

# QUEEN VICTORIA MARKET

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ELIZABETH STREET, MELBOURNE  
CONSERVATION MANAGEMENT PLAN





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Prepared for

**QUEEN VICTORIA MARKET PTY LTD**

Allom Lovell & Associates  
Conservation Architects  
35 Little Bourke Street  
Melbourne 3000

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## PROJECT TEAM

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Peter Lovell                      *Allom Lovell & Associates*  
Anita Brady  
Fay Woodhouse  
Kate Paterson  
Fraser Brown



## 1.0 INTRODUCTION

### 1.1 Background and Brief

This Conservation Management Plan (CMP) for the Queen Victoria Market, Melbourne, was commissioned by Queen Victoria Market Pty Ltd. The CMP has been developed at a time when the City of Melbourne, as owners of the site, are developing a Master Plan for the broader issues of management and development of the property. It provides an assessment of the significance of the various market structures, and the site and complex as a whole, and provides conservation policies and strategies for the future management of the place. The report builds on material contained in earlier assessments of the significance of the individual market buildings; identified in the bibliography at the end of this report.<sup>1</sup>

#### 1.1.1 Location

The Queen Victoria Market, Melbourne, comprises two distinct sites which, as a whole, are bounded by Victoria Street to the north, Elizabeth and Peel streets to the east, Franklin and Therry streets to the south, and Peel Street to the west. The site also incorporates the northern end of Queen Street, between Therry Street and Victoria Street. (Figure 1)

#### 1.1.2 The Site

This CMP addresses the broadest extent of the complex as a whole including the sites of the 'Lower' and 'Upper' markets and including all the buildings and structures as defined by the market's legal boundaries and Heritage Victoria's extent of registration.

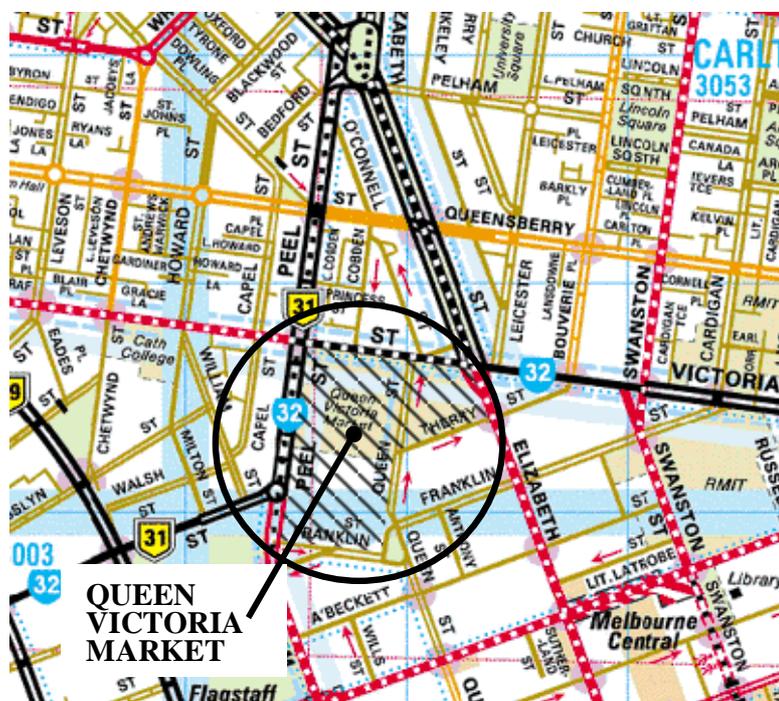


Figure 1 Location Plan  
Source: Melway Melbourne Directory, Edition 28

## 1.2 Methodology

The report broadly follows the format of the Australia ICOMOS (International Council on Monuments and Sites) guidelines for the preparation of conservation plans<sup>2</sup> and the principles set out in the *Australia ICOMOS Burra Charter*, 1999, adopted by Australia ICOMOS to assist in the conservation of heritage places.

## 1.3 Constraints

Given the very early date of the Queen Victoria Market's establishment, no drawings could be located which accurately illustrate the development of the Lower Market site. The information for this area of research was therefore taken from existing primary and secondary documentary sources.

## 1.4 Listings and Classification

### *Victorian Heritage Register*

The Queen Victoria Market is included on the *Victorian Heritage Register*, maintained by the Victorian Heritage Council, to the extent as defined by the Council. The market is designated as building H734. Permits will be required from Heritage Victoria for subdivision, new buildings and works.

### *Victorian Heritage Inventory*

The Queen Victoria Market is included on the *Victorian Heritage Inventory*, maintained by the Victorian Heritage Council, to the extent as defined by the Council. The site is designated as H7822-0073. Permission must first be obtained from Heritage Victoria before a person knowingly disturbs or damages archaeological relics, including ruins, objects or abandoned features. This is known as a 'consent' to disturb or destroy a site.

### *Australian Heritage Commission*

The Queen Victoria Market is included on the *Register of the National Estate* as a registered historic place (Database Number 015040, File No. 2/11/033/0295).

An additional registration covers the Victoria Street Shops which are included on the *Register of the National Estate* as an indicative place (Database Number 005333, File No. 2/11/033/0295).

There are no statutory requirements as a consequence of these Australian Heritage Commission registrations.

### *National Trust of Australia (Victoria)*

The Queen Victoria Market & Old Melbourne Cemetery was classified by the National Trust of Australia (Victoria) as a building of state significance on 13 November 2000 (File No. B2282). There are no statutory requirements as a consequence of this classification

### *Planning Scheme*

The entire Queen Victoria Market is identified in the Heritage Overlay Schedule to the City of Melbourne Planning Scheme. The site is covered by the heritage overlay provisions of the Melbourne Planning Scheme, by virtue of its inclusion in the Queen Victoria Market Precinct (HO7). It is also subject to an individual heritage overlay HO496. Planning permits will be required for subdivision, new buildings and works.

The citations are included in Appendix B.

## 1.5 Terminology

The conservation terminology used in this report is of a specific nature, and is defined within *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter)* as endorsed by all statutory and national heritage bodies (See Appendix A). The terms most frequently referred to are: *place, cultural significance, fabric, conservation, preservation, restoration, reconstruction, adaptation and interpretation*. These terms are defined in the revised charter as follows:

*Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

*Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. *Cultural significance* is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

*Fabric* means all the physical material of the *place* including components, fixtures, contents and objects.

*Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

*Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

*Preservation* means maintaining the *fabric* of a *place* in its existing state by removing accretions or by reassembling existing components without the introduction of new material.

*Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

*Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

*Adaptation* means modifying a *place* to suit the existing use or a proposed use.

*Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

*Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a *use* involves no, or minimal, impact on *cultural significance*.

*Setting* means the area around a *place*, which may include the visual catchment.

*Related place* means a *place* that contributes to the *cultural significance* of another *place*.

*Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.

*Associations* mean the special connections that exist between people and a *place*.

*Meanings* denote what a *place* signifies, indicates, evokes or expresses.

*Interpretation* means all the ways of presenting the *cultural significance* of a *place*.



## 2.0 HISTORY

### 2.1 Introduction

The following is a history of the building and development of the Queen Victoria Market. The report begins with a contextual history of Melbourne from early settlement, and is followed by a discussion of the earliest Melbourne markets operating prior to the Queen Victoria Market's establishment. It then provides a brief outline of the impetus for the formation of the Commission to administer markets. The major stages of building and development of the market over the last one hundred and twenty-four years of operation are then described.

The Queen Victoria Market is located four city blocks from the former General Post Office in Elizabeth Street and comprises two city blocks. The first is a regular block bounded by Victoria, Queen, Franklin and Peel Streets. This area, known as the 'Upper Market', was initially open for wholesale trade six mornings of the week. This larger block only was originally named the Queen Victoria Market. Part of the market was to be open for retail trade on four days a week.<sup>1</sup> The smaller block, or 'Lower Market', consisting of about 2 ½ acres and bounded by Victoria, Queen, Therry and Elizabeth Streets, was for a time known as the Meat Market, and was used for wholesale and retail trading. The total site consists of approximately 17 ½ acres (Figure 2).

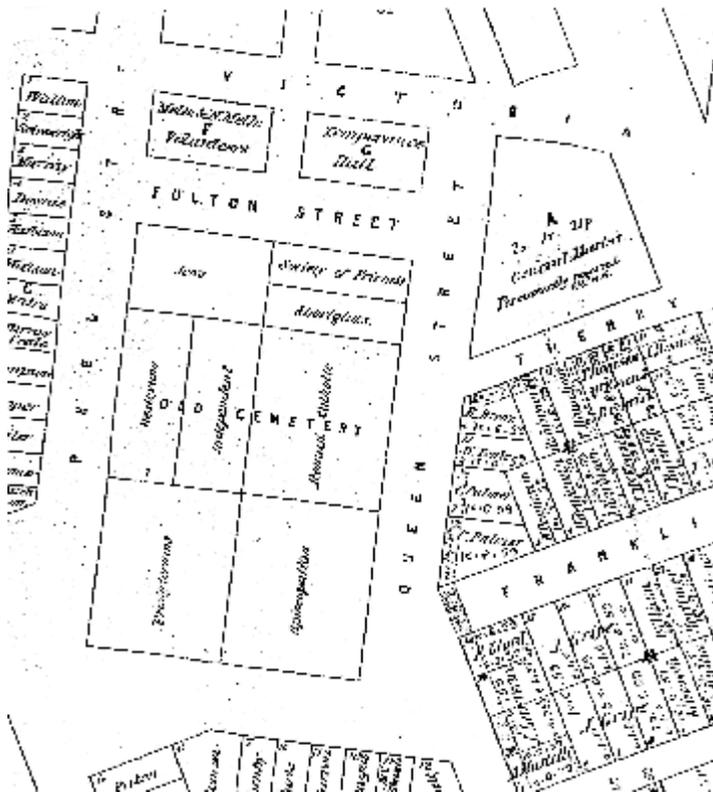


Figure 2 Undated Parish Plan  
Source: Reserve File, City of Melbourne

## 2.2 Early Settlement of Melbourne – The Port Phillip District’s Social Profile

In the mid-1830s, the Port Phillip District of New South Wales extended south of the Murray River to the coast and westwards past Portland Bay. It was settled as a result of private action flying in the face of government policy. The Henty brothers and others had already settled illegally at Portland Bay in November 1834. John Batman, representing the Port Phillip Association, a private company which had been formed in Van Diemen’s Land, and John Pascoe Fawkner, a private speculator, arrived at the future site of Melbourne in 1835.

The Port Phillip Association had been founded for the express purpose of acquiring grazing lands at Port Phillip. On the basis of his infamous treaty with the Wurundjeri people, Batman and the Association claimed possession of the site of what later became Melbourne, as well as all the land to Indented Head in the south-west, and to Gisborne in the north (Figure 3).<sup>2</sup>

Although the Governor of New South Wales, Sir Richard Bourke, declared the treaty void, official resistance to the fledgling settlement gradually gave way to support for exploitation of the new district and its developing wool industry. Bourke duly appointed Charles Joseph La Trobe as Superintendent of the Port Phillip District in 1839. Melbourne had been declared a City in 1847, when Queen Victoria signed the Letters Patent. When the district eventually separated from New South Wales in July 1851, and became the independent colony of Victoria, La Trobe remained as the first Lieutenant Governor of the colony until 1854.

Early Melbourne was essentially a port serving squatting interests; its main economic basis was the production and export of wool.<sup>3</sup> In Port Phillip, although the pastoral activities were spread over a huge hinterland area, the services and infrastructure required by the wool industry, including warehousing, stevedoring and finance, were focused on Melbourne. The port town also relied upon major imports including clothing, merchandise and food. In the 1840s, Melbourne and its evolving suburbs made up about one third of the 77,345 population of the Port Phillip District. In 1851, on the eve of the gold rushes and the huge increase in population which they would bring, Melbourne held about 23,000 of the total population.<sup>4</sup>

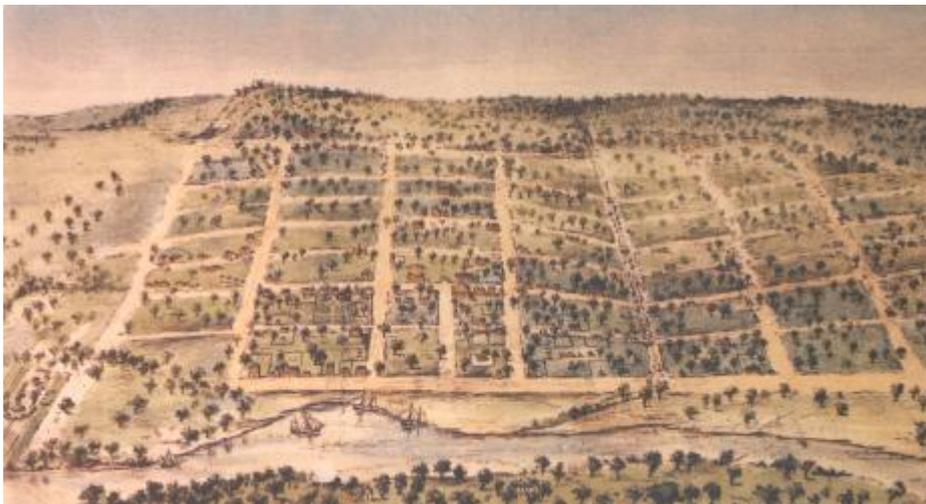


Figure 3 *Melbourne in 1838*  
Source: State Library of Victoria, La Trobe Collection

### 2.2.1 Burying their Dead – the First Melbourne Cemetery

The first settlers of Melbourne during 1836 were buried on 'Burial Hill', now the Flagstaff Gardens. A Monument with the inscription 'to the memory of some of the earliest pioneers of this colony, whose remains are interred near this spot' was erected in 1921.

Part of the site which now incorporates the Queen Victoria Market, bounded by Peel, Victoria, Queen, and Franklin Streets, once accommodated the first Melbourne Cemetery. An area of ten acres was set aside by the Governor of New South Wales, Sir Richard Bourke, in 1837. In 1839 it was officially declared the Melbourne Cemetery and from that date the first burials took place.<sup>5</sup> It was surveyed by Robert Hoddle and divided into seven denominational areas – one of the first cemeteries in the English-speaking world to do so (Figure 2).<sup>6</sup>

The *Melbourne General Market Site Act (No. 572)*, passed on 11 October 1877, allowed the Town Council to take over much of the cemetery land to the west of the Victoria Meat Market. This included the north end of the old Melbourne Cemetery, Fulton Street, the short section of Cobden Street and most of the land along Victoria Street. A Drill Hall and Orderly Room was located on the corner of Queen and Victoria Streets but was moved to the corner of Peel and Victoria Streets in 1905.

In July 1853, the Melbourne General Cemetery, the second cemetery to be built in Melbourne, was opened in Carlton.<sup>7</sup> The Melbourne City Council applied to the government for 'an order to prohibit future interments in the old cemetery'. In June 1854 the first Melbourne Cemetery was closed.<sup>8</sup> The old Cemetery was, above all, known as the last resting-place of the early pioneers. A series of opening and closing of the 'old' cemetery took place until 1867.

In 1878 the Queen Victoria Market was established over the northern end of Melbourne's first cemetery. Isaac Selby, in his *Old Pioneers Memorial History of Melbourne*, written in 1920, describes the layout of the Cemetery, divided among the denominations:

Two acres to the Episcopalians [Church of England], two acres to the Presbyterians, two acres to the Roman Catholics, one acre to the Independents, one acre to the Wesleyans, one acre to the Jews, half an acre to the Quakers, and half an acre to the Aborigines. The convicts were buried just outside the northern end of the Cemetery in No Man's Land.<sup>9</sup>

Selby describes the cemetery as an area of 450,000 square feet. Statistics available at the time Selby wrote his *History*, showed that in Victoria there had been seventeen thousand one hundred and twelve deaths between 1836 and 1854. Selby therefore concluded that as the cemetery was crowded with graves, an estimated 'ten thousand were buried there'.<sup>10</sup> Though this figure seems exaggerated, it has been quoted by other historians of the Cemetery and the Market.<sup>11</sup>

Extending the Market over the existing Melbourne Cemetery presented problems to both the Cemetery and the Council. Many of the burials had to be disturbed to clear the land for market purposes. The first exhumations took place in 1877 when 45 bodies were exhumed from the combined Quaker and Aboriginal sections in order to build the first part of the Market. Plots were exhumed and placed in coffins and removed to the new Melbourne General Cemetery.<sup>12</sup>

As part of the new market a wall, which forms part of F Shed, was constructed in 1878 to separate the Market from the southern part of the cemetery (Figure 4).<sup>13</sup>

Attacks on the unsatisfactory conditions of the last resting place of Melbourne's early citizens continued well into the twentieth century. During the World War One period and the peace that followed, letters to the *Argus* expressed outrage at gross neglect of the pioneers' last resting place. Numerous meetings of public protest greeted City Council proposals to use this 'sacred site' for other purposes, but to no avail.<sup>14</sup>



Figure 4 Looking north toward Victoria Market (F Shed)  
Source: reproduced from *The Victoria Market*

Although monuments and some pioneers' bones were removed in the late 1920s, making way for the Victoria market expansion, agitated letters continued. Into the later 1930s, *Argus* correspondence alluded to steam shovels disturbing pioneers' bones, and to bones exposed in 'fill' in Royal Park.<sup>15</sup>

A total of 914 interments were removed from the site. Exhumed remains were re-interred at four different cemeteries – Fawkner Park, Melbourne General, St Kilda and Cheltenham.<sup>16</sup> Meanwhile, the construction of market sheds and other buildings continued on the now extended market site.

It is recognised that a substantial number of burials remain on the former Melbourne Cemetery site at the Queen Victoria Market, and an archaeological survey and *Conservation Policy for the Old Melbourne Cemetery at the Queen Victoria Market* is currently addressing these issues.

### 2.3 Melbourne and the Need for Markets

Melbourne and its inhabitants required food and household goods. Initially, much of it had to be imported from other colonies. The first vegetable gardens were planted by Fawkner's party as soon as it arrived in the new town. A small piece of land, where Spencer Street now is, was chosen as a market garden. Batman had planted an orchard and garden too, a little south-west of Fawkner's land, and running down to the Yarra River.<sup>17</sup> As other settlers arrived in Port Phillip, they too established gardens. Acreage under crops increased steadily from 1836 (100 acres) to 1842 (8,100 acres).<sup>18</sup> Though only a small part of the cropping was for market gardening, by 1839 gardeners were bringing their carts of produce to the footway in front of the Post Office in Elizabeth Street. The small population of settlers depended heavily on supplies from Van Diemen's Land and South Australia.

The organisation of wholesale markets in Melbourne was regularised in 1841. This followed a petition by householders to the Police Magistrate, James Simpson, requesting 'An Act to Authorise the Establishment of Markets in certain towns in the Colony of New South Wales'.<sup>19</sup> Approval for the market was granted, and the Governor of New South Wales declared that:

The town of Melbourne has been divided into four wards and that the number of Commissioners for the management of the market has been fixed at eight, viz., two commissioners for each ward.<sup>20</sup>

Eight Market Commissioners were elected and the Police Magistrate was an additional member, making a board of nine. The City was incorporated in the following year, and control of the markets was transferred to the newly formed Melbourne Town Council on 20 December 1842. Within six weeks the Market Commissioners established the Western Market and selected three other sites for markets.

### 2.3.1 Western Market

The Western Market site was bounded by Collins, William and Market Streets and Flinders Lane. Development of the Western Market was spasmodic. It had a market house of two rows of brick stalls connected by an arcade in 1853 when it was burnt down and rebuilt. A new building, designed by John M Barry, was begun in 1856 but the superstructure was not completed until 1871.<sup>21</sup> The Western Market was a combination of 29 leased stalls and stores built around a quadrangle (Figure 5). The stalls and stores were rented on a 21-year lease. Most of the space in the Western Market was let to fruit and vegetable wholesalers, some to hay and corn merchants, as well as wine and spirit merchants.

The market became a combination of wholesale and retail traders. It operated on Tuesday, Thursdays and Saturdays. With the shift in population to the north and east of the centre, and following the establishment of the Eastern Market, where covered space for fruit and vegetables growers was available, the market lost favour as a wholesale produce market. Storage space for fruit and vegetables was not available at the Western Market, and by the 1920s it had become inadequate. In 1930 Council moved the Western Market tenants and other fruit wholesalers to the Queen Victoria Market.

The passing of the *Melbourne Market and Parklands Act 1933* granted the land on trust to the Council for municipal purposes. The Western Market disappeared when the quadrangle was leased as a car park from 1934.<sup>22</sup>

### 2.3.2 Eastern Market

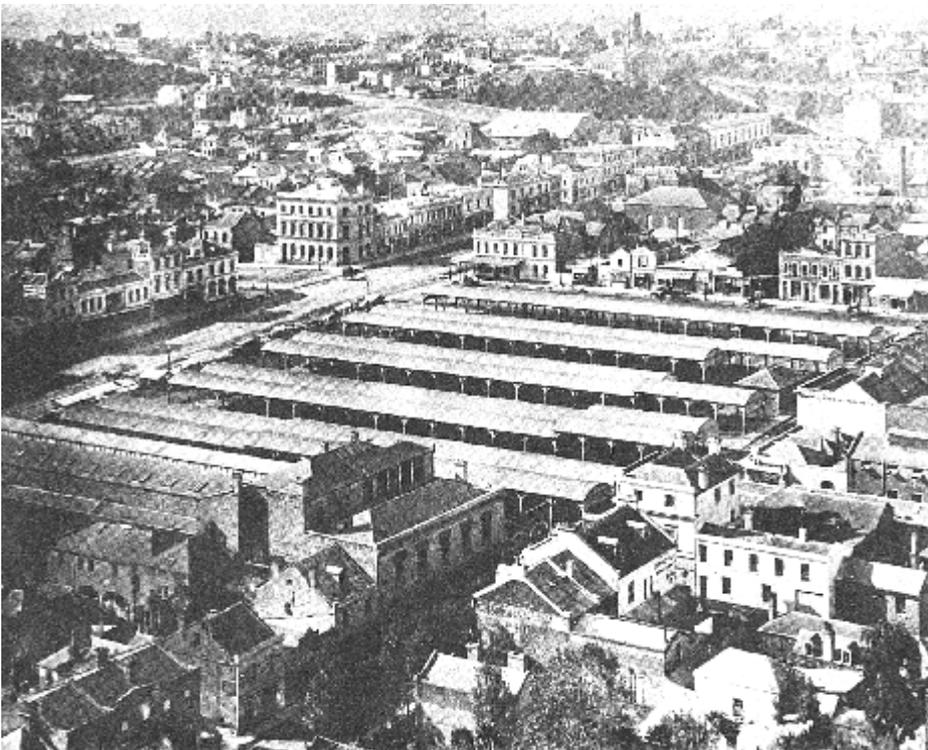
The Eastern Market was located on the corners of Bourke, Exhibition and Little Collins Streets. The site, unofficially used as a hay and corn market, was proclaimed a general market in 1846. It was established officially as a general market in 1847. However, it was not until 1858 that four large market sheds were erected on the site. These sheds were open sided with arched corrugated iron roofs, of similar scale and plan form as the sheds built later at the Queen Victoria Market (Figure 6). During the 1860s the largest wholesale fruit and vegetable trade in the city operated from these busy sheds known as 'arcades'.

It is believed that a portion of one of the sheds from the Eastern Market was removed to the new Queen Victoria Market to form one of the two first sheds (G Shed) constructed on the Lower Market site around 1878 when the new building, designed by Joseph Reid, was opened in 1879. This consisted of two levels with a substantial façade and shops fronting the main streets with mixed market space behind and above (Figure 7).<sup>23</sup>

The Eastern Market was the main wholesale fruit and vegetable market for the city, as well as a general market, until it was closed for redevelopment into a more substantial market building. When the wholesale fruit and vegetable traders were temporarily moved to the new Queen Victoria Market it ceased to function as a wholesale market. From the 1880s it became a general market and amusement centre. It continued in this role until the late 1950s. The Eastern Market was demolished in 1960 to accommodate the Southern Cross Hotel and Centre.



*Figure 5*      *Western Market, c. 1905*  
Source: State Library of Victoria Picture Collection



*Figure 6*      *The open sheds of the first Eastern Market, 1873*  
Source: State Library of Victoria Picture Collection



Figure 7 *The rebuilt Eastern Market, c.1888-1900*  
Source: State Library of Victoria Picture Collection

### 2.3.3 Other Markets

The Melbourne Town Council also operated a number of other markets for specific purposes. The fish market was built in 1864 on the corner of Flinders and Swanston Streets. It was demolished in 1900 to make way for the Flinders Street railway Station.<sup>24</sup> Other Melbourne markets included the Hay Market (at various locations before ending up at the corner of Flemington Road and Royal Parade), the Horse, Cow and Pig Market (north of Grattan Street on Royal Parade); and the cattle and sheep markets at Newmarket.

In addition to the Council operated markets, a small number of private markets were operating outside the jurisdiction of the council including the Victoria Meat Market Company, which was the first privately owned wholesale market in the colony, and established on a site in 1874 in nearby North Melbourne (Figure 10). It was followed in 1879-80 by the Metropolitan Meat Market Company's market in Courtney Street, North Melbourne.

### 2.4 Lower Market – Phases of Development

The Queen Victoria Market was built to provide a venue for wholesale and retail trade in all produce, such as fruit and vegetables, flowers, meat and other merchandise. Wholesalers arrived in the early hours of the morning; trading began at 6 am and continued until noon. It then became a retail market, open to the general public. The market was to be open for trade six mornings of the week. Part of the market was also open for retail trade four days a week.<sup>25</sup> The Lower Market is the small irregular block of land bounded by Victoria Street, Elizabeth Street, Therry Street and Queen Street. Its phases of development are set out below in chronological order and illustrated graphically at the end of this chapter with sequential development plans (Figure 20 to Figure 26).

