of Moonee Valley.

This citation recognises the heritage place is the station as a single entity and assesses it as such. The recommendations apply only to those elements of the complex located within the City of Melbourne, being the timber 'up' side station building ~~and~~ platform ~~and access ramps~~.

HISTORICAL CONTEXT

Connecting North Melbourne

Linking North Melbourne by road

Flemington Bridge, to the north-west of North Melbourne, was an early and important crossing of the Moonee Ponds Creek. A ford was located at this point and this was said to be 'the first firm ground above the marshes' on the Moonee Moonee Ponds, as it was then known (Lay 2003: 95). By as early as 1839, a bridge had been constructed over the waterway; this was known as Main's Bridge. The bridge was reportedly the first vehicular bridge in the colony (Lay 2003: 95). Improvements were made to Flemington Road in May 1851 (*The Argus*: 15 May 1851: 4). These upgrades coincided with the increase of traffic associated with the gold rush period, as fortune-seekers headed north-west to the goldfields of Mount Alexander, Bendigo and Ballarat. By late 1852, real estate notices were pointing to Flemington Road as the 'direct route to all the gold fields' (*The Argus* 11 November 1852: 4) and the Country Roads Board began funding further improvements to the road in 1853 (Lay 2003: 94).

By 1855, a cluster of buildings had developed near Flemington Bridge, including hotels and a church on the Parkville side of the road (Kearney 1855). A new bridge was constructed over the Moonee Ponds Creek in 1868, as well as 'great improvement in the approaches to the bridge' and the removal of the toll gate (*Leader* 4 July 1868: 10). The works also addressed the problems arising from the frequent flooding of the creek with a flood culvert constructed to 'afford relief to the bridge in the event of any unforeseen pressure.' (*Leader* 4 July 1868: 10).

Despite its strategic importance as a crossing point, the area around Flemington Bridge did not develop as a commercial or residential centre, possibly due to the risk of floods from the creek. Instead, through the nineteenth century, noxious industries developed along the creek and Mount Alexander Road, including tanneries, wool works, and other factories. Some residential development occurred on Boundary Road and Barwise Street (now Racecourse Road) (MMBW 1897-1903).

Public transport

In 1859, the first railway station in North Melbourne was established in the south-west of the suburb, as part of the rail lines to Williamstown and Geelong (*The Argus* 29 September 1859: 4; Victorian Places, North Melbourne). In addition, from as early as the 1870s, omnibus and horse tramways routes from the city terminated their services at Flemington Bridge (*The Age* 29 June 1875: 3; *Sands & McDougall* 1880).

Railway development across Melbourne increased significantly during the 1880s, with the passing of legislation to enable the construction of new lines. The Patterson government of the early 1880s initiated the construction of a number of new railway lines including the North Melbourne to Coburg line, as well as extensions to lines in the eastern suburbs (Lee 2004: 93). The subsequent *Railways Construction Act 1884*, became known as the 'Octopus Act', due to the extent and number of railway lines proposed. The opening of new railway lines encouraged new development around railway stations, particularly in new suburbs and estates. In North Melbourne, however, the new line provided an additional public transport option to a substantially developed suburb.

SITE HISTORY

The Flemington Bridge Railway Station is located on the Upfield Line, which was initially opened as the North Melbourne-Coburg line in the early 1880s.

At the time of the opening of the line to Coburg, no railway station was located at Flemington Bridge. The closest station was at Royal Park, and further stations were located to the north at South Brunswick (now Jewell), Brunswick, Moreland and Coburg. The line was opened in September 1884, amid concerns about the safety of the 'sharp' curves, 'steep gradient' and the 'dangerously formed' cuttings on sections of the line (*North Melbourne Advertiser* 12 September 1884: 3). The railway line at Flemington Bridge was elevated, with bridges carrying the line over Barwise Street/Racecourse Road and Flemington Road.

From as early as November 1883, local residents began petitioning the Council and the Victorian Railway Commissioners for the provision of a railway station at Flemington Bridge, and a petition signed by residents of Carlton, North Melbourne and Flemington was forwarded to the Minister for Railways (*North Melbourne Advertiser* 2 November 1883: 3). The location had long been a strategically important site, at the crossing of Racecourse and Flemington roads over the Moonee Ponds Creek which lead to the Flemington Racecourse, the Newmarket saleyards and the towns to the north-west of Melbourne. Such were the intensity of feelings about the lack of a station that the *North Melbourne Advertiser* noted 'the thermometric pressure [as] residents are giving vent to their over wrought feelings of indignation' on the topic (*North Melbourne Advertiser* 31 October 1884:3). By October that year, it was reported that the Railway Commissioners intended to construct a station at Flemington Bridge, although there continued to be a push for the alternative site at Macaulay Road (*The Age* 21 October 1884: 5). A correspondent, 'Signalman', however, argued that the Flemington Bridge was the:

proper place for the station ... [it] is the most central and being near the bus route is already an established local, and equidistant between two stations ... altogether infinitely more convenient for the public than the Macaulay [*sic.*] road site (*North Melbourne Advertiser* 2 January 1885: 3).

It appears construction of this station was underway by February 1885, and by April there was discussion at Council about possible names: 'Flemington', 'Flemington Bridge' or 'Hotham West' (*North Melbourne Advertiser* 13 February 1885: 2; *The Argus* 21 April 1885: 6). The name Flemington Bridge was confirmed in December 1885, and trains appear to have commenced taking passengers from this station from the end of that year (*North Melbourne Advertiser* 11 December 1885: 3; *The Argus* 19 December 1885: 17). By the late 1880s, real estate advertising in newspapers included references to the proximity of Flemington Bridge railway station as a selling point (*North Melbourne Advertiser* 4 February 1888:3; *The Argus* 16 January 1889: 2).

The early arrangement of the station buildings can be seen in the Melbourne and Metropolitan Board of Works (MMBW) detail plan of 1903 (Figure 2). The early station and platforms were located closer to Flemington Road than the current station. Small shelters were located on both the up and down sides and steps led up to the platform, indicating the elevation of the structure over the railway cutting. A correspondent to *The Argus* in 1899 noted that 'passengers have a great many steps to go up to it [the station]' and that a ramp might be an alternative (*The Argus* 9 June 1899: 6).

The Coburg line was extended to Fawkner in the early twentieth century, and the line was electrified in 1920 (*The Argus* 4 December 1920: 20). The railway station at Flemington was the subject of criticism through the interwar period. The question of a ramp was again raised with another letter writer arguing it would be 'a great convenience to thousands of racegoers, visitors to the showgrounds' and local residents (*The Herald* 15 January 1924: 8). An undated photograph of the interwar period shows the number of steps leading up to the elevated station (Figure 3). A photograph of the Flemington side of the railway station published in *The Herald* in 1936 (Figure 4) was accompanied with the caption:

Railway station on stilts ... Flemington Bridge Railway Station, perched high above the level of nearby roads. It is said to be one of the most unsightly in the suburbs (*The Herald* 7 May 1936: 13).

There were also concerns about the security of the railway station, with reports of break-ins to the booking office safe (*The Argus* 6 April 1927: 26).

In October 1944 the railway station was described as 'a standing disgrace to the Victorian railways system' by an Independent Labour representative of Coburg (*The Argus* 18 October 1944: 5). It appears Victoria Railways was well aware of the need for an upgrade of the station by this time, as in May 1944 plans had been prepared for a new railway station complex ('SG1032 148/44' Victorian Railways).

In c. 1944-45, the existing station buildings were replaced on both the up and down sides, with the new buildings positioned further west along the platforms. The long-awaited ramps were provided as part of the redevelopment. Construction of the new Flemington Bridge railway station complex was complete by the end of 1945 and can be seen in an aerial photograph of December that year (Figure 5). An oblique aerial photograph of the c. 1950s (Figure 6) shows the new station buildings, platforms and ramp arrangement.

Since 1959, following extensions to the Fawkner line further north, the line has been known as the Upfield railway line.

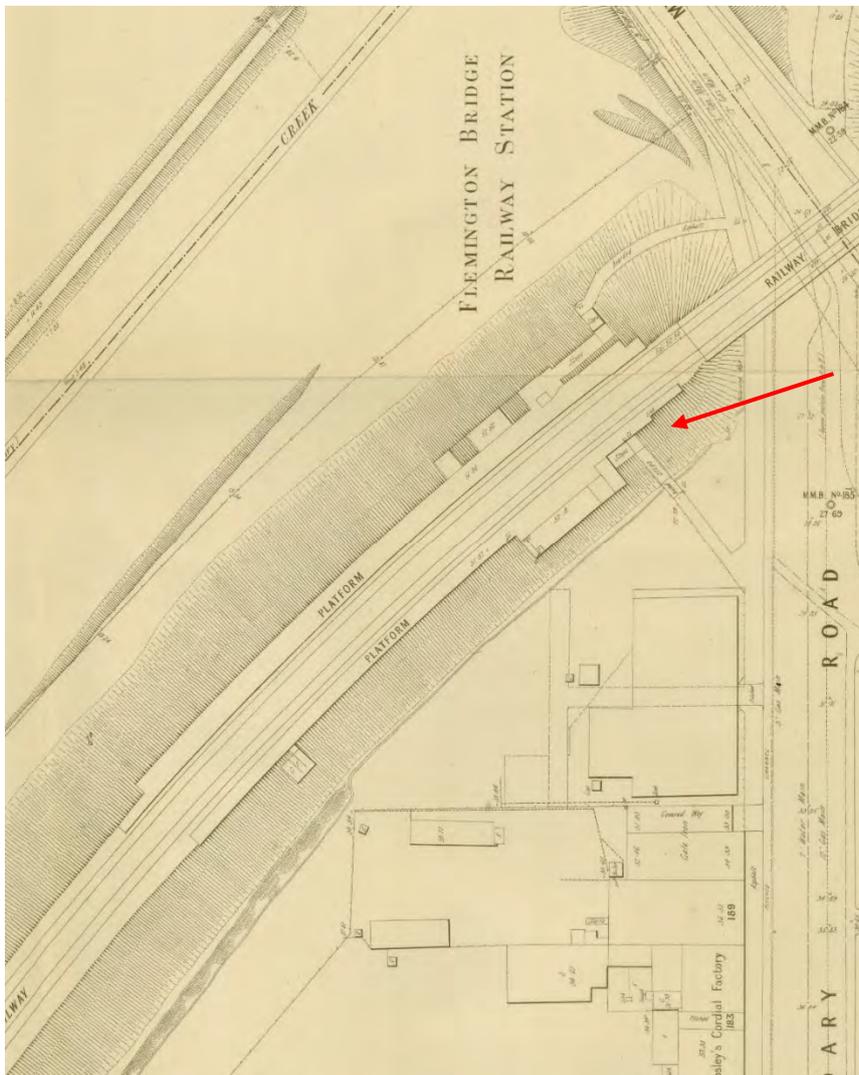


Figure 2 MMBW detail plan no. 853, 1903, showing the early arrangement of Flemington Bridge Railway Station

Source: State Library of Victoria

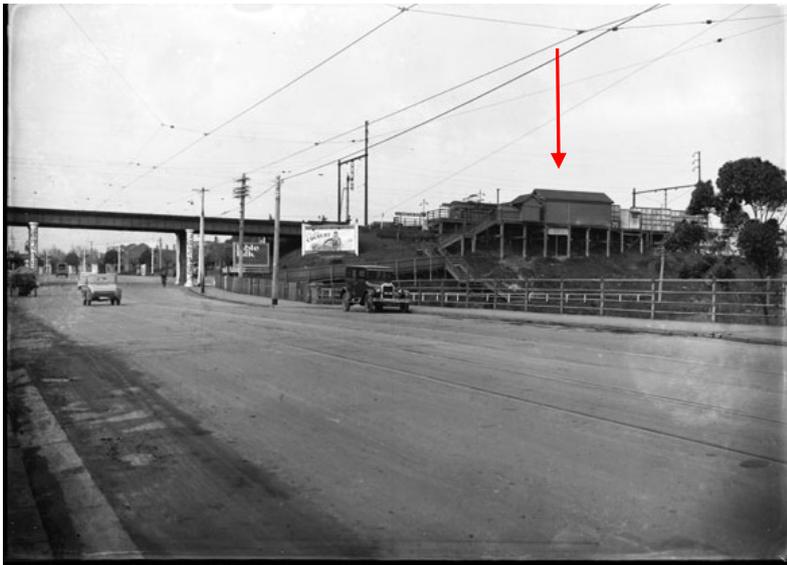


Figure 3 View south-east down Mount Alexander Road towards Flemington Road, with the earlier Flemington Bridge Railway Station visible at right

Source: Public Transport Photographic Collection, VPRS 12800/P3 item ADV 1079, Public Record Office Victoria

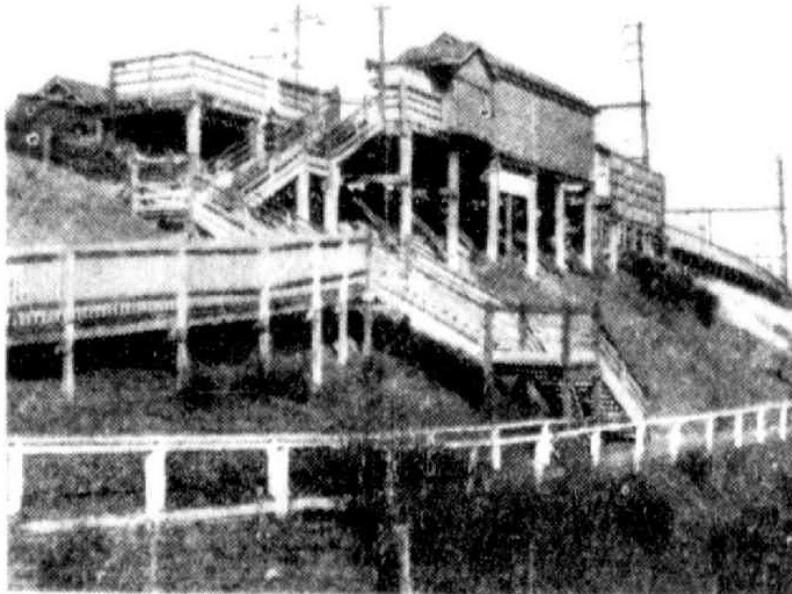


Figure 4 Photograph of the Flemington Bridge Railway Station, 1936

Source: *The Herald*, 7 May 1936, p. 13



Figure 5 Aerial photograph of 1945 showing completed Flemington Bridge Railway Station complex. 'Up' side station building indicated

Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

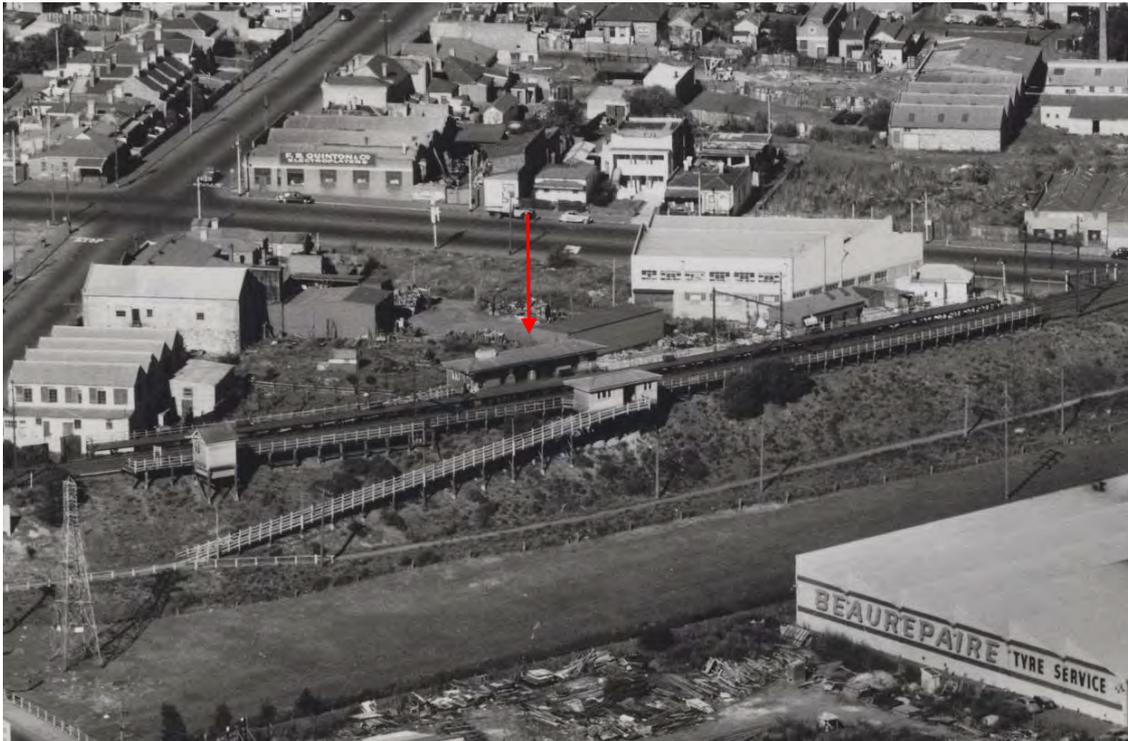


Figure 6 Oblique aerial view looking south-west over North Melbourne, with Flemington Bridge Railway Station in the centre (indicated), c. 1950s

Source: Airspy Collection, H2016.33/97, State Library of Victoria

SITE DESCRIPTION

The Flemington Bridge Railway Station serves passengers on the Upfield Line. The station is located immediately to the west of Flemington Road in North Melbourne. This section of the line is elevated with the railway passing above Racecourse Road to the west and above Flemington Road to the east of the station. In the immediate vicinity of the

station, tracks are laid along the crown of a steep embankment that falls to Boundary Road to the south and to the Moonee Ponds Creek to the north. The railway line forms the municipal boundary between the City of Melbourne and the City of Moonee Ponds. Station buildings and structures on the up side (south side, Figure 7) of the line are located within the Melbourne, while those on the down side (to the north) are located in Moonee Valley.

No evidence of the original station building built in 1885 (Figure 3) survives on the site. The station buildings of 1944-45 are accessed by way of long timber pedestrian ramps from Flemington Road constructed as part of the same programme of works. Ramps and buildings (Figure 8) are located to the north and south of the railway embankment requiring them to be elevated on timber structures. The ramps (Figure 9) appear to have originally been constructed entirely of timber; the extant concrete ramp surfaces appear to be later work and the steel and cyclone wire handrails are also a later intervention. Substructures to the station buildings comprise tall trestle arrangements and survive (apart from some structural augmentation) in their original form. Physical investigation suggests that the platforms date from the 1944-5 works although the extant surfacing is a later intervention.

The station buildings comprise simple, single-storey, weatherboard-clad structures designed to provide a range of services for passengers and railway staff. Apart from the minor changes discussed below, both are largely intact to their original construction externally. Both were designed as simple, modern structures without ornament or architectural features. Roofs are shallow-pitched, hipped arrangements cantilevering over the platforms to provide shelter to waiting passengers. Both buildings are constructed on tall timber trestles. The larger of the two buildings is located on the south (up) side of the railway (within the City of Melbourne). As constructed, it comprised an entry/ticket hall with waiting room and other passenger facilities to its east and a booking office to its west. Detailing was domestic in scale comprising modest timber sash windows often in a tripartite arrangement. A smaller building on the north (down) side (in the City of Moonee Valley) provided a matching entry hall and waiting room but incorporated a small office, presumably for the station master.



Figure 7 Flemington Bridge Station, south (up side) building



Figure 8 Northern (down side) station building viewed from the banks of the Moonee Ponds Creek



Figure 9 The ramp to the southern platform building retains original substructure

INTEGRITY

The station complex as a whole (on both up and down sides) has a relatively high level of intactness and integrity. The broad form and arrangement of station buildings, ramps and platforms survives. A signal box present in the

1940s has since been removed and there have been some changes to approach ramps and platforms, including resurfacing and the replacement of ramp side and platform barriers (both in steel with cyclone wire). **Notably, the timber substructure to the pedestrian access ramps and** platforms typically remains in place as do the tall trestle structures supporting the station buildings. Focussing on the up side station building within the City of Melbourne, the exterior appears to be largely unchanged since the station's redevelopment in c. 1944-45. Some original window joinery has been removed and windows blanked off; however, the original openings and architraves remain in place. The waiting rooms are substantially intact retaining original timber seating.

COMPARATIVE ANALYSIS

Public transport in North Melbourne

The Flemington Bridge Railway Station is the only railway station in the study area. Despite its name, the much earlier North Melbourne Railway Station (1886, VHR H1582) is in fact located in West Melbourne, closer to the industrial areas of the suburb. Macaulay Railway Station, also outside the study area, opened in 1887 on the same line (Coburg) as the Flemington Bridge Railway Station (*Leader* 3 December 1887: 32); the existing buildings at Macaulay Railway Station date from the late twentieth century, and are simple brick buildings.

Rather than being served by rail, public transport in the main residential and commercial area of North Melbourne was instead limited to trams, initially horse-drawn, cable and electric systems. Evidence of the nineteenth century tramways system in North Melbourne remains in the form of the Former Melbourne Omnibus Company's Stables, 36-58 Macaulay Road (1873, VHR H1810), the Former Cable Tramway Engine House and Cable Tram Track Formation, 187-201 Abbotsford Street (1894-1891, VHR H0988). Other than as examples of transport infrastructure, these are not directly related to the Flemington Bridge Railway Station.

Mid-twentieth century railway stations

By the 1940s, Victoria's rail network had been more or less completed, and the construction of station buildings had drawn to a halt. At that time, new buildings were typically provided only to replace aging structures rendered obsolete by changing conditions. When Flemington Bridge Railway Station was constructed during World War II, there were substantial pressures on resources. In the years before the war, the Victorian Railways Commissioners had experimented with simple Moderne masonry structures such as the up side building at Prahran Railway Station (c. 1939, HO95, Stonnington, Figure 10). Constructed just a few years later, the austerity of wartime resulted in the new Flemington Bridge Railway Station buildings taking the form of straightforward timber shelters.

By the mid-twentieth century, the Victorian Railways Commissioners had established a long tradition of weatherboard-clad station buildings - particularly in rural Victoria. A standardised design for timber station buildings had been developed through the 1910s and was in place by 1921. The dominant visual element was the verandah which ran along the platform elevation and - in those instances where a booking office was provided - along the end of the building. In some instances, verandahs were retrofitted to more straightforward examples. These buildings took the form of simple, weatherboard-clad structures which in most cases had gable-ended roofs. They provided fairly basic levels of accommodation, typically including offices and waiting rooms and often providing a controlled entry onto the platform (as at Bittern (Figure 11), Crib Point (Figure 12). Early examples provided a waiting room with a fireplace and a door to the platform. Later examples were built without fireplaces and with more generous openings onto the platforms. Inbuilt seating was generally provided in waiting rooms. Examples in country areas often incorporated a modest goods shed or parcel room. The need for standard design tapered off through the later 1920s as the rail network approached completion and construction on a grand scale ceased.

Consequently, simple timber station buildings survive in large numbers throughout Victoria. The comprehensive study of Victoria's railway infrastructure, *Victoria's Railway Stations* (Ward & Donnelly, 1982) identified a number of similar examples to the two buildings at Flemington Bridge. These include:

- Balmoral
- Bittern (Figure 11)
- Crib Point (Figure 12)
- Cobden (Figure 13)
- Cudgewa
- Dartmoor
- Dirrinallum
- Dingee (Figure 14)
- Gunbower
- Leitchville
- Loch
- Lockington
- Manangatang
- Montmorency
- Nyah west
- Piangil
- Porepunkah
- Sheep Hills
- Shelley
- Tinamba

These generally date from the period between 1913 and 1923. No investigation to confirm the extent to which these survive has been undertaken and it is likely that some have been demolished since the study was prepared.

Based on a review of the Ward study, the subject buildings are unusually late examples of this building typology. While relatively utilitarian, they appear to be rare if not unique in terms of the specifics of their design. Their roofs in particular are unusual for their incorporation of an asymmetrical arrangement shifted to provide a cantilevering verandah above the platform and eaves to the rear of the building. Cantilevering verandahs were not identified on any of the interwar examples noted above. These all incorporated posted verandahs.

No comparable station buildings were located within the City of Melbourne. These tend to be more elaborate masonry designs often dating from the nineteenth century. In this regard, the subject buildings are more consistent with rural station designs. In terms of character, the buildings demonstrate a simple unadorned Modern expression although this may result more from wartime materials shortages than the architects' philosophical position.



Figure 10 Prahlan Railway Station

Source: film.vic.gov.au



Figure 11 Bittern Railway Station

Source: bitternps.vic.edu.au



Figure 12 Crib Point Railway Station
Source: film.vic.gov.au



Figure 13 Cobden Railway station, preserved as part of miniature railway
Source: railgallery.wongm.com



Figure 14 Dingee railway Station
Source: film.vic.gov.au

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place. Recommendation extends to railway station building and, platform and ramp, and land as indicated on the up (south) side as indicated at Figure 15 and Figure 16.

Recommend this assessment be provided to the City of Moonee Valley for its consideration and potential inclusion of the station building and, platform and ramp on the down (north) side in the Heritage Overlay of the Moonee Valley Planning Scheme.

Extent of Overlay

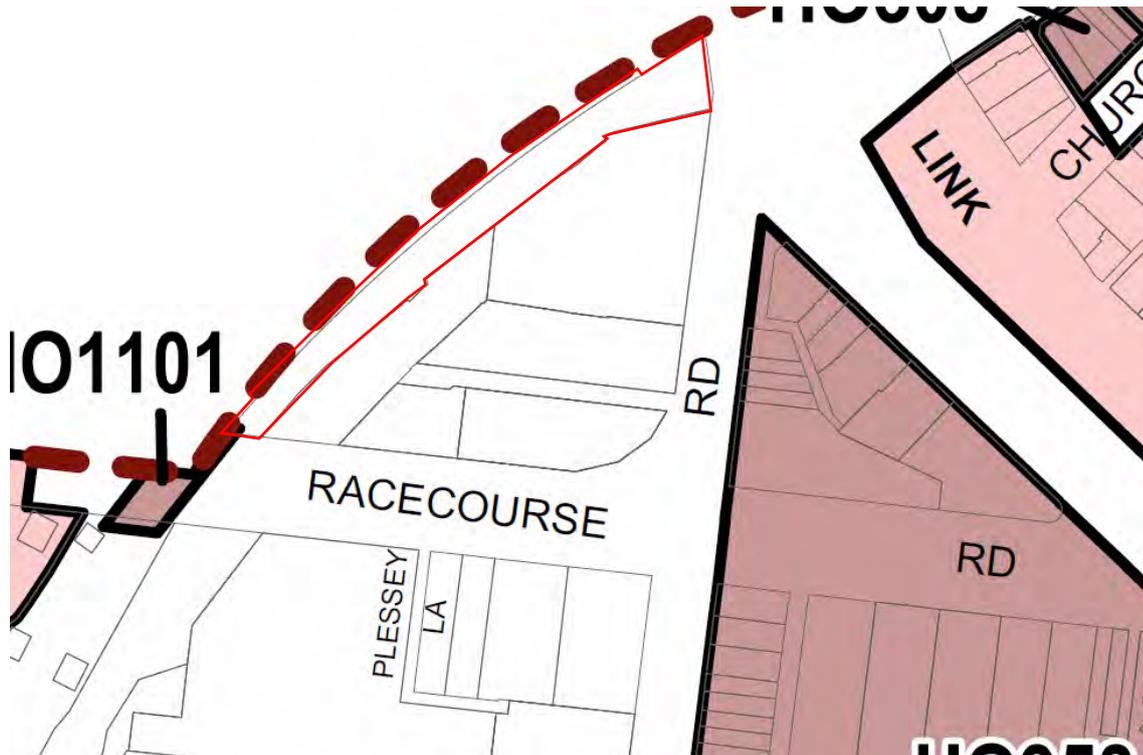


Figure 15 The proposed extent of overlay is indicated by the red line

Source: Melbourne Planning Scheme



Figure 16 Aerial photograph of Flemington Bridge Railway Station, with the proposed extent of overlay indicated

Source: Nearmap

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
<u>SOLAR ENERGY SYSTEM CONTROLS</u>	<u>Yes</u>
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

REFERENCES

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Melbourne and Metropolitan Board of Works, Flemington and Kensington detail plans no. 853, 854 & 861, 862, 1897-1903, State Library of Victoria.