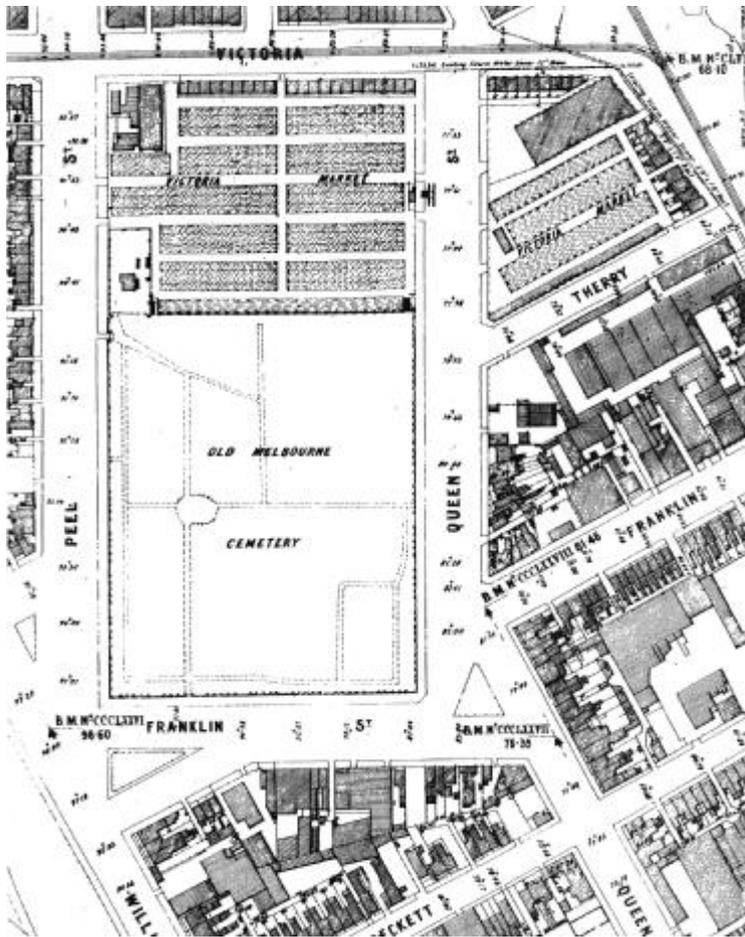


Figure 8 MMBW Plan, 1897, illustrating the first two phases of site development

#### 2.4.1 1869 – the Meat Market: The Earliest Surviving Building

The building and opening of the first Meat Market on the Lower Market site preceded the opening of the Queen Victoria Market by nine years. The Government granted the Melbourne Town Council use of the site bounded by Elizabeth, Victoria, Queen and Therry Streets as a market from 2 March 1859. From 1865, the triangular Lower Market site was fenced by the Council and used as a horse, cattle, pig and hay market. The Elizabeth Street land, proclaimed a general market on 29 June 1866, was used to establish a new wholesale meat market.<sup>26</sup> It was not officially reserved as a market site until 1867. It is believed there were some buildings on the site prior to the erection of the Meat Market building during 1869, but their form and location has not been determined. Therefore, the earliest building of the Queen Victoria Market complex still in use is the Meat Market, located on the corner of Elizabeth and Victoria Streets.

Mr Peter Cunningham's tender for £3,783 was accepted in November 1868 for the construction of the Meat Market.<sup>27</sup> By January 1869 it was 'progressing favourably' though there was some difficulty in obtaining the specified 'T' and 'L' iron.<sup>28</sup> When in May it was nearing completion, an additional £900 was allowed for the cost of fittings which included gas lights.

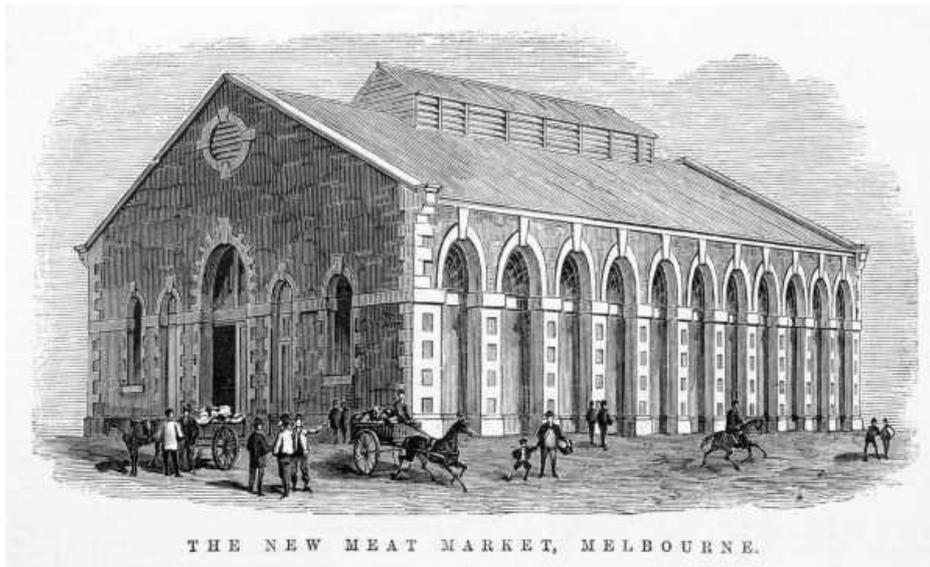


Figure 9 *The Meat Market, 1869*  
Source: State Library of Victoria Picture Collection

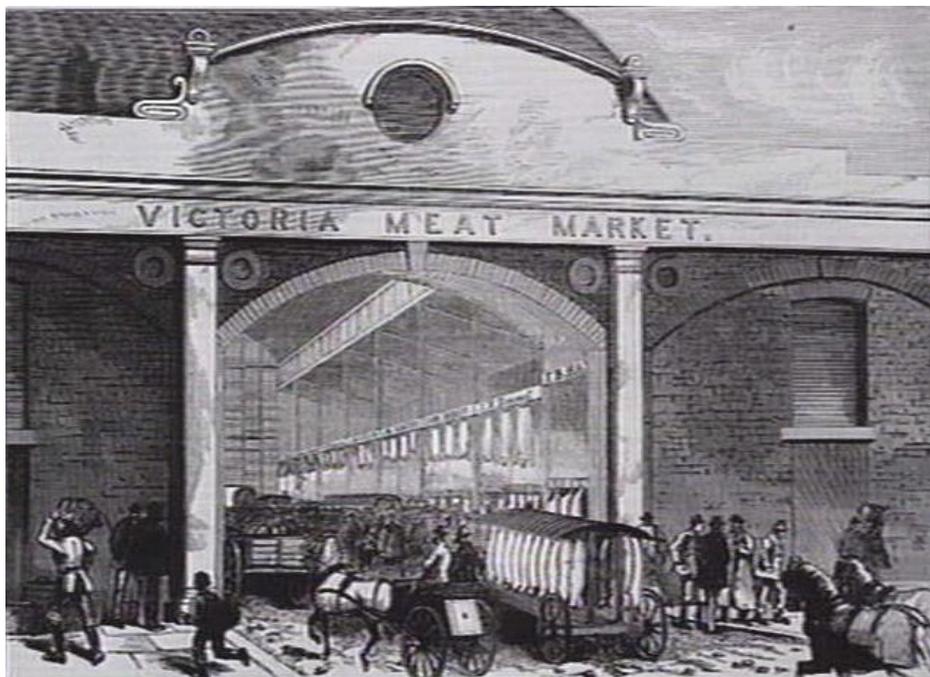


Figure 10 *Private Victoria Meat Market, Elizabeth Street, North Melbourne.*  
Source: State Library of Victoria Picture Collection



Figure 11 Modern butcher spruiking to sell his meat  
Source: reproduced from *The Queen Victoria Market*

A deputation was made by the carcass salesmen to Council on the letting condition of the new Meat Market. They requested a tap in each stall, a public tap and hose at each end of the building, as well as a set of public scales. A draft code of regulations was approved on 17 August 1869. The hours the Meat Market would be open for business were specified as 4 am to 5 pm between 1 April and 3 September and 1200 noon to 5pm between and 1 October to 31 March. Stalls were to be let to *bona fide* wholesale meat traders; no more than two stalls would be allocated per individual applicant.<sup>29</sup> The Meat Market opened for trading on 1 September 1869 (Figure 9). The Minutes of the Market Committee note that the names for a Superintendent of the Meat Market were submitted on 14 September. A further deputation by stallholders negotiated revised opening hours. From the end of September 1869 they were set as – Monday to Thursday 5 am – 4 pm, Friday 4 am – 6 pm, Saturday 5 am – 12 noon.<sup>30</sup>

Further Meat Market buildings were constructed on the site in 1874 when it began operating as a retail market, and again in 1878 to cope with the demand for space. The 1874 and 1878 buildings have not survived and their exact locations are unknown, although the Council's Market Committee minutes refer to the 1874 building being on Therry Street. It is thought that this 1874 building is that later referred to as **J** Shed. It consisted of a long narrow building parallel to **H** Shed with a solid brick wall along Therry Street and individual stalls open to the north. (The building was later demolished in a number of phases, commencing in 1928 with the construction of the Dairy Hall and Therry Street substation and completed in 1978).

The 1869 Elizabeth Street façade was replaced in 1884 by the present cement rendered façade of coupled Doric columns. The Meat Market was altered, possibly twice, since 1884 and changes include the bricking-in of some arches and the installation and opening of others.

Where the 1928 Dairy Produce Hall abuts the south-east of the building, the original bluestone plinth was cut back and the former external wall rendered and partially tiled. The cornice to the parapet is embellished by an animal bas-relief in an arch.<sup>31</sup> The brick extension to Queen Street was built in 1989. The original entrance doors and surrounds were modified in 1990-95 when the building was extensively refurbished.

In the 1980-82 refurbishment of the Market, the Meat Hall was extended to Queen Street and the Therry Street Plaza and Northern Plazas were constructed to accommodate additional outside eating areas. The old Meat Market was classified by the National Trust in 1973.

## 2.4.2 1877-8 – G, H & I Sheds

Construction of the new market began in 1877 and proceeded quickly. **H** and **I** Sheds, on the Lower Market site, are believed to have been built first for both wholesale and retail use by fruit and vegetable growers and other traders.<sup>32</sup> Physical evidence would suggest that **H** Shed, however, may have been constructed at an earlier date. The iron trusses are typical of later 1850s or 1860s construction, suggesting the shed was already on the Meat Market Reserve or was moved to the site when the other sheds were built. Shed **I**, however, is essentially the same design as Sheds **A** to **E** in the Upper Market (discussed below), and was also built in 1877-8.

The original **G** Shed was probably removed from the Eastern Market to the new Queen Victoria Market soon after. A 1904 Melbourne City Council drawing for the dismantling of **G** Shed, prior to the construction of a new **G** Shed structure, shows a different structural arrangement of posts to the other market sheds – an arrangement which correlates to the apparent form of half an Eastern Market shed. The original **G** Shed was re-erected in sections along Queen Street behind the Meat Market. The **G** Shed constructed in 1904/5 was demolished in the 1980-82 renovations to extend the Meat Market to Queen Street.

Stall-holders in the lower market sold goods directly from the back of their carts, later trucks. Although there was some wholesale activity in the sheds, historian Colin Cole believes the Lower Market became a purely retail complex, selling a variety of foodstuffs.<sup>33</sup> The **H** and **I** Sheds were renovated in 1982-3 and re-opened in 1984 as Fruit and Vegetable Sheds. Only a decade later, in 1994, the Market began trading fruit and vegetables on Sundays in these sheds. This section of the Market has most recently been 'gentrified', with the addition of an Organic section and a wine-tasting area now operating in Shed **I**. This has also involved the rearrangement of stalls around an irregular aisle.

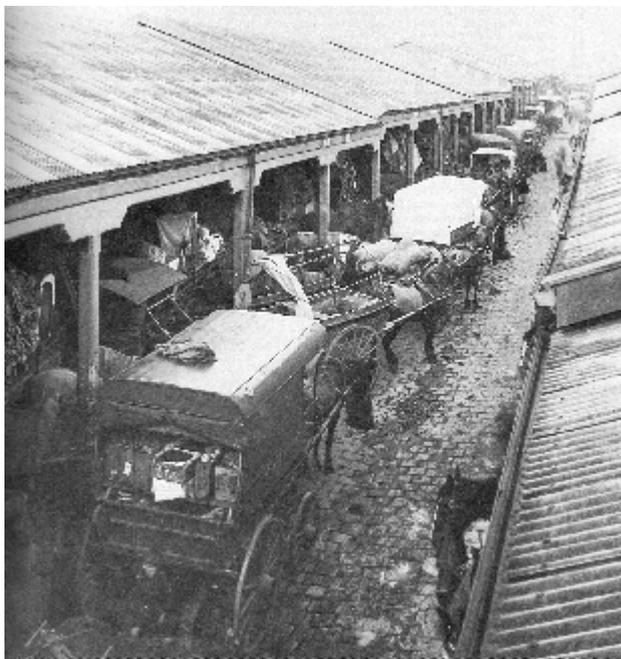


Figure 12 *Horse-drawn carts with produce.*  
Source: Queen Victoria Market Pty Ltd archives

#### 2.4.3 1884 – Extension to Meat Market and Elizabeth Street Terraces (Nos. 507-23)

In 1880, a Crown grant of land along Elizabeth Street was made to the Melbourne City Council which allowed for this frontage to the market to be improved and formalized. Under the instigation of prominent Town Clerk, E G Fitzgibbon, the frontage was developed with retail tenancies which provided for greatly increased revenue for the council. Work to the Lower Market at this time included the construction of two rows of four shops divided by a Produce Hall arch, which formed a formal entrance through to the market sheds behind. The additional land also enabled a new façade to the Meat Market to be built.

The new buildings, 507-23 Elizabeth Street and the meat Market facade, were designed by the architect William Salway and constructed in 1884. The shops were occupied by retailers including a watchmaker, a butcher, tobacconist and a number of tailors and drapers establishments. A post office also operated from No 507. Living quarters, confined to the rear kitchen, yard and first floor, appear to have been occupied by the retailers' families.<sup>34</sup>

The most notable occupant of the Elizabeth Street terraces was Dr William Maloney (1854-1940). A humanitarian and politician, he was elected to the Legislative Assembly for West Melbourne in 1889. Maloney campaigned for woman's suffrage, old-age and invalid pensions and the anti-sweating movement.<sup>35</sup> Nicknamed 'the little Doctor', he established his practice at 513 Elizabeth Street around 1896, ministering to the sick and needy until his death in 1940.<sup>36</sup> In the 1890s he threw himself indiscriminately into the activities of radical groups such as the Social Democratic and Single Tax Leagues, the Knights of Labor, presided over May Day celebrations, and was active in the Australian Natives' Association. In March 1904 Maloney was successful in standing for the Federal electorate of Melbourne and held the seat until his death.<sup>37</sup> He was closely associated with the Labour Movement and other radical and union groups; he was president of the League of Child Helpers and, in the Depression, of the Melbourne Unemployed Committee.<sup>38</sup> He gave away much of his income. Historian Geoffrey Serle describes him as 'essentially a social worker'.

The Elizabeth Street terraces, remained little altered until they were refurbished in 1985-6. The exception was the construction of a small consulting room at the rear of No. 513 for William Maloney and the installation of metal-clad leadlight shopfronts progressively added from 1914 until 1926. The works in 1985 involved the interconnection of the first floor level between all but one terrace, to provide offices for Queen Victoria Market Pty Ltd and the reconstruction of the verandahs removed prior to 1956.

#### 2.4.4 1887 –Victoria Street Terraces (Nos. 65-81)

Development along the vacant Victoria Street frontage of the Market did not commence until July 1886, when the Markets Committee requested the Acting City Surveyor to prepare plans for two storied shops between Elizabeth and Queen Streets.<sup>39</sup> Nine two-storey terraces were built along the lower section of Victoria Street in May 1887. They were the first of a long, uniform set of shops creating an external boundary to the Market and continued Fitzgibbon's earlier plan for the perimeter of the site.

From their first year of operation in 1888, these shops were occupied by a range of traders, and included many cafés, dining rooms and a hairdresser. From the outset, though, these shops were less prominent than the eight two-storey terraces built in Elizabeth Street. However, because the businesses were convenience outlets for market traders and customers alike, they were well patronised on market-days.<sup>40</sup> Like the Elizabeth Street terraces, they were constructed as shops with residences above. However, they unlike their Elizabeth Street counterparts, they contained additional entrances directly from the street to access the first floor level.

The terraces were altered in the 1920s by the roofing over of rear yards and construction of a closet beyond the yard. They remained essentially unaltered until the 1994 renovation of the Lower Market and Victoria Street shops which included the construction of a Food Court (see

2.5.6 below). Consequently the rear of the ground floor shops were opened into the Food Court area which occupies the triangular space formed between the shops and the old Meat Market.

#### 2.4.5 1928-30 – Dairy Produce Hall

Construction of the Dairy Produce Hall in 1928 required the removal of the lower (eastern ends) of the early **G**, **H** and **I** Sheds. Some of the removed parts were used to extend the sheds at their western ends to the Queen Street boundary line. These buildings completed the initial construction of the Lower Market site.

The sale of dairy produce had been an important element of market trade since the market's foundation, however, the merchants were never accommodated in any purpose built area. They operated from **F** Shed from 1890 and a dairy produce section at the rear of the Meat Market from 1905. The matter of a separate hall was raised by the Markets Committee in 1922, when it was suggested that competitive designs be called for. The issue was postponed, however, until August 1927 when the existing facilities were proclaimed unsuitable.<sup>41</sup> The City Engineer was engaged to prepare plans which were submitted by C H Kemp to the Committee in April 1928. The contract for the Hall (£26,981) and the adjoining electricity substation (£863) was awarded to Simmie & Co. Pty Ltd on September 10, 1928.<sup>42</sup>

The Dairy Produce Hall, built in a traditional market hall style, was opened officially by the Lord Mayor and Market Committee on 13 September 1929. It was renovated to its current state in 1982-3. It was officially opened by the Lord Mayor, Cr Kevin Chamberlin, on 15 December 1983. The Hall is occupied by a variety of delicatessens, poulterers, specialist shops, patisseries and a wine merchant. Many shoppers come to the Dairy Produce Hall to combine the activities of refreshment and purchasing. Outside the Hall, in Therry Street, a range of buskers entertain shoppers as they enjoy the ambience created by the wide variety of produce and food available, and well as a diversity of cultures and fellow shoppers (Figure 13).



Figure 13 Dairy Produce Hall, c.1983  
Source: Reproduced from *The Queen Victoria Market*

## 2.4.6 1995 – Food Court

As the Market increased in popularity and became an important tourist attraction to Melbourne, the demand for licensed eateries increased from both local and overseas visitors. The building of the Food Court began in 1994. It is a covered space, containing a variety of fast food, cafes and bistros, located in the triangular space between the old Meat Market and the Victoria Street shops. It was completed in 1995 by the City of Melbourne.

## 2.5 Upper Market – Phases of Development

According to the Council's by-laws, only the larger, or Upper Market, was originally named the Queen Victoria Market, the smaller block was known as the Meat Market. The development of the Upper Market occurred in parallel with the Lower Market, and it is described below.

### 2.5.1 1878 – Sheds A - F

Original tenders for the construction of Sheds **A** to **E** in the Upper Market were accepted from the builder James Thurgood of Errol Street, Hotham, for the value of £10,422 in October 1877.<sup>43</sup> The Sheds were built in time for the opening of the Market in 1878. The five sheds are constructed parallel to each other and are open on all sides. They consist of two parts, divided by a roadway across the site. The western half of **C** Shed, originally the shortest, was extended to Peel Street in 1878, soon after completion of the market, and was followed by a narrower, free-standing extension to **B** shed in 1891.

In 1903, sheds **A** to **E** were extended to Queen Street and in 1905, **A** to **C** sheds were extended to Peel Street and the present verandah and parapet were constructed. This was made possible because the Orderly Room, used by 'A' Company of the Infantry Brigade, was finally relocated to a site on the east side of Elizabeth Street. Negotiations for its removal had begun in 1902. The City Council bore the cost of £1,000 of removing the Orderly Room and other buildings to their new site.<sup>44</sup> In 1922 sheds **D** and **E** were extended west to Peel Street over the former cemetery. The Market Sheds **A** to **E** have traditionally been used as the Fruit and Vegetable Market. They were refurbished in 1977, and continue to be operated by fruit and vegetable traders (**A** and **B** Sheds) and general traders (**C** to **E** Sheds).



Figure 14 Sheds A-E, Queen Victoria Market, c.1907  
Source: State Library of Victoria Picture Collection



Figure 15 Panorama, Queen Victoria Market, 1878  
Source: State Library of Victoria Pictures Collection

F Shed was built in 1878 as a screen to divide the cemetery from the Market; the contractor Thomas Walker & Co. won the contract to build the structure in November 1878. Open along the northern side, it was originally used by fruit and vegetable stall-holders but by 1890 stalls were occupied by dairy produce traders. It is possible that the shed was divided into individual walls by partitions around this time. It continues to be used for the sale of general goods.

The formal opening of the Queen Victoria Market was celebrated on 20 March 1878. The opening was presided over by the Mayor, Councillor John Pigdon, Town Clark, E G Fitzgibbon, and Market Inspector, Mr Donald. The following day, 21 March 1878, the *Argus* reported that:

Three cheers were given for the Queen, and three for the Mayor, and business then proceeded. There was an unusually large attendance of carts, the number being computed at about 500 ... All, however, appeared to do a good trade.<sup>45</sup> Carts had arrived full of produce and buyers came to see what was being offered. When the morning's trading was over, a celebration was held. A free breakfast was given by the Mayor in the adjoining building which was a volunteer orderly room. The Mayor entertained about 500 people, mainly market gardeners, to an 'excellent repast'.<sup>46</sup> During the speeches it was noted by the journalist that past grievances felt between Council and market stall holders came to the surface. These grievances related to the inadequacy of space and facilities available for stall holders. While Mr Longmore, Minister for Lands, and Thomas Bent, MLA for Brighton (and champion of the market gardeners) attempted to soften the sentiment, their retaliation was succinct:

The Crown Grant in 1877 of the Victoria Market undoubtedly may be viewed as a peace monument to the years of dissatisfaction preceding it.<sup>47</sup>

As historians Ellen McCaughey and Mary Hoban note, the Victoria market's first day 'thus combined successful trading and undercurrents of political discord'.<sup>48</sup> These two features have characterised the market's life ever since.

### 2.5.2 1887-9 – Upper Victoria Street Shops (Nos. 83-129; 133-49)

The first twelve single-storey terraces, numbers 83-5 to 127-9, were built in 1887. These shops extend from Queen Street to the roadway opposite Cobden Street and continued to form an external boundary of the Market along Victoria Street. Three years later, in 1890, an additional eight terraces and an amenities block were built from the roadway opposite Cobden Street and extending toward Peel Street. Though they are now occupied by individual retail traders, this was not always the case. Soon after their construction they were used for fruit and vegetable storage and later for box hire, pointing to the lack of storage space available at the Market. All of the shops in the row were refurbished in 1987.

### 2.5.3 1905/22 - Upper Victoria Street Shops (Nos. 151-59)

In 1905 when A to C Sheds were extended to Peel Street, a small open market shed was constructed at the western end of the 1890s row of shops to complete the Victoria Street market frontage. In 1922 a convenience block was built within the eastern end of the shed; and in 1923 four additional shops – numbers 153-9 – were built, completing the building in of the entire block of Victoria Street from Elizabeth Street to Peel Street with retail facilities. All of the shops in the row were refurbished in 1987.

### 2.5.4 1923 – K – L Sheds

These sheds, K and L, were constructed in 1923 as a double structure to provide an area for the wholesale selling of fruit and vegetables. The sheds are parallel with the upper market sheds A to E and were originally separated form F Shed by an internal roadway (now covered by the new J Shed). Like the other sheds in this part of the market, the stalls are separated by a central roadway which allowed carts, trailers and now trucks to be parked and unpacked. These sheds were refurbished during 1982 and reopened in December of that year. They are now used for general market trade.

### 2.5.5 1930 – Franklin Street Stores

By 1930 the market’s enlargement was almost complete. The southern part of the former Melbourne Cemetery area had been cleared and new buildings had been constructed on the land. The present Franklin Street Stores were constructed in 1929-30 as part of the Market Square development at a total cost of £94,759. The square was designed to accommodate the stores of the wholesale traders and merchants. Trading commenced in this section of the market in November 1930. In the same year, horses were banned from the market. When the new square was opened for business, the dream of accommodating all components of the Melbourne wholesale market trade on one site had been achieved.<sup>49</sup>

The Franklin Street Stores consisted of sixty brick stores, constructed around the Market Square. The Square was fenced at either end, with ornamental gates into Queen and Peel Streets. This meant the whole area could be locked up; and it provided some parking space for agents’ and buyers’ vehicles. The Stores were ‘solidly-built lock-up units with two frontages, and most had carriageways right through to allow efficient handling of produce’.<sup>50</sup>



Figure 16 *The Market Square, as seen from between the two rows*  
Source: As reproduced in *Melbourne Markets*

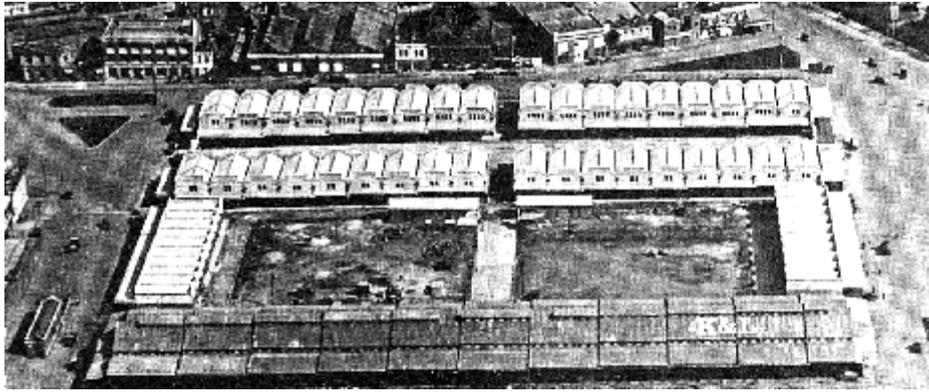


Figure 17 *Aerial photograph, Market Square shortly after construction, 1931.*  
 Source: As reproduced in *Melbourne Markets*

Office accommodation and special features such as cool storage and fruit ripening facilities were the responsibility of tenants and had to be installed at their own cost. The large stores were built with 16 feet high walls which allowed for an upper or mezzanine floor to be built if required. The Franklin Street Stores are currently used by the Queen Victoria Market Pty Ltd for a number of purposes – mainly storage. Users of the Stores include the site cleaning contractors and maintenance workshops; one wholesale umbrella manufacturer; and box-hire companies.

#### 2.5.6 1936 – M, N & O Sheds

Soon after the construction of the Franklin Street Stores, **M** shed was constructed alongside **K** & **L** shed in 1936 for the pea and bean merchants. The development also consisted of two additional larger cantilever sheds, **N** and **O** which were built for growers. However, in 1986 the latter two sheds were demolished to make way for car parking within the market site. Today only **M** shed remains and it is used for the market trade of general goods and storage.

#### 2.5.7 1992 – New J Shed

When New **J** Shed was built in 1992, archaeological work was undertaken to determine the locations of burials, prior to construction taking place.<sup>51</sup> Approximately 150 burials were identified and consequently the footing design for the Sheds was modified so that no burials were disturbed. This shed was constructed parallel to **F** shed and is the most recent addition to the market shed structures. Like most of the sheds in the Upper Market, this shed is open on all sides, with the exception of the northern elevation which is bounded by the **F** shed wall. It is currently used for general merchandise trading.