North Melbourne Advertiser, as cited

Sands & McDougall, 'Sands & McDougall's tramway map of Melbourne and suburbs', c. 1880s, State Library of Victoria.

'Station ground plan showing proposed buildings, platforms and ramps, Flemington Bridge Railway Station', Victorian Railways, VPRS 4986/R1, Public Record Office Victoria.

Ward, Andrew, *Victoria's Railway Stations – An Architectural Survey*, March 1982.

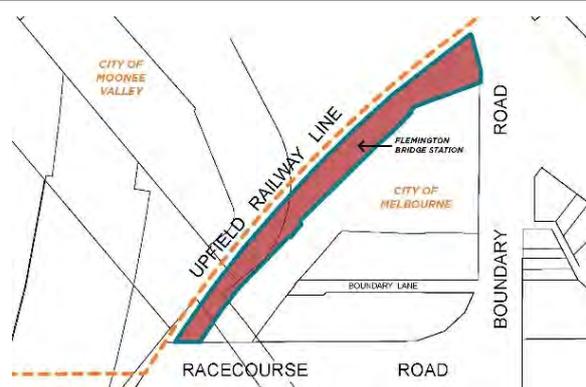
PREVIOUS STUDIES

**North and West Melbourne
Conservation Study 1983**

Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Flemington Bridge Railway Station



What is significant?

The Flemington Bridge Railway Station, 'up' side, Upfield Railway Line, North Melbourne, constructed in 1944-45.

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

- 1944-45 weatherboard station building
- Platforms, including original substructure but excluding modern surfacing
- ~~Access ramps, including form and location but excluding modern surfacing~~

Non-original fabric including the platform fencing, ramp sides (steel and cyclone wire) and platform surface is not significant; ~~nor is are the ramps, the~~ overhead infrastructure or modern station elements such as lighting, seating, signage, barriers, bins.

How is it significant?

The Flemington Bridge Railway Station is of local historical and representative significance to the City of Melbourne.

Why is it significant?

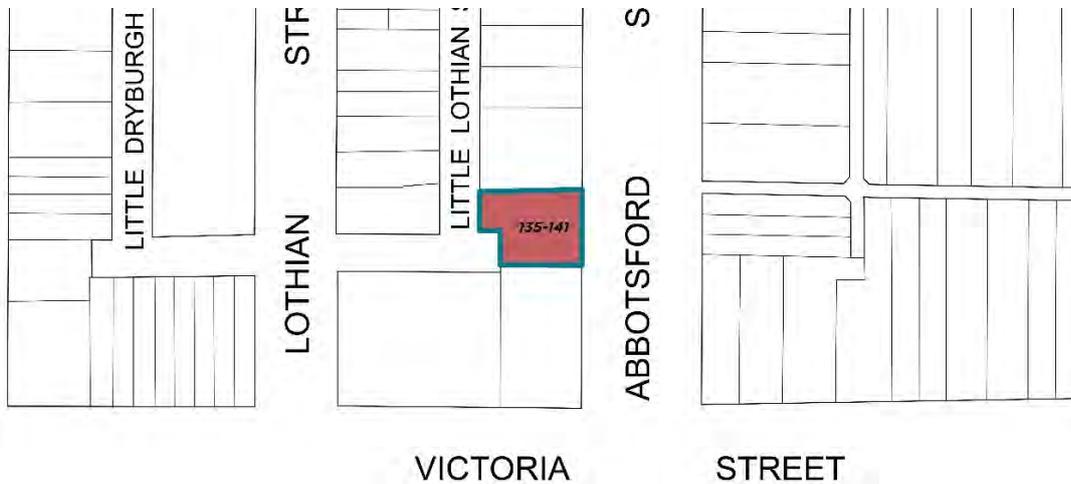
The Flemington Bridge Railway Station is of local historical significance. Although no evidence remains of the original complex, the location of the railway station reflects on the development of the line to Coburg in the 1880s and the importance of Flemington Bridge as a key crossing point of the Moonee Ponds Creek. The location of the station also reflects concerted efforts and agitation by residents of the area in 1883-4 to have a railway station constructed after the line originally opened without a station at Flemington Bridge. The upgrading of the station in the mid-1940s and the inclusion of ramps for the earlier stairs was also in large part a response to community agitation for improved station facilities in this unusual elevated position (Criterion A).

The Flemington Bridge Railway Station is of representative significance as an example of a modest timber mid-twentieth century railway station. It is unusual in its elevated siting and adopts a form more typical of small rural railway stations. Its simple form, weatherboard construction and platform verandah are broadly demonstrative of the more modest form of timber stations constructed in this period by Victorian Railways. ~~The station complex as a whole has undergone some change, including an additional ramp on the Moonee Valley side ('down' side) and resurfacing to platforms and ramps, but its overall form and arrangement of station buildings, and platforms and ramps remain broadly intact and legible~~ (Criterion D).

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, [2022 July 2022 \(Updated July 2023\)](#)

SITE NAME	Former Wes Lofts & Co Office
STREET ADDRESS	135-141 Abbotsford Street, North Melbourne
PROPERTY ID	100009



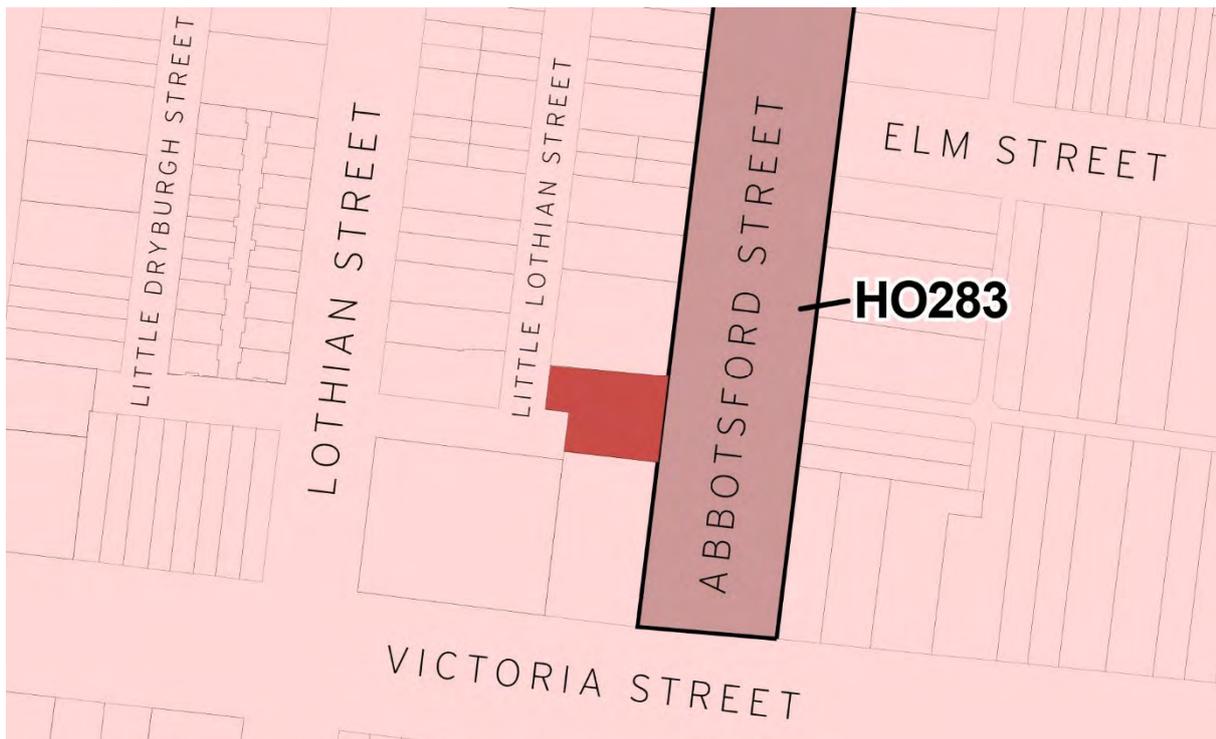
SURVEY DATE: January 2020		SURVEY BY: Lovell Chen	
EXISTING HERITAGE OVERLAY	HO3		
PLACE TYPE	Individual Heritage Place Significant Place within Precinct	PROPOSED CATEGORY	Significant
		FORMER GRADE	Ungraded
DESIGNER / ARCHITECT / ARTIST:	Eggleston, MacDonald & Secomb	BUILDER:	Not known
DEVELOPMENT PERIOD:	Late Twentieth Century Period (1965-2000) -	DATE OF CREATION / MAJOR CONSTRUCTION:	1971-72

THEMES

HISTORIC THEMES	SUB-THEMES
4. North Melbourne's industry and workforce	Manufacturing
	DOMINANT SUB-THEMES
	Working

RECOMMENDATIONS

[Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place as shown at Figure 1.](#)



[Figure 1. Proposed heritage overlay, Wes Lofts & Co office, 135-141 Abbotsford Street, North Melbourne](#)

[Source: Melbourne Planning Scheme](#)

SUMMARY

[The former Wes Lofts & Co office at 135-141 Abbotsford Street, North Melbourne, is of local representative and aesthetic significance. Constructed in 1971-1972, the building is a two-storey concrete and blockwork office and warehouse. The architectural firm of Eggleston MacDonald and Secomb designed the office, showroom and warehouse for the printing and stationery business, Wes Lofts, to an understated Brutalist expression. Development was complete by 1972. It is notable for the sophisticated arrangement of forms, constructed in glass and off-form concrete, employing the massing and formal characteristics of earlier Brutalist designs to create a sculptural facade treatment.](#)

HISTORICAL CONTEXT

North Melbourne's Industries and Workforce

Manufacturing

For a predominantly residential suburb, North Melbourne has developed with a number of pockets of warehouses, small factories and other light industrial buildings. In the nineteenth century, industry and manufacturing tended to be located at the fringes of the suburb, at its east near the markets, and its west near the Moonee Ponds Creek. Small-scale workshops, such as bootmakers, were located through the suburb, where they could service the needs of the local community. Many of these businesses are likely to have employed local workers. More broadly, the development of industrial areas in the west of the suburb and also in neighbouring Kensington would likely have also been a source of employment for North Melbourne residents. From the early decades of the twentieth century, small-scale factories expanded through Melbourne suburbs, taking over sites which had previously been occupied by residences. North Melbourne was identified in 1909 as an 'important manufacturing centre', this reference was to particular areas in the suburb - the flour and biscuit factories in the suburb's west and industrial complexes, including agricultural implement works, in its east (*The Age*, 5 November 1909: 8). Factory and warehouse development continued into the post-war period. Mixed streetscapes of nineteenth century residences with interwar and post-war factories and warehouses can be seen in streets throughout North Melbourne, particularly Arden, Baillie and Provost streets.

Brutalism

Brutalism has been characterised 'as a desire to achieve aesthetic effect through the deliberately frank expression of building construction, materials and technology' (National Trust of Australia (Victoria) 2014). It emerged in the 1950s in two separate but related streams. One stream, favoured in the United Kingdom, extended the minimalist style of the Modernist architect Mies van der Rohe in buildings of an industrial aesthetic with exposed frames and services and a utilitarian infill of glazing and panels. The other, which was more influential in the United States, Japan and eventually Australia, created sculptural building forms in raw concrete or *beton brut* in the manner of the equally influential Swiss architect, Le Corbusier. Off-form concrete and, later, concrete blocks, became central to mature Brutalist expression.

In Australia, Sydney architect Harry Seidler sowed the seeds of the Brutalist idiom in 1959, using off-form concrete for an eight-storey office block in Ultimo, New South Wales. In the same year, Kevin Knight of Oakley & Parkes designed the IOOF Building in Russell Street, Melbourne (1958) that broke new ground with its banded facade of reinforced concrete spandrels. Shortly afterwards, work started on the design of Total House, also in Russell Street (Bogle & Banfield, 1963-65), which incorporated expressive spandrels of off-form concrete. These buildings were often stylistic hybrids with the emerging Brutalist tendencies combined with other influences. Asian, Wrightian and Brutalist influences converged in the design for the Cinema Centre in Bourke Street (Peter Muller, 1966-69) - a massive inverted tapering tower that remains the largest off-form concrete building in the Melbourne CBD.

However, it was not until the start of the 1970s that an undiluted form of Brutalism began to appear in central Melbourne. The Hoyts MidCity Cinema in Bourke Street (Bogle & Banfield, 1969-70, VHR H2335), was a notably early manifestation, with its facade of chamfered concrete forms in the mature Brutalist manner. Over the next few years, several important examples emerged just outside the city grid, notably the Plumbers & Gasfitters Union headquarters on Victoria Parade (Graeme Gunn, 1971, VHR H2307), the Eye & Ear Hospital in Gisborne Street, East Melbourne (Stephenson & Turner, 1972-73). The subject building, the premises of Wes Lofts & Co. in Abbotsford Street, North Melbourne (1972) adapted the massing approaches of the previous decade into a sculptural facade treatment, while several buildings at the University of Melbourne explored Brutalism as an understated institutional style. By the mid-1970s, Brutalism was widely accepted, and was represented in the CBD

by such striking examples as the MMBW head office in Little Collins Street (1974) and the YMCA in Elizabeth Street (1975), both designed by Perrott, Lyon, Timlock & Kesa.

By the early 1970s, ESM was well regarded as a capable exponent of the Brutalist style and its designs for Wes Lofts & co. and the Educational Resource Centre at the University of Melbourne (1972) have been recognised as 'significant works' of the firm by architectural historian Philip Goad (Goad 2001: 195).

While the influence of Brutalism in central Melbourne persisted into the 1980s and beyond, its role as a creative force had largely dissipated by the late 1970s and progressive firms sought alternative modes of expression. In 1983, ESM completed its only skyscraper design - a granite-clad and diagonally-orientated tower for State Savings Bank in Elizabeth Street (1975-80). While this is also considered an important design (Goad 2001: 195), it illustrates the firm's move away from the vigorous expressionism and Brutalist tendencies of its earlier work.

In 2001, the firm became part of the conglomerate Designinc.

SITE HISTORY

By the mid-1960s, the subject site was occupied with a mix of small business premises, including fuel merchants, and a vacuum flask company (*Sands & McDougall* 1965). By the late 1960s, the site between 121 and 141 Abbotsford Street had been cleared of buildings, and was owned by J A Davey Pty Ltd (City of Melbourne rate books 1969). The 1970 municipal rate books record that a company called Abbotsford Heights had purchased the property at 135-141 Abbotsford Street City of Melbourne rate books 1970). In October 1970, it was reported that Carlton Football Club coach, Ron Barassi, and the recently retired Carlton player, Wes Lofts, had gone into partnership in a printing and stationery business (*The Age* 7 October 1970: 20). The company appears to have been known variously as Wes Lofts & Co. and Talbot, Lofts and Barassi (*Sands & McDougall* 1974).

An application for the building's construction was made in early 1971, with the value of the development noted at \$54,000 (City of Melbourne Building Application Index BA 41830). The architectural firm of Eggleston MacDonald and Secomb designed a two-storey office, showroom and warehouse for the company to an understated Brutalist expression. Development was complete by 1972, when the building was recorded in the municipal rate books as a brick office and warehouse (City of Melbourne rate books 1972).

The Wes Lofts business appears to have occupied the building into the 2000s. Interestingly, by 2016, the building had been purchased by Alec Eggleston's grandson, also an architect, who operates March Studio from the site (*Sydney Morning Herald* 3 November 2016). At that time virtually everything from the 1970s development remained intact, including the built-in furniture, reception desk and stippled ceiling (*Sydney Morning Herald* 3 November 2016). The interior has since been refurbished and a number of internal changes made.

Eggleston MacDonald & Secomb

The firm of Eggleston MacDonald & Secomb had its origins in 1937 when noted architect, educator and former president of the Royal Victorian Institute of Architects (RVIA), Alec Eggleston, formed a partnership with his son Robert (Goad & Willis 2012: 227). The firm of A S & R A Eggleston was responsible for variety of commercial and industrial commission from the late 1930s into the 1940s including the Provident Life building in Queen Street Melbourne (1938).

On his father's death in 1955, Robert Eggleston formed a partnership with two younger members of the practice, Roderick MacDonald and Francis Secomb. The new firm of Eggleston MacDonald & Secomb (EMS) was responsible for a number of important buildings in the 1950s, notable for their framing systems which were expressed externally. These include: the Bendigo Creche and Day Nursery (1958); Clyde School, Woodend (1958); the Beaurepaire Tyre Service Station in Bendigo (1958).

One of the best known EMS projects of the period was the Beaurepaire Centre at the University of Melbourne (1954-7), a distinctive composition comprising three attached building forms each defined by expressed portal frames. Other commissions at the University of Melbourne followed, including: the Electrical Engineering and Metallurgy Building (1971-3); the McCoy Earth Science Building (1976); Union House (1960-80); the Thomas Cherry Building (1984); and the Zoology Building (1986). All were completed in tan brick and exposed concrete in a low-key and unassuming form of Brutalism (Goad & Willis 2012: 228).

The firm's successes at the University of Melbourne led to commissions at other educational institutions in the 1960s and 1970s including: Caulfield Institute of Technology; La Trobe University; Melbourne Teachers' College; and the Australian National University (Acton Campus). The firm had a particularly strong influence at ANU, where a substantial precinct of EMS buildings was developed in the 1960s. At Monash University in Clayton, they designed the Robert Menzies School of Humanities (1963-73) along with the David Derham School of Law, the Rotunda and The Alexander Theatre (1965).

The firm also specialised in high-quality industrial work, including a printing plant for Mason, Firth McCutcheon in Cheltenham (1958) and the award-winning, BHP Melbourne Research Laboratories (1969) in Mulgrave which has been described as 'a tour-de-force of structural expression in Cor-Ten steel' (Goad & Willis 2012: 228). The firm's office in Grattan Street, Carlton (1964) was 'an exemplary local piece of Brutalism' (Goad & Willis 2012: 228).

SITE DESCRIPTION

The former Wes Lofts showroom and warehouse is located on the western side of Abbotsford Street, a little to the north of its intersection with Victoria Street. It is located in a mixed streetscape of mid- to late-twentieth century factories and offices. The two-storey building was constructed in an understated Brutalist manner.

The broad form of the building is unremarkable with a more or less rectangular footprint extending to the front and side boundaries and a small undeveloped yard to the rear. In essence, the building comprises a simple, two-storey box with blockwork walls and a low-pitched steel deck roof.

The building is distinguished by its facade treatment which presents a considered arrangement of concrete planes and hovering forms crowned by a cantilevering first floor suspended between blockwork party walls. The arrangement recalls the refined post-war work of Mies van der Rohe, albeit delivered with a coarseness of expression consistent with early Brutalism. At ground floor the internal planning arrangements are made explicit through the facade design. Concrete steps rise to an entry. To its left, an office space is expressed externally as a concrete cube, hovering above a small garden bed. This building component was constructed without ground floor windows. [Applied lettering to the concrete ground floor wall denotes the original owners, Wes Lofts & Co Pty Ltd, along with the street numbering.](#)

Today, limited light and views are provided by steel tubes penetrating its blank concrete walls to form understated but decorative portholes. These are understood to date from the mid-2010s. To the left of, and above, the entry, a mezzanine space is evident. Again, this internal space is expressed externally as a featureless building form floating above a small parking area that is open to the street. The first floor is more recognisably Meisian presenting as a third concrete building form - its street elevation divided into five bays, each with full-height glazing set into robust timber joinery.

INTEGRITY

[In terms of its expression to the street, the building appears to be very substantially intact. Original joinery at ground and first floor levels survives, and despite the change in ownership, original signage denoting Wes Lofts and Co Pty Ltd and the street address remains in place. Concrete detailing survives in good original condition. Internal](#)

alterations have not impacted—the external presentation. As noted above, portholes at ground floor level of the street facade date from the mid-2010s, however, have had a minimal impact on the original presentation.



Figure 2 Former Wes Lofts office viewed from the north (left), original concrete detailing at the entry (right)



Figure 3 Former Wes Lofts office viewed from the south-east

COMPARATIVE ANALYSIS

Comparable examples of modestly scaled Brutalist office buildings constructed in the post-war period in the neighbouring context include:

- 50-52 Victoria Street, Carlton (The Plumbers and Gasfitters Union Building) (1969-71, H2307)
- Eggleston, McDonald & Secomb, 215 Grattan Street, Parkville, (1964, included in HO1 precinct)
- Former Ramsay Surgical precinct, 182-200 Berkeley Street, Carlton (1965-74, HO1120)
- Earth Sciences Building, 253-275 Elgin Street, Carlton (1975-77, HO1392)

The Plumbers and Gasfitters building (Figure 3), designed by Graeme Gunn and constructed in 1969-71, is a playful arrangement of solid and void. The off-form concrete building is defined by its sculptural staircase, which wraps around the front façade and projecting bay on the first floor.

The modestly scaled, brutalist or Japanese influenced building at 215 Grattan Street, Carlton (Figure 6) was designed by Eggleston, Macdonald & Secomb in 1964, as the practice's office. The building is characterised by its distinctive projecting glazed first floor supported by large off-form concrete beams (Heritage Alliance, 2008).

The Earth Sciences Building at 253-275 Elgin Street, Carlton (Figure 4), also designed by architects Eggleston, Macdonald and Secomb is heavily inspired by Brutalism through its use of off-form concrete. The façade along Elgin street is punctuated by a grand two story colonnaded loggia (Lovell Chen, 2021).

The former Ramsay Surgical precinct (182-200 Berkeley Street, Carlton, Figure 6) was designed by architect James M.McIldowie. It is defined by its bold brutalist style and deeply inset fenestration and projecting bays along the southern end.



Figure 4 [Plumbers and Gasfitters Union Building, 50-52 Victoria Street, Carlton, 1969-71 \(H2307\)](#)

Source: Victorian Heritage Database



Figure 5 [Earth Sciences Building, 253-275 Elgin Street, Carlton, 1975-77 \(HO1392\)](#)

Source: Built Heritage Pty Ltd



Figure 6 [Former Ramsay Surgical Precinct, 182-210 Berkeley Street, Carlton, 1965-74 \(HO1120\). Northern end \(left\), Southern end \(right\)](#)

Source: [Lovell Chen](#)



Figure 7 [Eggleston, McDonald & Secomb architectural offices, 215 Grattan Street, Parkville, 1964 \(HO1\)](#)

Source: [State Library of Victoria](#)

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
✓	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

~~[Recommended for upgrade from an ungraded place to a Significant place in HO3—North & West Melbourne Precinct in the Melbourne Planning Scheme.](#)~~

[Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.](#)

Extent of Overlay

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
SOLAR ENERGY SYSTEM CONTROLS	Yes
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

REFERENCES

[Built Heritage, Carlton Heritage Review, Peer review of five citations for post-WW2 places, prepared for Melbourne City Council, June 2021.](#)

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[Lovell Chen, Carlton Heritage Review, 2021.](#)

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Sands & McDougall directory, as cited.

Sydney Morning Herald, 3 November 2016, via <https://www.smh.com.au/business/companies/reinvented-brutalist-beauty-saved-from-demolition-20161103-gsgwyb.html>, accessed 27 February 2020.

PREVIOUS STUDIES

**North and West Melbourne
Conservation Study 1983**

ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Wes Lofts & Co Office



PS ref no: [HO1454](#)



What is significant?

The two-storey concrete and blockwork office and warehouse at 135-141 Abbotsford Street, North Melbourne, by architects Eggleston MacDonald and Secomb in 1971-1972.

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

- Concrete facade incorporating cantilevered first floor
- Original full height windows in timber joinery
- Concrete steps and entry sequence, garden bed
- Open parking area
- Blockwork side walls
- 'Wes Lofts' signage

The rear walls are original but make a lesser contribution. The more recent porthole windows are not significant.

How it is significant?

The former Wes Lofts & Co office and warehouse is of representative and aesthetic significance at a local level to the City of Melbourne.

Why it is significant?

The former Wes Lofts & Co office and warehouse is of local significance as a representative, capably-resolved and externally intact example of the Brutalist style as applied to an office and warehouse (Criterion D). Aesthetically, it is notable for the sophisticated arrangement of forms, constructed in glass and off-form concrete, to its facade. Despite its reasonably late construction date, the design broke new ground - employing the massing and formal characteristics of earlier Brutalist designs to create a sculptural facade treatment. The building has been recognised by Philip Goad as an important example of the work of the notable Melbourne firm of Eggleston MacDonald and Secomb. (Criterion E).

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, [2022 July 2022 \(updated July 2023\)](#)

SITE NAME	Ss Peter and Paul Ukrainian Catholic Cathedral
STREET ADDRESS	35-37 Canning Street, North Melbourne
PROPERTY ID	101359



SURVEY DATE: January 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY	HO3		
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	Significant
DESIGNER / ARCHITECT / ARTIST:	Salvador Camacho Bracero of Smith & Tracey	BUILDER:	Unknown
DEVELOPMENT PERIOD:	Post-war Period (1945-1965)	DATE OF CREATION / MAJOR CONSTRUCTION:	1962-63

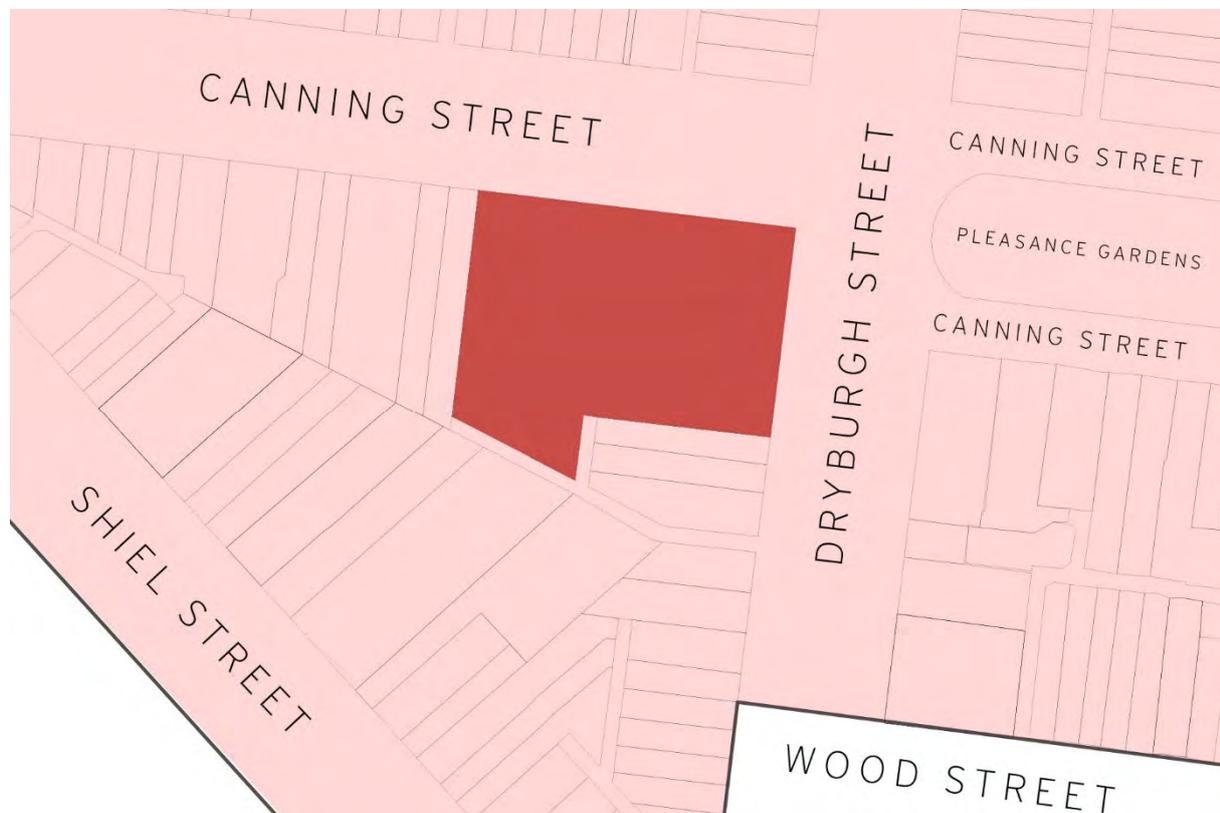
THEMES

HISTORIC THEMES	SUB-THEMES
3. Peopling North Melbourne	Maintaining distinctive cultures
7. North Melbourne's community life	Religion and places of worship

RECOMMENDATIONS

[Recommended for individual inclusion in the Heritage Overlay, as indicated at Figure 1.](#)

[The Significant grading applies to the Cathedral only. Note that the property also includes a double-fronted timber residence with a street address of 387 Dryburgh Street that is graded contributory. The two-storey brick presbytery and school building \(St Catherine's Early Education Centre, 1974\) with the street address of 35 Canning Street is non-contributory.](#)



[Figure 1. The proposed extent of overlay of Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne is indicated in red](#)

[Source: Melbourne Planning Scheme](#)

SUMMARY

[The Ss Peter and Paul Ukrainian Catholic Cathedral, constructed in 1963, is of local historical, representative, aesthetic and social significance to the City of Melbourne. The cathedral was designed by the Spanish-born Salvador Camacho Bracero of architectural practice, Smith & Tracey. It is a reflection of the demographic and societal changes of the post-WWII period, including the arrival of Ukrainian migrants \(including refugees\) under the Displaced Person Scheme and the development of a strong Ukrainian community in inner Melbourne. Its distinctive tall arcaded form and abstraction of architectural elements found in traditional Byzantine design such as domes, vaults and arcades makes the building a fine example of what has been called "late-twentieth century immigrant](#)

nostalgic” style. While no direct consultation with the congregation was undertaken as part of this assessment, the Ukrainian Catholic Church website suggests the North Melbourne parish enjoys a rich spiritual, cultural and social life centred on the Cathedral (Ukrainian Catholic Church).