### 2.6 Market Forces – Consolidation: 1940s to 1960s

As McCaughey and Hoban note, by the late 1940s and though it had reached its current 17 ½ acres, the size of the Queen Victoria Market was seen to be inadequate.<sup>52</sup> As early as 1948 the Melbourne City Council were aware of the limitations of the size of the Queen Victoria Market. This led to a ‘historical and statistical report’ setting out the deficiencies of the site and estimated future requirements. It proposed the transfer of the wholesale market to a separate site of not less than 52 acres; finally, it proposed the redevelopment of the old wholesale site as a modern retail market, and commercialisation of the Lower Market site.<sup>53</sup> Following further investigation and a report to the Minister of Lands in 1954, in 1956 Council granted 50 acres of land on Footscray Road for the development of a new wholesale market.



Figure 18 *Queen Victoria Market fully developed, aerial view 1936*  
 Source: As reproduced in *Melbourne Markets*

By August 1959 Council announced a £5 million plan to ‘streamline the Queen Victoria Market’ during the next five years and to transfer the wholesale market to the new Footscray Road site.<sup>54</sup> However, objections against splitting the wholesale and retail markets were made by the Victorian Chamber of Fruit and Vegetables Industries. Their objections included the fact that the Victoria Market site was located in a central position (and therefore desirable); that the wholesale section was only 30 years old; that rents at the new market had increased by 600%; that locating the market at Footscray Road would increase traffic on that road; and that the viability of the wholesalers would be threatened because they would be ‘by-passed’ because of their location.<sup>55</sup> Widespread debate prompted the State Government to appoint a Market Site Committee to investigate and resolve the issues that had arisen. In November 1961 the Committee submitted its final report.<sup>56</sup>

An emphasis on the ‘new technological age’ that was dawning, and a belief that the fruit and vegetable industry ‘needed to be blasted out of the nineteenth century and into the twentieth’ permeated the report.<sup>57</sup>

Objections continued to be made by numerous organisations until the Market Site Committee considered itself in an unenviable position. It finally concluded that no proposed improvements would be ever satisfactory to all parties involved. Transfer to a new wholesale market was therefore justified because the activities of the Wholesale Market adversely affected the streets and businesses in the vicinity. It was thought to retard the development of this part of the city; the retention of the Wholesale Market prevented the development of a Retail Market for the City of Melbourne; the Wholesale Market was too close to the centre of the city and occupied land too valuable for the purpose.<sup>58</sup>

The tension between the market as a public utility and a valuable property was once again revealed. A myriad of criticisms and objections were soon evident, but were systematically resolved or excluded. In the final analysis, the Committee believed that the retail market would not suffer from the transfer of the wholesale market, and that substantial redevelopment of the Queen Victoria site would be beneficial to all concerned.

## **2.7 The New Wholesale Market at Footscray Road – 1969**

Construction of the new wholesale market began in March 1967; the building took eighteen months to complete. It was officially opened by Premier, Sir Henry Bolte on 30 October 1969. A notice in the *Government Gazette* on 26 November 1969, declared that wholesale trading in fruit and vegetables in or near the Queen Victoria Market was prohibited from 8 a.m. on 29 November 1969.<sup>59</sup> The wholesale market officially opened for business on 1 December 1969. The central focus of Melbourne's wholesale and retail markets, located within the block between Peel Street, Victoria Street, Therry Street and Elizabeth Street, therefore ceased after almost one hundred years of operation on that site.

## **2.8 The Changing Face of Melbourne – the Market from the 1970s to the present**

While negotiations and plans for the building and development of the new wholesale market at Footscray Road continued throughout the 1950s and 1960s, the Melbourne City Council also explored ideas of redeveloping the Queen Victoria Market site for economic gain. In 1962 a fund had been established with this purpose in mind. The Market's city location meant that, in the period of the great economic and land boom of the 1960s, Council held a lucrative asset which might be realised. The market site was assessed in terms of its potential use. The value and function of the Market to the city of Melbourne were called into question. The Market Planning Associates, a government appointed committee, reported saw the site as 'unsightly', in a 'dilapidated' state and 'designed to cater for another age'.<sup>60</sup>

In 1968 the Government commissioned the Markets Planning Associates (made up of three firms of architects, real estate agents and town planners) to report on the future of the site. Three concepts (Concepts A, B and C) were presented to Council and included combinations of an international hotel, small retail market, shops, restaurants and town houses as well as high-rise apartments.

The project was named 'The Victoria Centre' and the government planned a major public relations exercise to promote the idea to all interested parties, including the Melbourne community.<sup>61</sup> Before this was possible, the confidential report was leaked to the *Age* newspaper in April 1971. Community reaction was fierce: community groups, individuals, unions and pressure groups all stated their opposition. Notwithstanding community protest at the plan, Concept C, the only one without a retail market as part of the plan, was passed through Council. The Keep Victoria Market Association was formed in 1972 and petitioned the Melbourne City Council. The National Trust of Australia (Victoria) had classified Sheds A-F as early as March 1970, and other sections were classified in 1973. The National Trust emphasised the significance of the buildings and the site. Despite Council and Government's 'far sighted concept' to add new life and variety to the western end of the city, the plans they proposed still included mixed commercial usage of the site. However, community agitation, including deputations to Council and State Government, eventually resulted in plans to extensively renovate and conserve the existing market site instead of redeveloping it.

The Queen Victoria Market celebrated its centenary in 1978. Sunday Markets, an innovation conceived in the late 1970s, began in March 1979 and was immediately acclaimed as a success. This reversal of attitude to the market as a site had profound effects on the fortunes of the Queen Victoria Market. Sunday proved to be an extremely profitable venture. However, more importantly, the Market as a 'tourist attraction' proved that the dual uses of the market site could achieve the revenue desired by Melbourne City Council.



*Figure 19*      *Faces of the Victoria Market – a priest at the Market 1988*  
Source: State Library of Victoria Pictures Collection

Extensive renovations during the first half of the 1980s were celebrated with a grand opening to mark the completed refurbishment of the main market buildings. In November 1985 the Victoria Square refurbishment opposite the Market in Elizabeth Street and the Therry Street Queen Victoria Market Mural were officially unveiled.<sup>62</sup> The Melbourne City Council invited the people of Melbourne to participate in the festivities, and ‘acknowledged the public as participants in market affairs’.<sup>63</sup>

From the mid-1980s Melbourne residents have seen ongoing refurbishment of every facet of the Queen Victoria Market; changes to the management of the Market have also been instigated. The Queen Victoria Market company was formed in January 1995 and incorporated in 1997. It is now managed by Queen Victoria Market Pty Ltd. Other innovations have included the Hawkers Market, Market Tours, Night Market and Cooking School. These innovations have ensured the Queen Victoria Market’s place as a major tourist attraction in Melbourne.

The above history of the development of market structures is illustrated in the following plans of the market site (Figure 20 to Figure 26). New buildings of each period are shaded in dark grey.



Figure 20 Site development plan, 1869

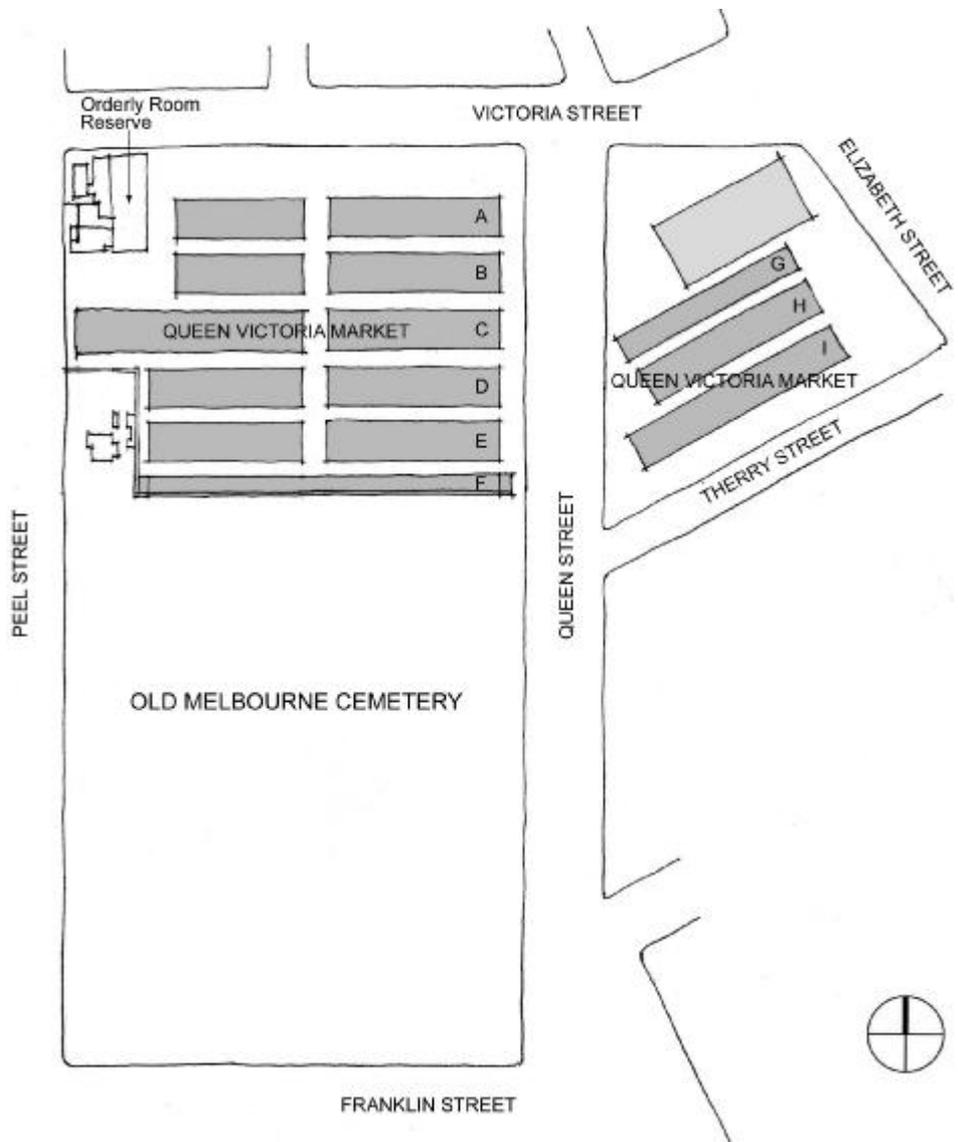


Figure 21 Site development plan, 1878

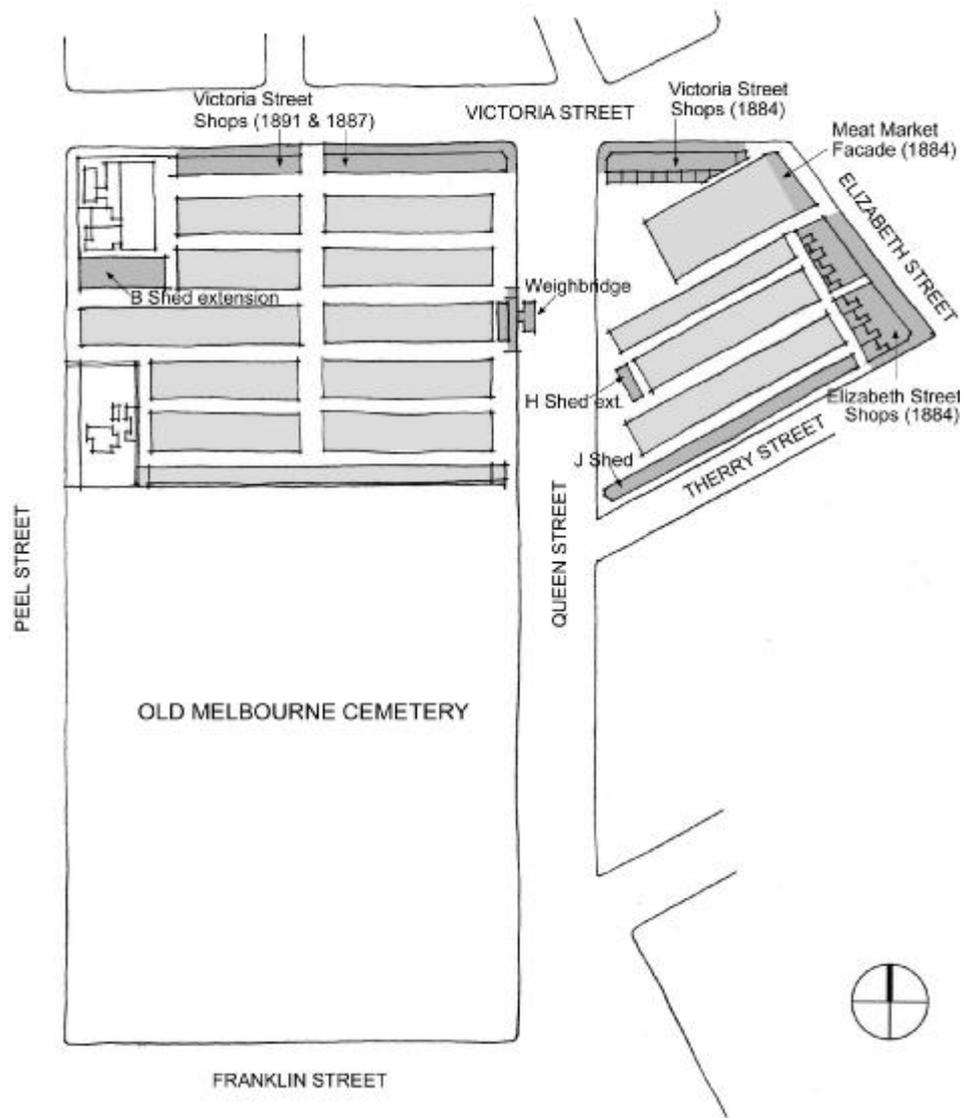


Figure 22 Site development plan, 1897

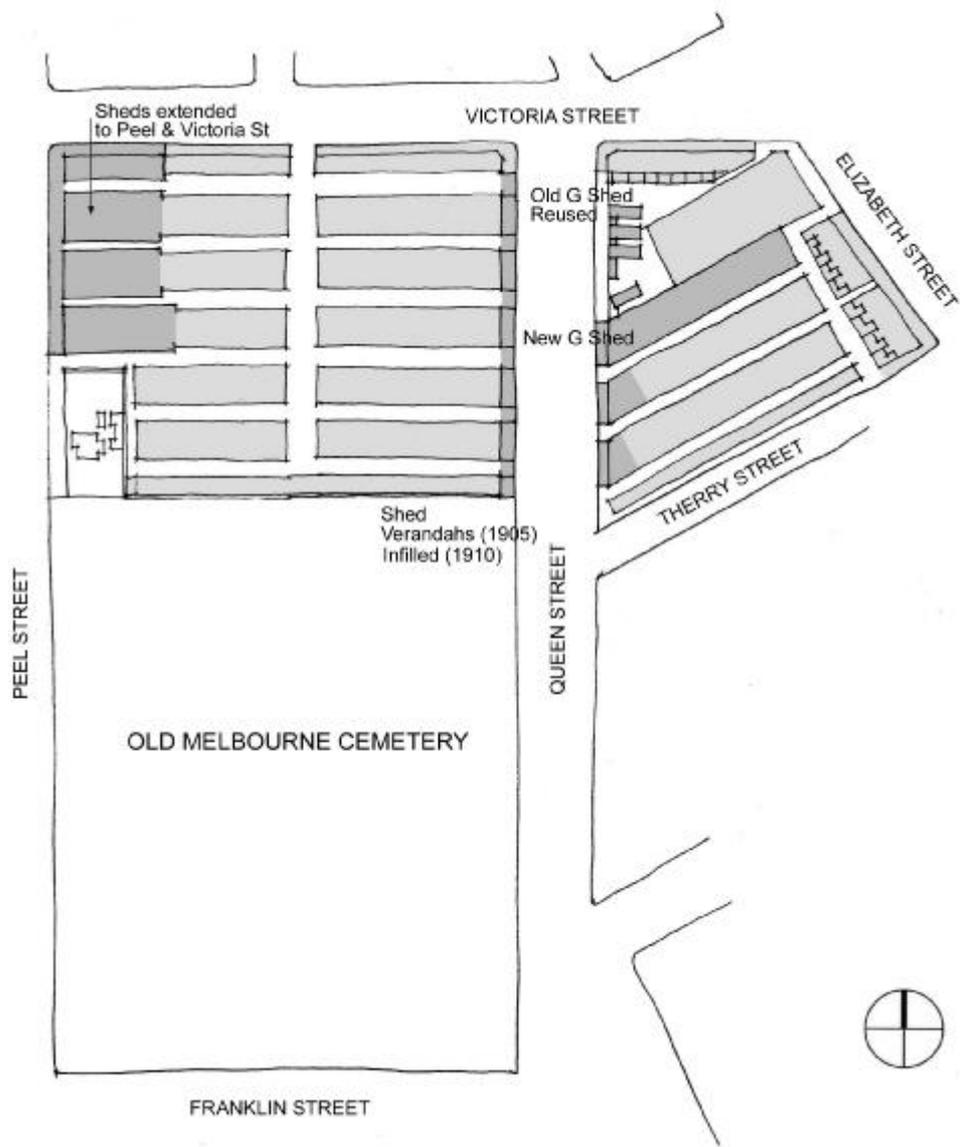


Figure 23 Site development plan, 1910

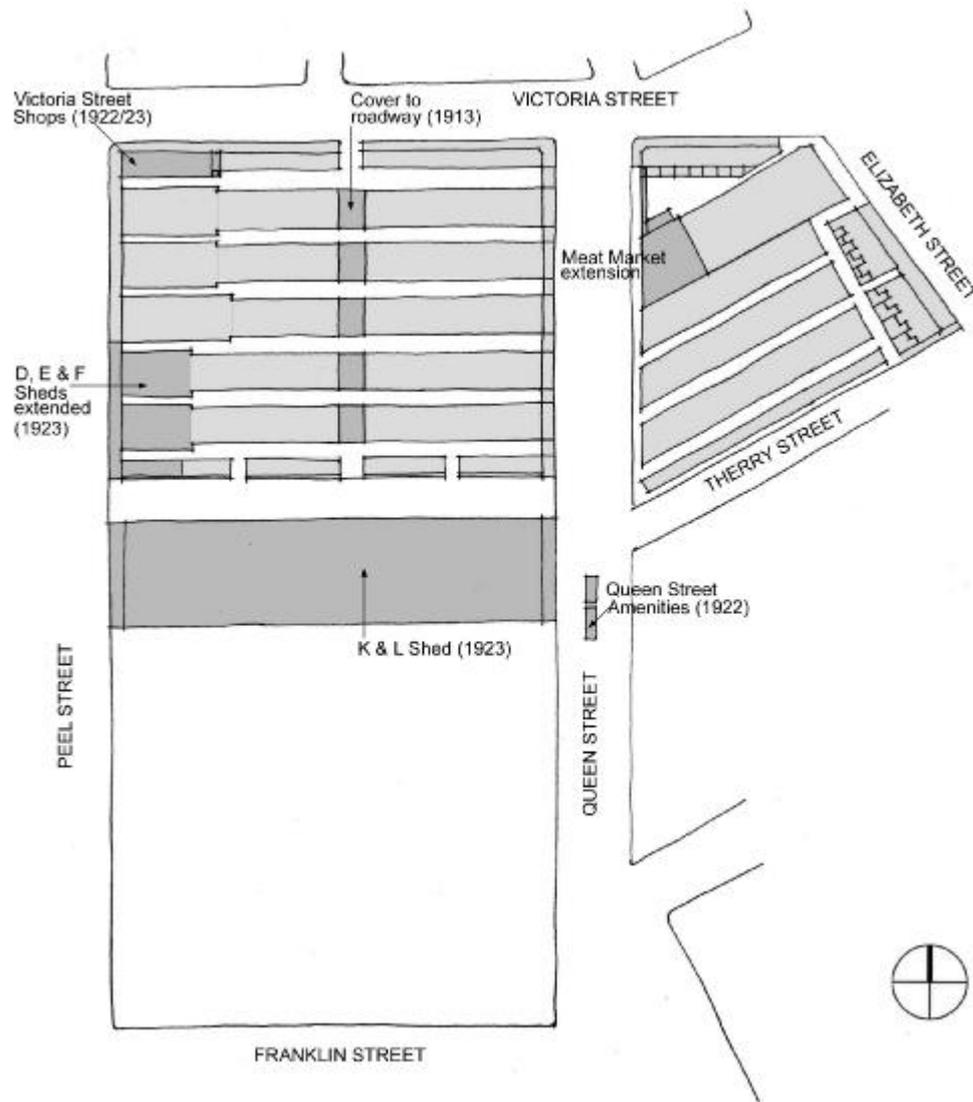


Figure 24 Site development plan, 1923

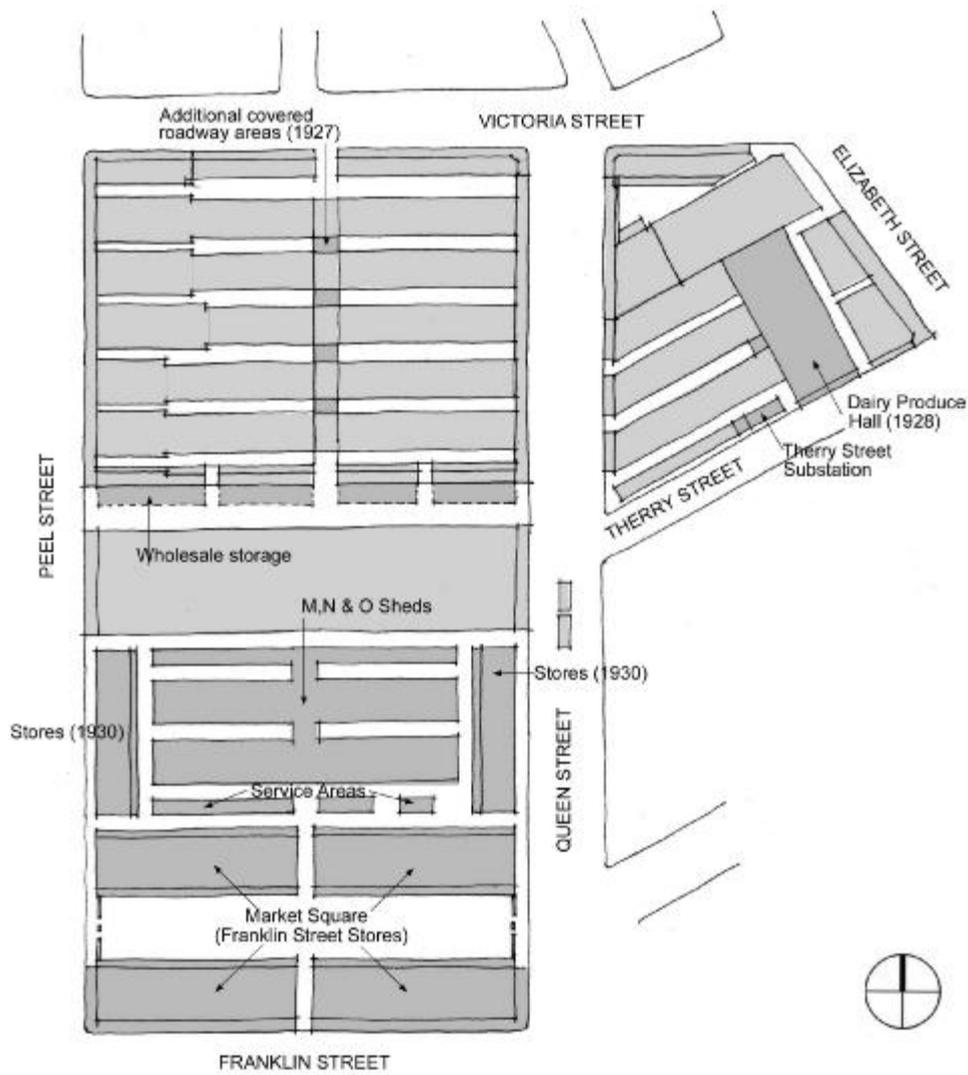


Figure 25 Site development plan, 1936, illustrating full development for market use

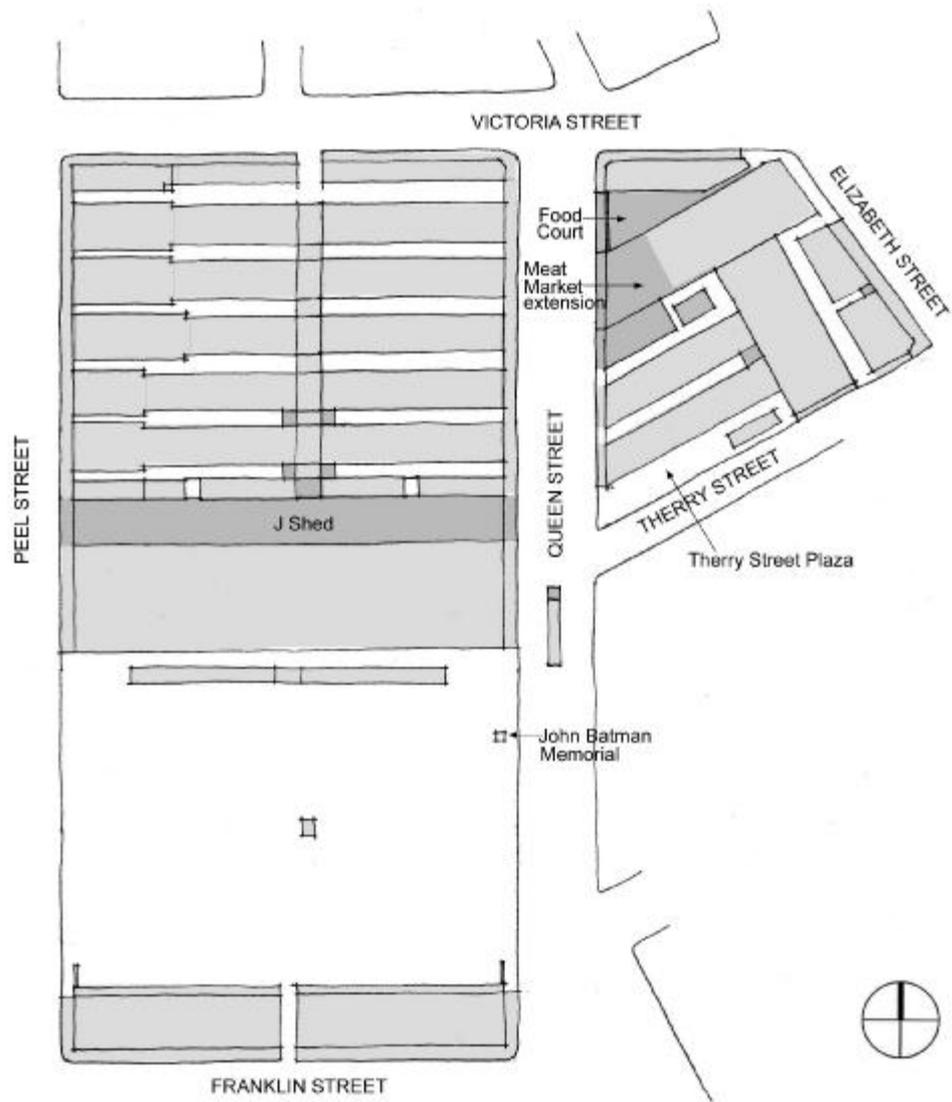


Figure 26 Site development plan, 2002 (Current block plan)



## 3.0 PHYSICAL SURVEY

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### 3.1 Introduction

The following physical survey of the Queen Victoria Market is based on an examination of the available documentary evidence and on a physical examination of the building fabric as it exists. The objective of the survey has been to establish, as far as possible, those elements which are original and/or significant and those elements which may have been added or removed at various times and which may or may not be significant.

The approach to documenting such a large site has been to identify 10 distinct 'blocks' of buildings which relate to one another i.e. the Elizabeth Street Terraces or A-E sheds and describe the group generically. In addition each individual structure within these groups has been examined to determine how they may differ from the original in detail, alterations, intactness etc.

### 3.2 Documentation

Historical information used in the following chapter has largely been obtained from the extensive collection of drawings from the Melbourne City Council Architect's and Surveyor's Office, held in the archives of the City of Melbourne. Additional information was obtained from architectural drawings included in the conservation management plans previously prepared for individual buildings. These were also a useful source of additional photographs and historical information.

Other valuable information was provided by the limited available secondary sources including Isaac Selby's 1924 *Memorial History of Melbourne*, Colin Cole's *Melbourne Markets*, 1841-1979 and Ellen McCaughey's *The Victoria Market*.

Historic photographs included in this chapter are mostly from the collection of the Queen Victoria Market Pty Ltd and the Picture Collection, State Library of Victoria.

### 3.3 The Site and Curtilage

#### 3.3.1 Site Planning

The Queen Victoria Market site consists of two distinct sections which relate equally to their date of development and location rather than their function alone. Each section contains numerous structures and buildings which can be divided into distinct groups which reflect their function and age.

##### *Lower Market Site*

The first developed, 'lower market', is the smaller of the two areas and is bounded by Victoria Street to the north, Elizabeth Street to the east, Therry Street to the south and Queen Street to the west. An irregular trapezoid in shape, the site is densely developed with distinctly different types of market buildings.

At the centre of the site, running north-east to south-west is the oldest market building, the Meat Market (1869), which is essentially rectangular in plan with its later extensions to Elizabeth (1884) and Queen Streets (1981). Directly south-west and attached to the hall is a modern loading bay and detached toilet block. Perpendicular to the Meat Market and abutting it approximately half way along its length is the 1920s Dairy Produce Hall. Rectangular in plan the Dairy Produce Hall is entered from all sides at its mid-points.

Directly to the east of the Dairy Produce Hall, separated by an original lane, are the Elizabeth Street terraces (1884), consisting of two rows of four double-storey terrace shops.

Formerly individual shops with residences above, the ground floor tenancies are all accessed from Elizabeth Street and the first floor level has been interconnected between terraces and the two rows to provide offices for Queen Victoria Market Pty. Ltd.

On the southern side and running perpendicular to the Dairy Produce Hall are the two oldest open market sheds, Sheds H and I, which extend from the south-west elevation of the Dairy Produce Hall to Queen Street.

Between the northern side of the Meat Market and Victoria Street is a row of 9 double-storey terraces (1887). Like the Elizabeth Street terraces, they were constructed as shops with residences above, however they differ in that they contain additional entrances directly from the street to access the first floor level. The rear of the ground floor tenancies now opens into the 1990s covered Food Court area, which fills the triangular space formed between the shops and the Meat Market.

#### *Upper Market*

Approximately four times the area of the lower market, the 'upper market' site is a regular rectangle in plan and is bounded by Victoria Street to the north, Queen Street to the east, Franklin Street to the south and Peel Street to the west. It is characterised by its more open and regular arrangement of buildings and car park. Prior to the market occupation it was divided into three individual blocks which are defined to an extent by the existing north-south roadway between the shops fronting Victoria Street (formerly Cobden Street) and Shed C (formerly Fulton Street).

The northern edge of the upper market site is defined by rows of single storey terrace shops facing Victoria Street which can be divided into three distinct groups. The first two groups consist of a row of 12 (1884) and row of 8 double-fronted terraces, plus original amenities block (1890), located either side of the access roadway from Victoria Street (formerly Cobden Street). They are distinguished by their planning which provides direct access to both Victoria Street in front and the market site behind. The third group of shops (1923) consist of four terraces located at the western end of the Victoria Street market frontage.

Running east-west the full width of the site, and parallel to the Victoria Street shops, are five open market sheds, Sheds A-E (1877-78). They are divided at their original mid-point by a covered roadway and are linked along their east and west ends by continuous verandahs. To the south of these five sheds is Shed F, which also now runs the full width of the site. Constructed against a solid brick wall along its south elevation, F shed (1877) has since been enclosed and is divided along its length by three non-original openings.

Immediately to the south is the newest market shed, Shed J (1992), which is open on all sides except the northern elevation against the F shed wall and which also spans the full width of the site. Similarly, the only 'double' open market shed, Shed K & L (1923) is constructed parallel with Shed J from Queen to Peel Street. It diverges from the normal shed planning by consisting of a wide centre range covering a central aisle, which is flanked by two smaller ranges over outer aisles. This planning reflects the nature of trading in wholesale fruit and vegetables, for which the sheds were designed, whereby trading was usually from the rear of a truck. The more modest Shed M is also parallel and open on all sides, but does not extend completely to the surrounding streets, completes the rows of market sheds on the upper site.

Further south of the rows of upper market sheds is a large expanse of asphalted carpark covering approximately one third of the upper market site. Formerly covered by both market sheds and stores it now only contains a remnant of the former seized fruit room and switch room. The carpark is accessed from Peel, Queen and Franklin Streets.

Along the southern boundary of the upper market site fronting Franklin Street are two rows of 10 stores, commonly referred to as the Franklin Street stores (1930). Each row consists of 8 stores which originally had vehicular access from both ends, and 1 bay divided into 2 smaller tenancies on the eastern and western end of the block. A second, identical block was originally constructed

to the north, enclosing the former 'Market Square', but has since been demolished to accommodate carparking. Each store is generally a single large volume, however some have been further divided by partitions.

#### *Queen Street*

Although not always under the control of the Melbourne City Council, Queen Street has formed an essential part of the market since the construction of the upper market site. Although it divides the market site in two, the northern end has become an essential link on busy market days as traders spill into the area. The street is open to one-way traffic only from the Franklin Street roundabout to Victoria Street and is divided by a raised median strip planted with street trees.

Constructed in the centre of Queen Street, just south of the intersection with Therry street, is a long rectangular amenities block (1922). The portion of the street between Therry and Victoria Street has been recently landscaped to include small sections of median strip planted with Plane trees (*Platanus x acerifolia*).

### **3.3.2 Curtilage**

The significant historic curtilage of the Queen Victoria Market includes not only the full extent of the lower and upper market sites, but the portion of Queen Street which separates the two parcels of land. This street has always been seen as part of the markets and has always been an 'overflow' area between the two. The northern end between Therry and Victoria streets has recently passed by Crown Grant to the Melbourne City Council. Despite now being outside the legal boundaries of the site, it can still reasonably be considered as significant historic curtilage. The market activities have also traditionally spilled out into the other surrounding streets which have recently been formalised in some areas by the provision of outdoor seating areas in the lanes and on footpaths.

### **The 'Lower Market'**

## **3.4 Meat Market**

### **3.4.1 Planning & Form**

The Meat Market building is a single building which consists of three distinct phases of development including the original 1869 building, the 1884 facade to Elizabeth Street and the 1980-82 extension to Queen Street. It is essentially freestanding, although the Dairy Produce Hall abuts part of the south-east elevation and the more recent covered Food Court along the north-west side obscures the western end.

Essentially rectangular in plan, and contained within a single volume, the Meat Market building is a large single-storey hall. As the lower market site is irregular in plan, the Queen Street end of the Meat Market reflects the obtuse angle of Queen and Elizabeth Streets.

The principal entrance has always been from the eastern end, addressing Elizabeth Street, although this is now complimented by additional public access from the western end. A pair of double-loaded circulation aisles divide the width of the building into three, providing access to individual stalls along both long walls and a double row of stalls along the central axis of the building. Two additional cross aisles divide the rows of stalls and extend to the outer walls of the building, providing a thoroughfare between the Food Court to the north and Dairy Produce Hall on the south.



Figure 27 Meat Market, Elizabeth Street elevation.



Figure 28 Meat Market, south-east (left) and north-west (right) elevations



Figure 29 Meat Market, Queen Street elevation

### 3.4.2 Construction & Exterior

#### *North-east Elevation*

The construction of the principle Elizabeth Street façade, which returns one bay deep to the side elevations, is also solid brick. Stylistically Classical in overall design with Mannerist overtones, the façade is finished with painted render. The break-fronted composition is divided into five bays by paired Tuscan pilasters with giant bases. The centre bay is distinguished by a pair of timber-framed double doors, large bank of timber-framed multi-paned hopper sash windows and timber-framed fixed sash windows which are divided by Tuscan motif mullions. The flanking bays contain bold timber-framed Diocletian window motifs at highlight level and segmented arched openings at ground level. Two of the arched openings contain a pair of non-original timber-framed automatic sliding double doors. A distinguished pediment bearing a sculptural relief of livestock beneath a semi-circular arch and balustraded parapet surmounts the entablature of the centre bay. The parapet to the remainder of the façade is heavily modulated by squat pilasters, plain entablature, boldly moulded cornice and pressed cement orbs completing the composition. One of a pair of original cast iron gates, featuring Melbourne City Council crests, screen the lane to the southern side of the building and a recent glazed partition screens the opening between the Meat Market and the Victoria Street shops.

#### *North-west and South-east Elevations*

The Meat Market is of solid load-bearing brick construction. The north-west and south-east elevation of the original building are symmetrical and, with the exception of later alterations, are identical in their general composition and detail. Constructed above a quarry faced and tooled

bluestone plinth, brown and cream bichrome brick detailing defines an arcade of semi-circular arches which delineate regular bays corresponding to the structural grid. The pilaster between each arch is embellished by recessed panels of contrasting brickwork. The majority of arches are blind to the springing line with timber-framed fixed sash fanlight windows above, however some arches contain non-original door openings and other, former openings have been bricked in.

#### *South-west Elevation*

The 1980 Queen Street addition has been designed to reflect the overall style and composition of the original 1869 building however it is readily identified by the modern face brickwork, detailing and proportions of the openings. The asymmetrical north-west elevation contains three semi-circular arched openings with timber-framed automatic sliding doors and glazed fanlights above. The brick gable end is punctuated by a circular louvred vent and all openings are defined by cream brick dressings containing projecting keystone motifs. The elevation is screened by a cast iron skillion verandah which is broken over the main entrance by an elliptical arched section. Immediately to the south of the Queen Street entrances to the Meat Market is a wide opening accessing the loading bay entrance.

#### *Roof*

The gabled Meat Market roof is clad with corrugated galvanised steel on a structure of steel trusses and timber framing. It is finished with timber fascias and galvanised steel ogee profile gutters which drain to cast iron downpipes but lacks eaves overhangs. The eastern end of the roof terminates at the ornate Elizabeth Street façade parapet however the non-original parapet at the western end is simply finished with a brick header course. The roof features 3 timber-framed gabled lanterns along the ridge, which are finished with regular bays of fixed timber louvers and weatherboard ends. The verandah along the Queen Street elevation is clad with corrugated galvanised steel and is unlined.

#### *Alterations and Intactness*

The Meat Market has undergone a number of stages of refurbishment and various additions have been constructed around the perimeter, obscuring the form of the original building. Despite these changes, the exterior of the building is substantially intact and two of the additions, namely the Dairy Produce Hall and Elizabeth Street façade are significant in their own right.

The north-east elevation (Elizabeth Street façade) is predominantly intact in form and fabric to its 1884 date of construction, with the exception of some minor alterations including non-original paint finishes, the bricking in of the two outer doorways, glazed entry doors and repairs to render. The multi-paned sash windows above the recent entry doors are non-original, but would appear to have been added at an early date.

The original south-west (Queen Street) elevation was possibly altered at least twice prior to the current addition with the construction of additions in 1906 and 35 chilling compartments in 1967. It is believed the 1869 fabric of the end elevation was entirely removed in 1981 and the present Queen Street elevation is intact in form and fabric to its 1980s date of construction.

The arched north-west and south-east elevations are substantially intact in plan form and fabric to their 1869 date of construction, despite a number of minor alterations. Changes include the bricking in of some existing door openings and the creation of new door openings in others; the installation of modern wall mounted spherical lighting and gas heaters along the north-west elevation to the food court and corridor; and replacement of the majority of timber fascias and steel gutters. New brickwork readily identifies the addition.

The Meat Market roof has been reclad with corrugated galvanised steel.

Where the 1928 Dairy Produce Hall abuts the south-east elevation of the building, the original bluestone plinth has been cut back and the former external wall surface rendered and partially

tiled. Six pilasters along the south-east elevation contain large blocks of quarry faced bluestone at the springing line. Their origin and purpose is uncertain.

### **3.4.3 Interiors**

#### *Floors Walls & Ceilings*

The floor falls approximately a metre with the fall of the site from west to east and the construction is of recent reinforced concrete. The floor slab steps up at the stall areas and is finished with sheet rubber which coves at the wall junction. The brick walls are finished internally with a painted finish.

The raking ceiling to the 1869 portion of the building is finished with V-jointed lining boards above the original iron trusses. It is likely that the lining boards consist of a variety of original and recent fabric give the amount of refurbishment carried out. Detailed investigation is required to confirm this. Both linings and trusses have a non-original painted finish.

#### *Doors and Windows*

The long elevations of the 1869 building both contain original timber-framed multi-paned fanlights at highlight level, which have been replicated in the 1981 addition. The Elizabeth Street elevation also contains original timber-framed windows at highlight level with a Diocletian motif to the four outer bays and a pair of squared fixed-sash windows to the centre bay. The centre bay contains a large bank of non-original timber-framed multi-paned hopper sash windows. None of the original doors survive. Recent timber-framed glazed doors have been installed in all openings.

#### *Services*

The Meat Market contains non-original lighting, electrical and fire services.

#### *Alterations and Intactness*

The Meat Market has contained a number of different internal layouts since its construction, the most recent of these being built in the early 1990s which involved the complete removal of existing interior stall form and fabric. With the exception of the overall plan form and volume, external walls, trusses, ceiling lining, windows and possibly earlier floors below the existing, little interior fabric is intact. It is uncertain to what extent, if any, the original paving sets as indicated on earlier plans are extant beneath the later concrete slab.

### **3.4.4 Conclusions**

#### *Exterior*

The exterior of the Meat Market is largely intact in form and fabric to its 1869 and 1884 stages of construction, despite a number of phases of redevelopment which have obscured the western end and southern side of the building. The Dairy Produce Hall masks approximately one third of the original south-east elevation of the Meat Market, however the form of the original external Meat Market wall is essentially intact behind later finishes including render and tiling. The 1980s addition between the original Meat Market and Queen Street has completely compromised the western elevation with the removal of all original fabric to extend the building. The construction of the Food Court along the northern side of the Meat Market, however, has only obscured the original building visually, and has compromised the original fabric only where existing openings in the north-western wall have been bricked in or new ones created.



Figure 30 Meat Market interior illustrating recent stalls within the 1869 form of the hall

The Meat Market has generally been well preserved, however repairs to and reconstruction of brickwork have been poorly carried out with irregular pointing. Likewise, conspicuous wall-mounted light fixtures within the Food Court and corridor to Elizabeth Street have been installed.

#### *Interior*

The overall footprint of the 1869 and 1884 building remains intact, however the interior planning of the space has been completely altered by the removal of original stalls and reconfiguration of the planning. The current interior planning has remained little altered since 1925. The most recent phase of works, completed in the 1990s included complete refurbishment of the interiors with the exception of original ceilings, roof lanterns and windows.

### **3.5 Elizabeth Street Shops (507-523 Elizabeth Street)**

The following description of the Elizabeth Street Shops is, in part, an overview of material included in the previous report, *Heritage Assessment and Conservation Management Plan*, written by Meredith Gould for the City of Melbourne in 1989.<sup>1</sup> It is complemented by a recent physical survey of the building to confirm changes which have occurred since its publication.

#### **3.5.1 Planning and Form**

The freestanding block of Elizabeth Street Shops is constructed in a traditional two-storey terrace form consisting of two rows of four shops with residences above. The two rows are divided by an open walkway which is entered from Elizabeth Street and a wide verandah screens the Elizabeth Street façade. With the exception of the corner terrace at the southern end of the

group, which has a splayed corner facing the Therry Street intersection, the terraces address Elizabeth Street. They are essentially identical in their form. Each terrace is configured in the same manner but is scaled to accommodate the irregular shape of the site, which narrows towards the northern end. Behind each terrace is an original single-storey kitchen wing, WC closet and access to the lane at the rear through an original brick wall. Access to the first floor of each terrace was traditionally via stairs within each tenancy. This has been altered recently by the interconnection of all first floor areas to provide offices for the Queen Victoria Market Pty. Ltd. which operates from 513 Elizabeth Street.

### 3.5.2 Construction & Exterior

Of traditional load-bearing solid brick construction, the Elizabeth Street terraces are rendered on all elevations with a ruled ashlar finish except the ground floor rear elevations which display a face brick finish. With the exception of the southern most corner terrace, and integrity of the 1920s ground floor shopfronts, all terraces are the same in their general composition and detailing.

#### *North-east Elevation (Elizabeth Street)*

The principle façade is Classical in composition with typical Victorian detailing. The east elevation of each row is divided vertically into four bays by pilasters and the floor levels are delineated by simply moulded string courses. The façade is crowned by a solid parapet finished with a deeply moulded cornice and surmounted by pressed cement orbs at regular intervals. Fenestration is regular and repetitive and each terrace bay contains a pair of semi-circular arched, timber-framed, double-hung sash windows at first floor level. Each of the openings has rendered moulded archivolt and keystones while string courses extend between the windows at impost level. Between each opening is a rendered circular moulding. The splayed corner of the southern-most terrace (no. 507) is expressed at ground floor console level with a pair of moulded brackets and the raised lettering 'POST OFFICE'.

All but the northern end terrace have c.1920s timber-framed bronze-clad shopfronts at ground floor level which contain large display windows with leadlight glazed highlights. Splayed entrances contain timber-framed fully glazed entrance doors. A reproduction steel-framed cast iron verandah extends the full length of the Elizabeth Street façade. Reconstructed to a standard City of Melbourne design, the cast iron columns are fluted with foliated Corinthian capitals and the frieze and brackets both contain the municipal crest. The mid-point of the verandah contains a transverse segmented arched section corresponding to the arch between the two rows of terraces. Framing the walkway between the two rows of terraces is a semi-circular masonry arch with rendered moulded architraves and keystone, which is surmounted by a pediment bearing the raised rendered lettering 'PRODUCE HALL'. The arch originally marked the former principal entrance to the first market stalls located in G, H and I Sheds, prior to the construction of the Dairy Produce Hall in 1928.

#### *South-east and North-west Elevations*

The south-east Therry Street elevation is more simply detailed than the Elizabeth Street façade. Moulded string courses delineate the floor levels, however the elevation is not divided vertically into bays. A solid, stepped parapet screens both the two-storey section to the eastern half and single-storey sections to the western half. Irregular fenestration includes a single segmented-arched window opening flanked by a squared window opening at first floor level. Both contain timber-framed double-hung sash windows, the squared opening with paired sashes.



Figure 31 507-523 Elizabeth Street, east elevation.



Figure 32 Edwardian leadlight shopfront, 517 Elizabeth Street



Figure 33 Produce Hall arch from Elizabeth Street (left) and rear lane (right)



Figure 34 Rear yards, 507-523 Elizabeth Street.

Non-original shop fronts at ground floor level contain timber-framed fixed display windows. The cast iron verandah, which extends the full width of the elevation, matches that on the front elevation.

The north-west elevation of the Elizabeth Street shops is similar in overall form to the south-east elevation however it does not contain the mouldings or fenestration.

#### *South-west Elevation (rear lane)*

With the exception of No. 507, which has been altered, the south-west elevation of each bay is essentially the same in overall form and detail. As mentioned, the size and layout of the rear yards varies to accommodate the angle of the site, which diminishes towards the northern end. The four yards in the southern row all originally contained a covered wood store and separate earth closet, whereas the northern yards only contained the closet. An original face red brick wall along the south-west boundary screens a yard space at the rear of each tenancy. The wall steps up to enclose the original earth closet. Each yard is accessed via a timber-framed ledged and braced gate with tongue and groove facing and original slate threshold. The majority of the gates are not original but have been reconstructed to match. With the exception of Nos. 507, 521, and 523, the yard areas have been recently covered over with steel-framed louvered roof structures.

Unusually, the rear elevation of the building is rendered, which may be explained by the original visibility of the building from the market sheds. A prominent chimney delineates each bay which contains the main, two-storey section in front of which is a single-storey section. The first floor section of each bay is fenestrated by two openings containing timber-framed double-hung sash windows. One of these openings is at a lower level to light the stair landing. The ground floor of each two storey section contains a single window opening with timber-framed double-hung sash window.

In the southern row (Nos. 507-513) the single storey section also contained a single door opening in the western wall and a window opening in the south wall which are in varying degrees of intactness. In the northern row (Nos. 517-523) the single-storey sections contain an original door and window opening in the southern wall with the exception of No. 523, which is fully built out to the perimeter of the yard enclosure and does not contain any fenestration.

In addition, a timber-framed, skillion-roofed section has been constructed at first floor level to 507 Elizabeth Street, providing first floor access from an external steel-framed stair. The addition is finished with weatherboard cladding and contains a single timber-framed double-hung sash window to the west elevation and timber-framed door in the south elevation.

#### *Roof*

The skillion roof is constructed of traditional timber framing and is clad with corrugated galvanised steel. Finished with timber fascias and recent quad profile galvanised steel gutters, the roof is constructed without eaves overhangs. Original downpipes have generally been replaced with new galvanised steel.

#### *Alterations and Intactness*

The north-east elevation (Elizabeth Street facade) is substantially intact in form and fabric to its 1884 date of construction with the exception of some minor alterations including non-original paint finishes, doors and repairs to render. More substantial changes include the c.1920s shopfronts (some of which have been subsequently altered); non-original verandah, reconstructed c.1985; and first floor link between the two rows.

The north-west and south-east elevations have undergone few alterations and minor changes include the reconstructed verandah and side shopfront opening to No. 507.

The rear, south-west elevation has been altered with the construction of steel-framed louvered roofs over some rear yard areas, a timber-framed porch at first floor level of 507 Elizabeth Street

and the first floor link over the walkway between the two rows. Minor changes also include non-original paint finishes and render repairs and the reconstruction of the majority of first floor windows to match the original.

Exterior alterations can be summarised as follows:

- |                   |  |
|-------------------|--|
| No. 507           | Ground floor windows replaced<br>Additional window in south elevation<br>Original gate bricked in<br>Additions within rear yard including stair to first floor access porch                                |
| No. 509           | Reconstruction of original gate and section of adjacent brick wall<br>Edwardian shopfront<br>Rear yard roofed over   |
| No. 511           | Edwardian shopfront<br>Rear yard partially roofed over   |
| No. 513           | c.1905 examination room addition to ground floor including a door opening converted to window (ground floor)<br>Rear timber-framed windows replaced with aluminium (ground floor)<br>Rear yard roofed over |
| No. 515<br>(Arch) | Recent overpass between Nos. 513 and 517 and paving  |
| No. 517           | Window opening converted to door (ground floor)<br>Rear yard roofed over and painted brickwork   |
| No. 519           | Rear yard roofed over<br>Non-original shopfront  |
| No. 521           | Window bricked in (ground floor)   |
| No. 523           | Non-original shopfront   |

### 3.5.3 Interiors

#### *Floors, Walls and Ceilings*

The ground floor level floors, originally constructed of timber flooring over timber framing, have been variously replaced by concrete slabs. Modern finishes exist throughout the building including carpet, tiles and vinyl. The first floor level floors are constructed of traditional timber framing lined with Baltic pine boards and generally have recent carpet finishes. The only remaining first floor bathroom area is finished with vinyl flooring over lead lining. Refurbished bathrooms are lined with recent vinyl flooring. The floors are generally finished against the walls with typical Victorian profile moulded timber skirtings, with the exception of the area beneath the stairwell which contains a small rectangular profile. Original interior walls include solid brick dividing walls between terraces, stairwells and rear rooms which are finished with hard plaster. Timber-famed partition walls are lined with lathe and plaster in all other areas. The bathroom in No. 517 is lined with mini-orb corrugated galvanised steel and timber lining boards.



*Figure 35* Substantially intact interiors, 523 Elizabeth Street



*Figure 36* Early first floor bathroom, 517 Elizabeth Street (left) and new interconnecting openings, first floor (right)

With the exception of stairwells, original ceilings throughout both ground and first floor areas are lined with original beaded timber lining boards and are finished with timber quad section cornices. Timber ceilings also feature cast iron ceiling roses with a foliated design. Stairwells contain lath and plaster ceilings and featured plaster ceiling roses.

### *Doors & Windows*

Original interior doors throughout the terraces were generally 4-panelled, some with glazed top panels. The pantry doors contained top panels of perforated zinc. Original hardware consists of brass knobs, key escutcheons and covers. Original slate door thresholds to ground floor doors, including rear gates, WC and back door are generally extant.

Original windows were timber-framed double-hung sash windows with clear glazing with the exception of first floor bathroom windows which contained figured glass.

All original architraves are typical moulded timber Victorian profile.

### *Services*

The building was originally heated by open fireplaces, only some of which remain intact. Intact fireplaces occur in some kitchens and consist of a plain segmented arch opening in a plastered chimney breast with timber mantel shelf and slate hearth. The original cast iron Chambers and Seymour fuel stoves have been removed. Other intact fireplaces include a parlour-type cast iron inset and grate with arched head, polished cedar mantel and surround and slate hearth. In many cases the original chimney breasts and slate hearths remain intact.

Ventilation was provided by cast iron decorative wall vents with dampers and moulded decorative plaster vents, which display a clover leaf design.

### *Decoration*

A common scheme of interior decoration was used for each space. The scheme included two-colour joinery to doors, windows, architraves, skirtings and balustrades; a single colour for bedroom walls; and a two-colour scheme for stairwell and passage walls divided by a painted dado line. This scheme is intact in the stairwell and first floor hallway in No. 523. An original decorative scheme for a ground floor retail area has been partially revealed, and a painted frieze is evident. Many of the interior spaces were re-decorated at an early stage and a first floor room, No. 523 retains wallpaper dating from the late nineteenth century.