The Significant grading applies to the Cathedral building only. Note that the property also includes a double-fronted timber residence with a street address of 387 Dryburgh Street that is graded contributory. The two-storey brick presbytery and school building (St Catherine’s Early Education Centre, 1974) with the street address of 35 Canning Street is non-contributory.

HISTORICAL CONTEXT

Peopling North Melbourne

Maintaining Distinctive Cultures

In the post-WWII period, the demographics of North Melbourne, as with much of inner Melbourne, began to change with the arrival of European migrants. From 1947, the Displaced Person Scheme enabled assisted passage to refugees from Estonia, Latvia, Lithuania, Poland, Ukraine, Czechoslovakia, Hungary and the former Yugoslavia in exchange for two years’ contracted work (Context 2011: 6-7). This diversification of North Melbourne is evident in names recorded in the Sands & McDougall directories of the 1950s and 1960s. These changes resulted in new kinds of community places for particular migrant groups; such were the numbers in these migrant communities that businesses, clubs and churches began to reflect their presence.

Community Life

Religion and places of worship

Churches have long played an important role within the North Melbourne community. Between the first land sales of 1850s and 1875, when the subdivision of Crown land across Hotham (North Melbourne) had been completed, a number of reserves of land for different religious denominations had been put aside. This included sites for the Church of England and Wesleyan Church in the south-east of the suburb, and for the Presbyterian Church on Curzon Street in the 1850s. From the 1870s, churches were also constructed in the north of the suburb, on the elevated Hotham Hill, including the Wesleyan Church on Brougham Street in 1873 and St Michael’s Catholic Church in Dryburgh Street in c. 1907. While Methodism declined in North Melbourne in the twentieth century, the suburb’s strong Irish community saw Catholicism grow, both in numbers and buildings. By 1916, the population of North Melbourne was 17,000, of which 50 % were Catholic (*Spectator and Methodist Chronicle* 11 February 1916: 179; Context 2012: 78). A new school and church were constructed Hotham Hill, with the substantial St Michael’s Church opened in 1907, designed by architects Grainger, Kennedy and Little (*Advocate* 23 November 1907: 20; *The Argus* 10 June 1907: 8).

SITE HISTORY

In the mid-twentieth century, the subject site was occupied by a series of nineteenth century residences, which fronted both Canning and Dryburgh streets. In c. 1957-8, the Roman Catholic Trusts Corporation purchased the 35 Canning Street site for the construction of a dedicated cathedral for the Ukrainian Catholic community (City of Melbourne rate books 1957 and 1958). A Ukrainian migrant community had been established in Australia in the post-war years, and had increased steadily in numbers; this community included Catholics seeking refuge from religious persecution (*Victorian Year Book* 1954-1958: 236; Babie 2007: 38).

The new cathedral was designed by the Spanish-born Salvador Camacho Bracero of architectural practice, Smith & Tracey. The foundation stone was blessed in 1958 by Bishop Ivan the first Apostolic Vicar of the newly formed Apostolic Exarchate of Australia, New Zealand and Oceania (Babie 2007: 39). The emerging Ukrainian Catholic

communities were aided in practising their faith by existing Roman Catholic parishes across Australia (Babie 2007: 38) and prior to the construction of a dedicated cathedral, services of the Catholic Ukrainian community were held at St Patrick's Cathedral in East Melbourne (*The Age* 4 July 1953: 14; *Advocate* 25 June 1953: 7). By 1966 there were 21,000 members of the Exarchate across the Australian and Oceanic region (Babie 2007: 39).

Final plans were submitted to the City of Melbourne for approval in February 1962 (Figure 1). The building was under construction by mid-1962, with a perspective drawing of the cathedral included in the University of Melbourne's *Cross-Section* journal (*Cross-Section* July 1962: 3) (Figure 2). The Ss Peter & Paul Ukrainian Catholic Cathedral was completed by early 1963, and blessed by Bishop Ivan at Easter, 14 April 1963 (Babie 2007: 39). Church services and ceremonies were soon under way, conducted in both English and Ukrainian (*The Canberra Times*, 23 August 1965: 7, 11 March 1969: 3; Ukrainian Catholic Church). The completed building can be seen in an aerial photograph of 1969, where its substantial scale is evident, contrasting with the building stock in the surrounding area (Figure 3). In c. 1974, a new building with presbytery, school and childcare facilities, and apartments was constructed adjacent to the church, on Canning Street (City of Melbourne Building Application Index). [This is now known as St Catherine's Early Education Centre.](#) A double-fronted Victorian house remains within the Cathedral property, located to the south of the church, at 387 Dryburgh Street.

In 1999, the Ukrainian Catholic Eparchy of Ss. Peter and Paul in Australia celebrated 50 years since the Ukrainian Church was founded in Australia, with services held both at St Patrick's Cathedral and at the Ss Peter and Paul Ukrainian Catholic Cathedral (*Ukrainian Weekly* 8 August 1999). In 2016, the building's architect, Salvador Camacho Bracero visited the cathedral with the Spanish Architects Society, the Spanish consul and others (Spanish Architects Society 2016).

While no direct consultation with the congregation was undertaken as part of this assessment, the Ukrainian Catholic Church website suggests the North Melbourne parish enjoys a rich spiritual, cultural and social life centred on the Cathedral (Ukrainian Catholic Church).

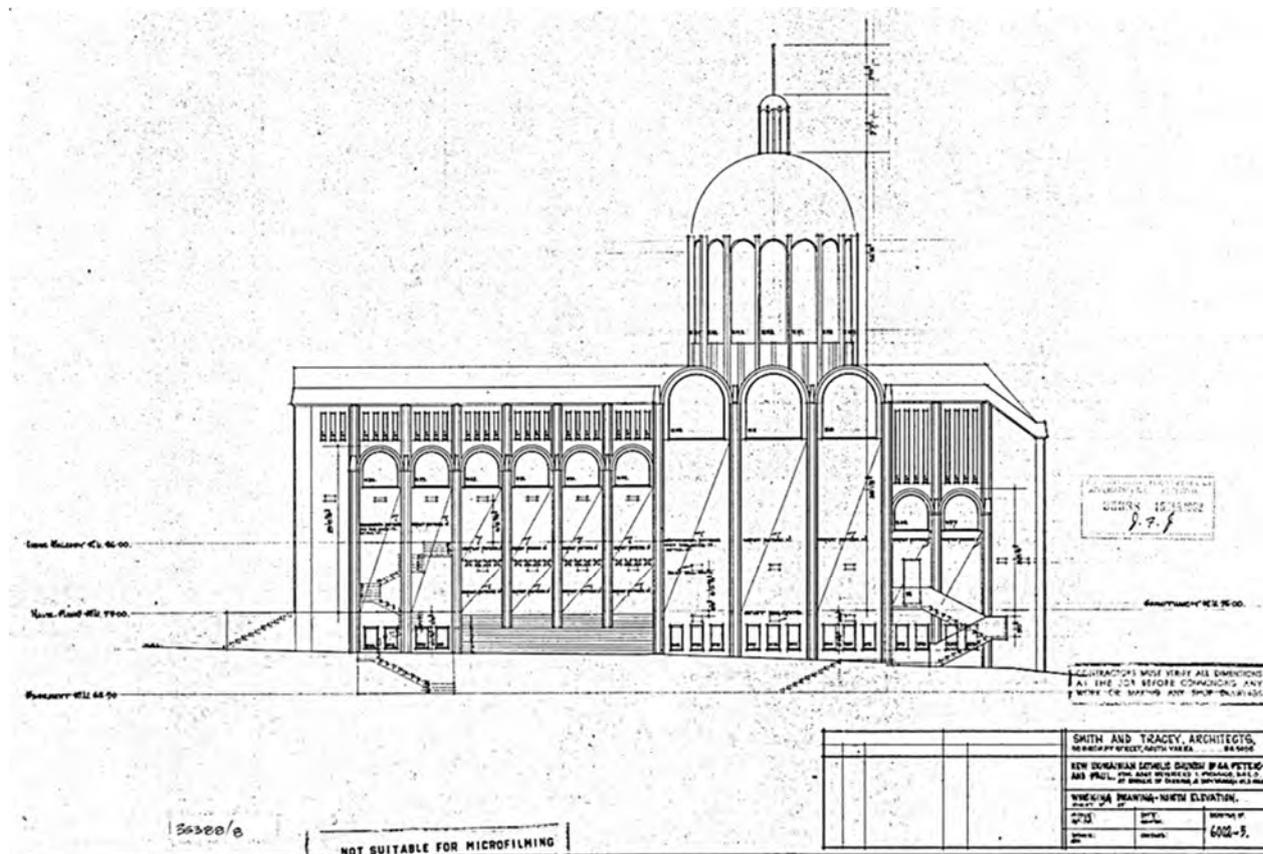


Figure 2 Architectural section drawing of the new Cathedral, Smith and Tracey, architects, 1962

Source: Building Application 35388, Building Application Plans, City of Melbourne

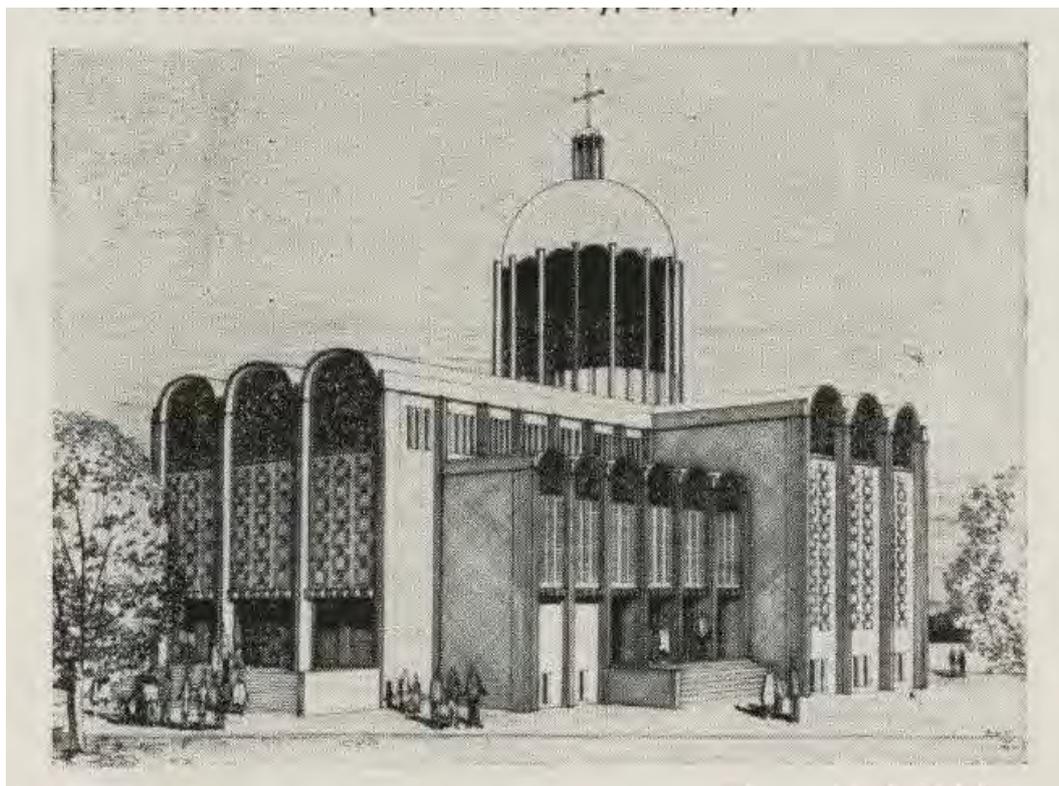


Figure 3 Perspective drawing of the new church building, Smith and Tracey

Source: Reproduced in *Cross-Section*, 1 July 1962, p. 3.



Figure 4 Aerial photograph of 1969 showing completed cathedral building

Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services

The Architects: Smith and Tracey

The long-running Melbourne architectural firm of Smith & Tracey was formed in 1949 by Des Smith (1918-2003) and Dan Tracey (1916-1992) (Built Heritage 2019). Smith attended St Joseph's College, in Benalla, Assumption College, in Kilmore, and the University of Melbourne Architectural Atelier. At University, Smith met Daniel Tracey who was born in Malvern and educated at De La Salle College. United by their shared Catholicism, the two men decided that they would one day enter into partnership. However, this did not eventuate until after World War II.

A new building at Smith's *alma mater*, St Joseph's College in Benalla was the first of many commissions from the Roman Catholic Church in Victoria. The practice was successful and, around 1950, took on two further partners, Eric Lyon and Leslie Thomas Brock. The expanded firm designed churches and denominational schools and related projects including convent buildings, a homeless men's shelter and, in one notable case, a demonstration house built to raise funds for the Franciscan Mission in New Guinea. The latter design won first prize in the *Herald's* Ideal Homes competition. Private residential work was also a mainstay for the firm during this period with Lyon and Brock designing notable houses for themselves and others. Around 1960, Lyon and Brock left the partnership, but the firm continued under Smith and Tracey who secured an important new client in Bowl-o-matic Pty Ltd. They designed bowling centres at Geelong (1961), Dandenong (1962), Morwell (1962) and Frankston (1963), along with two others in Tasmania for the company (Built Heritage 2019).

Notwithstanding this diversity of work, ecclesiastical projects continued to underpin the firm's output during the 1960s. Revisions to liturgical procedures as a result of the Second Vatican Council (1962-65) not only brought Smith & Tracey a number of new church commissions, but allowed the architects to experiment with bold new forms, including centralised plans to a square or polygonal footprint.

Works from this time include (Built Heritage 2019):

- Roman Catholic Church of St Raphael, Hardy Street, Preston West (1964)
- Roman Catholic Church of St Francis Xavier, High Street, Prahran (1964, Stonnington HO456)
- Presbyterian Church, Murray Anderson Road, Rosebud (1967, Mornington HO427)
- Roman Catholic Church of St Mary, Star of the Sea, Constitution Hill Road, Sorrento (1968, Mornington HO43)
- Roman Catholic Church of St Clement of Rome, Egan Road, Bulleen (1971, Manningham HO112))

The office of Smith & Tracey thrived into the 1970s and 1980s, maintaining its reputation for highly-regarded church and school architecture, as well as developing expertise in the newer field of aged care facilities. Following the retirement of both founding partners in the early 1990s, the practice continued under Des Smith's son, Gerald and continues today as Smith+Tracey.

~~The Cathedral for the Ukrainian Catholic congregation in North Melbourne (1963) stands apart from much of the work of the practice at this time, being a relatively abstract rendering of a conventional eastern Europe church.~~—The architect for the project, Salvador Camacho Bracero, was born in Spain joining Smith & Tracy as a young architect in the late 1950s. Bracero both designed the building and was involved in its construction. Bracero subsequently developed his professional career in both Australia and Spain, developing an extensive portfolio of buildings in both countries (Spanish Architects Society 2016). The extensive structural design required to create the large interior spaces was undertaken by engineers, Wearing-Smith & Gloury.

~~The building was designed in a manner described by architectural historian Richard Apperly as 'Late twentieth century Immigrant Nostalgic' (Apperly 1989: 270). In this style the traditional architectural elements such as domes and arcades are employed to recall the church buildings of the congregation's homeland—often with limited regard to stylistic accuracy. Buildings of this kind were constructed wherever Eastern European migrant communities were established and successful. Notable comparable examples include: St Andrews Ukrainian Catholic Church, Lidcombe, New South Wales, and the Ukrainian Autocephalic Orthodox Church (Holy Virgin's Protection Memorial~~

Church), Buckley Street, Moonee Ponds (1961-6), although developments of this kind occurred across Australia as at the Greek Orthodox church of the prophet Elias in Norwood, SA (c. 1975).

SITE DESCRIPTION

The building is approached from the north-east by a formal arrangement of stairs leading to a semi-enclosed porch. The nave is expressed externally as three raised vaults extending for the full length of the building (Figure 5). At the porch, these present as a tall arcaded form recalling the triple-arched entries to traditional Byzantine churches - albeit to a larger scale (Figure 5). A similar arrangement of raised vaults is provided above the transepts (Figure 6). Above the intersection of the nave and the transepts, a hemispherical dome is raised on a glazed drum. It incorporates a crucifix at its highest point further accentuating the height of the cathedral. Aisles to either side of nave are expressed externally as a series of smaller vaults creating a sequence of arcaded forms along the side elevations. At their ends, perforated brickwork panels with stained glass to their upper sections seal each vault (Figure 7). The result is a local landmark and one which encloses a vast internal space. [A low brick fence is located to both the Canning Street and Dryburgh Street boundaries, and to internal driveways, which features contrasting capping and decorative ironwork.](#)

The cathedral is unusual in an Australian context for the extent to which its external surfaces are decorated. While generally finished in cream face brick, some areas, notably those above the entry, feature abstract brick designs; similar but less elaborate designs are incorporated along the side elevations. These brickwork motifs and textures, in conjunction with stained glass produce an unusually decorous exterior reflecting the traditional role of the Baroque in the architecture of the eastern church and its reinterpretation for an Australian context.

[The property at 35-37 Canning Street includes two additional buildings.](#)

- [a single-storey nineteenth century residence, with a street address of 387 Dryburgh Street, which is graded contributory \(Figure 8\). The double-fronted timber building has a solid timber front fence, painted corrugated iron roof and verandah awning, and timber framed sash windows, which appear to be a later addition.](#)
- [A two-storey brick presbytery and school building \(St Catherine's Early Education Centre, 1974\) with the street address of 35 Canning Street, which is non-contributory \(Figure 9\).](#)

[The various structures at the site can be seen at Figure 10.](#)



Figure 5 North and east elevations of the cathedral with the expressive vaults of the nave extending over the entrance porch and smaller vaulted transepts.



Figure 6 Cathedral viewed from north-east



Figure 7 front entrance (north) with stained glass detailing.



Figure 8 Nineteenth century residence, 387 Dryburgh Street



Figure 9 St Catherine's Early Education Centre building at the west of the site to the rear of the Cathedral.



Figure 10 Location plan, showing the built form at the site

INTEGRITY

The cathedral building retains a high level of external intactness and integrity to its original design and construction. The external brick remains unpainted with the brick detailing retained, window and door arrangements remain. Very few alterations have been made to the building, aside from the addition of a ramp to the west elevation of the building fronting Dryburgh street. A two-storey brick school (St Catherine's Early Education Centre) constructed in 1974 at the west of the site replaced two nineteenth century residences and has not resulted in the loss of significant or original fabric to the cathedral.

COMPARATIVE ANALYSIS

There are a small number of buildings within North Melbourne that reflect the cultural diversification of the suburb as a result of Australia's post-war migration scheme. These include:

- The Lithuanian Club, 44 Errol Street (1897 warehouse, adapted in 1940, HO3): Long-operating community centre and venue for post-war migrant community, operated by the Lithuanian community from 1965.
- Loco Hall, (later Marconi Ballroom), 570-578 Victoria Street (1914, HO3). Loco Hall began screening foreign language films by the late 1950s, and in the 1970s and 1980s was known as the Marconi Ballroom

Both of these buildings are examples of places which are later adaptation or occupation of earlier buildings. This is typical across the municipality; in Carlton, for example, an 1885-6 dance hall in Canning Street, has been used by the Italian community as a social since 1958, following its use by the Jewish community in the interwar period. Examples of places which are purpose-built for post-war immigrant communities are more common in areas which were being developed in the post-war period. The City of Melbourne, in contrast, was largely built up by the early twentieth century. The substantial Veneto Social Club, 91 Bulleen Road, Bulleen (Manningham, no HO), was constructed in 1972-73 by Italian-trained architect Ermin Smrekar for large Italian community of Melbourne. The Ukrainian Cathedral is unusual in the City of Melbourne, in that it was purpose-built in the post-war period for a newly arrived, and growing, immigrant community.



Figure 11 [44 Erroll Street \(Lithuanian Club\), 2020 \(HO3\)](#)

Source: [Lovell Chen](#)



Figure 12 [Loco Hall, Victoria Street](#)

Source: [Lovell Chen](#)



[Figure 13 Veneto Social Club, 91 Bulleen Road, Bulleen, 1972-73](#)

[Source: Heritage Alliance](#)

[There are numerous church buildings within the study area, reflecting the importance of the various Christian denominations in North Melbourne in the nineteenth century. Many of these are located on prominent elevated or corner sites, including the former Presbyterian Union Memorial Church Complex, Curzon Street \(VHR H0007, HO292\) of 1879; St Mary's Anglican Church, 163 Howard Street \(VHR H0010, HO296\) constructed between 1858 and 1868, with substantial St Mary Star of the Sea \(VHR H2182, HO979\) of 1891-1900, located just outside the study area in West Melbourne. St Michael's Catholic Church, constructed in 1907 on an elevated site in the suburb's Hotham Hill area, is evidence of the continued importance of the Catholic community in North Melbourne.](#)

[The architects of the Ukrainian Catholic Cathedral, Smith & Tracy designed a number of ecclesiastical buildings across Melbourne in the 1960s, all located outside the municipality. These include:](#)

- [Roman Catholic Church of St Raphael, Hardy Street, Preston West \(1964\)](#)
- [Roman Catholic Church of St Francis Xavier, High Street, Prahran \(1964, Stonnington HO456\)](#)
- [Presbyterian Church, Murray Anderson Road, Rosebud \(1967, Mornington HO427\)](#)
- [Roman Catholic Church of St Mary, Star of the Sea, Constitution Hill Road, Sorrento \(1968, Mornington HO43\)](#)
- [Roman Catholic Church of St Clement of Rome, Egan Road, Bulleen \(1971, Manningham HO112\)](#)

[The Ukrainian Catholic Cathedral in North Melbourne \(1963\) stands apart from much of the work of Smith & Tracy at this time, and is notable for its expressive and sculptural use of form and high level of ornamentation. The building further defers from other works by the firm as Salvador Camacho Bracero's design is a relatively abstract rendering of a conventional eastern Europe church.](#)

[The subject building was designed in a manner described by architectural historian Richard Apperly as 'late twentieth century Immigrant Nostalgic' \(Apperly 1989: 270\). In this style the traditional architectural elements such as domes and arcades are employed to recall the church buildings of the congregation's homeland - often with limited regard to stylistic accuracy. Buildings of this kind were constructed where Eastern European migrant communities were established and successful. Notable comparable examples include: St Andrews Ukrainian](#)

[Catholic Church, Lidcombe, New South Wales, and the Ukrainian Autocephalic Orthodox Church \(Holy Virgin's Protection Memorial Church\), Buckley Street, Moonee Ponds \(1961-6\), although developments of this kind occurred across Australia as at the Greek Orthodox church of the prophet Elias in Norwood, SA \(c. 1975\).](#)

[The Ss Peter and Paul Ukrainian Catholic Cathedral is an unusual example of a post-war church, designed for a newly arrived migrant community, in the study area.](#)

ASSESSMENT AGAINST CRITERIA

✓	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
✓	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
✓	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
✓	<p>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).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

RECOMMENDATIONS

[Retain Ss Peter and Paul Catholic Cathedral as a Significant place within the HO3 precinct](#)

[Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.](#)

The Significant grading applies to the Cathedral building only. Note that the property also includes a double-fronted timber residence with a street address of 387 Dryburgh Street that is graded contributory [within HO3](#). The two-storey brick presbytery and school building ([St Catherine's Early Education Centre](#), 1974) with the street address of 35 Canning Street is non-contributory.

Extent of Overlay

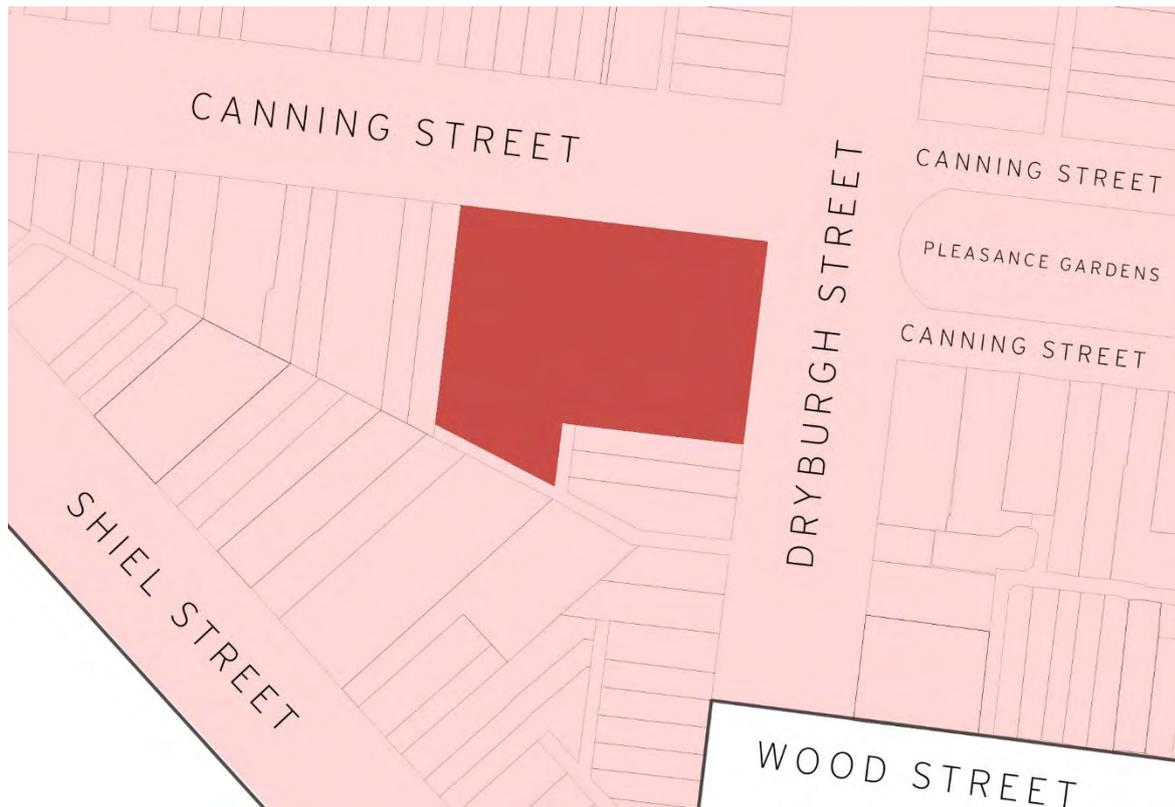


Figure 14 [The proposed extent of overlay of Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne is indicated in red. The location of the subject property within the existing HO3 – North & West Melbourne Precinct](#)

Source: Melbourne Planning Scheme

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
SOLAR ENERGY SYSTEM CONTROLS	Yes

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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PREVIOUS STUDIES

**North and West Melbourne
Conservation Study 1983**

Ungraded ([Cathedral](#)),
[D graded \(387 Dryburgh Street\)](#)

**C258 City of Melbourne Heritage
Review 2015**

- Significant
- [Significant \(Cathedral\)](#)
 - [Contributory \(387 Dryburgh Street\)](#)
-

STATEMENT OF SIGNIFICANCE

Heritage Place: Ss Peter and Paul Ukrainian Cathedral



PS ref no: [HO1455](#)



What is significant?

The Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne, [constructed in 1962-63](#), is significant.