### *Alterations & Intactness*

Apart from the ground floor retail areas, the interior spaces including plan form, details and fittings are reasonably intact, albeit refurbished. Early alterations to the interiors included the installation of sewerage with connections to upstairs bathrooms and conversion of the original earth closet to a water closet; the installation of electricity; the redecoration of most interior spaces with wallpaper; and the addition of an examination room to the rear of No. 513.

Later alterations to the interiors generally include the removal of some brick dividing walls between and within ground floor retail tenancies; removal of fireplace joinery and wood stoves; and removal of some window and door joinery. Recent refurbishment of first floor areas involved removal of portions of timber-framed partitions between rooms and brick dividing walls between tenancies; total refurbishment of most bathrooms; installation of glazed screens between stairwell and some first floor landings; repainting; recarpeting; and installation of new fittings and services.

Alterations to interiors can be summarised as follows:

- No. 507      Removal of internal stair.
- Complete refurbishment of ground floor areas including division of retail space with timber-framed partition walls and removal of most finishes.
- Conversion of rear yard into enclosed rooms.
- First floor bathroom demolished.
- Large opening between first floor front rooms.

- No. 509 Refurbishment of ground floor areas, including large opening between rooms and additional door into kitchen.  
Removal of some sections of first floor partitions and dividing walls.  
Total refurbishment of first floor bathroom.
- No. 511 Refurbishment of ground floor areas, including large opening between rooms and additional door into kitchen.  
Removal of some sections of first floor partitions and dividing walls.  
Total refurbishment of first floor bathroom.
- No. 513 c.1905 addition at rear of ground floor including opening in original kitchen wall  
Refurbishment of ground floor areas.  
Opening created between original ground floor rooms.  
Conversion of window opening to door (ground floor)  
Removal of some sections of first floor partitions and dividing walls  
Total refurbishment of first floor bathroom.
- No. 515 Construction of timber-framed access to No. 517  
(Arch)
- No. 517 Total refurbishment of ground floor areas including café fit-out and removal of fireplace.  
Opening created between original ground floor rooms.  
Original window converted to door.  
Stairwell partially lined out.
- No. 519 Total refurbishment of ground floor areas including café fit-out.  
Opening created between original ground floor rooms, additional door into kitchen, and opening into No. 521.  
Ground floor fireplaces removed.  
Glazed partition between stairwell and first floor landing.  
First floor bathroom removed.
- No. 521 Total refurbishment of ground floor areas including café fit-out and exhaust canopy.  
Opening created between original ground floor rooms and opening into No. 519.  
Original window opening sheeted over (ground floor)  
Conversion of first floor rooms into bathroom and kitchen.  
Glazed partition between stairwell and first floor landing.
- No. 523 Total refurbishment of ground floor areas.  
Openings created between original ground floor rooms (majority of walls removed).

### 3.5.4 Conclusions

#### *Exterior*

With the exception of the original shopfronts and verandah, the exteriors of the Elizabeth Street shops are substantially intact, retaining the majority of their nineteenth century elements. The 1920s shopfronts are a significant element in their own right as substantially intact examples of Edwardian metal-clad shopfronts.

The recent first floor link between the two rows is of no significance.

### *Interior*

The interiors of the Elizabeth Street shops vary in their intactness. The first floor area and stairwell of No. 523 is the only substantially intact interior and displays its original and early decorative schemes to first floor areas. On the other hand, the ground floor areas are generally largely altered internally and have been refurbished to varying degrees. In any case, their form and decoration is typical of nineteenth century shops.

## **3.6 Lower Victoria Street Shops (65 - 81 Victoria Street)**

The following description of the Lower Victoria Street Shops is an overview of material included in the previous report, *Heritage Assessment and Conservation Management Plan, 65 - 81 Victoria Street*, written by Meredith Gould for the City of Melbourne in 1991.<sup>2</sup> Recent survey work has confirmed any changes which have occurred since this earlier report was written.

### **3.6.1 Planning and Form**

The Victoria Street Shops on the lower market site are constructed in a traditional two-storey terrace form, and consist of a freestanding row of nine shops with former residences above. The two terraces at the eastern end of the row (Nos. 65 and 67) are distinguished by an atypical splayed plan which reflects the junction with the Meat Market building and lane behind. The row steps up regularly at each bay along Victoria street to the west and a wide verandah screens the façade and Queen Street return. With the exception of the corner terrace at the western end of the group, which has a splayed corner facing the Queen Street intersection, the terraces address Victoria Street and are essentially identical in form and detail. Behind each terrace is a single-storey skillion wing which was originally a walled open yard containing a privy. These were roofed over in 1920 when their present form was achieved, although the brick privy which was constructed on the outside wall of each wing has since been demolished to accommodate the Food Court. Each terrace was originally designed to address the street, rather than provide a public thoroughfare to the market, and was accessed via the existing shopfront and a separate entrance from Victoria Street, which lead to the first floor level residences. These are complimented by additional access to Nos. 73-81 from the Food Court at the rear, linking Victoria Street with the Meat Market.

### **3.6.2 Construction & Exterior**

Of traditional, load-bearing brick construction, the Lower Market Victoria Street shops display finely detailed bichrome face brick. With the exception of the end terraces, all are identical in their general composition and detailing. The north, east and west elevations face the principal street frontages of Victoria, Queen and Elizabeth Streets and, as such, are treated as public elevations, whereas the rear elevation is more utilitarian in its composition and detail.

#### *North Elevation (Victoria Street)*

The principle façade is picturesque in composition yet lacking in typical Victorian detailing of the period. The row is divided vertically into nine bays by brick pilasters which are corbelled at the eaves line and finished with a carved stone console. The floor levels are delineated horizontally by a wide, corbelled cream brick string course. The string course features carved stone consoled and pedimented corbels embellished with carved Melbourne City Council crest motifs where it crosses each pilaster. The ground floor is further distinguished by a rubbed Stawell stone facing (now overpainted) to the pilasters and storeboards. Bands of cream brick of varying widths contrast with the face red brick at first floor level and a corbelled cream brick band finishes the façade with the underside of the eaves overhang.



Figure 37 The principal north (Victoria Street) elevation.



Figure 38 East elevation (left) and Victoria Street verandah detail (right)



Figure 39 Splayed north-west corner (left) and typical shopfront (right)

Fenestration is regular and repetitive and, with the exception of the terrace at the western end (No. 81), each bay contains a pair of segmental arched, timber-framed, double-hung sash windows at first floor level. Each of the openings is expressed by a bold red brick soldier arch and rendered brick sill, while cream brick string courses extend between the windows at impost and sill level. Beneath each window is a small raised panel of brickwork. The north elevation of No. 81 contains only one window opening, a second being located on the splayed corner. This corner window is finished with a distinctive canopy formed by the projecting corner of the roof, which is supported by ornately carved timber brackets bearing on carved stone corbels.

Again, with the exception of the end terrace, fenestration is also regular and repetitive at ground floor level. Each terrace retains the original arrangement of a paired timber-framed, half-glazed 4 panel entrance door, flanked by a straight shopfront. The finely carved shopfronts include mullions featuring Corinthian columns and transoms with florid carvings and Melbourne City Council crests. No. 81 varies with the main shop entrance located on the splayed corner, flanked on both sides by a shopfront. A timber-framed 4 panel entrance door with glazed highlight provides separate access to the first floor residence. Each door is set within a semi-circular arched opening with fielded keystone. All door and shopfront joinery is constructed of cedar.

With the exception of the single-storey yard enclosure at the eastern end, the entire elevation is screened by a non-original single-storey cast iron verandah. Constructed to match the original standard Melbourne City Council design, the verandah consists of fluted Composite order columns and frieze and brackets containing foliated and tendril motifs. The frieze to each bay features a central moulding and each bracket contains a Melbourne City Council crest.

#### *South Elevation*

Utilitarian in nature, the south elevation does not feature the decorative detail which embellishes the rest of the building. Of face red brick construction, each terrace bay is delineated vertically by a party wall which projects slightly at eaves level. The original specification notes that the

bricks in this rear elevation were to be 'picked' red Northcote bricks. Each bay is generally the same in form and detail, with the exception of Nos. 65 and 67, which are splayed to accommodate the junction with the Meat market building. At the east end of the elevation a faceted bay expresses the stairwell within No. 65 and a single-storey wall defines an open yard space behind.

With the exception of the end terraces, fenestration is generally regular and repetitive. At first floor level each terrace contains two timber-framed double-hung sash windows, one of which is at a lower level to provide light to the stairwell landing. No. 65 also contains two window openings in the splayed south-east elevation, which are both at the same level, and No. 81 contains only a single window opening. All windows have a rendered brick sill and red brick soldier arch.

At ground floor level, non-original openings contain recent aluminium-framed bi-fold doors leading to the Food Court. The openings are generally flanked by recent signage. Although bricked in, original nightsoil hatches are also extant. The openings at the rear of Nos. 67 and 69 have been altered to accommodate recent public amenities.

#### *East Elevation*

The irregular east elevation is constructed on a quarry-faced bluestone plinth and does not contain the same level of detail and embellishment as the principal north façade. The banding and corbelled string courses from the north elevation return but extend only two or so brick courses in. The only decorative features are the banding and corbelled string course of cream brick which feature in the yard wall. The stairwell to No. 65 is expressed externally beyond the main elevation. The elevation is blind at both levels.

#### *West Elevation*

The west elevation is generally detailed to match the principal north façade in the use of bichrome brick banding and stone features. Unlike the ground floor level north elevation, the west elevation is not entirely faced with stone and only a small amount of stone facing is applied around the entrances and shopfront. A deeply carved stone string course at impost level extends across the elevation.

The elevation features a single opening at first floor level containing a timber-framed double-hung sash window, although the opening in the splayed corner is also visible. At ground floor level the west elevation contains an additional shopfront and separate entrance to the first floor residence.

The non-original cast iron verandah returns from the front of the building to screen the west elevation.

#### *Roof*

With the exception of the two end terraces, the roof form is transverse gabled between each pair of projecting party walls. The roofs on either end, at Nos. 65 and 81, are hipped in form. A large corbelled brick chimney is constructed at the ridge level in line with the party wall of each terrace. All roof planes are slate clad and punctuated by a small timber-framed gablet which contains fixed timber louvres. The skillion roofed former yards at the rear of each shop are clad with corrugated galvanised steel.

The convex verandah roof is corrugated galvanised steel clad.

#### *Alterations and Intactness*

With the exception of the early removal of a single-storey public urinal block at the eastern end, roofing over the open rear yards, overpainting of the ground floor stonework, and conservation works to the building, the exterior has remained remarkably unaltered. The removal of the convenience block was carried out at an early date and involved the construction of the existing

external yard wall at the eastern end of the building. In addition, the western yard wall to No. 81 has been built up in height.

The 1920s alterations to the rear yards involved removing the existing WC enclosures within the yards, building the yard walls up and roofing over the open spaces, to create kitchen and laundry facilities, which were lacking in the original building. It also included replacing an existing gate with a door, inserting a new window and constructing a brick WC enclosure beyond the south wall, which was accessed via a new doorway in the south wall and open timber-framed yard. When the previous report was completed in 1991, the rear yards to Nos. 65 and 67 remained intact. These have since been altered to accommodate public toilet facilities.

Conservation works to the exterior have been consistent across the building and have involved the removal of non-original paint, minor repairs to shopfronts, repainting of joinery and the reconstruction of cast iron verandahs removed in 1956. The original finials which surmounted the gablets were also removed but were not reconstructed at this time.

### 3.6.3 Interiors

#### *Floors, Walls and Ceilings*

At ground and first floor level the floors are constructed of traditional timber framing and original flooring consists of timber T & G boards. In most cases, the floors are finished with recent tiled or vinyl finishes. Intact rooms at ground floor level include moulded cement skirtings, whereas first floor rooms are finished with wide Victorian profile moulded timber skirting boards. The majority of first floor floors are finished with non-original vinyl or carpet. Timber framed stairs are flanked by turned cedar balustrades.

Original dividing walls between the terraces are hard plastered masonry whereas the internal partition walls are timber-framed with lath and plaster lining. All walls have painted finishes.

Ceilings throughout the building are generally original lath and plaster finish on timber framed construction. Intact rooms include original plaster ceiling roses and deeply moulded cornices. In some cases the original plaster ceilings have been replaced with recent plasterboard lining.

#### *Doors & Windows*

Original doors throughout the interior are 4 panelled timber-framed doors of cedar construction. With the exception of the ground floor shopfronts, original windows are timber-framed double-hung sash windows containing 2 lights to the north and west elevations and 4 lights to the south elevation. All glazing is clear. Original architraves are Victorian profile moulded timber.

#### *Services*

The shop residences were constructed without kitchen spaces or fireplaces on the ground floor, so it is possible that the café businesses operating from the building were served by early gas stoves, introduced to Melbourne in the early 1870s by at least 5 local manufacturers. The terraces also lacked bathrooms but were served by an earth closet in the open rear yard and a basin set into a timber vanity cupboard within the stair landing.

Electric lighting and power were eventually added to the building. The shop residences are currently fitted throughout with non-original light fixtures and power outlets.

The first floor level of each terrace was originally heated by an open fireplace, some of which retain their original cedar surround and mantel and cast iron fireplace.



Figure 40 Altered ground floor, No. 75 (left) and refurbished stairwell, No. 69(right)



Figure 41 Typical WC installation (left) and refurbished first floor front room (right)

#### Decoration

The original painted decorative schemes appear to have been reasonably utilitarian in nature evidenced by some formerly extant paint schemes. Generally, they consisted of a painted dado line dividing two wall colours and a single colour to the ceiling. Each terrace has recently been painted throughout.

### *Alterations & Intactness*

The shops were extensively refurbished throughout in the 1990s. In most cases, this has generally involved the conservation of existing form and fabric, however ground floor spaces have been altered more substantially by the introduction of modern catering and food service equipment, and the further removal of walls between the two ground floor rooms.

Until this work occurred, the first floor spaces were remarkably intact, with only the loss of some fittings. The previous study of the building identified that several had retained almost all original features including paint colour schemes on walls and joinery. Refurbishment of first floor areas has involved the construction of a timber-framed toilet cubicle in each tenancy, removal of original sanitary fittings, reconstruction of missing fireplaces and surrounds, repainting, new carpet and vinyl floor finishes, services and lighting. In some cases, additional commercial kitchen facilities, including cool rooms, have been installed in first floor rooms.

Generally the interiors are largely intact to their 1887 plan form and fabric with the exception of ground floor areas altered to accommodate recent food outlets; conservation works to ground floor areas and varying degrees of alteration to first floor areas.

Alterations can be summarised as follows:

- No. 65      Ground Floor: Ceiling rose replaced; rear window bricked up (architraves remain)  
First Floor: Retains original gas fittings; retains original door, window and fireplace joinery; sink removed from landing
- No. 67      Ground Floor: Intact to original form with exception of bricked in rear window and missing fanlight  
First Floor: Original door leaves missing/replaced; sink removed from landing; stair, landing and two cedar mantels retain original finishes
- No. 69      Ground Floor: wall removed between rooms; kitchen fit-out  
First Floor: Refurbished; door leaves reconstructed; WC cubicle
- No. 71      Ground Floor: Intact ceiling; some skirtings replaced; wall removed between rooms; kitchen fit-out  
First Floor: Refurbished; sitting room fireplace reconstructed
- No. 73      Ground Floor: Additional door openings between rooms (form of original evident); kitchen fit-out and large exhaust canopy  
First Floor: Refurbished; one reconstructed door leaf; sitting room fireplace reconstructed; upper stair balustrade partially reconstructed; cool room to front room
- No. 75      Ground Floor: Additional door openings between rooms (form of original evident); kitchen fit-out and large exhaust canopy  
First Floor: Refurbished, including bath to rear room
- No. 77      Ground Floor: rear wall removed; kitchen fit-out  
First Floor: Refurbished; stair balustrade, fireplaces, door leaves, and partition walls reconstructed; commercial kitchen to front room
- No. 79      Ground Floor: rear wall removed; kitchen fit-out  
First Floor: Refurbished; fireplaces reconstructed
- No. 81      Ground Floor: kitchen and bar fit-out; recent plaster ceiling and rose (cornice)

intact)

First Floor: Refurbished; reconstructed except for original staircase and window joinery; cool room to front room

### **3.6.4 Conclusions**

#### *Exterior*

With the exception of minor alterations which date from the 1920s and 1980s the exterior of the building is substantially intact to its 1887 date of construction, albeit conserved.

#### *Interior*

The interiors vary in their intactness between tenancies and between floor levels. In general, the first floor areas are more substantially intact to their nineteenth century construction. On the other hand, the ground floor areas have been largely refurbished to accommodate modern food service facilities. In any case, a large amount of original form and fabric including linings and joinery is intact.

### **3.7 H & I Sheds**

#### **3.7.1 Planning & Form**

Like those on the upper Queen Victoria Market site, H and I sheds are simply planned and constructed open market sheds. They differ in detail from one another, with I Shed being essentially the same as A-E Sheds with H Shed having alternative truss, roof pitch and post details, suggesting that I Shed was either constructed at an earlier date, or relocated from another site.

Constructed parallel to one another, the long rectangular sheds are open on all sides. To accommodate the obtuse angle with Queen Street, the western ends are finished with an irregular, splayed elevation which is parallel with the street, rather than the sheds. The eastern end extends to meet the western side of the Dairy Produce Hall. The fall across the site is accommodated by a step in each pair of bays.

The open sides originally enabled the stall holders to sell their goods directly from the back of their carts (later trucks), which were pulled up along each side of the length of the shed. Stall holders are still arranged along each side and pedestrian access is from both ends of each shed along a centre aisle.

#### **3.7.2 Construction & Elevations**

Both sheds consists of a wrought iron-framed gabled roof supported by timber posts and beam construction.

The large 220x220mm redgum posts are spaced at approximately 5 metre centres, however they vary in their set out from shed to shed. H Shed posts bear on square bluestone bases which are set above the surrounding paving level. I Shed post bases, however, are smaller bluestone pads with chamfered tops set down flush with the paving level.

The junctions of the posts and beams in H Shed are finished with decorative cast iron brackets whereas I Shed posts support profiled timber shear heads like those on Sheds A-E. All posts and beams are finished with a simple stop-chamfered detail.

The shed floors are finished with recent asphalt and screened by recent retractable canvas awnings and blinds. Each shed is screened at the western (Queen Street) end by a skillion roofed verandah on standard City of Melbourne cast iron verandah with trellis beams.



Figure 42 Queen Street elevation, H & I Shed



Figure 43 Central roadway, H & I Shed



Figure 44 Interior, H Shed

#### *Roof*

The gabled roofs are constructed of wrought iron-framed triangulated trusses. Each truss is made up of composite iron angle and rod sections with bolted and threaded connections and riveted gusset plates, however the design varies between sheds. Hardwood purlins support recent corrugated galvanised steel roofing. A timber-framed corrugated fibreglass skylight has been installed in every second bay. The shed is lit by modern pendant fixtures suspended from the truss bottom chords. The roof is finished with non-original quad profile steel gutters and galvanised steel downpipes.

#### *Alterations & Intactness*

The sheds have undergone a number of minor alterations which have generally related to shortening and extending their length, rather than alterations to their fabric or construction. The sheds originally extended further east to the lane at the rear of the Elizabeth Street shops, and were a number of bays shorter at the Queen Street end than their present form. The eastern end of the sheds were shortened to their present alignment in 1928 when the Dairy Produce Hall was constructed. The demolished sections were then reconstructed at the Queen Street end of each shed. It can only be presumed that these additions included the construction of the present angled elevation to Queen Street. In any case they were complete to their present form by 1947. Later alterations have been minor and include the re-roofing and construction of skylights, new rainwater goods, repair works to posts and replacement of earlier light fittings. In addition, the covered way at the eastern end, where the sheds meet the Dairy Produce Hall, has recently been extended into the centre roadway by 2 bays.

### **3.7.3 Conclusions**

With the exception of asphalted floors and non-original roofing and gutters, H and I Sheds are substantially intact in form and fabric to their 1870s date of construction.

### 3.8 Dairy Produce Hall

The following description of the Dairy Produce Hall is an overview of material included in the previous report, *Dairy Produce Hall, Queen Victoria Market, Conservation Management Plan*, written by Robert Sands Pty. Ltd. for the City of Melbourne in 1993.<sup>3</sup> Recent survey work has confirmed any changes which have occurred since this earlier report was written.

#### 3.8.1 Planning and Form

Constructed between the south-eastern wall of the Meat Market and Therry Street, the Dairy Produce Hall is a rectangular building which is configured in a traditional market hall style. The large single volume contains rows of individual market stalls which are arranged around the long axis of the building with four rows of stalls divided by two aisles, forming a double row of stalls down the centre. Three cross-aisles at the ends and approximate mid-point divide the centre rows of stalls into two groups. The stalls along the north-east and south-west walls are divided by the additional side entrances to the building.

#### 3.8.2 Exterior & Construction

Of traditional, load-bearing brick construction, the Dairy Produce Hall presents a parapeted Free Classical style façade to Therry Street. The pressed red brick English bond construction is relieved by rendered dressings and mouldings. With the exception of the Therry Street elevation, the building is utilitarian in its composition and detail, the sawtooth roof form over the Hall reflected in the side elevations.

##### *South-east Elevation*

The south-east elevation, or principal façade, of the Dairy Produce Hall addresses Therry Street. The parapeted break-fronted elevation is divided into three by a wide projecting centre bay and a rendered heavily moulded string course defines the solid parapet. The parapet is relieved by three rendered panels containing the raised lettering 'DAIRY' 'PRODUCE' 'HALL' and is surmounted by a pressed cement pediment featuring scrolled brackets and orb. The elevation is further divided by a cantilevered steel-framed awning which runs the full width of the Therry Street elevation. The awning features a panelled steel fascia and central pediment which is flanked by a pair of columnar bases surmounted by spherical lamps. Below the awning the façade is faced with speckled ceramic wall tiles.

At ground floor level, the break-front contains three squared openings which are defined by ceramic tiled architraves and contain metal-clad vertically sliding doors. The doors are flanked by a pair of original metal-clad timber-framed shopfront windows with leadlight diaper-pattern highlights. Fenestration at first floor level consists of three semi-circular arched openings to the break-front, flanked by a single square head opening in each side bay. All first floor openings contain steel-framed multi-paned fixed sash windows and are defined by rendered moulded architraves.

##### *North-east and South-west Elevations*

Utilitarian in form and detail, the side elevations are essentially the same in their general composition. The pressed face red brick elevations extend to a rendered capping in a saw tooth form, reflecting the structural bays of the building and the roof form behind. The bays are further defined by red brick pilasters which terminate in a rendered capping. Three pilasters on either side of the building contain original, though inoperable, ventilation flues.

Each bay features two single door openings with rendered lintels operable multi-paned hopper sash fanlights. The timber-framed sliding doors are faced with timber lining boards.



Figure 45 Dairy Produce Hall, Therry Street elevation



Figure 46 Dairy Produce Hall, south-east elevation

At first floor level of the north-east elevation each bay contains a wide steel-framed multi-paned fixed sash window. Each bay also contains a surface-mounted decorative galvanised steel rainwater head which drains to a part galvanised steel, part cast iron downpipe. In addition, the three southern-most bays on the north-east elevation are screened by recent retractable awnings. The south-west elevation is obscured by the extension of H and I Sheds and covered way.

#### *Roof*

The parapeted saw tooth roof form is clad with corrugated galvanised steel roofing and each pitch drains into transverse box gutters. Each range contains bays of south-facing timber-framed fixed multi-paned sash windows and metal louvred ventilators. Roof framing consists of RSJ beams which bear on the brick external walls, painted angle iron saw-tooth trusses and timber purlins.

#### *Alterations and Intactness*

The exterior of the Dairy Produce Hall has undergone few alterations since its construction in 1928. Changes have been relatively minor and are limited to the recent retractable awnings fixed to the southern bays of the north-east elevation; replacement of the original asbestos roof cladding; replacement of the original timber-framed entrance and side doors; replacement of original awning soffit lining; removal of a small number of fanlight windows for the installation of air-conditioning units; and the installation of lighting and surface-mounted service conduits.

Overall, the exterior of the Dairy Produce Hall is in good condition.

### **3.8.3 Interiors**

#### *Floors, Walls and Ceilings*

The main Dairy Produce Hall floors slopes across the width of the building with the fall of the site. The concrete slab is finished with terrazzo paving and features a three-colour design (light stone, dark stone and black). The terrazzo is finished with matching coved skirtings and brass jointing strips. The stall floors, however, vary in their level and the reinforced concrete slabs are generally finished with coved concrete. A number of stall floors have been raised and finished with vinyl flooring or ceramic tiles.

The brick perimeter walls of the Dairy Produce Hall are tiled to approximately 2500mm above floor level, above which they are plastered and painted. The stall dividing walls are constructed of insitu reinforced concrete base walls with timber-framed partitions above. The concrete walls within each stall are generally lined with original 100x100mm cream glazed ceramic tiles with contrasting feature tiles. The partition framing above was originally lined with wire mesh which has been replaced with laminated particle board. The concrete walls beneath each shopfront are faced externally with Angaston marble with light Buchan marble trim and internally with a painted rendered finish. See 'Doors and Windows' for a description of shopfronts.

The main Dairy Produce Hall ceiling is lined with painted timber tongue and groove lining boards fixed to the timber purlins. The original wire mesh-cladding to stall ceilings has been replaced with modern plasterboard lining.

#### *Doors & Windows*

Entrance doors to the Dairy Produce Hall from Therry Street are non-original vertically sliding metal clad timber-doors. Side entrance doors are steel roller shutters. External stall doors are timber-framed and clad with timber lining boards. Access to each internal stall is via silver nickel covered panelled doors beneath counter level.

The Dairy Produce Hall highlights contain regular bays of timber-framed multi-paned fixed sash windows and louvred metal panels. Therry Street ground floor openings contain a pair of metal-

clad timber-framed shopfront windows with leadlight diaper-pattern highlights. Fenestration at first floor level contains steel-framed multi-paned fixed sash windows.

Stall shopfronts are nickel silver-sheathed timber-framed construction. The interior of the frames are painted with metallic silver paint to match. Vertically balanced sash shutters are complemented by fixed sashes of bevelled glass bearing signage and decorative cornices. Original infill panels of interlaced nickel silver strapping have been replaced with glazing.

#### *Services*

As mentioned, the building is naturally ventilated by a sub-floor ducted system which is now inoperable, though it remains extant. The system consists of six sub-floor ventilation ducts which extend from the perimeter of the building to a riser duct, which feeds each centre row of stalls. In addition, each aisle contains three sub-floor ventilation ducts with decorative brass covers. Some individual stalls are airconditioned independently and recent mechanical plant varies in type.

The hall is lit by recent schoolhouse fittings and naturally by the sawtooth clerestory windows and contains modern electrical and fire services.

As the responsibility of individuals, stall fit-outs vary in their content. A number of stalls contain commercial kitchen equipment including exhaust canopies and dishwashing equipment. Similarly services such as lighting and power supply varies.