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

- [The whole of the cathedral building, including its scale, incorporation of raised vaults and tall arcaded forms, hemispherical dome, face brick materiality, and external decoration including abstract brick designs](#)
- [Brick fence to Dryburgh and Canning Streets, original extent to the cathedral site](#)

[The nineteenth century residence with street address 387 Dryburgh Street is contributory. Other elements to the west of the cathedral, including the two-storey brick presbytery and school building \(St Catherine's Early Education Centre, 1974\), are non-contributory.](#)



How it is significant?

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local historical, representative, aesthetic and social significance to the City of Melbourne.

Why it is significant?

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local historical significance as a reflection of the demographic and societal changes of the post-WWII period, including the arrival of Ukrainian migrants (including refugees) under the Displaced Person Scheme and the development of a strong Ukrainian community in inner Melbourne. The building provides evidence of the importance of migrant communities and the diversification of the population of North Melbourne in the second half of the twentieth century. Specifically, the construction of such a substantial and imposing church in 1961 was a demonstration of the strength of the Ukrainian Catholic community by the latter post-war period. (Criterion A).

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local representative significance. It is a fine example of what has been termed 'Late twentieth century Immigrant Nostalgic' architecture, evident in its reinterpretation of traditional architectural elements such as domes, vaults, arcades and a highly decorated exterior to produce an innovative and Modern place of worship (Criterion D).

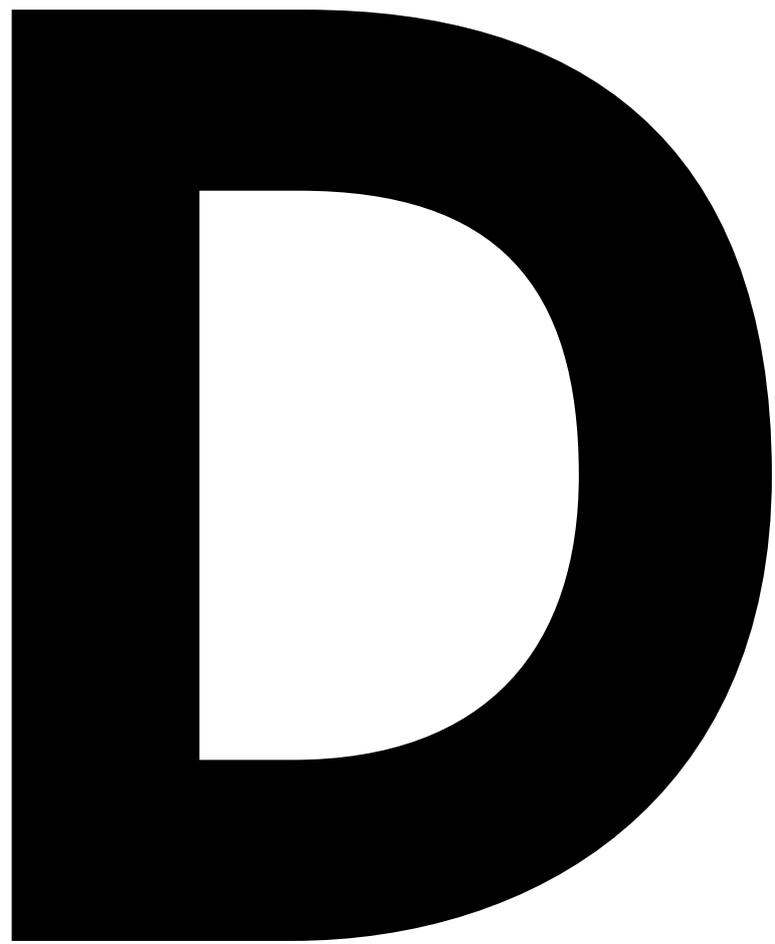
The Ss Peter and Paul Ukrainian Catholic Cathedral is of local aesthetic significance. It was designed by Salvador Camacho Bracero, of the architectural firm Smith & Tracy, a practice which was highly regarded for its ecclesiastical designs. It is among their most successful works and is a local landmark in North Melbourne (Criterion E).

The Cathedral is of social significance as a focus for the Ukrainian Catholic community of Melbourne, which it continues to serve (Criterion G).

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, [2022 July 2022 \(Updated July 2023\)](#)

ATTACHMENT D:
~~**STATEMENT OF**~~
~~**SIGNIFICANCE FOR PLACES**~~
~~**IN H03**~~REVISED
STATEMENT OF
SIGNIFICANCE FOR NORTH
& WEST MELBOURNE
PRECINCT H03 (TRACK
CHANGES VERSION)





Melbourne Planning Scheme

Incorporated Document

HO3 North & West Melbourne Precinct Statement of
Significance ~~April-July 2022~~ **2023**

**This document is an incorporated document in the Melbourne Planning Scheme
pursuant to Section 6(2) (j) of the Planning and Environment Act 1987**

3.0 HO3 – North and West Melbourne Precinct

3.1 History

North Melbourne and West Melbourne Precinct is located within the suburbs of the same name. The precinct developed as part of the extension of Melbourne to its north, associated with the mid-nineteenth century growth in population.

In the mid to late 1840s, there were growing calls for the boundaries of the city of Melbourne to be extended, although some allotments in Jeffcott and Batman streets to the north-west of the original Hoddle Grid had by this time been surveyed.¹ In 1849, a site was chosen for the Benevolent Asylum, on ‘the summit of the hill overlooking the junction of the Moonee Ponds with the Salt Water swamp’. It was ‘the most magnificent that could be well imagined peculiarly eligible for a public building’.² The foundation stone was laid in June 1850, and the asylum opened in 1851.³ The location of the asylum at the then western end of Victoria Street interrupted the subsequent route of the thoroughfare.

In 1852, during Robert Hoddle’s tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne; the extension of the city to its north had effectively been formalised.⁴ From La Trobe Street, King and Spencer Streets were extended towards Victoria Street on a curved north-west axis past the site of the flagstaff, later Flagstaff Gardens. The latter incorporating the high point of Flagstaff Hill, adjoins the south side of the precinct, and was historically an important viewing place in early Melbourne, and the site of a signal station which communicated with a similar station at Point Gellibrand (Williamstown). Flags flown from the flagstaff indicated the arrival of ships in Hobsons Bay;⁵ and drew crowds to this early feature of West Melbourne.

North of Victoria Street, the new streets followed a more rigorous grid, on a north-south and east-west alignment. Flemington Road, on the northern boundary of North Melbourne, was based on an earlier track to Geelong with a crossing at the Saltwater (Maribyrnong) River.⁶ The track was in place as early as 1840, and Flemington Road became a stock route to the Newmarket livestock saleyards, opened by 1859-60.⁷

Allotments east of Curzon Street, between Victoria and Queensberry streets, were auctioned in September 1852, with allotments in Dryburgh and Abbotsford streets sold in March 1853.⁸ A plan of 1852 indicates that ‘North Melbourne’ referred to the allotments along Spencer and King streets, with an area called ‘Parkside’ to the north of Victoria Street. Parkside took in parts of what is now Parkville and North Melbourne, with allotments laid out to either side of Flemington Road, and along Queensberry Street West.⁹ In January 1855, North Melbourne was proclaimed as the Hotham ward of the City of Melbourne, after Lieutenant Governor Sir Charles Hotham.¹⁰ The Kearney plan of 1855 shows the northern part of North Melbourne was intended to address Royal Park, with radial allotments around London-style circuses incorporating small parks and squares. However, the pressures of the population boom following the start of the gold rushes saw this scheme modified by the 1860s, when allotments along Molesworth, Chapman, Erskine and Brougham streets were sold.¹¹ This elevated area became known as ‘Hotham Hill’, and had allotments of more generous proportions than the earlier subdivisions to the south; it was also subsequently developed with some substantial residences.¹²

The 1855 rate books for Hotham ward indicate that the majority of early residences in the precinct were small cottages constructed of wood, with some buildings of brick or stone. A commercial and civic precinct had developed by this time, centred on Queensberry, Errol and Leveson streets. Hotels were prominent, including the bluestone Lalla Rookh in Queensberry Street and the Empire Hotel in Errol Street; bakers, grocers and butchers; and small scale manufacturers including saddle and boot makers were also operating.¹³ Development along Victoria Street related to its role as a main thoroughfare out of the city. The presence of saddle and tent makers, farriers and veterinarians,¹⁴ also demonstrates the importance of these early North and West Melbourne commercial activities in servicing the growing goldfields traffic and migration of people to the gold-rush centres north-west of Melbourne.

In March 1858, a reported 1500 residents of Hotham met to agitate for separation from the City of Melbourne, indicating an early level of political engagement by the local residents. In September 1859, the Borough of Hotham was proclaimed.¹⁵ The first town hall was constructed on an elevated site at the corner of Queensberry and Errol streets in 1862-63, and was replaced in 1875-76 by the present municipal complex designed by noted architect George Johnson. In 1887, the name of the Town of Hotham was changed to the Town of North Melbourne.¹⁶

West Melbourne also developed its own identity in the nineteenth century. It was an early residential suburb with mixed housing types, ranging from small dwellings and cottages through to more substantial villas and double-storey terraces. Substantial housing stock developed along the main thoroughfares of King, William and Dudley Streets, in conjunction with commercial and manufacturing land uses. More modest housing was located towards the West Melbourne Swamp and railyards.¹⁷

By the latter decades of the nineteenth century, the precinct was predominantly a working class area, accommodating workers and their families associated with many diverse commercial, manufacturing and small and large scale industrial operations. These were located in, or adjoined the current precinct area. By way of example, a row of terraces at 461 to 483 Queensberry Street, owned by prominent local resident John Stedeford, was occupied in 1890 by carpenters, a waiter, labourer, slipper maker, cab proprietor, tinsmith, broom maker, banker and a boarding house operator. Of the twelve properties in Scotia Street in this period, seven were occupied by labourers, with a bootmaker, joiner, saddler and folder also listed in the municipal rate books.¹⁸ Likewise, residents of the south end of Chotwynd Street included a carrier, engine driver, traveller, barman, lithographer, boilermaker and a blacksmith.¹⁹

Larger industries and employers were located to the perimeter of the precinct. Queen Victoria Market was developed to the east from the mid-1850s; the Hay, Corn and Horse Market to the north at the intersection of Flemington Road and Royal Parade developed in the same period; while the Metropolitan Meat Market was established in Courtney Street in 1880. Abattoirs were also located outside the precinct area. Railway yards and rail infrastructure were to the south west of the precinct. The West Melbourne swamp was made over in the late nineteenth century to become Victoria Dock, the main cargo port for the booming city of Melbourne.

A number of agricultural implement manufacturers were located in Hotham; timber milling occurred in the west of the precinct; tanners and soap manufacturers operated from Boundary Road; and the Melbourne Gas Works and Omnibus Company stables were situated on Macaulay Road.²⁰ Carriage works, foundries and factories can be seen on the MMBW plans of the 1890s, near the commercial centre of North Melbourne. Many of these were situated on the smaller streets and lanes of the precinct, which had developed off the principal streets.²¹

Religious denominations were well represented in the precinct, with the Catholic Church prominent among them. Within Hotham, reserves were set aside for the Presbyterian, Church of England, Wesleyan and Roman Catholic faiths.²² Many large church buildings and schools were constructed throughout the precinct, including St Mary's Star of the Sea (1891-1900) on Victoria Street and the State School (1882) on Queensberry Street. By 1916, the population of North Melbourne was 17,000, of which 50 percent were Catholic, and a number of Catholic schools were established to service the community.²³

During the nineteenth and twentieth centuries a number of political associations also formed in the suburb, including the North Melbourne Political Association (1850s); North Melbourne arm of the Liberal Association of Victoria (1880s); and the North Melbourne Political Labor League (1900s). Women's Suffrage League meetings were held at the North Melbourne Town Hall in the 1880s and 1890s, and anti-conscription meetings were held in the suburb in World War I.²⁴

In 1869, the North Melbourne Football Club was formed, being one of the earliest Australian Rules football clubs. Its players were colloquially known as the 'shinboners', believed to be a reference to the local abattoir workers.²⁵ The club's first games were played in Royal Park, and for a time it was known as the Hotham Football Club. Together with the cricket club of the same name, the football club played games at the Arden

Street Oval, just outside the precinct boundary, from the 1880s. The historic ground has continued to be the home of the 'Kangaroos', an historic working class football club with its roots in the local community.

In 1905, the Town of North Melbourne was incorporated back into the City of Melbourne as the Hopetoun (North Melbourne) ward.²⁶ In 1911, the Melbourne Benevolent Asylum was demolished, opening up Elm and Miller streets for residential development and Victoria Street for traffic. In the mid-twentieth century, the State Government undertook a program of 'slum clearance' which resulted in the demolition of houses in a number of blocks in the precinct. Aside from Hotham Hill to the north, the precinct's character by this time derived from its residential and industrial uses.²⁷

Much of West Melbourne's early housing stock was also demolished with the changing nature of the suburb throughout the twentieth century. Its earlier identity was to a large extent transformed with the growth of industry and manufacturing, and later again with the advance of corporate and office development out of the city.²⁸

Another significant development in North Melbourne, was the opening of the swimming baths in December 1909, on the triangular site at the corner of Macaulay Road and Arden Street, adjoining the precinct. This occurred in the early twentieth century when municipal funded baths were being opened across Melbourne.²⁹

Although small-scale manufacturing and industrial uses remain, particularly at the fringes of the precinct, North and West Melbourne's proximity to the city has seen it return to a favoured residential locality.

3.2 Description

The extent of the North and West Melbourne Precinct is identified as HO3 in the planning scheme maps.

Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range.

The precinct is predominantly residential, albeit many streets combine residential and mixed-use development where dwellings are seen with commercial, manufacturing and industrial buildings. The precinct varies in terms of its intactness, with streets incorporating both historic and infill development; visible changes and additions to historic buildings; and numerous examples of adaptation of former manufacturing and industrial buildings (such as factories and warehouses) to residential and other uses. In the north-west of the precinct, which has comparatively intact residential streets, there is less commercial, industrial or infill development. Although the principal residential streets in the centre of the precinct are wide, much of the development to these streets is fine-grained and modest. There is also variety throughout the precinct in building and allotment sizes, and building heights, styles, materials and setbacks.

The majority of residences are of brick construction, either face brick or rendered masonry, with some earlier buildings of timber and stone. There are a comparatively high number of early buildings in the precinct, including development of the 1850s and 1860s. Victorian terraces and modest cottages predominate, and are typically simply detailed with limited or no setbacks to the street, and on narrow allotments with long backyards giving onto rear lanes and ROWs. In some streets, there are unusually intact rows of modest single-storey dwellings, the survival of which is a significant characteristic of the precinct.

The precinct also has larger Victorian dwellings, including two-storey terrace houses of face brick or rendered masonry. These have verandahs, again generally limited setbacks, and typically lower scale rear wings. Larger terraces and detached houses are more common in the northern part of the precinct. This includes Flemington Road, which has a Victorian boulevard character and some grander residences, but also more modest development at the west end within the precinct.

The site of the former Benevolent Asylum in the south of the precinct, located between Miller, Elm, Curzon and Abbotsford streets, has Edwardian dwellings constructed from the early 1910s. These properties have larger allotments and deeper front setbacks; and dwellings of face red brick, with prominent gabled roofs.

The precinct has secondary or 'little' streets, including named lanes, which accommodate historic workers cottages, warehouses and workshops, and occasionally stables. Small scale early twentieth century industrial development was also typically established in the secondary streets, with a sometimes intricate network of lanes giving access to these operations. Many of these latter developments replaced earlier often very modest dwellings, some of one or two rooms in size, as shown on the MMBW plans. These extremely modest workers cottages were therefore once more extensive.

Development on lanes to the rears of properties includes occasional historic outhouses such as water closets; rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access. The latter is generally not visible from principal streets, but more common to rears of properties.

Large brick warehouses, from the late nineteenth and early twentieth century, with no street setbacks and dominant building forms are located in the east of the precinct, including in the area concentrated on O'Connell and Cobden streets, north of Victoria Market.

Commercial development is concentrated on Errol, Leveson, Victoria and Queensberry streets. Errol Street is especially notable for its intactness and distinguished buildings, with commercial activity dating from the 1850s, and complemented by the remarkable town hall development of the 1870s. This street, together with this area of Queensberry Street, is the village focus of North Melbourne, and is given emphasis by the town hall tower which has historically dominated the precinct and remains visible from distances. Victoria Street is also a highly intact commercial street, with consistent two-storey Victorian shops to both sides of the street, between Errol and Peel streets.

Historic commercial development throughout the precinct demonstrates many of the characteristics of late nineteenth and early twentieth century commercial/retail streets in inner Melbourne. The majority of buildings are two-storey, with no setbacks; have retail spaces at ground level with the original living quarters above and storage/service spaces to the rear. Ground floor facades vary in intactness, with modified shop frontages but also some surviving original or early shopfronts. These variously retain recessed entries and timber framed shop windows with timber stall boards or masonry plinths. First floor facades are more intact, with original windows and parapets. There are also original or early iron post supported verandahs with friezes, including return verandahs to street corners.

The precinct has corner shops and corner hotels, including a concentration of hotels in the area around Victoria Market. The 'corner pub' is very common, with many established in the middle decades of the nineteenth century.³⁰ While many have been demolished or adapted to different uses, the ubiquitous corner hotel demonstrates an important aspect of the social life of the precinct's working class community.

Churches and ecclesiastical complexes, which are comparatively larger than those of many other inner Melbourne precincts and suburbs, feature prominently and are often sited to intersections. They include St Marys Anglican Church, the Catholic St Mary's Star of the Sea, and the former Presbyterian Union Memorial Church (now Uniting Church) which has a prominent spire. Their dominant forms have historically contrasted with the surrounding low scale housing, and the church spires are often visible from distances.

Queensberry Street is a Victorian street, with diverse development along its length including ecclesiastical, civic, institutional, commercial and residential buildings. There is also a concentration of buildings included in the Victorian Heritage Register on or close to Queensberry Street, including St Mary's Anglican Church, the town hall complex, Queensberry Street State School (later the College of Printing and Graphic Arts), the Uniting Church in Curzon Street, and the former Cable Tram Engine House.

Social housing, dating from the latter decades of the twentieth century is also prevalent in North Melbourne, but mostly outside the precinct boundary.

3.2.1 Pattern of development

Regarding subdivision, the centre of the precinct, between Victoria and Arden streets follows a regular grid pattern, with wide and long north-south and east-west streets. Secondary or 'little' streets connect with the main streets and roads and provide access through large blocks of development. This hierarchy of streets reflects the original mid-nineteenth-century road reservations; the wide and long streets also provide areas of the precinct with an open character, and internal views and vistas.

The regular grid changes north of Courtney and Molesworth streets, where the streets angle to the east to Flemington Road in the area of Hotham Hill; and south of Victoria Street where the streets angle to the west to meet those of the CBD grid, including William, King and Spencer streets, which extend out to the southern part of the precinct. The irregular juxtaposition of north-running streets angling east to meet Flemington Road generally reflects the street arrangement shown on the 1855 Kearney map. This pattern also gives rise to several large and irregular intersections in the north which allow for deep views into the precinct from Flemington Road, including along the wide Dryburgh, Abbotsford and Harcourt streets. Allotments associated with the elevated area of Hotham Hill are also more generous than those of the earlier subdivisions to the south.

The precinct also has large and irregular intersections where three or more streets meet at oblique angles; examples include the junctions of Errol, Courtney and Haines streets; Victoria, Curzon and King streets; Chapel, William and Walsh streets; and Victoria, Leveson and Roden streets.

Flemington Road was historically important as a route to Geelong, and during the gold rushes as a route to the goldfields to the north-west of Melbourne. The *Roads Act* of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor General, Robert Hoddle planned for the growing city. Flemington Road was one of these. Other historically important thoroughfares to the north of Melbourne, in or adjoining the precinct include Victoria, Peel and Elizabeth streets.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels, while lanes generally retain original or relayed bluestone pitchers and central drains.

3.2.2 Topography

Topography has played an important role in the precinct. Elevated Hotham Hill in the north of the precinct slopes down to the south and west, and historically attracted more prestigious residential development. Historically a creek circled the south side of the hill, and flowed south and west to feed the low-lying West Melbourne Swamp. The latter formed a natural boundary to the area. Larger blocks and residences on Hotham Hill developed after the creek was drained and undergrounded.

The west of the precinct also historically afforded views to Melbourne's docks and wharves, where many of the precinct's residents were employed. The topography has in addition resulted in some buildings having entrances elevated off the ground, and building rows which step up or down, following the grade of streetscapes.

3.2.3 Parks, gardens and street plantings

The precinct generally has limited open space, but with some triangular pocket parks. Flagstaff Gardens and Royal Park adjoin the precinct, as does the Arden Street Oval. Many of the principal north-south and east-west streets have street trees, including planes, elms and some eucalypts. These include Queensberry, Chetwynd, Leveson and Curzon streets, and most of the streets in the north-west of the precinct. Flemington Road is lined with elms on the precinct side.

3.3 Statement of Significance

Heritage place:	<u>North and West Melbourne Precinct</u>	PS ref no:	<u>HO3</u>
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~~North and West Melbourne Precinct (HO3) is of local significance. It satisfies the following criteria:~~

- ~~• Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).~~
- ~~• Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).~~
- ~~• Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).~~

What is significant?

North and West Melbourne Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north and west during a period of significant population growth. Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates, particularly from the late nineteenth century. Some places of heritage value may also be outside this date range. The precinct is mainly residential, but with diversity of building form and uses within streets~~historic mixed use development~~, and several commercial streetscapes. Mature street plantings and rows are also part of the significant development of the precinct.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth century building characteristics including:
 - Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
 - Hipped roof forms with chimneys and parapets; verandahs which are simply detailed or have more decorative cast iron work; iron palisade fences on stone plinths; and limited or no front and side setbacks.
- Comparatively high number of buildings of the 1850s and 1860s.
- Modest workers' cottages as the common housing type, often in consistent and repetitive terrace rows, with simple forms and detailing.
- Other development including larger Victorian dwellings and two-storey terrace houses; Edwardian and interwar dwellings on the site of the former Benevolent Asylum; and other Edwardian and interwar buildings located throughout the precinct.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Streets of consistent scale, or with greater scale diversity and contrasting modest and larger buildings.
- Nineteenth century residential development influenced by the precinct's topography, with more substantial built form located in elevated areas of both suburbs, particularly Hotham Hill and between Spencer and King streets
- Streets which display a diversity of historic mixed-uses including residential, commercial, manufacturing and industrial-~~uses~~.

- Nineteenth and twentieth century hotel buildings and shops located on corners and within residential street blocks.
- Secondary or 'little' streets, including named lanes, with workers cottages, warehouses and workshops, occasional stables and small scale early twentieth century commercial and industrial development.
- Building forms with elevated entrances, and building rows which step up or down, following the topography and grade of streetscapes.
- Importance of Errol, Victoria and Queensberry streets, being some of inner Melbourne's most extensive and intact commercial streetscapes.
- Remarkable 1870s-80s civic development at the corner of Errol and Queensberry streets, with the town hall tower being a local landmark.
- Views from lanes to historic-early outbuildings and rears of properties, providing evidence of historical property layouts.
- Undulating topography which has allowed for views and vistas of prominent elements such as the town hall tower and church spires.
- Important role of religion as demonstrated in the large and prominent ecclesiastical buildings and complexes.
- Evidence of change and evolution in the precinct, with streets having buildings from different periods, and historic-early buildings such as former factories and warehouses adapted and converted to new uses.
- Nineteenth century planning and subdivisions as evidenced in:
 - Hierarchy of principal streets and secondary streets and lanes.
 - Regular grid of straight north-south and east-west streets in the centre of the precinct.
 - Contrasting street alignments in the north of the precinct, where streets angle east to meet Flemington Road; and in the south of the precinct, where the CBD streets extend to meet the precinct.
 - Large and irregular street intersections including three or more streets meeting at oblique angles.
 - Lanes which provide access to rears of properties and act as important minor thoroughfares.
- Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by street tree plantings including planes, elms and eucalypts.
- Importance of major roads and thoroughfares which border or traverse the precinct including Flemington Road, once a grand Victorian boulevard that marked which was historically the route to the goldfields; and Victoria, Peel and Elizabeth streets.
- Historical street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.
- Vehicle accommodation is generally not visible from principal streets, but more common to-at the rears of properties, with lane access.

Within the broader HO3 precinct, the following are the key attributes of the following areas (refer to Figure 1):

Hotham Hill Residential Area:

- Elevated location, with generous streets, central medians and centreline plantings.
- Streetscapes demonstrate generally high level of intactness.
- Largely freestanding single and double-storey villas dating from the last decades of the nineteenth century and the first decades of the twentieth century.
- Dwellings range in scale from modest cottages to more substantial villas.
- Terrace rows of various sizes are present throughout.
- Residences with defined setbacks, presenting modest gardens to the street.
- Dwellings are typically of masonry construction in face brick often incorporating complex arrangements of bichrome and polychrome brickwork.
- Other masonry buildings are rendered and incorporate straightforward Italianate detailing such as urns, classical pediments and balustraded parapets.

Benevolent Asylum Estate Area:

- Early twentieth century residential subdivision, with dwellings constructed from the mid-1910s.
- Larger allotments and deeper front setbacks.
- Area noted for uniformity of architectural expression.
- Predominantly single-storey Edwardian villas and interwar bungalows, including freestanding houses and semi-detached pairs.
- Dwellings of face red brick, with prominent gabled roofs.
- Small numbers of other interwar buildings on consolidated allotments, typically in the form of workshops, small factories and flats.

Victoria and Errol Streets Civic and Commercial Area

- Commercial heart of precinct.
- Varied building scales, includes modest allotments to north of Queensberry Street, with larger remises between Victoria and Queensberry Streets.
- Early (from 1850s and 1860s) retail development to Errol and Queensberry streets.
- Two-storey commercial premises of typical form for the Victorian period.
- A number of notable substantial commercial buildings are also present, dating from Victorian and Edwardian periods.
- Residential development at its northern and eastern ends.

West Melbourne Residential Area:

- Substantially intact mid-late nineteenth century residential streetscapes.
- South section is typically two-storey villas and semi-detached pairs with Italianate detailing, with some buildings of architectural distinction.
- North section comprised of late nineteenth century single-storey cottages and semi-detached pairs, with notable groups of two-storey villas and some long terrace rows.

How is it significant?

North and West Melbourne Precinct is of historical, social and aesthetic/~~architectural~~ significance to the City of Melbourne.

Why is it significant?