*Figure 47 Typical corner stall, Dairy Produce Hall*



*Figure 48 Main aisles, Dairy Produce Hall, looking south (left) and north (right)*



*Figure 49 Dairy Produce Hall stall interiors*

#### *Decoration*

The Dairy Produce Hall is decorated in a utilitarian paint scheme, although some relief is provided by the contrasting marble shopfronts and terrazzo floors. Likewise, individual stalls are alternatively decorated, but unified by their uniform wall tiling and marble counters.

### *Alterations & Intactness*

The Dairy Produce Hall interior has undergone relatively minor alterations since its construction. The wire mesh panels to ceilings and partitions between stalls were replaced, firstly in the 1960s and then in the 1980s, with plasterboard and laminated particleboard respectively. Nickel silver lattice panels to stall shopfronts were replaced in the 1980s with clear glazing. The majority of original painted signage to upper shopfront sashes has been removed. Some stall shopfronts are constructed of unsheathed timber-framing, evidence of an earlier fire in the Dairy Produce Hall and the location of a former toilet block converted to an additional stall.

Repairs and alterations have been made to damaged terrazzo floors and external corners of the coved skirting have been damaged by rotary floor polishers. Some stall floors have been finished with vinyl flooring or ceramic tiling.

The interiors of the individual stalls have been fitted out by stall holders and generally involve similar alterations. These generally include a small cool room, timber shelving on metal strip brackets, glazed refrigerated counter-top display cabinets and some form of raised platform over the original floor. In addition, stainless steel basins and sinks have been installed by the tenants. The condition of the individual stalls varies, however a number of stalls have cracked marble counter-tops, stained tiles and counter-tops, damaged metal sheathing to timber-framing and repairs to wall tiling.

### **3.8.4 Conclusions**

#### *Exterior*

With the exception of minor alterations which date from the 1980s the exterior of the building is substantially intact to its 1928 date of construction.

#### *Interior*

With the exception of conversion of the former lavatory facilities to stalls, alterations to plumbing, blocking of original ventilation system and replacement of open panels and ceilings to individual tenancies, the interior of the building is substantially intact in form and fabric to its 1928 date of construction. The stall interiors vary in their intactness. In general, the stalls have been modestly refurbished to accommodate modern retail facilities.

### **3.9 Therry Street Substation**

The Therry Street substation was constructed in 1928 to the design of the Melbourne City Council Electricity Supply Department. The building was altered in 1935 with the addition of the amenities at the western end.

#### **3.9.1 Exterior**

The simple single-storey face red brick building is rectangular in plan and designed to reflect the Free Classical style of the adjacent Dairy Produce Hall. The parapeted walls are finished with a rendered cornice moulding and the long Therry Street (south) elevation forms the principal façade to the building. The red brickwork of this elevation is relieved by an arcade of rendered semi-circular arched blind windows, which are defined by rendered moulded architraves and keystones.

The north elevation is more utilitarian with three wide openings containing timber-framed doors above which is a rendered concrete lintel which is continuous around three sides of the building.



Figure 50 Therry Street Sub Station

The west elevation is obscured by the 1935 addition, readily identified by its different form and brickwork.

### 3.9.2 Interior

Access has not been available to the interior.

### 3.10 Therry Street Plaza

The area which constitutes the Therry Street Plaza is located between the southern side of I Shed and Therry Street. It was the location of the former J Shed, until 1978 when the building was demolished (demolition of the eastern end of J Shed had commenced in 1928 with the construction of the Dairy Hall and Therry Street Substation). In 1980 the hard landscape was constructed as part of the extensive works to the Lower Market site at the time. In 1994 the sculptural monument *Passages* was installed at the corner of Queen and Therry Street. The area has recently been redeveloped with the construction of a café.

The rectangular area along the north side of Therry Street contains a variety of structures dating from most phases of recent development. The area is variously asphalted and brick paved. The corner of Queen street is defined by the sculptural monument *Passages*, an abstract bluestone obelisk construction. Further south is a standard City of Melbourne design fresh flower stall, which is of steel-framed construction with glazed walls, hipped steel-clad roof and glazed cantilevered canopy. To the south of this is the location of the of the café which is currently under construction. The café is rectangular in plan and of timber-framed construction.

The area also contains standard City of Melbourne bollards and bicycle racks.



Figure 51 Therry Street Plaza from corner of Queen Street

## The 'Upper Market'

### 3.11 Victoria Street Shops (Nos. 83-85 to 159 Victoria Street)

#### 3.11.1 Planning and Form

Constructed in three distinct rows (Nos. 83-85 to 127-129, Nos. 133 to 149 and Nos. 151 to 159), the Victoria Street shops define the entire northern edge of the upper market site. Like the Lower Market terraces, the shops step regularly down with the slope of the site to the east. Divided by an access roadway, the twelve shops located east of former Cobden Street were constructed in 1887 and were followed three years later by eight shops and an amenities block to the west. In 1922 a women's convenience block was constructed at the western end of the row, possibly within an existing open market shed on the site. This was added to in 1923 with five additional shops, extending the group west to Peel Street. The original documentation for this final construction stage suggest that the 1920s buildings were constructed within an earlier market shed.

The two main rows (83-85 to 149) are essentially identical in their form and detail and consist of traditional single-storey, double-fronted shops. Nos. 151 to 159 differ from the earlier rows but continue the uniform streetscape. With the exception of No. 83-85, which addresses the corner of Queen Street, and No. 159, which addresses the corner of Peel Street, the shops address Victoria Street. They are unusual in their planning in that the single volume interior also opens directly onto the market sheds behind, via a wide doorway.

### 3.11.2 Exterior & Construction

The Upper Market Victoria Street shops are of traditional load-bearing solid brick construction. With the exception of the end terraces and the 1920s group at the western end of the row, all are essentially the same in their general composition and detailing. The north elevations of the 1880s rows provide an address to the principal frontage of Victoria Street and the south elevation faces the busy market sheds behind. As such, both are treated as public elevations, whereas the side elevations are more utilitarian in their composition and detail. Alternatively, the 1920s row is simply detailed and addresses both Victoria and Peel Street.

#### *North Elevation*

The principal north elevation of each main row is typical in its general composition and Victorian detailing. The tuck-pointed face red brick row is divided vertically by projecting brick party walls which are expressed as pilasters on the facade. Each pilaster features a stop-chamfered detail created by profiled bricks and a rendered pedimented cap at parapet level. The façade is divided horizontally by a broad rendered cornice moulding which defines the parapet. The balustraded parapet features panels of rendered coin motifs and fielded rendered panels above each entrance.

Each double-fronted terrace contains a central splayed entrance with bluestone threshold and a pair of panelled timber-framed fully-glazed doors and fanlight. A carved transom above the door repeats the coin motif of the parapet. Timber-framed shopfronts feature semi-circular arched display windows divided by mullions styled as Corinthian columns. Carved timber insets between the window head and arch are an open design and provide natural ventilation to each shop.

Alternatively, the 1920s row is simple in its form and detail. The face red brick façade is divided vertically into bays by brick pilasters and horizontally by a wide rendered band at lintel level. The pilasters are repeated either side of the main entrance door to each tenancy which contains a pair of non-original timber-framed fully-glazed entrance doors and an original highlight. Each entrance is flanked by a pair of timber-framed fixed sash display windows with tripartite highlights.

With the exception of the 1920s row, the entire north elevation is screened by non-original cast iron verandahs which were reconstructed in 1986 to match the original standard Melbourne City Council designs, removed in 1956. The verandahs to the 1880s rows feature fluted Corinthian columns, frieze and brackets with tendril motifs and Melbourne City Council crests. The verandah to the 1920s row dates from 1905 when A to C Sheds were extended and a smaller shed existed on the same site. This verandah features plain Corinthian columns with open trellis frieze and cast iron fleur-de-lis valance.

#### *South Elevation*

As mentioned, the south elevations of the 1880s rows are also treated as public faces to the building. Like the north elevation, the face brick south elevation is vertically divided into bays by projecting party walls. The party walls feature dressed bluestone corbels at the eaves line and rendered capping and the elevation is relieved by contrasting bichrome brick detail.

Each bay contains a wide central entrance flanked by a pair of window openings, all with segmented arch heads and cream brick dressings. Fenestration is regular and repetitive. Each entrance contains a pair of timber-framed sliding doors with diagonally fixed V-jointed lining boards screened by a pair of non-original timber-framed fully-glazed doors. Window openings contain a single timber-framed casement sash window and solid timber panelled shutter. A recent retractable canvas awning screens each shop at eaves level.

Modern steel-framed signage is fixed centrally to each shop at fascia level and a spherical pendent light fitting is suspended from the eaves soffit.



Figure 52 Typical group, Victoria Street shops, north elevation



Figure 53 Typical shopfront detail (left) and cast iron gates from the Hay Market (right)



Figure 54 Rear elevation, Victoria Street shops, Upper Market site

Unlike the 1880s buildings the south elevation of the 1920s row is more utilitarian in nature. The face red brickwork is relieved by a wide rendered band at lintel level and divided vertically by pilasters between tenancies and flanking entrances. Each entrance contains non-original timber-framed fully-glazed doors and fanlights. A pair of high level windows flank each entrance and contain timber-framed tripartite fixed sashes.

#### *East Elevation*

The east elevation of the eastern 1880s row continues the general form and detail of the Victoria Street elevation. The splayed entrance addresses the north-east corner of the building and contains a pair of timber-framed fully glazed panelled doors and fanlight. A pair of timber-framed double-hung sash windows with segmented arch heads flanks the southern side of the entrance. The parapet is a simple continuation of the end wall and is finished by a rendered capping. The Victoria Street cast iron verandah returns along the east elevation.

In contrast, the east elevation of the western group of shops is devoid of detail and fenestration and is a simple continuation of the end wall to parapet level.

#### *West Elevation*

The west elevation of the eastern group of shops defines the other side of the central roadway into the market. It's form and detail match the eastern wall of the western group of shops. Fixed to both walls is a non-original steel-framed bench with timber slats.

The west elevation of the 1920s row forms the Peel Street address of the building. Similarly detailed to match the north elevation, the west elevation contains a central entrance flanked by

pilasters and a pair of timber-framed display windows with tripartite highlights. The cast iron verandah along Victoria Street returns to screen the west elevation.

#### *Roof*

Each 1880s shop is roofed independently with a parapeted slate-clad hipped roof form containing small louvered vent openings. The roof over the original amenities block contains a lead-clad and louvered roof lantern. Roofs are finished with timber fascias, ogee profile galvanised steel gutters and rectangular galvanised steel downpipes. Eaves soffits to the south elevation are finished with beaded timber lining boards. The 1920s row is roofed with a corrugated galvanised steel-clad gabled roof with raking parapets at either end.

#### *Alterations and Intactness*

Alterations to the exterior of the 1880s Upper Market Victoria Street shops have generally been associated with reconstruction of original elements and conservation of the building fabric. The verandah to the two nineteenth century rows was removed in the 1950s and reconstructed in 1986 and 1991. The only original verandahs on the entire Victoria Street frontage of the Lower and Upper Market sites are those to Nos. 151 to 159. At the same time conservation works involved removal of paint from face brickwork, which subsequently pitted the bricks, repair and reconstruction of timber-framed shopfronts and doors, and reconstruction of some areas of failing brickwork.

The exterior of the 1920s shops have been altered by lowering sill levels of some original window openings in the north elevation, bricking in of one rear entrance (No. 157) and reconstruction of timber-framed doors and windows. The conversion of No. 153 to an amenities block has resulted in the window glazing to Victoria Street being back-painted and louvers replacing the original glazing in the south elevation.

Modern external lighting, canvas awnings, signage and service conduits have also been affixed to the building. A pair of c.1874 wrought iron gates from the Melbourne Haymarket were installed in their present position between the 1880s rows of shops in 1992 (Figure 53).

### **3.11.3 Interiors**

#### *Floors, Walls and Ceilings*

Floors to the 1880s rows are traditional timber-framed construction with original timber tongue and groove flooring extant in some shops. Some timber floors have been replaced with concrete slabs or relined with various other materials such as particle board, structural plywood, brick, carpet and vinyl finishes. Floors are generally finished with typical Victorian profile moulded timber skirtings where original joinery is extant.

The 1920s row is floored with a concrete slab to the toilet block, which is finished with modern quarry tiles, and traditional timber flooring to the shops which is variously intact or finished with vinyl tiles.

The masonry walls throughout the building generally have a plastered and painted finish. The exception is the original external west elevation of No. 151 (visible from within No. 153) which has a painted brick finish. Non-original timber-framed partition walls divide the kitchen and storage areas from the café area of No.157-159. Wet areas are generally tiled with recent ceramic wall tiles.

Ceilings throughout the buildings are lined with beaded timber lining boards with a paint finish. In the case of the 1880s building, the ceilings are flat and feature timber ceiling roses and cornices. With the exception of No. 157-159 which has a modern suspended ceiling, the 1920s ceilings are raked and finished with beaded timber lining boards, scotia cornices and exposed angle-iron trusses.



Figure 55 Typical shop interior, 87-89 Victoria Street

#### *Doors & Windows*

All doors have been covered in Section 3.10.2. Internal doors are limited to non-original toilet and storeroom doors as the shops do not contain any partitions.

Windows throughout the building are timber-framed and, as described in Section 3.10.2, include fixed sash shopfronts and display windows in the north elevation; double-hung sashes in the east elevation; casement and fixed sashes and metal louvred sashes in the south elevation; and fixed sashes in the west elevation.

#### *Services*

The shops do not contain any evidence of early heating or ventilation systems. The shops are lit variously by recent fluorescent, incandescent and halogen lighting. A number of the shops contain small sink units and 133-135 has been more extensively fitted out with commercial kitchen equipment. Nos. 149 (original amenities block), 151 and 153 have been refurbished and include recent sanitary plumbing and fixtures. Modern kitchen facilities have been installed in No. 157-159.

#### *Decoration*

A detailed study has not been carried out to determine original colour schemes and there is no remaining visible evidence of an intact scheme. It is likely the shops were painted internally in a utilitarian manner in typical period colours.

#### *Alterations & Intactness*

The shop interiors were substantially refurbished in two phases in the 1980s and 1990s and all have varying degrees of intactness. Alterations have generally been minor and include the reconstruction of damaged or missing elements; some replacement of flooring and floor finishes; openings in dividing walls between No. 103-105 and 107-109, No. 115-117 and 119-121, No. 123-125 and 127-129, No. 133 and 135, and 157 and 159; and partitioning of No. 153. In

addition, No. 157-159 has been substantially altered with the introduction of partition walls and modern finishes and fittings.

The interior of both the 1880s and 1920s amenities blocks have been substantially altered by refurbishment.

Alterations can be summarised as follows:

- No. 83-85 Concrete floor, former non-original opening to 87-89 blocked in
- No. 87-89 Joinery units, carpet floor covering
- No. 91-93 Joinery units, brick floor
- No. 95-97 Joinery units, concrete floor (?), vinyl floor covering
- No. 99-101 Particleboard flooring to part
- No. 103-105 Opening in dividing wall to No. 107-109  
Particleboard flooring
- No. 107-109 Opening in dividing wall to No. 103-105, extensive repairs to ceiling
- No. 111-113 Joinery unit
- No. 115-117 Opening in dividing wall to No. 119-121, particleboard flooring
- No. 119-121 Opening in dividing wall to No. 115-117, particleboard flooring
- No. 123-125 Opening in dividing wall to No. 127-129, carpet floor covering
- No. 127-129 Opening in dividing wall to No. 127-129, carpet floor covering
- No. 133 Opening in dividing wall to No. 135, later partition walls, tile floor covering
- No. 135 Opening in dividing wall to No. 133, later partition walls, tile floor covering,  
commercial kitchen, non-original ceiling
- No. 137 Tile floor covering
- No. 139 Raised timber floor, joinery unit
- No. 141 Raised timber floor, joinery unit
- No. 143 Concrete floor
- No. 145 Particleboard flooring
- No. 147 Laminate floor covering, joinery unit
- No. 149 Total refurbishment as amenities block
- No. 151 Total refurbishment as amenities block
- No. 153 Total refurbishment as amenities block, partition walls constructed.
- No. 155 Generally intact
- No. 157-159 Total refurbishment, dividing wall removed between original shops, partition  
walls and commercial kitchen constructed.

#### **3.11.4 Conclusions**

##### *Exterior*

Relatively recent conservation works have restored the two rows of Upper Market Victoria Street shops to their original form and detail, with the introduction of some non-original materials to match the extant intact fabric. Notwithstanding this, the 1880s exteriors are largely intact to their date of construction.

With the exception of minor alterations, the exterior of the 1920s shops is also largely intact to their date of construction.

#### *Interior*

Similarly, recent conservation and refurbishment of the shop interiors has variously altered the level of intactness. With the exception of floor finishes, the amenities blocks and interior of No. 157-159, introduced fabric generally matches the extant original and the shops are substantially intact to their date of construction.

### **3.12 A, B, C, D & E Sheds**

#### **3.12.1 Planning and Form**

Like those on the Lower Queen Victoria Market site, A, B, C, D and E sheds are simply planned and constructed open market sheds. Constructed parallel to one another between Peel and Queen Streets, the five long rectangular sheds are open on all sides. Roadways between the sheds vary between 18 and 22 feet (5.5 and 6.7 metres) wide. The fall across the site is accommodated by a step in the shed every few bays. The sheds are linked at their approximate mid point by a later covered roadway and at either end by later verandahs which extend from the rear of the Victoria Street shops to the southern end of F Shed.

Within each shed stall holders are arranged along the length of both sides and pedestrian access is from both ends via a centre aisle. The 18 feet (5.5 metre) centre aisle, or stillage, of each shed was originally raised above the surrounding floor level and edged with bluestone kerbing.

#### **3.12.2 Construction & Elevations**

All sheds are 506 feet (154.3 metres) in length and 48 feet (14.65 metres) wide and consist of a wrought iron-framed gabled roof supported by timber post and beam construction.



*Figure 56 Sheds A-E, east elevation, Upper Market*



Figure 57 West elevation, D Shed, parapet and verandah



Figure 58 Typical post detail and 1920s covered way, A-E Sheds



Figure 59 *Shed interior, E Shed*

Initially divided by a roadway through the approximate centre of the sheds, the individual sections of each shed were later linked by a roofed infill. This infill was later extended to link all five sheds.

All timber framing members are hardwood and are finished with a simple stop-chamfered detail and bolted connections. Beams measuring 9x10 inches (220x305mm) bear on profiled timber shear head at the junction with each post. The large 9x9 inch (220x220mm) hardwood posts are spaced at approximately 17 feet (5.2 metre) centres. All posts bear on square bluestone bases which are set above the surrounding paving level.

The shed floors are finished with recent asphalt.

#### *Roof*

The gabled roof is constructed of wrought iron-framed triangulated trusses. Each truss is made up of composite angle iron chords and rod sections with bolted and threaded connections and riveted gusset plates. Hardwood purlins support recent Colorbond corrugated galvanised steel roofing. A timber-framed corrugated fibreglass skylight has been installed in every second bay. The shed is lit by modern pendent fixtures suspended from the truss bottom chords. The roof is finished with non-original ogee profile steel gutters and galvanised steel downpipes.

#### *Alterations & Intactness*

The sheds have undergone a number of alterations which have generally related to extending their length, and their interconnection, rather than major alterations to their extant fabric or construction. The present form of the sheds is the result of a continuous program of expansion and development of the Upper Market site from 1878 to 1923.

The original sheds were extended in a westerly direction as the various parcels of land flanking the site were granted to the market. Sequential development plans can be seen at the end of Chapter 2. In summary:

All five sheds initially consisted of two parts, divided by a roadway across the site. The northern half of C Shed, originally the shortest, was extended to Peel Street in 1878 soon after completion of the market. This was followed by a narrower, free-standing extension to B Shed in 1891. In 1905 A, B and C Sheds were extended to Peel Street due to the relocation the Orderly Room from the north-west corner of the site. Although B Shed had previously been extended, the earlier addition appears to have been replaced.

The documentation for the works also suggests that the 4 western bays of C Shed were raised to accommodate the new Peel Street façade. This work involved the construction of the present parapeted façade from the corner of Victoria Street, arched entrances over the roadways and Peel Street verandah. It also included timber picket fences and gates which operated on a vertical pulley system, which were subsequently removed. The plan also indicates that a smaller shed was constructed in the north-west corner of the site abutting the western end of the 1891 Victoria Street shops. Physical evidence would suggest that the roof trusses of this shed were reused in the construction of the shops in 1922.

Drawings dated 1910 indicate that the pedimented parapets over the roadway entrances from Queen Street and the infill sections of verandah were constructed around this time. In 1913 the central roadway which divided each shed in half was covered over to the width of each shed. In 1922 D and E Sheds were extended to Peel Street after the land occupied by the Cemetery residence was granted.

Minor alterations after this date have included the asphaltting of all areas in 1922-23; removal of stillages and timber picket fences and gates; the 1927 additions to the covered centreway, linking the five sheds; further extensions to the covered centreway link; alterations to post stirrups and bases in 1977 and the general refurbishment of all sheds in the 1990s, which included new lighting, services, re-roofing and construction of skylights, new rainwater goods and repainting.

### **3.12.3 Conclusions**

With the exception of non-original roofing and rainwater goods, removal of picket fences and gates and stillages and minor repair and refurbishment works, A, B, C, D and E Sheds are substantially intact in form and fabric to their 1878-1920s dates of construction.

## **3.13 F Shed**

### **3.13.1 Planning and Form**

Constructed along the southern boundary of the Upper Market site, F Shed was designed as a row of stores rather than a completely open shed. Enclosed by a solid brick wall along its southern elevation, which divided the market from the remaining cemetery ground, F Shed was similarly designed to the adjacent and parallel A to E Sheds.

Open bays faced A to E sheds and the narrower shed was terminated at both ends by amenities blocks containing separate men's and women's conveniences. The amenities blocks were later altered to accommodate additional stalls when an addition was constructed at the western end to continue the shed to Peel Street. The fall across the site is accommodated by a step in the shed every three bays. The shed has been divided by timber-framed

### **3.13.2 Construction & Elevations**

With the exception of the wall along the south elevation, F Shed has essentially the same form and construction detail as A to E sheds. A distinctive feature of the market site, the F Shed wall is constructed of unusually pale brown face bricks. The structural bays are defined by regular

and repetitive blind segmental arches, which are highlighted by dichrome cream bricks. The top of the wall steps down the fall of the site and is finished with two cream brick header courses. Each bay displays a bluestone corbel on which the roof truss bears and cast iron wall vents.

Where the wall continues along the 1922 extension to the shed, it is constructed of red face brick and is divided by pilasters.

The original section of F Shed was approximately 458 feet (139.7 metres) in length and 25 feet (7.6 metres) wide and consisted of a wrought iron-framed gabled roof supported by timber post and beam construction. The shed was later extended to Peel Street, the eastern amenities block was removed, the western amenities block was partly demolished and converted into a stall and the length of the shed divided into four by the demolition of three bays. The Peel Street addition did not extend the existing form of construction and consisted of utilitarian red brick construction.

All timber framing members are hardwood and are finished with a simple stop-chamfered detail and bolted connections. Beams measuring 9x10 inches (220x305mm) bear on profiled timber shear head at the junction with each post. The large 9x9 inch (220x220mm) hardwood posts are spaced at approximately 17 feet (5.2 metre) centres. All posts bear on square bluestone bases which are set above the surrounding paving level.

The opening between each post on the north elevation is infilled with a modern steel roller shutter and screened by a retractable canvas awning. The north elevation also contains steel-framed signage above each tenancy and recent service conduits.

Where bays of the shed have been removed to provide access, the ends have been clad with painted corrugated galvanised steel. The eastern elevation varies at Queen Street, however, with the end bay reconstructed with bricks and timber cladding where the former amenities block was removed. A polycarbonate-clad gabled roof covers the centre opening in the shed.

The shed floors are variously finished with asphalt and raised floors with tiled or timber finishes.

#### *Roof*

The gabled roof is constructed of wrought iron-framed triangulated trusses. Each truss is made up of composite angle iron chords and rod sections with bolted and threaded connections and riveted gusset plates. Hardwood purlins support recent Colorbond corrugated galvanised steel roofing. The stalls are lit by modern fixtures. The roof is finished with non-original ogee profile steel gutters and galvanised steel downpipes.

#### *Alterations and Intactness*

Like D and E Sheds, F Shed did not originally extend to Peel Street. In 1923 the shed was extended, at which time the amenities block at the western end was partially demolished and eight additional bays were constructed. Further alterations include the demolition of the amenities block at the eastern end; demolition of two bays at the approximate mid-point to extend the centreway access; demolition of two separate single bays to provide additional access through the building; re-roofing and replacement of rainwater goods; refurbishment of interiors of stalls; and installation of roller shutters to the north elevation.

### **3.13.3 Conclusions**

Despite considerable additions and phases of refurbishment, the original form and fabric of F Shed remains reasonably intact to its 1878-1920s dates of construction.



Figure 60 *F Shed wall, south elevation with adjoining J Shed roof*



Figure 61 *Typical bay, north elevation (left) and altered east elevation (right)*

### 3.14 New J Shed

#### 3.14.1 Planning and Form

Constructed parallel to F Shed in the 1990s, New J Shed is the most recent addition to the market structures. Like the majority of sheds, J Shed is open on all sides with the exception of the north elevation which is bounded by the F Shed wall. It provides an open market shed with a centre aisle flanked by 2 rows of stall holders.

#### 3.14.2 Construction

Regularly spaced tubular RHS columns bear on chamfered square bluestone bases and support a symmetrical gabled steel-framed roof structure. Where the shed overhang meets the alignment of the F Shed wall, bays of powdercoated steel louvres close in the space.

Each end of the shed extends over the footpath with a verandah which reflects the historic verandah forms surrounding it. The structure is lit by metal halide lamps suspended from the steel roof framing. Fire services are also suspended from the roof structure. The floor is surfaced with asphalt.

##### *Roof*

The columns support a symmetrical pin jointed roof frame. Constructed of steel sections, a gabled truss spans the centre aisle and overhangs the side aisles. This main roof form is clad with corrugated galvanised steel.



Figure 62 Interior view looking east, New J Shed

In addition, a wide steel-framed roof lantern is located over the centre aisle. The lantern gable ends and highlights are filled with bays of powdercoated steel louvers and the roof is glazed with clear polycarbonate roof sheet. The skillion and segmented arch verandah roofs are clad with corrugated galvanised steel.

#### *Alterations and Intactness*

The shed is intact to its 1990s date of construction.

### **3.14.3 Conclusions**

The shed is a recent addition to the Queen Victoria Market and is of no heritage significance.