The North and West Melbourne Precinct is of **historical significance**, as a predominantly Victorian-era precinct associated with the nineteenth century growth of Melbourne to ~~its~~ the north and west of the city and for its ability to demonstrate that period of development. The surviving layout and building stock are important for their ability to reflect on particular aspects of this history. As early as 1852, streets in the centre of the precinct, and north of Victoria Street, were laid down in a rigorous grid and this pattern remains. Early development of the 1850s and 1860s also reflects local involvement in servicing the goldfields traffic and migration of people from Melbourne to the gold rush centres to the north-west. Hotham Hill, in the north of the precinct, was a notable development from the 1860s, its elevated position attracting grander residential development. West Melbourne also developed its own identity in the nineteenth century, being an early residential suburb with mixed housing types, which was later largely transformed including through the expansion of industry and manufacturing. Major roads and streets which traverse or border the precinct, including Victoria, Peel and Elizabeth streets, and Flemington Road, were historically important early Melbourne thoroughfares and boulevards. Flemington Road in particular was ~~envisioned by Robert Hoddle as an early major~~ route out of Melbourne, its status confirmed in the *Roads Act* of 1853. (Criterion A)

The working-~~class~~ history of the precinct is particularly significant, and is demonstrated in the characteristically modest dwellings and historically ~~diverse mixed-use~~ diverse mixed-use development, including the proximity of houses to commercial, manufacturing and industrial buildings, ~~nineteenth century historic~~ nineteenth century historic corner shops and hotels, and churches and schools. The Catholic Church was a particularly prominent local denomination. Residents of the precinct were employed in some of Melbourne's most important nineteenth and early twentieth century industries, located close to the precinct, including markets, abattoirs, railways and the port at Victoria Dock. Residents were also politically active, forming various associations in the nineteenth and early twentieth centuries, and being prominent in the women's suffrage and World War I anti-conscription movements. Welfare and community groups also established a strong presence in the suburb, providing services to the unemployed, women and children. (Criterion A)

The North and West Melbourne Precinct is of **social** significance. Residents value the early character of its historic streetscapes, its 'walkability', and its notable commercial development and village character centred on Errol, Victoria and Queensberry streets. Proximity to the nearby Queen Victoria Market, Arden Street Oval and the city, is also highly valued. Places such as churches, pubs, schools and other places of gathering are also valued by the community. (Criterion G)

The ~~aesthetic/architectural significance of the~~ North and West Melbourne Precinct is of aesthetic significance, particularly for the architectural expression of its key buildings and streetscapes, largely ~~rests in~~ for its Victorian-era development including workers' cottages, rows of simply detailed modest dwellings, and two-storey terrace houses. These are complemented by larger Victorian dwellings, Edwardian and interwar development on the site of the former Benevolent Asylum, and commercial and industrial historic-mixed-use buildings, with the latter often located in residential streets. There is also some variety in building and allotment sizes, and building heights, styles, materials and setbacks. In the Hotham Hill area, residential streets are wide and elevated, and the building stock is comparatively intact, ~~with~~ and features generally larger residences. In the precinct's south, development is finer grained. Large brick warehouses, from the late nineteenth and early twentieth century, are located in the east of the precinct near Queen Victoria Market. The precinct also has some of inner Melbourne's most extensive and intact commercial streetscapes, including significant concentrations on Errol, Victoria and Queensberry streets. Errol Street is particularly distinguished by the remarkable 1870s civic development, with the town hall tower an important significant local landmark. Throughout the precinct, principal streets connect with secondary or 'little' streets, reflecting typical nineteenth century planning. These secondary streets reinforce the 'permeable' character and pedestrian nature of the precinct, enhanced by the network of lanes which are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties. The lanes were also historically used to access

small scale commercial and industrial operations, concentrated in the secondary streets of the precinct. Aesthetically, the precinct also has an open character, and internal views and vistas, deriving from the long and wide streets and several large and sometimes irregular intersections. Principal streets are also distinguished by street plantings of planes, elms and eucalypts. [\(Criterion E\)](#)

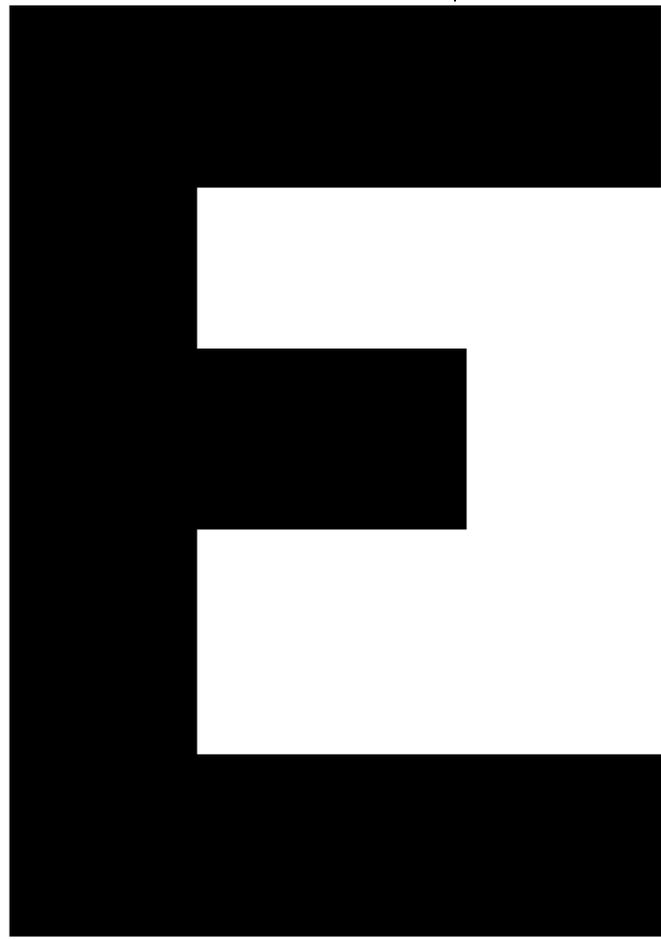
Primary source

[*North Melbourne Heritage Review, Lovell Chen and Extent Heritage*](#) **July 2002 (Updated July 2003)**

Figure 1: Map of HO3 North & West Melbourne Precinct

- ¹ Plan of North Melbourne, South Melbourne, c. 1846, held at State Library of Victoria.
- ² *Argus*, 6 September 1849, p. 2.
- ³ Mary Kehoe, *The Melbourne Benevolent Asylum: Hotham's Premier Building*, Hotham History Project, 1998, p. 13.
- ⁴ 'Plan of the City of Melbourne and its extension northwards', Charles Laing, 1852, held at State Library of Victoria and Marjorie J. Tipping, 'Hoddle, Robert (1794–1881)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hoddle-robert-2190/text2823>, published first in hardcopy 1966, accessed online 29 June 2015. See also *Pride of Hotham: A tale of North Melbourne and a red-headed architect*, Hotham History Project, North Melbourne, 2006, p. 14.
- ⁵ See Victorian Heritage Register citation for Flagstaff gardens (VHR 2041).
- ⁶ City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 31.
- ⁷ Guy Murphy, *At Home on Hotham Hill: A portrait of a nineteenth century entrepreneur*, Hotham History Project, North Melbourne, 2004, p. 32.
- ⁸ Parish of Jika Jika, plan no. M314 (3), Central Plan Office, Land Victoria and *Argus*, 8 March 1853, p. 3.
- ⁹ 'Map of Melbourne and its extension', compiled by William Green, 1852, held at State Library of Victoria.
- ¹⁰ Bill Hannan, *Pride of Hotham: A tale of North Melbourne and a red-headed architect*, Hotham History Project, North Melbourne, 2006, p. 17.
- ¹¹ 'Melbourne and its suburbs', compiled by James Kearney, 1855, held at State Library of Victoria and Parish of Jika Jika, plan no. M314 (3), Central Plan Office, Land Victoria.
- ¹² Winsome Roberts, *Molesworth Street: A North Melbourne neighbourhood, 1840–1905*, Hotham History Project, North Melbourne, 2002, p. 17.
- ¹³ *Sands & Kenny* directory, 1857.
- ¹⁴ *Sands & Kenny* directory, 1857.
- ¹⁵ Bill Hannan, *Pride of Hotham: A tale of North Melbourne and a red-headed architect*, Hotham History Project, North Melbourne, 2006, p. 49.
- ¹⁶ Agency VA 3153 North Melbourne, agency description, Public Record Office Victoria.
- ¹⁷ Overview provided by L Siska, submission, 10 February 2016.
- ¹⁸ City of North Melbourne rate books, Middle Ward, rate nos 1976–1988, 1890, VPRS 5707/P3, Public Record Office Victoria.
- ¹⁹ City of North Melbourne rate books, Eastern Ward, rate nos 656–673, 1890, VPRS 5707/P3, Public Record Office Victoria.
- ²⁰ Bill Hannan, *Pride of Hotham: A tale of North Melbourne and a red-headed architect*, Hotham History Project, North Melbourne, 2006, p. 15, City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 33 and *Sands & McDougall directory*, 1873.
- ²¹ MMBW detail plans nos 759, 760 and 762, 1896, held at State Library of Victoria.
- ²² City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 32.
- ²³ *Spectator and Methodist Chronicle*, 11 February 1916, p. 179, City of Melbourne, *Thematic History—A History of the City of Melbourne's Urban Environment*, 2012, p. 78.
- ²⁴ *Argus*, 20 May 1859, p. 5, 10 January 1880, p. 5; *North Melbourne Courier and West Melbourne Advertiser*, 14 July 1905, p. 2; *North Melbourne Advertiser*, 23 June 1876, p. 2, 15 December 1888, p. 3; *Age*, 2 October 1916, p. 9.
- ²⁵ 'History', North Melbourne Football Club, www.nmfc.com.au, accessed 26 March 2015.
- ²⁶ Agency VA 3153 North Melbourne, agency description, Public Record Office Victoria.
- ²⁷ City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 33.
- ²⁸ Overview provided by L Siska, submission, 10 February 2016.
- ²⁹ *Argus*, 23 December 1909, p. 9.
- ³⁰ It has been noted that there were some 80 hotels in North Melbourne, and some 40 in West Melbourne, in the nineteenth century. Information provided by Mary Kehoe.

ATTACHMENT E:
~~REVISED STATEMENT OF~~
~~SIGNIFICANCE FOR NORTH~~
~~& WEST MELBOURNE~~
~~PRECINCT H03 (TRACK~~
~~CHANGES~~
~~VERSION)~~RECOMMENDED
CHANGES TO HERITAGE
OVERLAY AND PROPERTY
GRADINGS



ATTACHMENT ~~F~~E RECOMMENDED CHANGES TO HERITAGE OVERLAY AND PROPERTY GRADINGS

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1.1.1 Recommended additional Heritage Overlay places

Proposed new Heritage Overlays

Address/Site name	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
<u>Abbotsford Street, 135-141</u> <u>Former Wes Lofts & Co Office</u>	<u>Not listed</u>	<u>Not listed</u>	<u>Individually significant</u> <u>Recommended for individual HO</u>	<u>Two-story office building of c. 1971 for local stationery business. Designed by Eggleston MacDonald & Secomb, and identified by P Goad (Melbourne Architecture, 1999: 195) as a significant building by the practice from this period. The former Wes Lofts & Co office and warehouse is of local representative and aesthetic significance.</u> <u>A new individual HO is appropriate, as the significance of the brutalist Former Wes Lofts & Co Office is distinct from the heritage values of HO3. HO3 is to be deleted from 135-141 Abbotsford Street.</u>
Boundary Road, 211 <i>Flemington Bridge Railway Station</i>	Not listed	Not listed	Individually significant Recommended for individual HO	The Flemington Bridge Railway Station, built c. 1944-45, is of local historical and representative significance as an example of a mid-twentieth century railway station. The station complex comprises timber 'up' side station building, platform and access ramps on the City of Melbourne side of the railway line, and the station building, platform and ramp on the 'down' side, located in the City of Moonee Valley. This recommendation recognises the heritage place is the station as a single entity and assesses it as such. The recommendations apply only to

Address/Site name	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				those elements of the complex located within the City of Melbourne, being the timber 'up' side station building, platform and access ramps.
<u>Canning Street, 35-37</u> <u><i>Ss Peter and Paul Ukrainian Catholic Cathedral</i></u>	<u>D</u>	<u>Significant</u> <u>• Ukrainian Catholic Church at 35-37 Canning Street, Significant</u> <u>• 387 Dryburgh Street, Contributory</u>	<u>Individually significant</u> <u>Recommended for individual HO</u>	<u>The Ss Peter and Paul Ukrainian Catholic Cathedral is of local historical, representative, aesthetic and social significance. The cathedral was constructed in 1962-63, and was designed by Salvador Camacho Bracero, of the architectural firm Smith & Tracy. It reflects demographic and societal changes of the post-WWII period, including the arrival of Ukrainian migrants and the development of a strong Ukrainian community in inner Melbourne. It is a fine example of what has been termed 'Late twentieth century Immigrant Nostalgic' architecture.</u> <u>The whole of the property at 35-37 Canning Street is to be included as an individual HO. Within this property, the Ukrainian Catholic Church is significant. The residence at 387 Dryburgh Street is contributory. All other structures are non-contributory, including the two-storey office building at the west of the site.</u>
Curzon Street, 171-173 <i>Albion Hotel</i>	Not listed	Not listed	Individually significant Recommended for individual HO	The two-storey interwar hotel is of local historical and aesthetic significance. The Albion Hotel has been operating on this site since the 1870s. The current building is the work of prominent

Address/Site name	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				twentieth century architects Sydney Smith, Ogg & Serpell. It was constructed in 1926 on the site of the original hotel, in a period when many hotels were upgraded or refurbished. It is a prominent corner presence and remains substantially intact.
Harris Street (between Errol and Curzon streets) and Plane Tree Way (between Abbotsford and Dryburgh streets), and part 302-326 Abbotsford Street, 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street, 141-157 Curzon Street <i>Harris Street Plane Tree Avenue</i>	Not listed	Not listed	Recommended for individual HO	The Harris Street Plane Tree Avenue is of local historical, representative and aesthetic significance. An avenue planting of London Plane trees (<i>Platanus x acerifolia</i>) established in 1905, extending approximately 500 metres from Dryburgh Street to Errol Street on the public right of way of Harris Street, on private parcels occupied by sections of the Hotham Gardens estate, and on the Plane Tree Way roadway and adjacent areas of City Gardens. The alignment generally follows the line of the channelised creek from Royal Park to West Melbourne.
O'Shanassy Street, 55-61, 63-69, 71-77, 79-85, 87-93, 95-101 <i>Hotham Gardens – Stage 1</i>	Not listed	Not listed	Individually significant Recommended for inclusion in Heritage Overlay as Hotham Gardens – Stage 1	Hotham Gardens, comprising six groups of three-storey blocks of flats, is of local historical and aesthetic significance. Hotham Gardens was developed in 1959-61 through a partnership between the Master Builders (Associated) Redevelopment Ltd, a panel of architects and the Housing Commission of Victoria. The panel of architects that undertook the

Address/Site name	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				design included noted mid-century Melbourne architects Roy Grounds of Grounds, Romberg and Boyd, John Mockridge of Mockridge Stahle & Mitchell, John Murphy of John and Phyllis Murphy, Phillip Pearce of Bates Smart and McCutcheon and Roy Simpson of Yuncken Freeman, with landscaping by Beryl Mann of Mockridge Stahle Mitchell..

1.1.2 Recommended changes to Heritage Overlay

Proposed changes to existing Heritage Overlays

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
Abbotsford Street, 480-482	B	Significant	Significant	HO284	HO3	<p>Delete HO284 and include this property as Significant in HO3</p> <p>This building is located as a separate HO within HO3, at the southern end of Glendalough Terrace, an 1891 terrace row at 480-500 Abbotsford Street. The reason for the separate HO control has not been established and it is recommended that this be removed, and 480-482 Abbotsford Street be identified as a significant property within HO3.</p>
Alfred Street, 4	Not listed	Not listed	Non-contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 6	B	Significant	Significant	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 8	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 10	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 12	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 14	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 16	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 18	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 20	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 22	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 24	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 26	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 28	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 30	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 32-34	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 36	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 38	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 40	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 42	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 44	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 46	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						boundaries will better reflect original intent of this precinct to cover the broader area.
Alfred Street, 48	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Arden Street, 162-168	Not listed	Not listed	Contributory	None	HO3	Amended HO3 boundary to include this property. Former British Hotel of c. 1867 and despite some alterations, including additional level to the rear wing fronting Abbotsford Street, and some changes to openings, it is relatively intact and

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						presents as a nineteenth century hotel.
Boundary Road, 146	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Boundary Road, 164-170	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Boundary Road, 172	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Boundary Road, 174	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Boundary Road, 176	D	Contributory	Contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>
Boundary Road, 178	D	Contributory	Contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Boundary Road, 180	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Boundary Road, 182	C	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Boundary Road, 184	D	Contributory	Contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>
Boundary Road, 186	D	Contributory	Contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Boundary Road, 188	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	<p>Property is a previously ungraded place, and this assessment is confirmed. Altered c. Edwardian residence, changes include openings to Racecourse Road and verandah removed; and diminished context to Racecourse Road.</p> <p>Building of insufficient heritage value to be included in the Heritage Overlay.</p> <p>Delete HO953. Amended HO3 boundary does not include this property.</p>
Boundary Road, 204	Not listed	Not listed	Non-contributory -	HO953	Remove from Heritage Overlay O3	<p><u>Property is a previously ungraded place, and this assessment is confirmed.</u></p> <p><u>Building of insufficient heritage value to be included in the Heritage Overlay.</u></p> <p><u>Delete HO953. Amended HO3</u></p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						<p><u>boundary does not include this property.</u></p> <p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>
Boundary Road, 206	E	Contributory	Contributory	HO953 O953	Remove from <u>Heritage Overlay</u> H O3	<p><u>Property to be downgraded to non-contributory due to extent of façade alterations.</u></p> <p><u>Building is of insufficient heritage value to be included in the Heritage Overlay.</u></p> <p>Delete HO953. Amended HO3 boundary does not include this property.</p> <p>Delete HO953. Amended HO3</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						<p>boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>
Boundary Road, 208	E	Contributory	Contributory =	HO953	Remove from Heritage Overlay# O3	<p>Property to be downgraded to non-contributory due to extent of façade alterations.</p> <p>Building is of insufficient heritage value to be included in the Heritage Overlay.</p> <p>Delete HO953. Amended HO3 boundary does not include this property.</p> <p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Boundary Road, 210-212	E	Contributory	Contributory =	HO953	Remove from Heritage Overlay# O3	<p><u>Property to be downgraded to non-contributory due to extent of facade alterations.</u></p> <p><u>Building is of insufficient heritage value to be included in the Heritage Overlay.</u></p> <p><u>Delete HO953. Amended HO3 boundary does not include this property.</u></p> <p><u>Delete HO953. Amended HO3 boundary to include this property</u></p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Buncle Street, 99	E	Not listed	Contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p> <p>See recommended gradings change at 1.1.3</p>
Buncle Street, 101	Not listed	Not listed	Non-contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Flemington Road, road reserve (part)	Not listed	Not listed	-	HO3	Remove from Heritage Overlay	Removal of sections of the south side of Flemington Road between Melrose Street and Abbotsford Street, and between Harker Street and east of Errol Street from HO3, to ensure consistency with boundary of HO3 and the heritage values of HO3.
Flemington Road, 371-377	E	Not listed	-	HO953	Remove from Heritage Overlay	Original graded building has been demolished. Delete HO953. Amended HO3 boundary does not include this property.
Flemington Road, 379-411	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	Modern office development. Delete HO953. Amended HO3 boundary does not

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						include this property.
Flemington Road, 415-433	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	Modern service station. Delete HO953. Amended HO3 boundary does not include this property.
Flemington Road, 435-437	Not listed	Not listed	Contributory -	HO953	Remove from Heritage Overlay Ø3	Part of a geographically isolated group of buildings on Flemington Road which Panel for Amendment C403 found do not contribute to the heritage values of the amended HO3. Delete HO953. Amended HO3 boundary does not include this property. Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						<p>better reflect original intent of this precinct to cover the broader area.</p> <p>See recommended gradings change at 1.1.3</p>
Flemington Road, 439-441	Not listed	Not listed	Non-contributory	HO953	Remove from Heritage Overlay# 03	<p>Part of a geographically isolated group of buildings on Flemington Road which Panel for Amendment C403 found do not contribute to the heritage values of the amended HO3.</p> <p>Delete HO953. Amended HO3 boundary does not include this property.</p> <p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Flemington Road, 443	D	Contributory	Contributory =	HO953	Remove from Heritage Overlay H O3	<p>Part of a geographically isolated group of buildings on Flemington Road which Panel for Amendment C403 found do not contribute to the heritage values of the amended HO3.</p> <p>Delete HO953. Amended HO3 boundary does not include this property.</p> <p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
Flemington Road, 445	E	Contributory	Contributory =	HO953	Remove from Heritage Overlay# O3	<p><u>Part of a geographically isolated group of buildings on Flemington Road which Panel for Amendment C403 found do not contribute to the heritage values of the amended HO3.</u></p> <p><u>Delete HO953. Amended HO3 boundary does not include this property.</u></p> <p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>
Flemington Road, 447	E	Contributory	Contributory =	HO953	Remove from Heritage Overlay# O3	<p><u>Part of a geographically isolated group of buildings on Flemington Road</u></p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						<p><u>which Panel for Amendment C403 found do not contribute to the heritage values of the amended HO3.</u></p> <p><u>Delete HO953. Amended HO3 boundary does not include this property.</u></p> <p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>
George Street, 1	D	Contributory	Contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 3	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 5	C	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 7	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 9	D	Contributory	Non-contributory	HO953	HO3	Original graded building has been demolished. Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 11-13	D	Contributory	Non-contributory	HO953	HO3	Original graded building has been demolished. Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 4	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 6	D	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 8	D	Contributory	Contributory <u>Non-contributory</u>	HO953	HO3	Delete HO953. Amended HO3 boundary to

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 10	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
George Street, 12	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Lonie Street, 9	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	Property is a previously ungraded place, and this assessment is confirmed. Remnant Victorian residence, but highly obscured from public view due to high fence to the west and addition to south. It is understood that the west facade has been significantly altered. Property is isolated from a heritage context and therefore does not contribute to the heritage values of the precinct.

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						<p>Building of insufficient heritage value to be included in the Heritage Overlay.</p> <p>Delete HO953. Amended HO3 boundary does not include this property.</p>
McCabe Place, 2	Not listed	Contributory	Contributory	HO953	HO3	<p>Note, this property was confirmed as contributory in the C258 gradings review, however, due to an addressing error was incorrectly omitted from C258.</p> <p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						See recommended gradings change at 1.1.3
McCabe Place, 15	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
McCabe Place, 17	Not listed	Not listed	Non-contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
McCabe Place, 19	Not listed	Not listed	Non-contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>
Melrose Street, 171-173	Not listed	Not listed	Non-contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Melrose Street, 175	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Melrose Street, 177	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Melrose Street, 179	E	Contributory	Contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>
Melrose Street, 181	E	Contributory	Contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Melrose Street, 183	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Melrose Street, 185	E	Contributory	Contributory	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Melrose Street, 187	Not listed	Not listed	Non-contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.</p>
Melrose Street, 189	Not listed	Not listed	Non-contributory	HO953	HO3	<p>Delete HO953. Amended HO3 boundary to include this property</p> <p>The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						this precinct to cover the broader area.
Melrose Street, 191-195	Not listed	Significant	Significant	HO953	HO3	Delete HO953. Amended HO3 boundary to include this property The HO precinct HO953 was originally part of the North and West Melbourne conservation area identified in the 1983 study, and the recommended amended boundaries will better reflect original intent of this precinct to cover the broader area.
Racecourse Road, 9-11	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	Property is a previously ungraded place, and this assessment is confirmed. Property is isolated from a heritage context and therefore does not contribute to the heritage values of the precinct. Altered Victorian-era residence, now shop. Changes including new openings as part of

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						<p>conversion to shop and addition of cantilevered awning and parapet, removal of chimney and corbel to corner. Pair is diminished by substantial alterations to 9-11 Racecourse Road.</p> <p>Insufficient heritage value to be included in Heritage Overlay.</p> <p>Delete HO953. Amended HO3 boundary does not include this property.</p>
Racecourse Road, 13	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	<p>Property is a previously ungraded place, and this assessment is confirmed. Property is isolated from a heritage context and therefore does not contribute to the heritage values of the precinct.</p> <p>Altered Victorian-era residence, including removal of verandah apron, introduction of concrete slab driveway, and verandah substantially</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						<p>altered. Pair is diminished by substantial alterations to 9-11 Racecourse Road.</p> <p>Insufficient heritage value to be included in Heritage Overlay. Property is isolated from heritage context and therefore does not contribute to the heritage values of the precinct.</p> <p>Delete HO953. Amended HO3 boundary does not include this property.</p>
Racecourse Road, 15-17	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	<p>Modern office building.</p> <p>Delete HO953. Amended HO3 boundary does not include this property.</p>
Racecourse Road, 18-42	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	<p>Property is a previously ungraded place, and this assessment is confirmed. Modern petrol station complex. No heritage value.</p> <p>Delete HO953. Amended HO3 boundary does not</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Current HO	Proposed HO	Recommendation reason
						include this property.
Racecourse Road, 19-25	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	Modern office/showroom building. Delete HO953. Amended HO3 boundary does not include this property.
Racecourse Road, 27-31	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	Modern office/garage. Delete HO953. Amended HO3 boundary does not include this property.
Racecourse Road, 33-39	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	Modern office/apartment block. Delete HO953. Amended HO3 boundary does not include this property.
Racecourse Road, 41-47	Not listed	Not listed	-	HO953	Remove from Heritage Overlay	Modern office building. Delete HO953. Amended HO3 boundary does not include this property.

1.1.3 Recommended gradings changes within HO3 precinct

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
Abbotsford Street, 135-141	Not listed	Not listed	Significant	Two-story office building of c. 1971 for local stationery business. Designed by Eggleston MacDonald & Secomb, and identified by P Goad (Melbourne Architecture, 1999: 195) as a significant building by the practice from this period. Individual statement of significance prepared to attach to HO3 citation to confirm values as distinct from those for the precinct.
Abbotsford Street, 231-259	231 – D 235 – C 245 – D 249 – D 251 – D	231 - Contributory 235 - Contributory 245 - Contributory 249 - Contributory 251 – Contributory	231 - Significant 235 – Significant 245 - Significant 249 – Non- contributory 251 – Significant	Part of an unusual development at nos 237-259 of alternating and related single-storey brick Victorian shops and dwellings, totalling twelve buildings. Nos 253-259 were re-graded as part of C258. Fieldwork has confirmed that nos 231, 235, 245, 251 are also intact and should be upgraded to significant. Fieldwork also confirmed that façade of the building at 249 is of recent construction (between original party walls) and is therefore non-contributory.
Abbotsford Street, 261-285	D	Contributory	Non- contributory	Graded building demolished.
Abbotsford Street, 445-447	C	Contributory	Significant	Fieldwork revealed substantially intact building including shopfront.
Abbotsford Street, 260-274	Not listed	Contributory	Significant	Previously known as 129-131 and 133 Arden Street. Whole property is significant, both due to nineteenth century corner hotel building

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				(Prince Charlie), and 1926 Melbourne City Mission Building. Demonstrates important historical theme of welfare in North Melbourne
Abbotsford Street, 458	Not listed	Not listed	Contributory	Part of Victorian semi-detached pair
Abbotsford Street, 460	Not listed	Not listed	Contributory	Part of Victorian semi-detached pair
Baillie Street, 52-56	Not listed	Not listed	Contributory	Property comprises terrace row of three former Victorian dwellings, now consolidated into one property
Baillie Street, 48-50	Not listed	Not listed	Contributory	Single-storey Victorian dwelling
Baillie Street, 42-46	Not listed	Not listed	Contributory	Interwar factory or workshop. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Baillie Street, 16	Not listed	Not listed	Contributory	Forms part of single-storey Victorian terrace row, Clifton Terrace at 8-16 Baillie Street
Baillie Street, 14	Not listed	Not listed	Contributory	Forms part of single-storey Victorian terrace row, Clifton Terrace at 8-16 Baillie Street
Baillie Street, 12	Not listed	Not listed	Contributory	Forms part of single-storey Victorian terrace row, Clifton Terrace at 8-16 Baillie Street
Baillie Street, 10	Not listed	Not listed	Contributory	Forms part of single-storey Victorian terrace row, Clifton Terrace at 8-16 Baillie Street
Baillie Street, 8	Not listed	Not listed	Contributory	Forms part of single-storey Victorian terrace row, Clifton Terrace at 8-16 Baillie Street
Baillie Street, 6	Not listed	Not listed	Contributory	Victorian single-storey villa
Bendigo Street, 1	D	Not listed	Contributory	Downgraded in error in C258. Contributory is appropriate grading for this building, a

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				modest two-storey brick warehouse of the nineteenth century.
Brougham Street, 4-18 St Michael's Primary School Original school building	D	Significant	Significant	Part of Catholic St Michael's Primary School site. Catholic education an important historical theme in North Melbourne, with a number of schools established in the late nineteenth century and early twentieth century. Original school building of c. 1918, as designed by Bart Moriarty and comprising the front and rear wings, is significant.
Brougham Street, 4-18 St Michael's Primary School All other buildings/structures	D	Significant	Non-contributory	Part of Catholic St Michael's Primary School site. Buildings and structures, aside from c. 1918 original school building, are later additions to the site and are non-contributory.
Brougham Street, 17	C	Not listed	Significant	Downgraded in error in C258, reflecting modern development also on large property. Significant as former Wesleyan/Uniting Church, constructed 1873.
Buncle Street, 99	E	Not listed	Contributory	Victorian single-storey residence. Identified in North & West Melbourne Conservation Study, 1985 as E grade building but with incorrect address. Contributory grading is appropriate.
Byron Street, 2	Not listed	Not listed	Significant.	Early Victorian building, former Star of Hotham hotel.

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				<p>Adjacent terrace pair upgraded to significant in C258.</p> <p>Building is two properties: 165 Chetwynd Street and 2 Byron Street (see below). Both addresses to be significant in inventory.</p>
Canning Street, 8 and 10	8 – C 10 – not listed	8 – Contributory 10 – not listed	8 - Significant 10 – Significant	<p>Two-storey Victorian terrace pair<u>residence</u>.</p> <p>As part of the field work some grading anomalies of Victorian terraces were identified. Limited comparative analysis of these sites has been undertaken as part of the heritage review. For consistency with other significant graded terraces of this type, a significant grading for these<u>this properties</u> property is appropriate.</p>
Canning Street, 16	C	Contributory	Significant	<p>Two storey Victorian terrace, with intact detailing.</p> <p>As part of the field work some grading anomalies of Victorian terraces were identified. Limited comparative analysis of these sites has been undertaken as part of the heritage review. For consistency with other significant graded terraces of this type, a significant grading for this property is appropriate.</p>
Capel Street, 117-131 (part, including part Howard Lane)	D	Not listed	Non-contributory	<p>This is a bluestone wall with concrete capping, in two heights, on Howard Lane. It had previously been identified as associated with the now demolished North Melbourne Hotel. It does not appear on</p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				MMBW plans and appears to have been rebuilt from elsewhere; its provenance is unknown. It is not a heritage place, and non-contributory is appropriate.
Carroll Street	-	-	Significant (streetscape)	Entire streetscape should be significant. Completely intact streetscape to c. 1870s-1910s state. Add significant streetscape grading to nos 1, 3, 5, 7-9, 11, 13, 32, 34, 36-38.
Chapman Street, 23-27	Not listed	Not listed	Contributory	Interwar flats development, Normanby Court. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Chapman Street, 59-63	Not listed	Not listed	Contributory	Interwar flats development. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Chetwynd Street, 165	Not listed	Contributory	Significant.	Early Victorian building, former Star of Hotham Hotel. Adjacent terrace pair regraded to significant in C258. Building is two properties: 165 Chetwynd Street and 2 Byron Street (see above). Both addresses to be significant in inventory.
Chetwynd Street, 176	-	-	Significant (streetscape)	Add significant streetscape grading to this address. This address is part of the building at 445-447 Queensberry Street. Part of significant streetscape at 439-489 Queensberry Street, a

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				completely intact streetscape to its nineteenth century state.
Curran Street, 1	Not listed	Not listed	Contributory	Single-storey Victorian villa
Curran Street, 2A	D	Contributory	Significant	Fieldwork has confirmed that property is a combined Victorian residence with farrier's workshop to angled laneway, with 1889 date plate on parapet
Curran Street, 31-55 St Aloysius College Original Convent Building	C	Significant	Significant	Part of Catholic St Aloysius College site. Catholic education an important historical theme in North Melbourne, with a number of schools established in the late nineteenth century and early twentieth century. Original 1891 convent building by architects Reed, Smart, Tappin.
Curran Street, 31-55 St Aloysius College Original High School Building	C	Significant	Significant	Part of Catholic St Aloysius College site. Catholic education an important historical theme in North Melbourne, with a number of schools established in the late nineteenth century and early twentieth century. Original high school building of 1903
Curran Street, 31-55 St Aloysius College Chapel	C	Significant	Significant	Part of Catholic St Aloysius College site. Catholic education an important historical theme in North Melbourne, with a number of schools established in the late nineteenth century and early twentieth century. Chapel building of 1925.

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
Curran Street, 31-55 St Aloysius College School building	C	Significant	Contributory	Part of Catholic St Aloysius College site. Catholic education an important historical theme in North Melbourne, with a number of schools established in the late nineteenth century and early twentieth century. School building of 1940.
Curran Street, 31-55 St Aloysius College All other buildings/structures	C	Significant	Non-contributory	Part of Catholic St Aloysius College site. Catholic education an important historical theme in North Melbourne, with a number of schools established in the late nineteenth century and early twentieth century. Aside from buildings listed above, other buildings/structures at St Aloysius College do not contribute to the significance of the site as a late nineteenth and early-mid twentieth century ecclesiastical and educational site.
Curran Street, 52	Not listed	Not listed	Contributory	Victorian timber cottage
Curzon Street, 22-24	18 - D	Not listed	Contributory	Edwardian-era dwelling
Dryburgh Street, 365	D	Contributory	Non-contributory	Fieldwork revealed extensive alterations. Changes to Victorian building include alterations to parapet, changes first floor windows and joinery replacement of first floor verandah floor with concrete slab and fine steel railings, complete removal of verandah at ground floor.
Dryburgh Street, 370-372	Rear - D	Not listed	Contributory	Interwar factory. Front half has had its roof removed,

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				however, the original form/design of the building can still be understood, including presentation to laneway. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Dryburgh Street, 411	C	Contributory	Significant	Two-storey terrace of similar quality and level of intactness to adjacent Significant graded buildings at nos 407 and 409
Elm Street, 1	Not listed	Not listed	Contributory	Part of semi-detached Edwardian pair at 1 and 3 Elm Street, constructed as part of the subdivision and redevelopment of the Benevolent Asylum Estate, within HO3
Elm Street, 68	Not listed	Not listed	Contributory	Part of semi-detached interwar (1939) residential pair, which contributes to an understanding of historical theme of significance in HO3
Elm Street, 70	Not listed	Not listed	Contributory	Part of semi-detached interwar (1939) residential pair, which contributes to an understanding of historical theme of significance in HO3
Errol Street, 139	C	Contributory	Significant	Site inspection revealed unusual two storey Victorian terrace with cast iron columns and unpainted render
Errol Street, 141	C	Contributory	Significant	Site inspection revealed unusual two storey Victorian terrace with cast iron columns and unpainted render.
Errol Street, 196-198	Not listed	Not listed	Contributory	Interwar substation, which contributes to an

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				understanding of historical theme of significance in HO3
Erskine Street, 51	Not listed	Not listed	Significant	Fieldwork and further research have identified this as part of an unusual two-storey Victorian group at 51-55 Erskine Street, comprising corner hotel with rear stables (former Grand Duchess Hotel) at no. 51, central separate residence at no. 53, and corner shop and residence at no. 55. Early and intact complex in Hotham Hill area, c. 1874. Demonstrates a number of important historical themes in North Melbourne
Erskine Street, 53	D	Contributory	Significant	Fieldwork and further research have identified this as part of an unusual two-storey Victorian group at 51-55 Erskine Street, comprising corner hotel with rear stables (former Grand Duchess Hotel) at no. 51, central separate residence at no. 53, and corner shop and residence at no. 55. Early and intact complex in Hotham Hill area, c. 1874. Demonstrates a number of important historical themes in North Melbourne
Erskine Street, 55	D	Contributory	Significant	Fieldwork and further research have identified this as part of an unusual two-storey Victorian group at 51-55 Erskine Street, comprising corner hotel with rear stables (former Grand Duchess Hotel) at no. 51, central separate residence at no. 53, and corner shop and residence at no. 55. Early and intact complex in Hotham Hill area, c. 1874.

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				Demonstrates a number of important historical themes in North Melbourne
Erskine Street, 32-34	C	Contributory	Significant	Fieldwork has confirmed remarkably intact and well-designed single-storey terrace pair. Note the property comprises two-dwellings
Erskine Street, 36	D	Contributory	Significant	Fieldwork has confirmed remarkably intact and well-designed single-storey terrace residence
Flemington Road, 135	Not listed	Not listed	Contributory	One of a single-storey Victorian terrace pair. Comparable to other graded properties of this general type in HO3
Flemington Road, 137	Not listed	Not listed	Contributory	One of a single-storey Victorian terrace pair. Comparable to other graded properties of this general type in HO3
Flemington Road, 193	Not listed	Not listed	Contributory	Part of an Edwardian residential and shop group at 193 and 195 Flemington Road, constructed in 1919 (BA 2030, 21 June 1919)
Flemington Road, 195	Not listed	Not listed	Contributory	Part of an Edwardian residential and shop group at 193 and 195 Flemington Road, constructed in 1919 (BA 2322, 11 November 1919)
Flemington Road, 295	Not listed	Not listed	Contributory	Single-storey Victorian villa
Flemington Road, 435-437	Not listed	Not listed	Contributory	Grading upgraded to contributory. Interwar block of flats (26 November 1935, BA16892, 435/7 Flemington Road). Contributes to an understanding of a significant historical theme and period of

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				development (interwar period) in HO3. Note property is currently within HO953. Proposed to delete HO953 and amend the boundaries of HO3 to include this property. See reference in table at 1.1.2.
<u>George Street, 8</u>	<u>D</u>	<u>Contributory</u>	<u>Non-contributory</u>	<u>The earlier/graded building has been demolished and replaced with the existing dwelling in c. 2005. It is appropriate to downgrade the property to non-contributory as it does not contribute to the values of the HO3 precinct.</u>
George Street, 9	D	Contributory	Non-contributory	Original graded building has been demolished Note property is currently within HO953. Proposed to delete HO953 and amend the boundaries of HO3 to include this property. See reference in table at 1.1.2
George Street, 11-13	D	Contributory	Non-contributory	Original graded building has been demolished Note property is currently within HO953. Proposed to delete HO953 and amend the boundaries of HO3 to include this property. See reference in table at 1.1.2
Howard Street, 83	Not listed	Not listed	Contributory	Presents as an interwar remodelling of a Victorian terrace. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
Howard Street, 8-14	Not listed	Not listed	Contributory	Substantial interwar warehouse/factory, contributes to an understanding of historical theme of significance in HO3
Howard Street, 28-34	Not listed	Not listed	Significant	North Melbourne creche, 1909, reportedly first purpose-built creche in metropolitan area. Welfare services for women and children an important theme in North Melbourne
Howard Street, 68-74	Not listed	Not listed	Significant	Nineteenth century Wesleyan church hall/school building, part of complex that also included a church building (since developed). Religion is an important historical theme in North Melbourne
<u>Jones Lane, 8</u>	<u>Not listed</u>	<u>Not listed</u>	<u>Significant</u>	<p><u>A narrow three-storey red face-brick factory/warehouse with a skillion roof running between raked parapets and retaining its original chimney. At first and second floor levels, there are banks of double-hung sash windows with bluestone sills. The former warehouse / factory (now apartments) dates from the c. 1890s.</u></p> <p><u>The building was previously assessed in the 2002 Allom Lovell & Associates review of North and West Melbourne and recommended for a C-grading. It is not clear why this was not applied.</u></p> <p><u>The HO3 statement of significance identifies development in 'little' streets and named lanes as a key attribute, including warehouse</u></p>

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				<p><u>and industrial development.</u></p> <p><u>This building is externally relatively intact, and can be understood as a substantial nineteenth century building in its laneway context. It is considered that a grading of significant is appropriate.</u></p> <p><u>The two-storey building to the north (oriented east-west) is not significant.</u></p> <p><u>The Inventory should identify that the significant grading applies only to the three-storey late nineteenth century building.</u></p>
Kipling Street, 20-22	Not listed	Not listed	Contributory	Part of an unusual asymmetrical semi-detached Victorian pair with no. 18, which is contributory
Leveson Street, 27-35	Not listed	Not listed	Contributory	Interwar factory or showroom. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Leveson Street, 91-101	Not listed	Not listed	Contributory	Substantial early twentieth century brick warehouse/industrial complex, adapted for residential purposes.
Little Curran Street, 1	Not listed	Not listed	Contributory	Interwar warehouse or factory. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
Little Leveson Street, 27	D	Contributory	Non-contributory	Detailed inspection revealed more extensive alterations than identified previously. Changes include replacement of balustrade at first floor, and verandah has been lost with the creation of a brick wall at property boundary which has diminished the intactness and legibility.
Little Leveson Street, 29-31	Not listed	Not listed	Contributory	Interwar warehouse or factory. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Lothian Street, 97-101	Not listed	Not listed	Contributory	Part of interwar factory building also at 89-95 which is already graded contributory. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
McCabe Place, 2	Not listed	Contributory	Contributory	Note, this property was confirmed as contributory in the C258 gradings review, however, due to an addressing error was incorrectly omitted from C258. Two-storey interwar brick factory or workshop. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Molesworth Street, 40A	Not listed	Not listed	Contributory	One of Victorian (c. 1880) residential pair built to address laneway. Dwellings with laneway frontages typical of nineteenth century pattern of

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				development in North Melbourne, but relatively few remain. Buildings have since been altered, possibly in interwar period
Molesworth Street, 40B	Not listed	Not listed	Contributory	One of Victorian (c. 1880) residential pair built to address laneway. Dwellings with laneway frontages typical of nineteenth century pattern of development in North Melbourne, but relatively few remain. Buildings have since been altered, possibly in interwar period
O'Shanassy Street, 2-4	Not listed	Not listed	Contributory	Interwar bungalow. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Queensberry Street, 384	B	Significant	Non-contributory	Property at 366-392 Queensberry Street has been redeveloped and is not a heritage place. Significant grading incorrect.
Queensberry Street, 385 St Joseph's College Original school building	C	Significant	Significant	Part of St Joseph's College site. Catholic education an important historical theme in North Melbourne, with a number of schools established in the late nineteenth century and early twentieth century. The original c. 1901 school building designed by architect A A Fritsch is significant.
Queensberry Street, 385 St Joseph's College All other buildings/structures	C	Significant	Non-contributory	Part of St Joseph's College site. All other buildings on the site, aside from the c. 1901 school building, are later and are non-contributory.

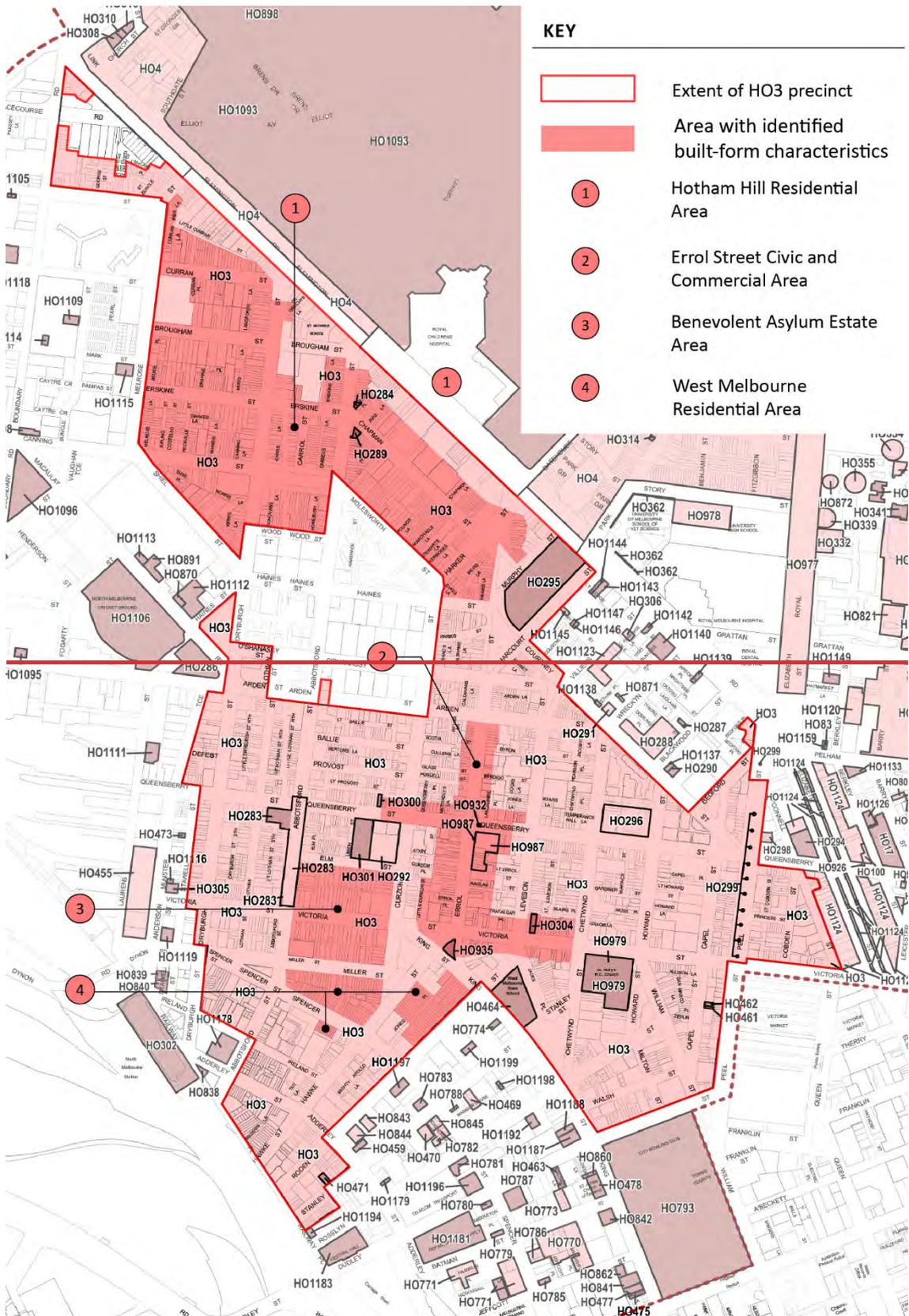
Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
Queensberry Street, 399-405	D	Contributory	Non-contributory	Hotel demolished
Queensberry Street, 445-447			Significant	Correcting an issue related to the address of the significant property. Significant 1899 building to corner, which comprises two properties: 445-447 Queensberry Street and 176 Chetwynd Street.
Queensberry Street, 439-483 (various properties)	-	-	-	<p>Add significant streetscape grading to the following properties: 439, 441-443, 445-447, 473, 475, 477, 479, 481 and 483.</p> <p>Completely intact streetscape to its nineteenth century state, comprising a large proportion of buildings graded Significant.</p> <p>No change to the property gradings</p>
Queensberry Street, 484-488	Not listed	Not listed	Contributory	Relatively intact interwar garage/workshop. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Queensberry Street, 508-512	Not listed	Not listed	Contributory	Interwar facade alterations to Victorian-era building
Queensberry Street, 514-516	C	Contributory	Significant	Fieldwork and further research have identified this as one of a pair of early and intact shops and residences, c. 1860. Includes intact upper levels, parapets, scrolls, window and door openings. Only joinery is missing at ground floor level
Queensberry Street, 518-520	D	Contributory	Significant	Fieldwork, further research and consultation have identified this as one of a pair of early and intact shops and residences, c. 1860. Includes

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				intact upper levels, parapets, scrolls, window and door openings. Only joinery is missing at ground floor level. No. 518-520 has historical significance as the first Hotham Post Office
Queensberry Street, 604	D	Contributory	Non-contributory	Additional fieldwork and research have established the building is extensively altered. Changes include removal of two storey verandah, new concrete slab introduced with steel railings above, parapet removed, windows at all floors altered, new doors at first floor level. Early character has been lost.
Queensberry Street, 606	D	Contributory	Non-contributory	Additional fieldwork and research have established the building is extensively altered. Changes include removal of two storey verandah, new concrete slab introduced with steel railings above, parapet removed, windows at all floors altered, new doors at first floor level. Early character has been lost.
Queensberry Street, 680-684	Not listed	Not listed	Contributory	Edwardian corner shop
Queensberry Street, 692	C	Contributory	Non-contributory	The building appears to have originally been a semi-detached pair of brick cottages, dating from the nineteenth century. A building of similar footprint is shown on the MMBW of 1897 (MMBW 749). However, fieldwork has confirmed the building has

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
				been altered, including apparent conversion to single residence, removal of door, changes to window openings, rendering, changes to verandah. Early character has been lost.
Victoria Street, 460	D	Contributory	Significant	Substantial and intact Victorian terrace residence on prominent corner site. Former residence and dentist surgery
Victoria Street, 586-588	Not listed	Not listed	Contributory	This red brick residence was constructed in c. 1920-1925 in the main phase of development of the Benevolent Asylum Estate.
Victoria Street, 606-608	Not listed	Not listed	Contributory	Interwar dwelling, part of the twentieth century subdivision and development of the Benevolent Asylum Estate, within HO3
Victoria Street, 610-612	Not listed	Not listed	Contributory	Half of interwar pair, part of the twentieth century subdivision and development of the Benevolent Asylum Estate, within HO3
Victoria Street, 614-616	Not listed	Not listed	Contributory	Half of interwar pair, part of the twentieth century subdivision and development of the Benevolent Asylum Estate, within HO3
Victoria Street, 622-624	Not listed	Not listed	Contributory	Edwardian bungalow part of the twentieth century subdivision and development of the Benevolent Asylum Estate, within HO3
Victoria Street, 626-628	Not listed	Not listed	Contributory	Bungalow (c. 1910s) part of the twentieth century subdivision and development of the Benevolent Asylum Estate, within HO3

Address	June 2016 inventory	C258 inventory	Lovell Chen recommended grading	Recommendation reason
Victoria Street, 630-632	Not listed	Not listed	Contributory	Edwardian bungalow part of the twentieth century subdivision and development of the Benevolent Asylum Estate, within HO3
Wood Street, 20	Not listed	Not listed	Contributory	Part of interwar duplex. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Wood Street, 20A	Not listed	Not listed	Contributory	Part of interwar duplex. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3.
Youngs Lane, 26	Not listed	Yes (2 Youngs Lane)	Contributory	<p>Nineteenth century timber cottage located on lane. Dwellings with laneway frontages were typical of nineteenth century pattern of development in North Melbourne, but relatively few remain. The front elevation has since been altered, possibly in interwar period .</p> <p>Property is currently listed in Part B Inventory under 2 Youngs Lane as graded C and streetscape grading 3.</p>

1.1.4 Recommended HO3 extent and areas with identified built-form characteristics



1.1.5 — Amendment C396 places in North Melbourne Heritage Review study area

Address/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommended grading /HO	Issue	Recommendation reason
Arden Street, 23A HO3	No	Yes D	Contributory HO3	Addressing	Part of Amendment C396. Property is currently listed in Part B Inventory as 25-33 Arden Street. Graded D and with streetscape grading 3 D graded to Contributory and address correction Include in Part A Inventory with category of Contributory.
Arden Street, 25 HO3	No	Yes D	Contributory HO3	Addressing	Part of Amendment C396. Property is currently listed in Part B Inventory as 25-33 Arden Street. Graded D and with streetscape grading 3 D graded to Contributory and address correction. Include in Part A Inventory with category of Contributory.
Arden Street, 25A HO3	No	Yes D	Contributory HO3	Addressing	Part of Amendment C396. Property is currently listed in Part B Inventory as 25-33 Arden Street. Graded D and with streetscape grading 3 D graded to Contributory and address correction

Address/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommended grading/HO	Issue	Recommendation reason
					Include in Part A Inventory with category of Contributory.
Bendigo Street, 1 HO3	No	Yes D	Contributory HO3	Omitted from C258	Part of Amendment C396. Property is currently graded D and with streetscape grading 3. D graded to Contributory. Include in Part A Inventory with category of Contributory.
Bendigo Street, 24-26 HO3	No	Yes (as 14 Bendigo Street) D	Contributory HO3	Addressing	Part of Amendment C396. Property is currently listed in Part B Inventory under the incorrect address of 14 Bendigo Street as Graded D and streetscape grading 3. D graded to Contributory and address correction to 24-26 Bendigo Street. Include in Part A Inventory with category of Contributory.
Brougham Street, 9-21 HO3	No	Yes C	Significant HO	Downgraded in error in C258	Part of Amendment C396. Downgraded in error in C258, reflecting modern development also on large property. Significant as former Wesleyan/Uniting Church, constructed 1873.

Address/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommended grading /HO	Issue	Recommendation reason
					Include in Part A Inventory with category of Significant.
Buncle Street, 99 HO953	No	Yes (103 Buncle Street) E	Contributory HO3*	Omitted from C258/ Addressing	Part of Amendment C396. Property is currently listed in Part B Inventory under the incorrect address of 103 Buncle Street as graded E and streetscape grading 3. E grading to Contributory and address correction. Include in Part A Inventory with category of Contributory. *Note, as part of North Melbourne Heritage Review, this property is recommended to be included in HO3. See sections 1.1.2 and 1.1.3.
Capel Street, 117-131 (part, including part Howard Lane) HO3	No	Yes D	Non-contributory HO3	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory as graded D and streetscape grading 3. This is a bluestone wall with concrete capping, in two heights, on Howard Lane. It has previously been identified as associated with the now demolished North Melbourne Hotel. It does not appear on MMBW

Address/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommended grading /HO	Issue	Recommendation reason
					plans and appears to have been rebuilt from elsewhere, provenance unknown. It is not a heritage place. D graded to non-contributory.
Chetwynd Street, 97 HO3	No	Yes (91-93 Chetwynd Street) D	Contributory HO3	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory under the incorrect address of 91-93 Chetwynd Street as graded D and streetscape grading 3. D graded to contributory and address correction. Include in Part A Inventory with category of Contributory.
Chetwynd Street, 99 HO3	No	Yes (91-93 Chetwynd Street) D	Contributory HO3	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory under the incorrect address of 91-93 Chetwynd Street as graded D and streetscape grading 3. D graded to contributory and address correction. Include in Part A Inventory with category of Contributory.

Address/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommended grading /HO	Issue	Recommendation reason
Courtney Street, 55 HO3	No	Yes €	Contributory HO3	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory as graded C and streetscape grading 3. Include in Part A Inventory with category of Contributory.
Courtney Street, 57, Unit 1 HO3	No	Yes (2 Arden Street) €	Contributory HO4	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory under the incorrect address of 2 Arden Street as graded C and streetscape grading 3. C graded to contributory and address correction. Include in Part A Inventory with category of Contributory.
Courtney Street, 57, Unit 2 HO3	No	Yes (2 Arden Street) €	Contributory HO4	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory under the incorrect address of 2 Arden Street as graded C and streetscape grading 3. C graded to contributory and address correction. Include in Part A Inventory with category of Contributory.
Dryburgh Street, 370-372	No	Yes (370-372 Dryburgh)	Contributory HO3	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory under

Address/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommended grading /HO	Issue	Recommendation reason
HO3		Street, rear) D			rear, 370-372 Dryburgh Street, as graded D and streetscape grading 3. D graded to contributory (whole property). Interwar factory. Front half has had its roof removed, however, the original form/design of the building can still be understood, including presentation to laneway. Contributes to an understanding of a significant historical theme and period of development (interwar period) in HO3. See 1.1.3. Include whole property in Part A inventory with category of Contributory.
Errol Place, 3 HO3	No	Yes (12 Errol Place) B	Significant HO3	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory under the incorrect address of 12 Errol Place as graded B and streetscape grading 3. B graded to significant and address correction. Include in Part A Inventory with category of Significant.
Errol Street, 110-114 (including 15	No	Yes B	Significant HO3	Omitted	Part of Amendment C396.

Address/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommended grading /HO	Issue	Recommendation reason
Bendigo Street) HO3					Property is currently listed in Part B Inventory under 15 Bendigo Street as graded B and streetscape grading 3. B graded to significant and address correction. Include in Part A Inventory with category of Significant.
Errol Street, 191 HO3	No	No	Contributory HO3	Omitted from C258	Part of Amendment C396. Property previously graded C as 193 Errol Street, and incorrectly omitted from C258. C graded to contributory and address correction. Include in Part A Inventory with category of Contributory.
Errol Street, 197 HO3	No	No	Contributory HO3	Omitted from C258	Part of Amendment C396. Property previously graded C as 193 Errol Street, and incorrectly omitted from C258. C graded to contributory and address correction. Include in Part A Inventory with category of Contributory.
Flemington Road, 163-177	No	Yes B	Significant HO3	Omitted from C258	Part of Amendment C396. Property previously graded B as 56 Chapman

Address/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommended grading /HO	Issue	Recommendation reason
(56 Chapman Street) HO3					Street, and incorrectly omitted from C258. B graded to Significant and address correction. Include in Part A Inventory with category of Significant.
Lothian Street, 97-101 HO3	No	No	Contributory HO3	Omitted from C258	Part of Amendment C396. Property previously graded D as 89 Lothian Street, and incorrectly omitted from C258. D graded to Contributory and address correction. Include in Part A Inventory with category of Contributory. See recommendation at 1.1.3.
Molesworth Street, 40A HO3	No	Yes (1-3 Youngs Lane) C	Contributory HO3	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory under 1-3 Youngs Lane as graded C and streetscape grading 3. C graded to Contributory and address correction. Include in Part A Inventory with category of Contributory. See recommendation at 1.1.3.
Molesworth Street, 40B	No	Yes (1-3 Youngs Lane)	Contributory HO3	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory under

Address/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommended grading /HO	Issue	Recommendation reason
HO3		C			1-3 Youngs Lane as graded C and streetscape grading 3. C graded to Contributory and address correction. Include in Part A Inventory with category of Contributory. See recommendation at 1.1.3.
Queensberry Street, 394-404 HO3	No	No	Significant HO3	Omitted from C258	Part of Amendment C396. Property previously graded B as 384 Queensberry Street, and incorrectly omitted from C258. B graded to Significant and address correction. Include in Part A Inventory with category of Significant. See recommendation at 1.1.3.
Victoria Street, 502-506 (2-6 Errol Street) HO3	No	Yes D (502-506 Victoria Street) C (2-4 Errol Street)	Significant HO3	Omitted from C258	Part of Amendment C396. Property previously graded as C. It was upgraded to Significant in C258 review, but omitted from final Amendment in error. Incorrectly listed in Part B Inventory. C graded to Significant and address correction.