## **3.15 K & L Shed**

### **3.15.1 Planning and Form**

K & L Shed is a double shed structure, constructed in 1923 to provide an area for the wholesale selling of fruit and vegetables. Parallel with the other Upper Market sheds, it was originally separated from F Shed by an internal east-west roadway (now built over by J Shed) and stretches from Queen to Peel Streets. It differs in its overall form from the other sheds though the planning is essentially the same. Like the other market sheds, K & L Shed was divided across its length by a central roadway which ran north-south through the upper market site. It can only be assumed that this section was unroofed until it was eventually covered over around 1927 when the roadway through sheds A-E was roofed (exact date unknown).

The structure is arranged with a central trussed roof spanning a wide shed area, designed to accommodate 2 rows of back-to-back standing spaces. These are flanked on either side by a pedestrian aisle which are flanked on the outside by 2 additional rows of standing spaces. These pedestrian aisles and standing spaces are each covered by a secondary shed roof, which is cantilevered from a central row of columns. This arrangement enabled easier manoeuvring of vehicles in the vicinity of the shed.

### **3.15.2 Construction**

K & L Shed is constructed of steel framing. A central 56 feet 8 inch (17 metre) wide bay is supported by equally spaced I-section RSJ columns at 16 feet 9 inch (5.1 metre) centres. Regular bays of alternating timber-framed multi-paned and louvred sashes are fixed between the columns directly below the eaves line.

The central bay is flanked by a pair of secondary sheds, each 37 feet (11.3 metres) wide. These sheds are lower in height than the main range and are cantilevered from composite trellis columns. The columns are located off centre and are evenly spaced to match the structural grid layout of the main shed. Column construction is of paired C-sections with diagonal angle-section cross members. The junction of the trellis columns with the roof trusses is articulated by arched angle-sections. At both Queen and Peel Streets, the shed is screened by a non-original wide steel, framed skillion verandah with central vaulted section. The verandah is constructed to a standard City of Melbourne design supported on cast iron Corinthian columns with an open trellis verandah beam.

The floor area between the rows of columns was originally raised higher than the surrounding floor and was defined by raised concrete kerbs to create a raised walkway. A small remnant section of the walkway exists at the western end of K Shed. The floor is finished with asphalt.

Modern metal halide light fittings, fire services and public address systems are suspended from the roof trusses.



Figure 63 K & L Shed, west elevation



Figure 64 K & L Shed, interior view looking east

### *Roof*

The main centre range has a gabled form with a roof lantern, which features a convex curved roof form, extending almost the full length of the ridge. Each structural bay of the roof lantern contains alternating timber-framed multi-paned and louvred sashes, mirroring those below.

The main range is flanked by the gabled secondary ranges which are set down so that their ridge line is level with the eaves line of the main shed. All roofs are framed with triangulated steel trusses constructed of angle-section members which are connected with riveted gusset and joint plates and bolted connections to the columns. All roof forms and gable ends are clad with corrugated galvanised steel roofing.

Roof drainage is via galvanised steel quad profile eaves gutters and box gutters between the ranges. Gutters feed into galvanised steel downpipes aligned with the column layout.

### *Alterations and Intactness*

Few alterations have been carried out to the original fabric of K & L Shed. Its overall form has been added to with infill roofing over the centre roadway and the construction of verandahs over the Peel and Queen Street footpaths. Other works include general conservation and maintenance carried out during the 1970s phase of works to the Queen Victoria Market and more recent re-roofing with Colorbond corrugated galvanised steel.

### **3.15.3 Conclusions**

With the exception of the roofing over the centre roadway, the later verandahs, non-original roofing and rainwater goods, and paint finish K & L Shed is intact to its 1923 date of construction.

### **3.16 M Shed**

#### **3.16.1 Planning and Form**

M Shed is an open market shed constructed parallel to the other sheds on the Upper Market site. The shed originally formed part of the structure referred to as M, N & O Shed, which consisted of two larger sheds (N & O) and the smaller M Shed to the north, linked by a central covered roadway. Of this structure, only M Shed remains which steps down the site at approximately every three bays. It is shorter in length than A-K Sheds, which reflects its construction between the former merchant stores which were previously sited along Queen and Peel streets.

#### **3.16.2 Construction**

##### *Framing*

M Shed consists of two sections which are divided into structural bays by regularly spaced steel I-section columns. The columns extend through the paving level to reinforced concrete pad footings. With the exception of the original covered link, each column extends to a rigid connection with the roof truss. The covered link section varies in that the trusses are supported by a steel I-section beam, enabling a greater distance between columns. Crude steel bollards and barriers have been constructed between the columns in some instances. The shed ends are finished with corrugated asbestos sheet cladding to the gable ends.

The floor of each section consists of a reinforced concrete slab and edge beams, raised above the surrounding asphalt paving level.



Figure 65 M Shed, north-east elevation



Figure 66 M Shed, interior view looking east

A variety of light fittings and services suspended from the shed roof includes enamelled steel pendant lights, modern fluorescent lights, early wiring and recent fire services. Recent signage is fixed beneath the covered roadway.

#### *Roof*

The columns support a gabled trussed roof which is constructed of steel angle-section members connected by riveted plates. Each truss is braced by a knee brace and extends past the supports to form an eaves overhang. The eaves are finished with timber fascias and galvanised steel quad gutters. Downpipes consist of original galvanised steel sections and later PVC sections. The trusses support steel angle-section purlins and corrugated galvanised steel roofing.

#### *Alterations and Intactness*

The broadest change to M Shed was the removal of the adjoining covered roadway and N & O Sheds. Other minor alterations include some non-original fittings, signage, roofing and rainwater goods. A steel-framed storage bay has recently been constructed between the western end of the shed and Peel Street which is unroofed and clad with Cyclone wire fencing and shadecloth.

### **3.16.3 Conclusions**

M Shed is essentially intact to its date of construction, although is in poor condition.

### **3.17 Franklin Street Stores (154 – 190 Franklin Street)**

#### **3.17.1 Planning and Form**

Originally part of a much larger complex, the Franklin Street Stores are the only remaining buildings of the former Wholesale Fruit Market constructed on the Upper Market Site in 1930. The buildings were originally mirrored by a row on the northern side of a large square. The square was contained by a high brick wall and entrance gates on both the eastern and western ends, remnants of which are still visible. The stores were designed to be accessed from both Franklin Street and the Market Square behind by an internal roadway which is still reflected externally in the vehicular access from both sides and internally by remaining platforms on either side of the store.

The current buildings consist of two mirror-image rows of 10 single-storey stores, divided by a central roadway, along the Franklin Street frontage of the market. Each building contains 8 equally sized stores, which are flanked on the Peel and Queen Street ends by a ninth store divided into two smaller tenancies. The general fall of the site from west to east is accommodated by a step in the buildings every three stores.

#### **3.17.2 Exterior & Construction**

The Franklin Street Stores are of traditional load-bearing solid brick construction. With the exception of minor differences in the end tenancies, all are essentially the same in their general composition and detailing. The south elevations of the two rows address the principal frontage of Franklin Street and the north elevation once faced the busy market square behind. As such, both are treated as public elevations, whereas the side elevations are more utilitarian in their composition and detail.

#### *North and South Elevations*

The north and south elevations are essentially the same in their composition and detailing however the south, or Franklin Street, elevation forms the main façade to the stores and, as such, is slightly more elaborate in its parapet detail.



Figure 67 Franklin Street Stores, east row, south elevation



Figure 68 Franklin Street Stores, east row, north elevation



Figure 69 Typical interior, Franklin Street Stores

A steel-framed cantilevered verandah awning screens each row, dividing the utilitarian face brickwork below from the rendered parapet above. The awning is clad with steel fascia panels which feature small fielded sections and the Franklin Street awning is detailed to match the awning over the Dairy Hall entrance. At each step in the north elevation the awning is surmounted by a non-original light fitting. Of single-storey form, each double-fronted store is reflected in the vertical division of the elevation into bays by ornate pilasters and the stepped parapet form. The pilasters are designed to contain an integral rainwater head and downpipe and are capped by a simply moulded cornice.

At ground level of both elevations, each store is accessed via a pair of timber-framed and lined double doors. These are flanked by a pair of large steel-framed multi-paned windows containing fixed and operable sashes with wired glazing.

Above the verandah awning on the south elevation each bay is surmounted by a stepped parapet containing a fielded panel and finished by a rendered capping. Each parapet is fenestrated by three bays of steel-framed multi-paned fixed sash windows.

Above the verandah awning on the north elevation each bay contains regular and repetitive fenestration consisting of four window openings which have variously been filled in or altered by the removal of louvred windows and the installation of air conditioning units or steel security grilles. The windows are surmounted by a fielded panel which once contained painted signage of the proprietor of each store. The whole store is surmounted by a simple stepped parapet finished with a squared rendered capping.

#### *East & West Elevation*

The east and west (Queen & Peel Street) elevations reflect the general composition of the north and south elevations but are generally more utilitarian in their detail. The Franklin Street awning

returns around the corner to screen each elevation which is face brick below the awning and rendered above.

Each elevation is divided into two double-fronted tenancies beneath the awning by pilasters, however only the most northern pilaster contains a rainhead and downpipe. The straight parapet is simply finished with a rendered capping and pair of fielded panels. Below the awning level each bay originally contained a central double door opening flanked by a steel-framed multi-paned fixed and hopper sash window. The northern end of both elevations extends to the original rendered brick wall and gate opening however the original wrought iron gates have been removed.

#### *Roof*

Each store is roofed by a parapeted gabled roof form with ridge vent. The roof is of steel-framed king-post trussed construction which spans between brick party walls extending beyond the gutter line. The trusses are constructed of angle-section with riveted gusset plates and support timber purlins. Fixed above the purlin level are T & G V-jointed lining boards, bitumastic felt and corrugated asbestos cement roof cladding. In some cases the roof has been reclad with corrugated galvanised steel cladding. The roof drains to galvanised iron box gutters.

The cantilevered awnings are steel-framed and the members bear the name Dorman Long & Co., Middlesborough, England. They are roofed with corrugated galvanised steel which drains back to a box gutter at the junction with the elevation. As mentioned the awnings are finished with decorative steel fascias.

#### *Alterations and Intactness*

The exteriors of the Franklin Street stores have undergone very little change since their construction in 1930. Minor alterations generally relate to the infilling of windows and doors, overpainting of glazing to all highlight windows, installation of services, removal of original lights and some reroofing.

Alterations and intactness can be summarised as follows:

#### *East Row*

- |         |   |
|---------|---|
| No. 160 | Altered originally as MCC parking meter collection office. Now houses market maintenance and engineering department. Altered Queen and Franklin Street openings<br>Market elevation –bricked in doorway |
| No. 162 | Franklin Street - steel roller shutter<br>Market elevation –bricked in doorway  |
| No. 164 | Franklin Street - bricked in doorway  |
| No. 166 | Generally intact<br>Market elevation – steel roller shutter and bricked in windows  |
| No. 168 | Generally intact<br>Market elevation – steel roller shutter and bricked in windows  |
| No. 170 | Generally intact, bricked in doorway (Franklin Street)<br>Market elevation – steel roller shutter   |
| No. 172 | Altered as wholesale outlet of general goods. New shopfront to Franklin Street openings   |

	Market elevation – steel roller shutter and altered windows
No. 174	Franklin Street - bricked in doorway with new single door Market elevation – bricked in window opening
No. 176	Franklin Street - bricked in doorway with new single door Market elevation – bricked in window opening
<i>West Row</i>	
No. 180	Generally intact Market elevation – bricked in door openings
No. 182	Generally intact Market elevation – bricked in window openings
No. 184	Generally intact
No. 186	Franklin Street - bricked in doorway with new single door
No. 188	Franklin Street - steel roller shutter Market elevation – bricked in window openings
No. 190	Generally intact
No. 192	Generally intact
No. 194	Generally intact
No. 196	Franklin, Peel and market elevations - Altered openings - bricked in doorways and later roller shutters

### 3.17.3 Interiors

#### *Floors, Walls and Ceilings*

All stores retain their original reinforced concrete floor slabs with natural concrete finish with the exception of Nos. 160, 162, 172, 180 and 182 which have been refurbished and is now floored with recent quarry tiles and carpet. The floor slabs in each of the 16 larger stores are stepped across the bay to form a central roadway and raised platform either side, and each roadway slopes down from Franklin Street towards the north. The floor in each smaller tenancy is level. The main dividing walls of each store are painted brickwork with engaged piers. Where later rooms have been constructed within individual stores, the timber or steel framing is variously finished with hardboard or plasterboard linings.

With the exception of the refurbished tenancies, the stores contain raking ceilings which are lined with original T & G V-jointed lining boards fixed above timber purlins.

#### *Doors & Windows*

The original timber-framed ledged and braced doors are lined with V-jointed boards and contain a smaller access door within the bracing. Some of the doors have been variously replaced with later timber doors or steel-framed roller shutters or relined. No. 172 Franklin Street has modern aluminium-framed glazed double entry doors.

Original windows are steel-framed multi-paned fixed and hopper sash windows with wired glazing. Above the awning level, the original bays of highlight openings in the south elevation contained fixed sash windows, which are now generally overpainted. Original window openings in the north elevation contained steel-framed operable louvred windows.

### *Services*

The interior fitout of each store was the responsibility of each tenant and so services vary. Stores generally contain non-original lighting and electrical fittings and some plumbing fixtures.

### *Decoration*

There is no decoration of any note. Stores were finished in a utilitarian manner.

### *Alterations & Intactness*

Alterations to the interiors are generally superficial with the construction of timber or steel-framed offices and mezzanine storage and the installation of mechanical plant. In some cases, more substantial alterations have been made with the levelling of floors, construction of dividing walls and amenities.

Alterations and intactness can be summarised as follows:

#### *East Row*

- No. 160 Altered originally as MCC parking meter collection office. Now houses market maintenance and engineering department. Altered Queen Street openings, suspended ceilings, timber-framed partitions, brick safe
- No. 162 As above. Concrete floor levelled also
- No. 164 Generally intact. Opening into No. 166
- No. 166 Generally intact. Opening into No. 164 and small timber-framed office
- No. 168 Generally intact but damaged by fire
- No. 170 Generally intact
- No. 172 Altered as wholesale outlet of general goods. Altered Franklin Street openings, suspended ceilings, timber-framed partitions, levelled floor
- No. 174 Generally intact. Telephone exchange main frame installed
- No. 176 Generally intact

#### *West Row*

- No. 180 Altered to accommodate market contract cleaning company. Altered Franklin Street openings, suspended ceilings, timber-framed partitions, levelled floors, amenities
- No. 182 As above
- No. 184 Generally intact with small mezzanine over opening
- No. 186 Generally intact with small timber-framed office
- No. 188 Generally intact
- No. 190 Generally intact with small mezzanine over opening
- No. 192 Generally intact with small mezzanine over opening
- No. 194 Generally intact but divided by timber-framed partition
- No. 196 Generally intact with opening between stores

### **3.17.4 Conclusions**

With the exception of alterations to openings, doors and windows, small amounts of reroofing, and some overpainting the exteriors of the Franklin Street stores are largely intact. The majority

of the interiors are substantially intact with superficial alterations, others such as Nos. 160, 162, 172, 180 and 182 have been more substantially altered. Overall, the stores are substantially intact to their 1930 date of construction.

### 3.18 Former Garbage Transfer Station

The structure, located in the centre of the Upper Market carpark site, is a remnant of the former garbage transfer station, constructed c. 1930 which is now used as an electrical switch room.

#### 3.18.1 Exterior

The small single-storey structure is rectangular in plan and constructed of face red brick, some of which is rendered and/or overpainted. The gabled roof is clad with recent corrugated galvanised steel and finished with timber battens to the narrow eaves overhang, timber fascias and galvanised steel ogee profile gutters. The gable ends are infilled with corrugated galvanised steel.

Each elevation contains steel-framed multi-paned sash windows with bullnosed brick sills and rendered concrete lintels. Both the north and south elevations contain timber-framed single doors clad with tongue and groove linings and surmounted by timber-framed highlights.

#### 3.18.2 Interior

The utilitarian structure is simply finished with concrete floor, bluestone thresholds, rendered walls and tongue and groove timber ceiling linings.



Figure 70 Remnant of former Garbage Transfer Station, carpark site

### 3.18.3 Conclusion

The incomplete structure is a small remnant of a former utilitarian building which is incongruous with its surrounds.

## 3.19 Batman Memorial

### 3.19.1 Construction

The memorial was constructed in 1881 by public subscription in order to formally mark John Batman's burial site in the Old Melbourne Cemetery. The obelisk was later relocated to the banks of the Yarra River but was reinstalled at the market site in its present position in 1992. The obelisk and plinth are constructed of bluestone.

Each corner of the plinth is marked with a low octagonal bollard which forms a post to two iron rails which surround the structure. The eastern face bears a gilded inscription. The asphalted area around the memorial is surrounded by standard City of Melbourne cast iron bollards.

### 3.19.2 Conclusion

Notwithstanding its relocation within the site to its present location, the memorial is intact to its 1881 date of construction.



Figure 71 Memorial to John Batman, Upper Market site

## Other Areas

### 3.20 Queen Street Amenities Block

The building was constructed in 1922/23 as combined Conveniences, Dump, Weighbridge Office and Pit. Located in the centre of Queen Street, south of the intersection with Therry Street, the building originally contained men's and women's public conveniences divided by the weighbridge office. The building was substantially refurbished, at which time an addition was made at either end and the weighbridge office was converted to the main airlock. The building remains in use as public amenities and also contains automatic teller facilities.

#### 3.20.1 Exterior

The utilitarian single-storey red face brick building is a long rectangle in plan. The timber-framed gabled roof terminates at either end of the original building with a simple raking parapet and is clad with corrugated galvanised steel. The red brick addition at each end terminates with a butterfly profile parapet wall which screens the pitched roof.

The building is accessed via a large non-original opening on both the east and west elevations which is secured by a steel roller shutter. The openings are flanked on both sides by regularly spaced original timber-framed fixed hopper sash windows, which are replicated in the addition at the southern end. The addition at the northern end of the building contains automatic teller machines mounted within reinforced concrete panels. The entire building is screened by a non-original steel framed cantilevered awning.



Figure 72 Queen Street Amenities Block, west elevation

### **3.20.2 Interior**

The interior of the amenities block has been substantially refurbished. Utilitarian in nature, the concrete slab and rendered masonry walls are finished with ceramic tiles. The original timber framed cubicles, services and sanitary fittings have been replaced.

### **3.20.3 Conclusions**

The amenities block has been sensitively, yet substantially, altered by the recent additions and refurbishment.



## 4.0 ASSESSMENT OF SIGNIFICANCE

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### 4.1 Assessment Criteria and Methodology

The cultural heritage significance of the Queen Victoria Market is currently recognised by Heritage Victoria in its *Victorian Heritage Register* and *Heritage Inventory* citations. Given this existing recognition, Heritage Victoria's prepared Statement of Significance for the place has generally been accepted. The research undertaken for this CMP, however, has found that in addition to the existing statements in the citation, some further elements are also of significance. The following chapter highlights and briefly explores the key aspects.

The existing statements of significance previously prepared by other consultants for some individual market buildings should also be referred to, where an understanding of the significance of the individual building is required.

### 4.2 Historical Significance

- The Queen Victoria Market is of historical significance as one of the great 19th century markets of Australia and the only surviving one of a group of important central markets built by the corporation of the City of Melbourne.

While all nineteenth century Australian capital cities operated markets for the sale of produce, and there were seven markets operating in central Melbourne by the time the Queen Victoria Market was formally established in 1878, the Queen Victoria Market is distinguished for a number of reasons. While Melbourne's Western Market (1841), the Eastern Market (1847), Hay, Corn & Horse Market (1856), Newmarket (1860), Fish Market (1865), and Hay Market (1874) were established earlier, none of them survive today. The Lower Market site incorporating the Melbourne Meat Market (1869) has been continuously used for market purposes since 1859 and the Upper Market site since 1878, making the Queen Victoria Market the earliest surviving and longest continuously operating market in Victoria. It is also one of the longest operating market sites in Australia. The Haymarket site in Quay Street, Sydney, has accommodated market functions since 1840, and the former Adelaide Fruit & Produce Exchange (now East End Markets) since the 1860s, however their trade is reduced and now essentially in general goods, rather than produce. The Queen Victoria Market is also historically significant as the only surviving market managed by the former Market Corporation, the organisation which operated as Melbourne's first local government representatives.

- The Queen Victoria Market provides a still-vibrant sense of how a nineteenth century market functioned, operating in essentially the same way today as it did 143 years ago.

The arrangement of largely unaltered market buildings, dating from 1869 to the present day, provides a clear demonstration of Melbourne's nineteenth century pattern of market produce trading. While other nineteenth century Australian market buildings survive, such as the Corn Exchange, Sydney (1887), Adelaide Fruit & Produce Exchange (1860s, 1910 facades only) and Fremantle Market, W.A. (1897), their function as produce markets has either diminished or entirely ceased, or their built form and associated sheds have been greatly altered or demolished. The Queen Victoria Market also demonstrates the evolution of produce trading patterns with its variety of enclosed market halls, open sheds, perimeter retail shops and wholesale stores, still generally functioning as originally intended.

The rows of perimeter retail shops are also demonstrative of the battle of E G Fitzgibbon, prominent Melbourne Town Clerk from 1856-1891, who fought for the right to construct shops on the market frontages to greatly increase rents collected from the markets.

- As the principal wholesale market for fresh fruit and vegetables from 1878 to 1969, the market had a profound effect on the system of growing, selling and distribution in the State.

In seeking the establishment of markets, Melbourne's earliest residents took the first step towards the creation of representative government. From as early as the 1860s and '70s the battles between growers, the Market Corporation and government moulded the distribution of produce in Victoria. For a young City Council, the market provided significant property holding and municipal finance. The disparity between the role of the Market as a revenue raising opportunity and public utility has constantly inflamed many decisions regarding its operation. The Market also perpetuates distinctive forms of trading which have their origin in nineteenth century practices, although the wholesale trade left the site in 1969.

- The Queen Victoria Market site is of historical significance as the site of the Old Melbourne Cemetery.

As the site of Melbourne's main cemetery from 1837 to 1854, then intermittently until 1917, and the location of an estimated 8-10,000 interments, the site is of considerable historical significance. It also provides significant archaeological potential. Not only does it demonstrate the original land use and the development of the city and its residents, but it was one of the first denominational cemeteries in the English-speaking world.<sup>1</sup> The full significance of the cemetery is outlined in the Conservation Policy for the Old Melbourne Cemetery.<sup>2</sup>

- While the Queen Victoria Market is of social significance for its long connections with large numbers of shoppers and traders, some individual uses and traders of particular note stand out for the length of their association.

In 1896 Dr William Maloney established the North Melbourne District Medical Club, later known as Maloney's Medical Institute, which operated for 54 years from No. 513 Elizabeth Street.<sup>3</sup>

From its first year of occupation the Victoria Street shops on the Lower Market site have contained a restaurant. A dining room operated from No. 81 from 1898 to 1970; for nearly 90 years from 1902, a tobacconist shop operated at No. 77; and from 1905 to 1970, No. 65 contained a book binder and/or bookshop.<sup>4</sup>

#### 4.3 Social Significance

- The Queen Victoria Market is of social significance as a record of continuity in market activity over a long period. The market is also an iconic trading, leisure, shopping and meeting place for generations of Victorians.

While the market has seen some phases of decline over its 133 year history, its continuous use over this period has ensured that it has provided an essential service for generations of Melburnians and visitors alike. The Queen Victoria Market is not only socially significant as one of the most important shopping, leisure and meeting places in Melbourne, but as an important place of trade for the thousands of traders, agents and primary producers whose lives have revolved around daily market operations. From its beginning, the market has been a centre of social life and activity as well as an object of political battles effecting livelihoods; its popularity reflected in community and union campaigns to prevent its redevelopment during the 1970s.

In recent decades the Market's increasing stature as a significant tourist attraction has extended its social significance.

- The Queen Victoria Market site is of social significance as the site of the Old Melbourne Cemetery.

While the cemetery use of the site is virtually unidentifiable on the surface, the site holds important social and some spiritual value for the community who may have relatives buried there. In addition, it has associations with Robert Hoddle, who designed the layout, and a number of

pioneering Victorians, including John Batman, who were buried there. For a full discussion of this aspect of significance of the cemetery refer to the Conservation Policy for the Old Melbourne Cemetery.<sup>5</sup>

#### 4.4 Architectural Significance

- The Queen Victoria Market is of architectural significance for what the buildings, structures and planning demonstrate about the evolution of the market.

The collection of remarkably intact nineteenth and early twentieth century buildings provides an excellent record of the largely utilitarian style adopted for the provision of Melbourne's market structures. The overall site planning, together with the combination of largely intact enclosed halls, open sheds, retail shops and wholesale stores provides the only surviving Australian example of a complete market complex of such variety and scale.

- A number of the individual buildings at the market including Sheds A-E and H & I, Meat Market and Dairy Hall, are of additional historical significance for their rarity in Australia as substantially intact purpose-built market buildings still in operation.

The various types of market buildings at the Queen Victoria Market can all be traced to international origins. Enclosed market halls have been in use since the thirteenth century in Europe (Cloth Hall, Ypres, c.1200 and Halles, Bruges c.1240) and the oriental bazaars of Jerusalem (from 1329), where grand nineteenth examples still proliferate.<sup>6</sup> In Australia, market halls were also a popular method of accommodating the trade of produce, however their scale was more modest and survival of intact examples is somewhat rare. Examples can be found at the Metropolitan Meat Market, North Melbourne (1879), Corn Exchange & Fruit Market Building Haymarket, Sydney (1887), and the Fremantle Market (1897), although their integrity has generally been compromised or they are no longer used for market purposes. The Queen Victoria Market Dairy Hall (1928) also has additional technological interest for its natural ventilation system and combination of hygienic non-porous surfaces for interior fittings.

The open sheds are of an even rarer form in Australia, although they also have their origins in Europe and England. In Italy the open loggias of Mercato Nuovo (1547 by Giovanni Battista del Tasso) and Mercato Vecchio, Florence (by Vasari, 1567) established a pattern of market trading with mobile stalls under arcades.<sup>7</sup> The Hungerford Market, London (1830, dem.), was designed by notable architect, Charles Fowler and contained, amongst other sections, an open fish market. The market was covered by an open cast iron-framed 'butterfly' roof structure, not dissimilar to the concept used in Melbourne.<sup>8</sup>

It is probable that the nineteenth century colonisation of India and South East Asia established the origins of Australia's open market sheds. In these similarly hot climates, acres of open sheds were constructed. The direct source of the Queen Victoria Market sheds, would appear to be the original Eastern Market in Melbourne (indeed the original G Shed probably came from this site). It too was arranged with parallel rows of open sheds, although the sheds themselves consisted of a double range with curved roof form. The Hay, Corn & Horse Market, North Melbourne, also contained three open sheds and was bounded by a perimeter wall and shed arrangement, similar to the Queen Victoria Market F Shed. Melbourne's Western Market consisted of a collection of stores arranged around an open square. No other surviving examples of open market sheds in Australia have been identified.