Address/ HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)	Included in Heritage Places Inventory Part B (February 2020)	Recommend -ed grading / HO	Issue	Recommendation reason
					Include in Part A Inventory with category of Significant.
Youngs Lane, 26 HO3	No	Yes (2 Youngs Lane) €	Contributory HO3	Omitted from C258	Part of Amendment C396. Property is currently listed in Part B Inventory under 2 Youngs Lane as graded C and streetscape grading 3. C graded to Contributory and address correction. Include in Part A Inventory with category of Contributory. See recommendation at 1.1.3.

ATTACHMENT F:
~~RECOMMENDED CHANGES~~
~~TO HERITAGE OVERLAY~~
~~AND PROPERTY~~
~~GRADINGS' COMPLEX'~~
PLACES MEMORANDUM



MEMORANDUM

TO	Jackie Donkin, City of Melbourne	FROM	Libby Blamey/John Statham
RE	North Melbourne – complex sites	DATE	April 2021 <u>(updated July 2023)</u>

1.1 Introduction

This memo provides the recommendations from an additional piece of work to undertake assessments of a number of properties within HO3 with more than one building, and with buildings not visible from the public domain. Each of these sites had an existing grading of 'significant'. The approach was consistent with the fieldwork and review undertaken for places visible in the public domain. In order to provide an appropriate grading for the individual buildings within each place, further analysis was undertaken at the following sites.

- St Aloysius College, 52 Brougham Street
- St Michael's Primary School, 4-18 Brougham Street
- St Joseph's College, 367 Queensberry Street

This work comprised a site visit and limited historical research to identify the relative grading of each building.

1.2 St Aloysius College

St Aloysius College, 31 Curran Street, North Melbourne. The site comprises educational and ecclesiastical buildings dating from the late nineteenth and early-mid twentieth century with heritage value (significant and contributory) as identified; all other buildings are non-contributory. Proposed gradings are shown at Table 1, refer to aerial at Figure 1 for locations.

Table 1 St Aloysius College, proposed gradings

Key	Building Name	Construction date	Proposed grading
	Original convent building: Reed, Smart Tappin, architects.	Opened 1891	Significant
	Original High School building	Opened 1903	Significant
	Chapel	Opened 1925	Significant

★	School building	Opened 1940	Contributory
	All other buildings/structures		Non-contributory



Figure 1 Aerial photograph of St Aloysius, October 2020, with Melrose Street at left. Approximate boundaries of St Aloysius College, 31 Curran Street shown by red line
Source: Nearmap

1.3 St Joseph's College, 385 Queensberry Street, North Melbourne

St Joseph's College, 385 Queensberry Street, North Melbourne. The site comprises the original c. 1901 school building designed by architect A A Fritsch, which is of heritage value (significant); all other buildings on the site are later and are non-contributory. Proposed gradings are shown at Table 2, refer to aerial at Figure 2 for location.

Table 2 St Joseph's College, proposed gradings

Key	Building Name	Construction date	Proposed gradings
★	Original School building: A A Fritsch, architect.	c. 1901	Significant
	All other buildings/structures		Non-contributory



Figure 2 Aerial photograph of St Joseph's College site, September 2020, Queensberry Street at top, and approximate boundaries shown by red line. The original school building is indicated by blue line and star

Source: Nearmap

1.4 St Michael's Primary School, 8-14 Brougham Street, North Melbourne

St Michael's Primary School, 8-14 Brougham Street, North Melbourne. Site comprises the original school building of c. 1918 designed by Bart Moriarty, including front and rear wings, which is of heritage value (significant); all other buildings/structures on the site are non-contributory. Proposed gradings are shown at Table 3, refer to aerial at Figure 3 for location.

Table 3 St Michael's Primary School, proposed gradings

Key	Building Name	Construction date	Proposed grading
★	Original School building. Bart Moriarty, architect.	c. 1918	Significant
	All other buildings/structures		Non-contributory



Figure 3 Aerial photograph of St Michael's Primary School, November 2020, with Flemington Road at right and approximate boundaries of site shown
Source: Nearmap

ATTACHMENT G:
'COMPLEX' PLACES
MEMORANDUM REVISÉD
CITATION AND STATEMENT
OF SIGNIFICANCE FOR
NORTH & WEST
MELBOURNE PRECINCT
H03



3.0 HO3 – North and West Melbourne Precinct

3.1 History

North Melbourne and West Melbourne Precinct is located within the suburbs of the same name. The precinct developed as part of the extension of Melbourne to its north, associated with the mid-nineteenth century growth in population.

The pre-colonial environment of North Melbourne and West Melbourne was first inhabited by the Woi wurrung and Boon wurrung speaking peoples of the Eastern Kulin Nation, on undulating lands to the north of Yarra River, and east of the West Melbourne Swamp and the salt water lagoon known as the 'Blue Lake'.¹ The broader area is likely to have been the interface between the lands of the Kurnage-berreing clan of the Woi wurrung (between the Maribyrnong River and the Birrarung or Yarra River), and the coastal lands of the Yalukut Weelam clan of the Boon wurrung.² This area is believed to have been known by the Kulin name Yern-da-ville.³

Bounded by Moonee Ponds Creek to the north and by Royal Park to the east, pre-colonial North Melbourne and neighbouring Parkville occupied a landscape that was historically characterised by gullies and high grounds interspersed with creeks and ponds. The area was bisected by a gully and creek running south-west through the area from the high ground of what is now Royal Park, through into what was the West Melbourne Swamp. Twentieth century recollections note the presence of the gully.⁴ Traversing plains of grassy woodland, the area would have been alive with a range of birds, animals and plant species, providing Traditional Owners with a wide variety of natural resources.⁵

The area was similarly described by early North Melbourne resident, Albert Mattingley, as 'consisting of undulating land richly carpeted with grass and studded with noble redgum trees, which gave it a beautiful park-like appearance'.⁶ Valleys and gullies in proximity to water provided ideal pre-colonial locations for Aboriginal people to source food as well as establish settlements.⁷ Traditional Owners historically camped and held corroborees in or in close proximity to this area.⁸ In the pre-colonial period, such gatherings could count up to 800 people at a single ngargee (also known generically as corroboree) in what is now the Melbourne metropolitan area.⁹ The area was known as a place for the practice of the ngargee, continuing into the colonial period.

Just south-west of the precinct was the Blue Lake, a once-sizable lagoon that one observer recalled as a lake with a bed of solid blue clay surrounded by vibrant and fertile wetlands.¹⁰ Mattingley also recalled that in the 1850s the wetlands were bounded to the south by 'a fine belt of tea-tree ... about 25 feet in height' where snakes were often found.¹¹

On the subject of fauna, Mattingley similarly noted a wide range of birdlife.¹² Contemporary Traditional Owners have interpreted the presence of many of these bird species as likely food sources, and further noted the possible use of tea-trees adjoining the lake as a source of tannin for the curing of hides, as well as for medicinal purposes and shelter.¹³ The myrnong (*Microseris scapigera*, also known as the yam daisy) was and remains a very important food source for Aboriginal people, being a staple in the pre-colonial era in the Melbourne area and beyond.¹⁴ This richness in natural resources reinforces the importance of such coastal lagoons and swamps for Aboriginal people in the pre-colonial era, which were drawn on to provide a broad range of seafoods, plants and animals, and with their limited seasonal fluctuations provided for dense occupation.¹⁵

Following the arrival of Europeans in the Port Phillip District in the 1830s, the precinct was initially unsurveyed land within the Melbourne town reserve. In the mid to late 1840s, there were growing calls for the boundaries of the town of Melbourne to be extended, although some allotments in Jeffcott and Batman streets to the north-west of the original Hoddle Grid had by this time been surveyed.¹⁶ In 1849, a site was chosen for the Benevolent Asylum, on 'the summit of the hill overlooking the junction of the Moonee Ponds with the Salt Water swamp'. It was said to be 'the most magnificent that could be well imagined peculiarly eligible for a public building'.¹⁷ The foundation stone was laid in June 1850, and the

asylum opened in 1851.¹⁸ The location of the asylum at the then western end of Victoria Street had an impact on the layout of both North and West Melbourne, for over 60 years preventing the extension of Victoria Street westward, interrupted the subsequent route of the thoroughfare. Along with more recent arrivals to Melbourne, the asylum provided accommodation to local Aboriginal people. The site is culturally significant to some local Traditional Owners as the place where notable Boonwurrung clan-head, Derrimut, spent his final days before his death on 11 March 1864, following his transfer from the Melbourne Hospital.¹⁹ As noted by one Boon Wurrung Elder, it was also the place where Boon Wurrung man Eric Briggs, grandfather of tennis player Evonne Goolagong Cawley AC MBE, died.²⁰

In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne; the extension of the city to its north had effectively been formalised.²¹ From La Trobe Street, King and Spencer streets were extended towards Victoria Street on a curved north-west axis past the site of the flagstaff, later Flagstaff Gardens. North of Victoria Street, the new streets followed a more rigorous grid, on a north-south and east-west alignment. Flemington Road, on at the northern boundary of North Melbourne, was based on an earlier track to Geelong with a crossing further west at the Saltwater (Maribyrnong) River.²² The track was in place as early as 1840, and from the early 1850s Flemington Road saw an increase of traffic associated with the gold rush period, and it was a stock route to the Newmarket livestock saleyards, opened by 1859-60.²³ The crossing at Flemington Bridge was also an early and important crossing of the Moonee Ponds Creek. A ford at this location was said to be 'the first firm ground above the marshes' on the Moonee Moonee Ponds, and a bridge was constructed by 1839.²⁴ By 1855, a cluster of buildings had developed near Flemington Bridge, including hotels and a church on the Parkville side of the road.²⁵

Allotments east of Curzon Street, between Victoria and Queensberry streets, were auctioned in September 1852, with allotments land in Dryburgh and Abbotsford streets sold in March 1853.²⁶ A plan of 1852 indicates that 'North Melbourne' referred to the allotments along Spencer and King streets, now West Melbourne, with an area called 'Parkside' to the north of Victoria Street. Parkside took in parts of what is now Parkville and North Melbourne, with allotments laid out to either side of Flemington Road, and along Queensberry Street West.²⁷ In January 1855, North Melbourne was proclaimed as the Hotham ward of the City of Melbourne, after Lieutenant Governor Sir Charles Hotham.²⁸ The Kearney plan of 1855 shows the northern part of North Melbourne was intended to address Royal Park, with radial allotments around London-style circuses incorporating small parks and squares. However, the pressures of the population boom following the start of the gold rushes saw this scheme modified by the 1860s, when allotments along Molesworth, Chapman, Erskine and Brougham streets were sold.²⁹ This elevated area became known as 'Hotham Hill', and had allotments of more generous proportions than the earlier subdivisions to the south; it was also subsequently developed with some substantial residences.³⁰

The 1855 rate books for Hotham ward indicate that the majority of early residences in the precinct were small cottages constructed of wood, with some buildings of brick or stone. A commercial and civic precinct had developed by this time, centred on Queensberry, Errol and Leveson streets. Hotels were prominent, including the bluestone Lalla Rookh in Queensberry Street and the Empire Hotel in Errol Street; bakers, grocers and butchers; and small scale manufacturers including saddle and boot makers were also operating.³¹ Development along Victoria Street related to its role as a main thoroughfare out of the city. The presence of saddle and tent makers, farriers and veterinarians,³² also demonstrates the importance of these early North and West Melbourne commercial activities in servicing the growing goldfields traffic and migration of people to the gold rush centres north-west of Melbourne.

In March 1858, a reported 1500 residents of Hotham met to agitate for separation from the City of Melbourne, indicating an early level of political engagement by the local residents. In September 1859, the Borough of Hotham was proclaimed.³³ The first town hall was constructed on an elevated site at the corner of Queensberry and Errol streets in 1862-63, and was replaced in 1875-76 by the present

municipal complex designed by noted architect George Johnson. In 1887, the name of the Town of Hotham was changed to the Town of North Melbourne.³⁴

The elevated area along Molesworth, Chapman, Erskine and Brougham streets became known as 'Hotham Hill', and allotments were sold in stages from 1858 into the mid-1860s. With land between Haines and O'Shanassy streets not subdivided until the early 1870s, Hotham Hill was somewhat geographically separated from the urban development of North Melbourne to the south.

West Melbourne also developed its own identity in the nineteenth century, although it remained part of the City of Melbourne, within the Bourke Ward. It was an early residential suburb with mixed housing types, ranging from small dwellings and cottages through to more substantial villas and double-storey terraces. Spencer Street emerged as a main thoroughfare, with hotels and other shops interspersed with residences.³⁵ As with North Melbourne, West Melbourne's topography influenced the patterns of residential development. Substantial housing stock developed in more elevated areas along the main thoroughfares of King, William and Dudley Streets, and in smaller streets such as Roden and Hawke streets and in Eades Place, in conjunction with commercial and manufacturing land uses. More modest housing, manufacturing and industrial uses were located towards the West Melbourne Swamp and railyards.³⁶

By the latter decades of the nineteenth century, the precinct was predominantly a working class area, accommodating workers and their families associated with many diverse commercial, manufacturing and small and large scale industrial operations. These were located in, or adjoined the current precinct area. By way of example, a row of terraces at 461 to 483 Queensberry Street, owned by prominent local resident John Stedeford, was occupied in 1890 by carpenters, a waiter, labourer, slipper maker, cab proprietor, tinsmith, broom maker, banker and a boarding house operator. Of the twelve properties in Scotia Street in this period, seven were occupied by labourers, with a bootmaker, joiner, saddler and folder also listed in the municipal rate books.³⁷ Likewise, residents of the south end of Chetwynd Street included a carrier, engine driver, traveller, barman, lithographer, boilermaker and a blacksmith.³⁸ Meanwhile, one resident of West Melbourne, builder John Jones, constructed 40 houses in the suburb from the mid-1870s, of which a number remain.³⁹ Hotels were important gathering places, and by 1890 in North Melbourne, there were 71 in operation, which equated to one hotel for every 295 people in the suburb.⁴⁰

By the late nineteenth century, the location of inexpensive land close to the railway and the docks in West Melbourne spurred a transformation in the character of the south-west of the precinct. The Austral Biscuit factory in Rosslyn Street (HO1194) immediately to the south of HO3 would come to typify development from the late nineteenth century into the mid-twentieth century and beyond. Residential development stalled in the suburb after 1900 as vacant and cleared sites were developed as factories and warehouses.

Larger industries and employers were located to the perimeter of the precinct. Queen Victoria Market was developed to the east of the precinct from the mid-1850s; the Hay, Corn and Horse Market to the north at the intersection of Flemington Road and Royal Parade developed in the same period; while the Metropolitan Meat Market was established in Courtney Street in 1880. Abattoirs were also located outside the precinct area. Railway yards and rail infrastructure were to the south-west of the precinct. The railways provided employment for many of West Melbourne's residents from the 1880s, with railway workers residing in smaller cottages at the south of the precinct.⁴¹ The West Melbourne swamp was made over in the late nineteenth century to become Victoria Dock, the main cargo port for the booming city of Melbourne.

A number of agricultural implement manufacturers were located in Hotham; timber milling occurred in the west of the precinct; tanners and soap manufacturers operated from Boundary Road; and the Melbourne Gas Works and Omnibus Company stables were situated on Macaulay Road.⁴² Carriage works, foundries and factories can be seen on the Melbourne and Metropolitan Board of Works (MMBW) plans of the 1890s, near the commercial centre of North Melbourne. Many of these were

situated on the smaller streets and lanes of the precinct, which had developed off the principal streets.⁴³ Skinning sheds and tanneries, stockyards, ice works and the Queen Victoria Market were likely sources of casual employment for Aboriginal people, and other groups, particularly a strong contingent of Chinese people at the market.⁴⁴

Religious denominations were well represented in the precinct, with the Catholic Church prominent among them. Within Hotham, reserves were set aside for the Presbyterian, Church of England, Wesleyan and Roman Catholic faiths.⁴⁵ Many large church buildings and schools were constructed throughout the precinct, including St Mary's Star of the Sea (1891-1900) on Victoria Street and St Michael's Church (1908) on Dryburgh Street in Hotham Hill. ~~the State School (1882) on Queensberry Street.~~ By 1916, the population of North Melbourne was 17,000, of which 50 percent were Catholic, and a number of Catholic schools were established to service the community.⁴⁶ The Baptist Church, West Melbourne (1866, demolished 1962) is remembered by Wurundjeri Elders as the site of the wedding of William Barak's grandniece, Julia Nevin, to William Jones in 1936.⁴⁷

Government and denominational schools were established in both suburbs in the late nineteenth and early twentieth century, including the North Melbourne Primary School in Errol Street (1874), West Melbourne Primary School (1875), the State School (1882) on Queensberry Street, St Aloysius College in Brougham Street (1887) and the Christian Brothers' St Joseph's College in Queensberry Street (1901).

During the nineteenth and twentieth centuries a number of political associations also formed in North Melbourne, including the North Melbourne Political Association (1850s); North Melbourne arm of the Liberal Association of Victoria (1880s); and the North Melbourne Political Labor League (1900s). Women's Suffrage League meetings were held at the North Melbourne Town Hall in the 1880s and 1890s, and anti-conscription meetings were held in the suburb in World War I.⁴⁸ A number of prominent political activists lived in North Melbourne, including the late nineteenth century suffragist and feminist Brettana Smyth, a well-known women's health advocate, twentieth century civil rights activist and Aboriginal woman Auntie Margaret (Marge) Tucker and local activists Maurie and Ruth Crow in the 1970s and 1980s.⁴⁹

Welfare and community institutions established a presence in North Melbourne through the nineteenth and twentieth centuries, particularly in the early twentieth century. While some provided services for unemployed, others focused on assisting women and children of the suburb. These include the North Melbourne creche (28-34 Howard Street, 1909), reportedly the first purpose-built creche in the Melbourne metropolitan area; the Presbyterian neglected children's home at 139-149 Flemington Road (1915), later converted to a destitute women's hostel in 1939; and the Melbourne City Council Baby Health Care Centre (1925) at 505-513 Abbotsford Street.

In 1869, the North Melbourne Football Club was formed, being one of the earliest Australian Rules football clubs. Its players were colloquially known as the 'shinboners', believed to be a reference to the local abattoir workers.⁵⁰ The club's first games were played in Royal Park, and for a time it was known as the Hotham Football Club. Together with the cricket club of the same name, the football club played games at the Arden Street Oval, just outside the precinct boundary, from the 1880s. The historic ground has continued to be the home of the 'Kangaroos', an historically working class football club with its roots in the local community.

In 1905, the Town of North Melbourne was incorporated back into the City of Melbourne as the Hopetoun (North Melbourne) ward.⁵¹ Some efforts were made by both the North Melbourne and Melbourne councils in the early twentieth century to 'improve' or 'beautify' the suburb through the planting of medians and small parks. In 1911, the Melbourne Benevolent Asylum was demolished, opening up Elm and Miller streets for residential development and Victoria Street for traffic. These two events appear to have buoyed development in North Melbourne in the first decades of the twentieth century, with scattered residential and industrial development taking place through the Edwardian and interwar periods. Places of entertainment and gathering were also developed through this period, including the construction of halls and cinemas, such as the Imperial Picture Theatre in Errol Street

(1913) and the Loco Hall, Victoria Street (1914), built for the Locomotive Engine Drivers, Firemen and Cleaners Association.

In the mid-twentieth century, the State Government undertook a program of 'slum clearance' which resulted in the demolition of houses in a number of blocks in the precinct, and more broadly across the two suburbs. The resulting medium and high density public and private development from this period is located in both North and West Melbourne, with examples both within the precinct (including 40-60 Capel Street, West Melbourne) and outside. ~~Aside from Hotham Hill to the north,~~ The precinct's character by this time derived from its residential and industrial uses.⁵²

North Melbourne, like other inner suburbs, was also witness to the forced and economic displacement of Aboriginal families and communities in the nineteenth and twentieth centuries. The earlier displacement of Aboriginal people following the surveying and early development of North Melbourne was followed by a second wave, as families were relocated to Aboriginal missions around the state and beyond. Many returned however, with prominent Aboriginal families including the Joneses, the Peters and the Briggses living in North Melbourne by the mid-twentieth century. Families that were part of the return of Aboriginal people to North Melbourne earlier in the twentieth century relocated to middle and outer suburbs as industries moved, including to the industrial west and south east of Melbourne, with the establishment of General Motors Holden in Dandenong, for example.⁵³ For many Aboriginal people, this enabled them to move from crowded rented accommodation, often in rooming houses, to suburbs where they could aspire to own their own family home. Yet in the meantime, in the words of one Elder, Aboriginal people 'made their mark' on the suburb.⁵⁴

Much of West Melbourne's early housing stock was also demolished with the changing nature of the suburb throughout the twentieth century. Its earlier identity was to a large extent transformed with the growth of industry and manufacturing, and later again with the advance of corporate and office development out of the city.⁵⁵

Australia's post-war migration scheme saw change in North Melbourne, and the directories of the 1950s and 1960s reflect a significantly more diverse community. Such were the numbers in these migrant communities that businesses, clubs and churches began to reflect their presence. These include the construction of the St Peter and Paul Ukrainian Cathedral in 1963 and the opening of the Lithuanian Club on Errol Street in c. 1965.

From the late twentieth century and into the first decades of the twenty-first century, North Melbourne has undergone a process of gentrification, consistent with a broader trend in the traditional working class suburbs of Melbourne. Although small-scale manufacturing and industrial uses remain, particularly at the fringes of the precinct, North and West Melbourne's proximity to the city has seen it return to a favoured residential locality.

3.2 Description

The extent of the North and West Melbourne Precinct is identified as HO3 in the planning scheme maps.

Significant and contributory development in the precinct dates from the mid-nineteenth century through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range.

The precinct is predominantly residential, albeit many streets combine residential and mixed use development where dwellings are seen with commercial, manufacturing and industrial buildings. The precinct varies in terms of its intactness, with streets incorporating both nineteenth century historic and later infill development; visible changes and additions to early historic buildings; and numerous examples of adaptation of former manufacturing and industrial buildings (such as factories and warehouses) to residential and other uses. In the north-west of the precinct, which has comparatively intact residential streets, there is less commercial, industrial or infill development. Although the principal residential streets in the centre of the precinct are wide, much of the development to these

streets is fine grained and modest. There is also variety throughout the precinct in building and allotment sizes, and building heights, styles, materials and setbacks.

The majority of residences are of brick construction, either face brick or rendered masonry, with some earlier buildings of timber and stone. There are a comparatively high number of early buildings in the precinct, including development of the 1850s and 1860s. Victorian terraces and modest cottages predominate, and are typically simply detailed with limited or no setbacks to the street, and on narrow allotments with long backyards giving onto rear lanes and ROWs. In some streets, there are unusually intact rows of modest single-storey dwellings, the survival of which is a significant characteristic of the precinct.

The precinct also has larger Victorian dwellings, including two-storey terrace houses of face brick or rendered masonry. These have verandahs, again generally limited setbacks, and typically lower scale rear wings. Larger terraces and detached houses are more common in the northern part of the precinct. This includes Flemington Road, which has a Victorian boulevard character and some grander residences, but also more modest development at the west end within the precinct, albeit with some twentieth century infill.

Evidence of these periods of development in West Melbourne survives intermittently through the suburb as long rows of modest cottages, terraces and semi-detached pairs alongside notable Edwardian and interwar commercial premises. The HO3 precinct in West Melbourne comprises two distinct sections to the west and east of Spencer Street. Although to the east of this broad thoroughfare much of the suburb's nineteenth century residential development remains, to the west, the built form is more mixed. The various phases of development of West Melbourne are most clearly evident in Hawke Street with early workers cottages close to the railway and factory buildings and nineteenth century villas surviving between Spencer and Adderley Streets.

The site of the former Benevolent Asylum in the south of the precinct, located between Miller, Elm, Curzon and Abbotsford streets, has Edwardian dwellings constructed from the early 1910s. These properties have larger allotments and deeper front setbacks; and dwellings of face red brick, with prominent gabled roofs. While not the main characteristic of the area there are also small numbers of interwar buildings, typically in the form of workshops, small factories and flats.

The precinct has secondary or 'little' streets, including named lanes, which accommodate historic workers cottages, as well as warehouses and workshops, and occasionally stables. Small-scale early twentieth century industrial development was also typically established in the secondary streets, with a sometimes intricate network of lanes giving access to these operations. Many of these latter developments replaced earlier often very modest dwellings, some of one or two rooms in size, as shown on the MMBW plans. These extremely modest workers cottages were therefore once more extensive.

Development on lanes to the rears of properties includes occasional historic early outhouses such as water closets; rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access. The latter is generally not visible from principal streets, but more common to rears of properties.

The creek that ran through the precinct broadly from Royal Park south west into the West Melbourne Swamp was channelled in the c. 1870s using bluestone drainage, and today runs under the North Melbourne Primary School (1874), through Errol Street Reserve, down Harris Street and Plane Tree Way. Its channelised course can still be recognised to a degree from the arrangement of these streets and parks.

Large brick warehouses, from the late nineteenth and early twentieth century, with no street setbacks and dominant building forms are located in the east of the precinct, including in the area concentrated on O'Connell and Cobden streets, north of Queen Victoria Market.

Commercial development is concentrated on Errol, Leveson, Victoria and Queensberry streets. Errol Street is especially notable for its intactness and distinguished buildings, with commercial activity dating

from the 1850s, and complemented by the remarkable town hall development of the 1870s-1880s. This street, together with this area of Queensberry Street, is the village focus of North Melbourne, and is given emphasis by the town hall tower which has historically dominated the precinct and remains visible from distances. Victoria Street is also a highly intact commercial street, with generally consistent two-storey Victorian shops to both sides of the street, between Errol and Peel streets. Sections of Victoria Street to the east and west of Capel Street are substantially intact to their early twentieth century state.

Commercial development throughout the precinct demonstrates many of the characteristics of late nineteenth and early twentieth century commercial/retail streets in inner Melbourne. The majority of buildings are two-storey, with no setbacks; have retail spaces at ground level with the original living quarters above and storage/service spaces to the rear. Ground floor facades vary in intactness, with modified shop frontages but also some surviving original or early shopfronts. These variously retain recessed entries and timber-framed shop windows with timber stall boards or masonry plinths. First floor facades are more intact, with original windows and parapets. There are also original or early iron post-supported verandahs with friezes, including return verandahs to street corners.

The precinct has corner shops and corner hotels, including a concentration of hotels in the area around Queen Victoria Market. The 'corner pub' is very common, with many established in the middle decades of the nineteenth century.⁵⁶ While many have been demolished or adapted to different uses, the ubiquitous corner hotel demonstrates an important aspect of the social life of the precinct's working class community. Some, including the Albion Hotel (at 171 Curzon Street, bordering HO3), the Black Prince (formerly on the corner of Curzon and Baillie Streets, demolished in 1996) and the Royal Exchange on the corner of Victoria and Peel streets), have particular associations for members of the Aboriginal people who frequented them.⁵⁷ Local Traditional Owner Daisy Peters played piano and sang in many of these hotels, namely the British, the Morning Star, The Black Prince, the Limerick, and Homebush Hotel. As with North Melbourne residents more generally, Traditional Owners often lived in crowded shared accommodation in this period, and hotels offered a place to meet and socialise.⁵⁸ Many of the precinct's nineteenth and twentieth century hotels continue to be important places for socialising and gathering for the local community.

Churches and ecclesiastical complexes, which are comparatively larger than those of many other inner Melbourne precincts and suburbs, feature prominently and are often sited to at intersections. They include such nineteenth century churches as St Mary's Anglican Church, the Catholic St Mary's Star of the Sea, and the former Presbyterian Union Memorial Church (now Uniting Church) which has a prominent spire. Their dominant forms have historically contrasted with the surrounding low-scale housing, and the church spires are often visible from distances. The Ss Peter and Paul Ukrainian Catholic Cathedral of 1961 continued this pattern in a mid-twentieth century interpretation of the church form.

Queensberry Street is a Victorian street, with diverse development along its length including ecclesiastical, civic, institutional, commercial and residential buildings. There is also a concentration of buildings included in the Victorian Heritage Register on or close to Queensberry Street, including St Mary's Anglican Church, the town hall complex, Queensberry Street State School (later the College of Printing and Graphic Arts), the Uniting Church in Curzon Street, and the former Cable Tram Engine House.

Social housing is also prevalent in the precinct, with different examples of this housing type throughout the area, mostly dating from the latter decades of the twentieth century. More recently, some sites have been consolidated for development with taller residential development to the south of the precinct occurring around the North Melbourne Railway Station, which itself has undergone significant redevelopment at its southern end.

3.2.1 Pattern of development

Regarding In terms of subdivision patterns, the centre of the precinct, between Victoria and Arden streets follows a regular grid pattern, with wide and long north-south and east-west streets. Secondary or 'little' streets connect with the main streets and roads and provide access through large blocks of

development. This hierarchy of streets reflects the original mid-nineteenth century road reservations; the wide and long streets also provide areas of the precinct with an open character, and internal views and vistas.

The regular grid changes north of Courtney and Molesworth streets, where the streets angle to the east to Flemington Road in the area of Hotham Hill; and south of Victoria Street where the streets angle to the west to meet those of the CBD grid, including William, King and Spencer streets, which extend out to the southern part of the precinct. The irregular juxtaposition of north-running streets angling east to meet Flemington Road generally reflects the street arrangement shown on the 1855 Kearney map. This pattern also gives rise to several large and irregular intersections in the north which allow for deep views into the precinct from Flemington Road, including along the wide Dryburgh, Abbotsford and Harcourt streets. Allotments associated with the elevated area of Hotham Hill are also more generous than those of the earlier subdivisions to the south.

The precinct also has large and irregular intersections where three or more streets meet at oblique angles; examples include the junctions of Errol, Courtney and Haines streets; Victoria, Curzon and King streets; Capel, William and Walsh streets; and Victoria, Leveson and Roden streets.

Flemington Road was historically important as a route to Geelong, and during the gold rushes as a route to the goldfields to the north-west of Melbourne. The Roads Act of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor-General, Robert Hoddle planned for the growing city. Flemington Road was one of these. Other historically important thoroughfares to the north of Melbourne, in or adjoining the precinct include Victoria, Peel and Elizabeth streets.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels, while lanes generally retain original or re-laid bluestone pitchers and central drains.

3.2.2 Topography

Topography has played an important role in the precinct. Elevated Hotham Hill in the north of the precinct slopes down to the south and west, and historically attracted more prestigious residential development. Historically a creek circled the south side of the hill, and flowed south and west to feed the low-lying West Melbourne Swamp. The latter formed a natural boundary to the area. Larger blocks and residences on Hotham Hill developed after the creek was drained and undergrounded. Likewise, more substantial residential development took place in the elevated parts of West Melbourne near Victoria and King streets, including a notable intact Victorian streetscape in Eades Place.

The west of the precinct also historically afforded views to Melbourne's docks and wharves, where many of the precinct's residents were employed. The topography has in addition resulted in some buildings having entrances elevated off the ground, and building rows which step up or down, following the grade of streetscapes.

3.2.3 Parks, gardens and street plantings

The precinct generally has limited open space, but with some triangular pocket parks. Flagstaff Gardens and Royal Park adjoin the precinct, as does the Arden Street Oval. Many of the principal north-south and east-west streets have street trees, including planes, elms and some eucalypts. These include Queensberry, Chetwynd, Leveson and Curzon streets, and most of the streets in the north-west of the precinct. Flemington Road is lined with elms on the precinct side.

Provision of local open space in North and West Melbourne was limited within the original surveys, although major open spaces adjoined these suburbs to the north (Royal Park) and south (Flagstaff Gardens). The Hotham Cricket Ground (later North Melbourne Recreation Reserve or Arden Street Oval) was also established to the west, outside the boundary of the heritage precinct. While reserves were initially proposed along the course of the North Melbourne creek, these were not formalised.

Irregular street grids led to reservation of a number of smaller triangular parks at intersections, including the Gardiner Street Reserve, Errol Street Reserve, and Eades Park. Similarly, Pleasance Gardens was later established within a particularly broad existing right-of-way on a block of Canning Street.

In North Melbourne, street edge plantings of English and Dutch Elm (*Ulmus procera* and *Ulmus x hollandica*), and of London Plane (*Platanus x acerifolia*), were established in the late nineteenth and the early twentieth century on a number of streets. Within and adjoining the precinct, streets with early street tree plantings include Flemington Road, Canning Street, and Harris Street and its extension, the private road Plane Tree Way.

From the 1920s, streetscape modernisation programs extended the provision of street trees throughout the precinct and in many cases replaced earlier plantings with new trees often located on the road centreline. Within the precinct, many of these centreline plantings were established using rows of Spotted Gum (*Corymbia maculata*); as these plantings have been renewed or extended to additional streets, other Eucalypt species and further native tree selections have also been employed.

3.3 Areas within HO3 precinct

Within HO3 there are four areas with identifiable built-form characteristics that distinguish them from the rest of HO3. These areas are described below and shown at [Error! Reference source not found.Figure 1.](#)

3.3.1 Hotham Hill Residential Area

The Hotham Hill Residential Area is situated on the south-facing slope of Hotham Hill, just below its crest at St Michael's Church (456-474 Dryburgh Street). Developed from c. 1860, this area was somewhat detached from the civic and commercial areas around the Town Hall, separated by swampy land around the unnamed creek which flowed from Royal Park/Parkville and the settlement which became known colloquially as 'Happy Valley'. The Hotham Drain was constructed in c. 1870, encouraging development of the upper sections of Hotham Hill. Late nineteenth century plans illustrate the difference between the cramped living conditions for the residents of the 'valley', and the comfortable villas on elevated sites higher on the Hill. Its elevated siting attracted some of North Melbourne's more prominent residents.

Although residential construction had taken place through the 1860s, this area was developed in earnest from c. 1870. Centred on Chapman and Erskine streets, its quiet, generous streets are removed from Flemington Road and unified by their late Victorian character and building stock. Built form in the area largely comprises freestanding single- and double-storey villas dating from the last decades of the nineteenth century and the first decades of the twentieth century. Dwellings range in scale from modest cottages such as those in the northernmost sections of Dryburgh Street to more striking villas such as 67 Chapman Street and 33 Canning Street. Terrace rows of various sizes are present throughout such as Brougham Terrace (35-9 Brougham Street) and 8-14 Wood Street. A succession of two-storey terrace rows along the south side of Canning Street was enhanced by the creation of Pleasance Gardens in the early twentieth century.

Residences were generally constructed with defined setbacks, presenting modest gardens to the street. Dwellings are typically of masonry construction in face brick often incorporating complex arrangements of bichrome and polychrome brickwork (32-6 Erskine Street). Other masonry buildings are rendered and incorporate straightforward Italianate detailing such as urns, classical pediments and balustraded parapets. By contrast, the two-storey dwelling at 445 Dryburgh Street draws upon Gothic Revival antecedents. The area includes small numbers of weatherboard dwellings including the unusual two-storey semi-detached pair at 58-60 Erskine Street and more modest weatherboard villas such as 505 Dryburgh Street. While the area largely comprises typical, rather than outstanding house designs, a number of substantial dwellings of some individual note are present including Brassey House (VHR H0026). Occasionally-steep terrain often results in substantial falls across frontages and in lots on the

north sides of streets being elevated above the roadway. These conditions produce buildings characterised by masonry retaining walls and flights of exterior stairs.

As a substantially self-contained locale, the area included small groups of shops and hotels, many of which survive. The J Cheese shop and residence at 16 Molesworth Street, the combined hotel, shop, and residence at 51-5 Erskine Street, and other commercial buildings such as those scattered around the intersection of Canning and Abbotsford Streets, are evidence of a thriving, independent late-Victorian community. The development of St Michael's Catholic church and school demonstrates Hotham Hill's continued exclusivity beyond the nineteenth century boom. Evidence of artisans working from home survives at the farriers and attached dwelling at 2A Curran Street.

While dwellings' front garden setbacks are typically modest, the streets of Hotham Hill are unified by central medians planted with impressive single rows of Spotted Gum (*Corymbia maculata*). Centreline plantings were established in these streets c. 1940, with car parking permitted between the trees; raised medians were later constructed around existing and replacement trees in the 1980s. On most blocks a continuous grassed median is now provided with a small number of cross-overs and retained car parks; some particularly large specimens of Spotted Gum (*Corymbia maculate*) in these medians represent the most successful trees from the c. 1940 plantings. On Curran, Erskine and Brougham streets, smaller native trees including Queensland Brush Box (*Lophostemon confertus*), Paperbark (*Melaleuca linariifolia*) and Illawarra Flame Tree (*Brachychiton acerifolius*) have also been planted more recently at the street or footpath edge.

Despite the area being largely developed in the late nineteenth century, there are small numbers of later buildings such as the Federation-era dwellings at 430-4 Dryburgh Street and elsewhere. A number of flats were constructed during the interwar period and include examples such as 25 Chapman Street and the modest Moderne development at 451 Abbotsford Street. While these substantial buildings contrast with the scale, form and character of the area generally, they are illustrative of this later period of development.

Streetscapes in the Hotham Hill Residential Area generally demonstrate high levels of intactness to their early states. Of particular note are the areas around Pleasance Gardens such as Carroll Street and adjacent sections of Canning Street, which retain extraordinarily high levels of intactness and integrity

3.3.2 Benevolent Asylum Estate Area

The substantial Benevolent Asylum opened in 1851⁵⁹ and formed the western termination of Victoria Street for over 60 years. The closure of the asylum in 1911 opened up residential allotments to the north and south of an extended Victoria Street in both North and West Melbourne. The sale of 53 allotments took place in February 1913; North Melbourne allotments proving to be more popular with bidders.⁶⁰ The earliest residences were constructed in Abbotsford Street and Victoria Street in 1914-1916 and by 1920, the former asylum site had been substantially built upon, with 11 houses constructed on Elm Street, six on Abbotsford Street and five on Curzon Street. The newly-created section of Victoria Street was developed as a mix of houses and commercial buildings; the semi-detached pair at 594-6 and 598 Victoria Street is understood to have been the first in Victoria Street.⁶¹

The release of such a large and tightly packed parcel of residential allotments so close to the city was a notable event and the blocks of polite late Edwardian and interwar villas straddling Victoria Street stand in contrast to the Italianate Victorian building stock that had comprised much of North Melbourne until that time.

Broad streets form the spine and boundaries of the Benevolent Asylum Area, and in recent years, central medians have been planted with trees of generally modest scale: Chestnut Oaks on Victoria Street, and Smooth-barked Apple and Queensland Brush Box on Elm Street (where the median itself was only added in 2011) and Miller Street. Footpath trees are of varying age and composition and are typically of modest size with relatively few mature specimens.

The Benevolent Asylum Estate slopes towards the south-west; as a consequence, lots on the north side of each street typically present an elevated street frontage, accentuating each dwelling's modest front garden setbacks as raised terraces. Where present, side setbacks are typically modest. Building stock is predominantly single-storey. Free-standing dwellings or semi-detached pairs adopt an early bungalow expression with low pitched roofs typically presenting one or more gable ends to the street. Face red brick or render are the most prominent wall materials. Some houses include an understated attic storey. Roofs are typically clad in terracotta tiles. Brick fences predominate, some with decorative iron filigree rails, although some front setbacks are bounded by timber pickets or rendered walls. The area is notable for its uniformity of expression and by the consistent date of construction from 1914 to the 1930s.

Three buildings in this area are of atypical scale, having been constructed on consolidated sites. The former Britannia Tie Company factory (98 Abbottsford Street, West Melbourne) was constructed in June 1922 to designs by Ballantyne & Hare Architects & Engineers. The building was redeveloped in c. 1990. The Loco Hall on Victoria Street was constructed for the Federated Locomotive Engine Drivers, Firemen and Cleaners' Association in 1914, to a design by architect W Dalton, and is evidence of a significant community of railway workers in the area.⁶² Immediately to its east, at the corner of Curzon Street, is the interwar premises of box manufacturers, Corrugated Fibre Container Pty Ltd, cardboard box manufacturers. This was substantially remodelled in c. 1980s.

3.3.3 Victoria and Errol Streets Civic and Commercial Area ~~Errol Street Commercial and Civic Area~~

The commercial heart of North Melbourne has long been concentrated on Errol Street. Through the late 1850s and into the early 1860s, a commercial and civic area developed around Queensberry and Errol streets, with businesses extending along Victoria Street. Hotham's first Town Hall and Court House were constructed on an elevated site at the corner of Queensberry and Errol streets by 1863, giving rise to the renaming of the Peacock Inn (1858) to the Court House Hotel in c.1862 (remodeled in 1940) on the opposite corner. The Town Hall and Court House were replaced in 1875-76 by the present municipal complex designed by noted architect George Johnson (VHR H2224).⁶³ This cemented the area's civic and commercial role, which was further reinforced by the construction, in the 1880s, of a substantial municipal building to the south of the Town Hall incorporating shops to generate income for the council.⁶⁴ Victoria and Errol streets were served by omnibuses from c. 1875 until the opening of the North Melbourne cable tramway in March 1890.

The spine of this area is formed by the commercial and municipal buildings concentrated in Errol Street. While generally comprising two-storey commercial premises of typical form for the Victorian period, a number of more notable Victorian buildings are also present including the former Maples building at 20 Errol Street (later, the Comics Lounge) and draper R L Young's three-storey Italianate emporium at 19-23 Errol Street of 1888. Immediately to the south of the Town Hall and Municipal Buildings, two-storey premises for drapers the Fitzgerald Brothers were constructed in c. 1898 in a Federation Free-Classical mode. Following its acquisition by the Methodist Central Mission for a community centre, it was converted into the Central Theatre in 1940, and in c. 1965 became the Lithuanian Club.⁶⁵ Errol Street's southern terminus is the Hawke/King Street Reserve, West Melbourne, which includes the Victorian Heritage Register-registered underground public toilet (VHR H2133) with a polychrome brick ventilation shaft, set in a small ornamental reserve of specimen trees and lawn.

In Errol Street, to the north of Queensberry Street, allotments tend to be smaller and buildings are generally more modest. This area includes notable buildings such as Ellis's Auction Rooms and Furniture Warehouse (103-107 Errol Street). At a larger scale, the Imperial Picture Theatre at 110-114 Errol Street was constructed in 1913 to a design by architect R J Haddon.⁶⁶ The theatre was virtually destroyed by fire in the 1930s⁶⁷ and was redeveloped as apartments in the late twentieth century. As it extends north, the area adopts an increasingly residential character incorporating a long single-storey terrace row at 137-149 Errol Street before terminating at the Limerick Castle Hotel at 161 Errol Street, a corner pub established in the early 1860s and remodelled during the interwar period.

Street planting is limited in the south of the commercial and civic area. Aside from English Oaks (*Quercus robur*) in the vicinity of the Town Hall, the southern block of Errol Street was left unplanted to make room for trams and commercial uses of the footpaths. However, the northern sections and the east and west wings of the area are planted with Plane Trees - London Planes (*Platanus x acerifolia*) in the centre median of Errol Street's northern block and on the Queensberry Street footpaths, and Oriental Planes (*Platanus orientalis*) on the eastern block of Victoria Street - marking transitions from this commercial area to North Melbourne's prevailing forms.

Commercial development in Errol Street spilled east and west into the cross streets, notably Queensberry and Victoria Streets. Queensberry Street was another commercial street that was established early in the history of the suburb, with a mix of retail businesses occupying it from the 1860s. It includes notable early-Victorian retail buildings along its north side including the group to the east of the Court House Hotel. These generally are characterised by substantial two-storey buildings with shops at ground floor level and residences above; typically employing late Georgian or early Italianate designs. The group includes the first North Melbourne Post Office at the corner of Queensberry Street and Lancashire Lane (c. 1858-60).

Victoria Street contains broadly similar built forms, including the substantial four-storey Oriental Coffee Palace, at 328 Victoria Street which opened in 1888.⁶⁸ In addition to intact stands of early shops on both sides of the street, Victoria Street also includes a number of often-notable residences. These include: the unusually early Osborne House (1854), at no. 454-458 which is included on the Victorian Heritage Register (VHR H0101); and the semi-detached two-storey pair at 442-446 Victoria Street incorporating a distinctive curving verandah.

3.3.4 West Melbourne Residential Area

The West Melbourne Residential Area is situated on elevated land between Spencer and King streets. This area comprises two large and substantially intact areas of nineteenth century buildings to the north and south of Hawke Street. While broadly contemporary in terms of their development, the two areas differ in terms of their architectural character. Long streetscapes of original dwellings survive within both areas and are particularly evident in Roden, Hawke, Miller and Spencer streets. Throughout, residences are generally constructed with small setbacks, presenting modest gardens to the street. Dwellings are typically of masonry construction, incorporating straightforward Italianate detailing.

The southern section of the West Melbourne Residential Area comprises most of the block to the south of Hawke Street. Later infill buildings to either end of the block are excluded from the identified area. The area contains generous single and two-storey dwellings and short terrace rows dating to the late nineteenth century. The MMBW plan of 1895 shows the locale in a more or less fully developed state. This arrangement survives with long intact streetscapes to Roden and Miller streets, demonstrating a range of Italianate designs. The West Melbourne Residential Area terminates at its eastern end in a group of grand two-storey Italianate villas and semi-detached pairs at 581 to 601 King Street, recalling the residential flavour of the street in the late-nineteenth century. While these southern sections of this residential area generally demonstrate high levels of architectural distinction, a number of dwellings are of particular note. These include a two-storey bichrome brick dwelling at 68 Roden Street with an unusual *par enroulement* ('moustachioed' or curved) pediment and single-storey terrace rows at 54-60 and 62-66 Roden Street and 27-33 Miller Street. However, the character of the area more typically derives from its two-storey villas and semi-detached pairs adopting a mantle of Italianate detailing such as urns, classical pediments and balustraded parapets. The two-storey group to King Street is a substantial presence in the streetscape.

To the north side of Miller Street, the entirety of the block bounded by Hawke, Miller, Abbotsford and Spencer streets retains late nineteenth century single-storey cottages and semi-detached pairs, although notable groups of two-storey villas and terrace rows also survive in Spencer Street and around the intersection of Hawke and Miller streets. Northern sections of this locale, particularly in areas around Abbotsford Street, are more modest in scale and stand in contrast to areas to the south and to

the more substantial Edwardian buildings of the Benevolent Asylum Estate on the eastern side of Miller Street. This may be due to the proximity of these residences to the asylum, which was in operation in the late nineteenth century. Again, this area is notable for its retention of a largely nineteenth century appearance character. While more notable for its overall intactness and integrity to its nineteenth century state, the area also contains some buildings of individual note. These include the two-storey corner dwelling at 1 Curzon Street designed to follow the oblique angle of the intersection and the distinctive semi-detached pair in face brick at 616-618 Spencer Street with cartouche to its parapets. Elsewhere, dwellings cover the spectrum of modest straightforward builders' designs of the late nineteenth century.

These northern sections of the West Melbourne Residential Area benefit from the inclusion of a long single-storey terrace row on the opposite side of Spencer Street. In tandem, the dwellings at 580-650 and 599-615 Spencer Street comprise the last intact residential section of this streetscape, which has otherwise been re-developed for commercial purposes.

3.4 Statement of Significance

North and West Melbourne Precinct (HO3) is of local significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance)
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance)
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

What is significant?

North and West Melbourne Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north and west during a period of significant population growth. Significant and contributory development in the precinct dates from the mid-nineteenth century through to the interwar period, although Victorian development predominates, particularly from the late nineteenth century. Some places of heritage value may also be outside this date range. The precinct is mainly residential, but with diversity of building form and uses within streets historic mixed use development, and several commercial streetscapes. Mature street plantings and rows are also part of the significant development of the precinct.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth century building characteristics including:
 - Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings
 - Hipped roof forms with chimneys and parapets; verandahs which are simply detailed or have more decorative cast iron work; iron palisade fences on stone plinths; and limited or no front and side setbacks
- Comparatively high number of buildings of the 1850s and 1860s
- Modest workers' cottages as the common housing type, often in consistent and repetitive terrace rows, with simple forms and detailing
- Other development including larger Victorian dwellings and two-storey terrace houses; Edwardian and interwar dwellings on the site of the former Benevolent Asylum; and other Edwardian and interwar buildings located throughout the precinct
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings
- Streets of consistent scale, or with greater scale diversity and contrasting modest and larger buildings

- Nineteenth century residential development influenced by the precinct's topography, with more substantial built form located in elevated areas of both suburbs, particularly Hotham Hill and between Spencer and King streets
- Streets which display a diversity of historic mixed-uses including residential, commercial, manufacturing and industrial uses
- Nineteenth and twentieth century hotel buildings and shops located on corners and within residential street blocks
- Secondary or 'little' streets, including named lanes, with workers cottages, warehouses and workshops, occasional stables and small scale early twentieth century commercial and industrial development
- Importance of Errol, Victoria and Queensberry streets, being some of inner Melbourne's most extensive and intact commercial streetscapes
- Remarkable 1870s-80s civic development at the corner of Errol and Queensberry streets, with the town hall tower being a local landmark
- Views from lanes to historic early outbuildings and rears of properties, providing evidence of historical property layouts
- Undulating topography which has allowed for views and vistas of prominent elements such as the town hall tower and church spires.
- Important role of religion as demonstrated in the large and prominent ecclesiastical buildings and complexes
- Evidence of change and evolution in the precinct, with streets having buildings from different periods, and historic early buildings such as former factories and warehouses adapted and converted to new uses
- Nineteenth century planning and subdivisions as evidenced in:
 - Hierarchy of principal streets and secondary streets and lanes
 - Regular grid of straight north-south and east-west streets in the centre of the precinct
 - Contrasting street alignments in the north of the precinct, where streets angle east to meet Flemington Road; and in the south of the precinct, where the CBD streets extend to meet the precinct
 - Large and irregular street intersections including three or more streets meeting at oblique angles
 - Lanes which provide access to rears of properties and act as important minor thoroughfares
- Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by street tree plantings including planes, elms and eucalypts
- Importance of major roads and thoroughfares which border or traverse the precinct including Flemington Road, once a grand Victorian boulevard that marked which was historically the route to the goldfields; and Victoria, Peel and Elizabeth streets.
- Historical street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains
- Vehicle accommodation is generally not visible from principal streets, but more common to at the rears of properties, with lane access

Within the broader HO3 precinct, the following are the key attributes of the following areas:

Hotham Hill Residential Area:

- Elevated location, with generous streets, central medians and centreline plantings
- Streetscapes demonstrate generally high level of intactness
- Largely freestanding single and double-storey villas dating from the last decades of the nineteenth century and the first decades of the twentieth century.

- Dwellings range in scale from modest cottages to more substantial villas.
- Terrace rows of various sizes are present throughout.
- Residences with defined setbacks, presenting modest gardens to the street.
- Dwellings are typically of masonry construction in face brick often incorporating complex arrangements of bichrome and polychrome brickwork
- Other masonry buildings are rendered and incorporate straightforward Italianate detailing such as urns, classical pediments and balustraded parapets.

Benevolent Asylum Estate Area:

- Early twentieth century residential subdivision, with dwellings constructed from the mid-1910s.
- Larger allotments and deeper front setbacks.
- Area noted for uniformity of architectural expression.
- Predominantly single-storey Edwardian villas and interwar bungalows, including freestanding houses and semi-detached pairs.
- Dwellings of face red brick, with prominent gabled roofs.
- Small numbers of other interwar buildings on consolidated allotments, typically in the form of workshops, small factories and flats.

Victoria and Errol ~~streets~~Streets Civic and Commercial Area

- Commercial heart of precinct
- Varied building scales, includes modest allotments to north of Queensberry Street, with larger remises between Victoria and Queensberry streets
- Early (from 1850s and 1860s) retail development to Errol and Queensberry ~~Street~~streets.
- Two-storey commercial premises of typical form for the Victorian period,
- A number of notable substantial commercial buildings are also present, dating from Victorian and Edwardian periods
- Residential development at its northern and eastern ends.

West Melbourne Residential Area:

- Substantially intact mid-late nineteenth century residential streetscapes
- South section is typically two-storey villas and semi-detached pairs with Italianate detailing, with some buildings of architectural distinction
- North section comprised of late nineteenth century single-storey cottages and semi-detached pairs, with notable groups of two-storey villas and some long terrace rows

How is it significant?

North and West Melbourne Precinct is of historical, social and aesthetic/architectural significance to the City of Melbourne.

Why is it significant?

The North and West Melbourne Precinct is of historical significance, as a predominantly Victorian-era precinct associated with the nineteenth century growth of Melbourne to its the north and west of the city and for its ability to demonstrate that period of development. The surviving layout and building stock are important for their ability to reflect on particular aspects of this history. As early as 1852, streets in the centre of the precinct, and north of Victoria Street, were laid down in a rigorous grid and this pattern remains. Early development of the 1850s and 1860s also reflects local involvement in servicing the goldfields traffic and migration of people from Melbourne to the gold rush centres to the north-west. Hotham Hill, in the north of the precinct, was a notable development from the 1860s, its elevated position attracting grander residential development. West Melbourne also developed its own identity, being an early residential suburb with mixed housing types, which was later largely transformed including through the expansion of industry and manufacturing. Major roads and streets

which traverse or border the precinct, including Victoria, Peel and Elizabeth streets, and Flemington Road, were historically important early Melbourne thoroughfares and boulevards. Flemington Road in particular was envisioned by Robert Hoddle as an early major route out of Melbourne, its status confirmed in the *Roads Act* of 1853. (Criterion A)

The working-class history of the precinct is particularly significant, and is demonstrated in the characteristically modest dwellings and historically diverse mixed-use development, including the proximity of houses to commercial, manufacturing and industrial buildings, nineteenth century historic corner shops and hotels, and churches and schools. The Catholic Church was a particularly prominent local denomination. Residents of the precinct were employed in some of Melbourne's most important nineteenth and early twentieth century industries, located close to the precinct, including markets, abattoirs, railways and the port at Victoria Dock. Residents were also politically active, forming various associations in the nineteenth and early twentieth centuries, and being prominent in the women's suffrage and World War I anti-conscription movements. Welfare and community groups also established a strong presence in the suburb, providing services to the unemployed, women and children. (Criterion A)

The North and West Melbourne Precinct is of social significance. Residents value the early character of its historic streetscapes, its 'walkability', and its notable commercial development and village character centred on Errol, Victoria and Queensberry streets. Proximity to the nearby Queen Victoria Market, Arden Street Oval and the city, is also highly valued. Places such as churches, pubs, schools and other places of gathering are also valued by the community. (Criterion G)

The aesthetic/architectural significance of the North and West Melbourne Precinct is of aesthetic significance, particularly for the architectural expression of its key buildings and streetscapes, largely rests for in its Victorian-era development including workers' cottages, rows of simply detailed modest dwellings, and two-storey terrace houses. These are complemented by larger Victorian dwellings, Edwardian and interwar development on the site of the former Benevolent Asylum, and commercial and industrial historic mixed-use buildings, with the latter often located in residential streets. There is also some variety in building and allotment sizes, and building heights, styles, materials and setbacks. In the Hotham Hill area, residential streets are wide and elevated, and the building stock is comparatively intact, with and features generally larger residences. In the precinct's south, development is finer grained. Large brick warehouses, from the late nineteenth and early twentieth century, are located in the east of the precinct near Queen Victoria Market. The precinct also has some of inner Melbourne's most extensive and intact commercial streetscapes, including significant concentrations on Errol, Victoria and Queensberry streets. Errol Street is particularly distinguished by the remarkable 1870s civic development, with the town hall tower an important significant local landmark. Throughout the precinct, principal streets connect with secondary or 'little' streets, reflecting typical nineteenth century planning. These secondary streets reinforce the 'permeable' character and pedestrian nature of the precinct, enhanced by the network of lanes which are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties. The lanes were also historically used to access small-scale commercial and industrial operations, concentrated in the secondary streets of the precinct. Aesthetically, the precinct also has an open character, and internal views and vistas, deriving from the long and wide streets and several large and sometimes irregular intersections. Principal streets are also distinguished by street plantings of planes, elms and eucalypts. (Criterion E)



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