- Likewise, the Elizabeth Street and three stages (2 rows) of Victoria Street Shops are rare surviving examples of nineteenth century shops constructed as a planning measure, integral to the operation of a market.

The market's Elizabeth and Victoria Street retail rows, are not only aesthetically significant as important and extensive intact nineteenth century streetscapes, but architecturally significant as demonstrative of part of a major redevelopment of the public face of the market, planned from

1882 and executed in 1884, 1887 and 1891. While this planning device was not unknown in Melbourne – the Western Market featured perimeter stores when it was rebuilt in 1853 and shops were constructed as part of the Eastern Market redevelopment and later at Prahran Market – the Queen Victoria Market shops are the most intact and extensive known surviving example.

- In addition, the F Shed and wall is of architectural significance for demonstrating a distinct design requirement for dividing the market function from the remaining Old Melbourne Cemetery.

Its innovative combination of wall, shed and public facilities, combined with its early date of construction and distinctive aesthetic qualities, places it with other substantial solid brick perimeter walls in Melbourne. These include the Northern Market Reserve Wall, Parkville (1888); Retaining Wall, Flinders Street Extension, Melbourne (1890); and the Royal Melbourne Zoological Gardens wall (1938-39).

- The Meat Market façade and Elizabeth Street shops are a fine and substantially intact example of the surviving work of architect William Salway.

While Salway was a reasonably prolific architect, his significant surviving work is limited. The former Mercantile Bank building at 345-349 Collins Street, Melbourne (1888), is a striking Victorian design of five storeys, featuring an eclectic combination of Mannerist and Baroque detail. Similarly Raheen, Kew (1870) makes a bold architectural statement in its unusual combination of red brick and render which also includes Mannerist details. In this regard, the Meat Market façade and the Elizabeth Street shops stand out as fine surviving examples of Salway's oeuvre. Interestingly, Salway was also engaged by the Melbourne City Council to design the Northern Market Reserve wall (1888), some of which survives.

#### 4.5 Statement of Significance

As mentioned, the following Statement of Significance is largely taken from the Heritage Victoria citation for the place.<sup>9</sup> Where added to or altered, the further information has been italicised.

*What is significant?*

The Queen Victoria Market comprises two city blocks: a western rectangular block bounded by Franklin, Peel, Victoria and Queen Streets; and an eastern irregular block bounded by Queen, Victoria, Elizabeth and Therry Streets. *An area was first set aside for the operation of a market on the lower portion of the site in 1847.* The market *formally* began in the irregular eastern block with construction of the meat market building in 1869. The first Melbourne General Cemetery had occupied the majority of the eastern block of the current market site. It was closed in 1867 and the land acquired by the Council in two parcels, the first in 1876 for a wholesale fruit and vegetable market and the second in 1917 for an extension of the same. The original boundary between the old Melbourne Cemetery and the market site is marked by the wall of F Shed. The first *sheds* constructed for the fruit and vegetable market may have been H and I Shed, probably in 1877, *though G Shed, probably relocated from the demolished Eastern market, followed shortly after.* Sheds A-E in the western block were completed ready for the opening of the market by the Mayor on March 20, 1878 and *F Shed and wall were constructed by the end of 1878.* K and L sheds were constructed in 1923 in much the same style although larger than the earlier Sheds. A, B, D, E and F sheds were extended at this time in a westerly direction. Street verandahs along Peel and Queen Streets were also added. The Franklin Street stores were constructed in 1930. These were intended *for the wholesale trade and* to allow food not immediately sold to be stored. Additional sheds M, N and O, of very simple form, were constructed between the stores in 1936. *The amenities block in Queen Street was constructed in 1922 and* the substation in Therry Street was constructed in 1926. By 1936 the whole of the site was developed. The fruit and vegetable market became an important focus for trade, retaining its wholesale function until c. 1970 and its retail function to the present day. The 1869 Meat Market operated as a retail outlet from 1874. Shops constructed along Elizabeth Street in 1884 and

Victoria Street in 1887-91 provided a variety of goods *and more permanent services*. The two-storey shops and Produce Hall arch facing Elizabeth Street, and the stuccoed Elizabeth Street elevation to the old meat market date from 1884 and are the work of the architect William Salway. *All other market buildings are to the design of the Melbourne City Council Architect's Branch*. In more recent years some of the buildings and sheds have been removed or renovated to accommodate the changing needs of market stall holders and shoppers. *The Meat Market was extended and the adjacent Food Court constructed in 1981 and J Shed was constructed on the Upper Market site in 1992.*

*How is it significant?*

The Queen Victoria Market is of historical, social and architectural significance to the State of Victoria.

*Why is it significant?*

The Queen Victoria Market is of historical significance as one of the great 19th century markets of Australia and the only one of a group of important central markets built by the corporation of the City of Melbourne to survive. It provides a still-vibrant sense of how a 19th century market functioned, while the many additions to the fabric over the years demonstrates the changes and continuity in market functioning. It serves as a record and reflection of the development of Melbourne over more than a century, beginning as the principal supplier of fresh food to Melbourne's populace which lived nearby, and adapting, as the city grew outwards, to cater for tourists and leisure shoppers, while remaining a functioning produce market. As the principal wholesale market for fresh fruit and vegetables from 1878 to 1975, the market had a profound effect on the system of growing, selling and distribution in the State. *As the location of the Old Melbourne Cemetery, Melbourne's first official cemetery, it has historical significance and the potential to provide archaeological, historical and scientific information.*

The Queen Victoria Market is of social significance as a record of change and continuity in market activity over a long period and as an important leisure, shopping and meeting place for generations of Victorians. The complex of enclosed food halls, open sheds, shops and stores illustrates a range of commercial transactions which is today similar to the pattern of activity in 1878 when the market was opened. The market perpetuates distinctive forms of trading which have their origin in trading practices last century and earlier. It comprises a collection of important commercial and other buildings with a distinct range of functions, demonstrating municipal enterprise and development over a long period. The loss of its wholesale functions is the most obvious manifestation of the changing relationship between the Market and the city it serves, but its physical fabric and the remaining retail activities provide a very tangible continuity between 19th and 21st century Melbourne. The Market has become one of the key identifying symbols of Melbourne for locals and tourists alike, its popularity reflected in community and union campaigns to prevent its redevelopment during the 1970s. The site has added social significance as the site of 8-10,000 interments as the Old Melbourne Cemetery.

The Queen Victoria Market is of architectural significance as the last remaining example of Melbourne's 19th century urban markets. Its collection of remarkably intact 19th and early 20th century buildings provides an excellent record of the largely utilitarian style adopted for the provision of market structures. The Market's Elizabeth and Victoria Street facades in particular are important and extensive 19th century streetscapes. *They demonstrate a distinct trend in market design, whereby permanent retail shops were introduced to the perimeter of produce markets in order to raise additional revenue and provide a 'public' face to the market. The F Shed and wall demonstrate an innovative approach to the division of market and cemetery functions.*

## 4.6 Applicable Criteria

- HV A** The historical importance, association with or relationship to Victoria's history of the place or object.
- AHC A4** Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.
- ie. as the earliest and most intact known surviving produce market in Victoria and Australia.*
  - ie. as a continuously used market for 143 years.*
  - ie. as the site of Melbourne's first official cemetery, and the site of 8-10,000 interments.*
- AHC H1** Importance for close associations with individuals whose activities have been significant within the history of Victoria.
- ie. The former cemetery for its associations with Robert Hoddle, city surveyor, and pioneering Victorians including John Batman.*
- HV B** The importance of a place or object in demonstrating rarity or uniqueness.
- AHC B2** Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.
- ie. as the only surviving example of the group of nineteenth century Melbourne markets established by the former Market Corporation.*
  - ie. as the only intact collection of open market sheds in Australia.*
- HV C** The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.
- AHC C2** Importance for information contributing to a wider understanding of the history of human occupation in Victoria.
- ie. For the archaeological potential of the site*
- HV D** The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.
- AHC D2** Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique).
- ie. The complete complex of a variety of market buildings for providing a still-vibrant sense of how a 19th century market functioned.*
- HV E** The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
- AHC E1** Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.
- HV F** The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.

- AHC F1** Importance for its technical, creative, design or artistic excellence, innovation or achievement.
- ie. The Meat Market façade and associated rows of Victorian shops as a fine example of an intact nineteenth century streetscape.*
  - ie. For the intact building fabric and planning of a complete market complex.*
  - ie. For the intact form and fabric of the finely executed Dairy Produce Hall.*
- HV G** The importance of the place of object in demonstrating social or cultural associations.
- AHC G1** Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, education, educational, or social associations.
- ie. the entire complex as a continuous focus of market trade for the community for 143 years.*
  - ie. the Upper Market site as Melbourne's first official cemetery.*



## 5.0 CONSERVATION POLICY AND MANAGEMENT PLAN

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### 5.1 Introduction

The following conservation policy has been developed on the basis of the preceding assessment of the cultural significance of the Queen Victoria Market. The intention of the conservation policy is to provide direction and guidelines for the conservation and adaptation of the significant buildings within the complex, and the appropriate development of the site as a collective entity. The conservation policy includes both general and specific policies applying to the buildings and to significant spaces and elements.

The conservation policy should be subject to review, normally at not less than five yearly intervals. Should the circumstances affecting the site alter in any significant way, then the policy should be reviewed at that time.

At the time of writing this policy a master plan for the future management of the whole site is being prepared by the Major Projects Division, City of Melbourne. The focus of the *Queen Victoria Master Plan* is to establish a vision for the market. In this context the master plan aims to address existing and likely pressures on the market, identify opportunities for development within the site and identify proposed upgrading and redevelopment works. As a consequence, particular attention has been paid in this policy to address existing development proposals and future adaptation as well as providing a direction for the ongoing use and conservation of the place as a market.

### 5.2 Basis of Approach

#### 5.2.1 General

The preceding assessment of significance concluded that the Queen Victoria Market is of historical, social and aesthetic/architectural significance, at a state level, as one of the earliest, largest and most comprehensive nineteenth century market complexes to survive in Victoria and Australia. It is recognised within this that the whole of the site is of primary historical and social significance, whereas the buildings, structures, areas and landscape vary in their architectural value. In addition, it was concluded that the whole of the Upper Market site is of primary historical and social significance for its use as Melbourne's first official cemetery.

Queen Victoria Market is of outstanding heritage significance as a complex. Its collection of mid to late nineteenth century market buildings and structures combine to demonstrate the importance of market trade in Victoria in its formative phase and beyond, while the buildings dating from the early twentieth century demonstrate the changing methods of retail and wholesale market trade. The market also demonstrates its continuing role as an important retail and social facility for generations of Victorians. Consequently, the primary focus of the following policy generally relates to the conservation of the nineteenth and early twentieth century form and planning of the precinct as a whole, and of the individually significant buildings.

It should be noted that previous conservation studies relating to individual buildings have variously identified alternative levels of significance within the subject buildings. While these have assessed the significance of the individual building within a broader context, they have generally been based on levels of intactness within the building. Alternatively, this study assesses the significance of the structures within the context of the Queen Victoria Market complex as a whole and in the broader Victorian and Australian context.

Having regard to the assessed significance of the market, and recognising that the complex is of a high level of significance overall, the following policies are framed to:

- retain and conserve significant fabric as identified in this plan;

- retain those built and spatial features and characteristics which distinguish the place as a significant nineteenth and early twentieth century market complex;
- retain the built features and characteristics of the individually significant buildings and elements, including aspects of form, fabric, structure and scale;
- maintain and/or enhance the setting and market aesthetic of the place; and
- provide for adaptation and new works which are compatible with the above.

### 5.2.1 Significant Historic Curtilage

With the exception of a small area of land added to the site (including the eastern half of the north end of Queen Street), and the excision of the corresponding western half of the south end of Queen Street, the existing boundaries to the market site have remained essentially unchanged since 1917.

Beyond these boundaries the property is flanked on all sides by road alignments and commercial development. While the surrounding built up streetscapes limit distant views of the market, the property as a whole is identifiable and prominent in the surrounding street environs. It is also distinguished by its distinctive built form which provides a built-out edge to the perimeter of the property.

In this regard, it is considered that it is appropriate that the current boundaries be treated as the extent of the significant heritage curtilage, rather than the extent of land registered in the Victorian Heritage Register, which does not include the southern half of the Upper Market site or Queen Street. This proposed significant curtilage is in line with that identified in the extent of registration as defined in the Victorian Heritage Inventory citation. These policies have a direct bearing on any future development which might be proposed by current or future owners.

Recognising the significance of the place as defined by its current title boundaries, conservation policies have been developed to maintain those features which contribute to its prominence.

**Deleted:** It is acknowledged that the legal boundaries of *Fortuna* define the site, however the setting of the property in the broader context of Golden Square, the immediate curtilage surrounding the house and the definitive relationship between the house and its landscaped gardens, must all be addressed in policies for the conservation of the place. While the visibility of the house from the surrounding streets has been diminished by the maturing trees on the site and the gradual appropriation of the site for Army buildings, the property as a whole retains landmark qualities when seen from a distance. Within the boundaries of the site, the readily identifiable relationship between *Fortuna* and its setting, including the appropriated mining landscape is also significant. ¶ The continual construction of Army buildings has severed the relationship between the house and some sections of the grounds including the south-western side of the ridge along the south-western side of the lake, the north-western corner of the property beyond the tennis court and the north-eastern corner of the site beyond the Waygoose Hall. On the other hand, *Fortuna's* immediate curtilage includes the formal garden areas contained within the garden wall, the lake and surrounds, the approach from the driveway, the area between the carpark and house, and area between the eastern side of the house and Army buildings. As a consequence some areas are appropriate for sensitive redevelopment, whereas others must be conserved.

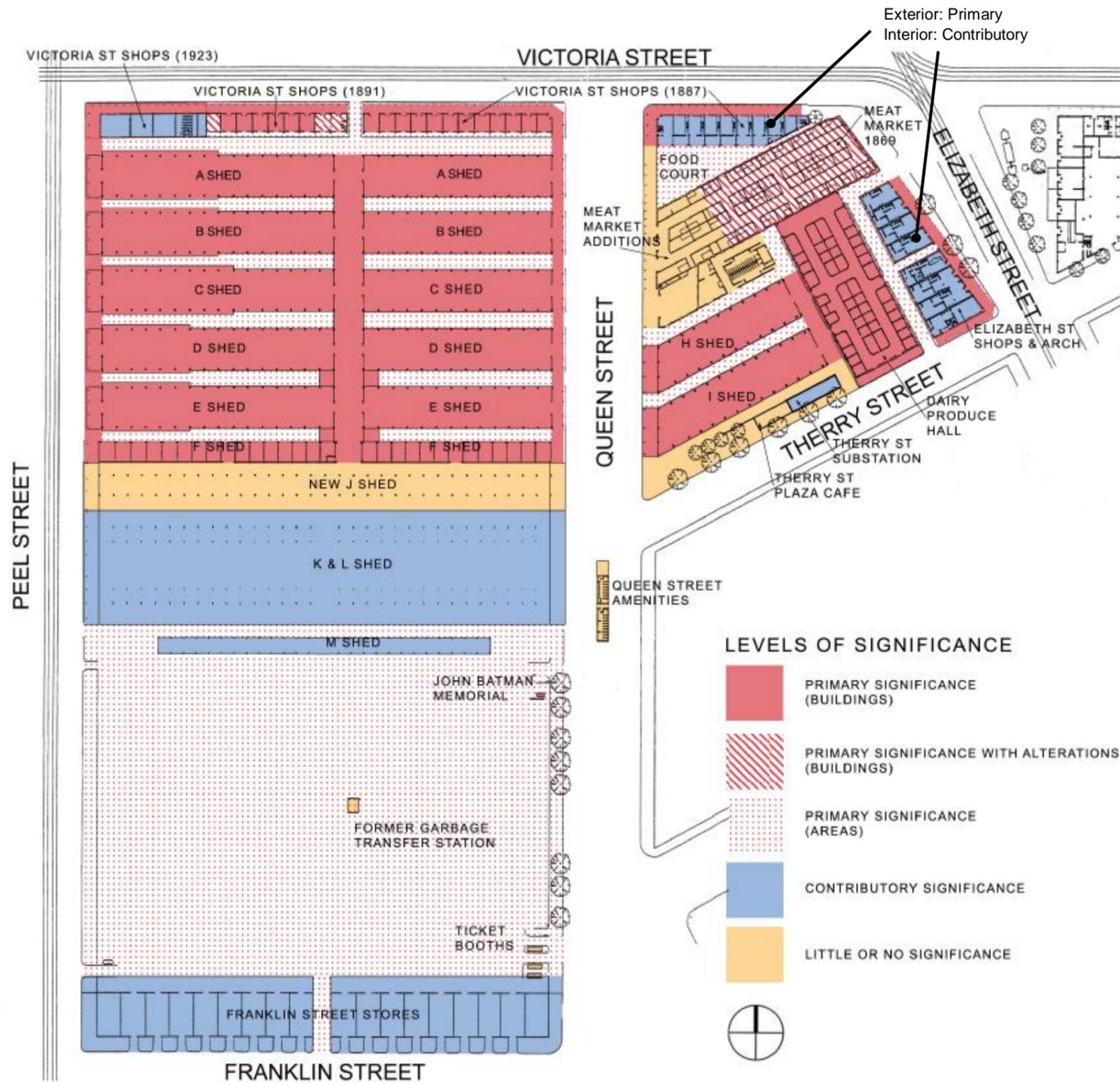
### 5.3 Levels of Significance

As noted above, the whole of the market site is considered to be of primary historical and social significance. Within that, however, there are varying degrees of architectural significance for the various buildings and structures.

In the development of the conservation policy, consideration has been given to the levels of significance of the different elements within the site. Four levels of significance have been assigned to the various components of the market complex: primary (buildings and areas), primary with alterations, contributory, and little or no significance. Establishing such a hierarchy indicates where there is greater or lesser scope for adaptation and alteration of any given element without diminishing the overall significance of the place. The purpose of ascribing levels of significance is:

- to recognise that not all aspects of the complex and its elements are of equal levels of significance;
- to enable such variation to be reflected in the development of the conservation policy; and
- to indicate where there is scope for adaptation and alteration of any given element without diminishing the overall significance of the place.

The levels of significance are shown on the plans in Figure 73.



NOTE:  
 Reference should be made to Section 5.3 of this report for a full listing of the areas and elements of each Level of Significance.  
 Note that for both the Elizabeth Street shops and 1887 Victoria Street shops on the Lower Market site, the contributory level relates only to the interiors of the building. The exteriors are of primary significance.

Figure 73 Hierarchy of significance within the Queen Victoria Market.

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### 5.3.1 Elements & Areas of Primary Significance

Places or elements of primary significance are those which contribute in a fundamental way to an understanding of the cultural significance of the buildings and the site, as it exists. They may be predominantly intact in building form and fabric, and/or are particularly demonstrative of the original design or functional concept with regard to form or fabric. They are also fundamental to an understanding of the nineteenth and early twentieth century functioning, operation and history of the complex and/or of the individual buildings.

Elements of primary significance include:

#### Buildings

##### *Lower Market Site*

- 1869 Meat Market building and 1884 Elizabeth Street façade

*Exterior:* All nineteenth century form and fabric of the façade and elevations, roof and roof lanterns, but excluding form and fabric of 1980s additions and alterations (Queen Street and southern amenities block), roof cladding and non-original rainwater goods

*Interior:* Refer to Section 5.3.2 Elements & Areas of Primary Significance with Alterations
- 1878 H & I Shed

All nineteenth and early twentieth century form and fabric of the elevations and roof, but excluding later alterations and additions (roof canopy between sheds at Dairy Produce Hall, roof cladding and non-original rainwater goods, recent canvas awnings, lighting and services)
- 1884 Elizabeth Street Shops and Produce Market Arch (507-523 Elizabeth Street)

*Exterior:* All nineteenth century form and fabric of the elevations, rear yards, roof, party walls, chimneys and Produce Market Arch, and 1920s metal-clad shopfronts but excluding alterations and additions (painted finishes to render and joinery, roof cladding, shopfront plate glass glazing, non-original paving and recent steel-framed canopies to rear yards, ground and first floor additions to No. 507, and fabric of non-original verandahs).

*Interior:* Refer to Section 5.3.3 Areas & Elements of Contributory Significance.
- 1887 Victoria Street Shops (65-81 Victoria Street)

*Exterior:* All nineteenth century form and fabric of the elevations, shopfronts, roof, party walls and chimneys but excluding alterations and additions (painted finishes to stonework and joinery, enlarged openings and accordion doors in rear walls, food service counters, and fabric of non-original verandahs)

*Interior:* Refer to Section 5.3.3 Areas & Elements of Contributory Significance.
- 1928 Dairy Produce Hall

*Exterior:* All 1928 form and fabric including elevations, Therry Street awning, shopfronts, roof, clerestory windows, and ventilation tubes but excluding alterations and additions (roof cladding, non-original clerestory louvres, non original entrance doors, mechanical plant and recent canvas awnings)

*Interior:* All 1928 form and fabric including finishes but excluding later alterations (refer to detailed survey for the building in the 1993 *Conservation Management Plan*<sup>1</sup>,

but generally: stall 35A, stall ceilings, solid panels to upper sections of stall dividing walls, shelving, refrigeration units and compressors, mechanical plant)

#### *Upper Market Site*

- 1878 A-E Sheds

All nineteenth century, 1910s and 1920s form and fabric of the elevations and roof, but excluding later alterations and additions (roof cladding and non-original rainwater goods, recent canvas awnings, lighting and services)

- 1878 F Shed & Wall

*Exterior & Interior:* All nineteenth century form and fabric of the elevations and roof, but excluding later alterations and additions (1920s additions, later interior divisions and timber linings, roof cladding, steel roller shutters, and non-original rainwater goods, recent canvas awnings, lighting, fit-outs and services)

- 1887 and 1891 Victoria Street Shops (83-129 and 133-149 Victoria Street)

*Exterior:* All nineteenth century form and fabric of the elevations, shopfronts, roof, and party walls but excluding alterations and additions (painted finishes to joinery, rear glazed doors, canvas awnings, lights, services, signage and fabric of non-original verandahs)

*Interior:* All nineteenth century form and fabric, but excluding non-original floors, bathroom fit-outs, shop fittings and services

- 1905/1923 Victoria Street shops (151-159 Victoria Street)

*Exterior:* All 1905 shed and 1923 shop form and fabric of the elevations and roof and form of non-original verandah but excluding later additions and alterations (altered window and door openings, fabric of non-original verandahs, services, lights and signage)

*Interior:* Refer to Section 5.2.3, Elements & Areas of Contributory Significance.

#### **Areas**

##### *Lower Market Site*

- Laneways flanking H & I Sheds
- Produce Market Arch laneway (515 Elizabeth Street) including form and fabric of original walls but excluding non-original paving and furniture
- Lane between Elizabeth Street Shops and Dairy Produce Hall
- Area between side of Meat Market and 61-85 Victoria Street (site of Food Court but not including recent structures or fabric)

##### *Upper Market Site*

- Laneways flanking A to F Sheds
- Area between K & L Shed and Franklin Street stores
- Roadway through centre of Upper Market site (from Victoria Street to F Shed only)

#### **Landscape Elements**

- 1881 Batman Memorial (limited to the fabric, not location)
- Cast iron gates between Meat Market and Elizabeth Street Shops

- Cast iron gates between 513 and 517 Elizabeth Street
- Cast iron gates between Upper Market Victoria Street shops (limited to the fabric, not location).

### 5.3.2 Elements & Areas of Primary Significance with alterations

Elements which have been assigned this level of significance are altered spaces within buildings of primary significance overall and include the 1869 Meat Market. The areas included are those which have been superficially altered with non-original fit-outs but which are spaces of primary significance, none the less. These spaces are no less significant overall than areas of primary significance as the original volume and fabric generally remains extant and unaltered behind the alterations. Like other areas of primary significance they are fundamental to an understanding of the planning of the buildings. It is ordinarily desirable that the non-original fabric or alterations be removed or reversed and the rooms be conserved, however, in the case of the Meat Market, this would not be economically or functionally feasible.

Deleted: fit-outs

Deleted: ¶

Elements of primary significance with alterations include:

#### Buildings

##### *Lower Market Site*

- 1869 Meat Market building interior  
*Interior:* All nineteenth century form and fabric of main hall volume including brick walls, roof trusses, roof lanterns, original timber ceiling linings, and windows, but excluding form and fabric of 1980s additions and alterations, floor slabs, stalls, painted finishes, lighting and services.
- 1884 Elizabeth Street Shop ground floor interiors, but excluding stairwell and first floor rooms of No. 523.

##### *Upper Market Site*

- 1887-91 Victoria Street shop and amenities block interiors to Nos. 133, 135, and 149.

### 5.3.3 Elements & Areas of Contributory Significance

Places or elements of contributory significance are those which were of a secondary or supportive nature in the understanding of the cultural significance of the buildings and the site, as it exists. While they contribute to the overall significance of the complex, they are not of individual distinction with regard to original plan form, fabric or function.

Elements of contributory significance should be retained although there may be scope for alteration and adaptation.

Elements of contributory significance include:

#### Buildings

##### *Lower Market Site*

- 1884 Elizabeth Street shop interiors (507-523 Elizabeth Street)  
*Interior:* Generally, all nineteenth century form and fabric including brick and lath and plaster dividing walls, timber ceiling linings, timber floors, joinery, fireplaces and surrounds, original decoration and fittings, but excluding all alterations and additions, non-original finishes, fittings and fixtures (refer to detailed survey for the building in the

Deleted: fit outs

1989 *Conservation Management Plan*<sup>2</sup>, but now also excluding No. 513, room G.04, G.07 and G.08; No. 519 and 521, rooms G.01, G.02; Nos. 509, 511, 513, rooms 1.04; No. 521, rooms 1.04 and 1.05).

- 1887 Victoria Street shop interiors (65-81 Victoria Street)

*Interior:* Generally, all nineteenth century form and fabric including original lath and plaster dividing walls and ceiling linings, timber floors, cement skirtings, original decoration, fittings and fixtures, but excluding all alterations and additions, non-original finishes, fittings and fixtures (refer to detailed survey for the building in the 1991 *Conservation Management Plan*<sup>3</sup> but now also generally including ground floor shop fit-out alterations, first floor WC cubicles, cool rooms and kitchen fit-outs)

Deleted: fit outs

- 1928 Therry Street Substation

#### *Upper Market Site*

- 1878 F Shed & Wall

*Interior:* All nineteenth century form and fabric of the interior including steel trusses and timber linings, but excluding later alterations and additions (later interior divisions and linings, lighting, fit-outs and services)

- 1905/1923 Elizabeth Street shop interiors (151-159 Elizabeth Street)

*Interior:* All 1905/1923 form and fabric including original walls, trusses, and timber ceiling linings, but excluding non-original floors, timber framed partition walls, suspended ceilings, shop fittings and services.

- 1923 K & L Shed

All 1920s form and fabric of the elevations, roof and remnant stillage, but excluding later alterations and additions (roof cladding and non-original rainwater goods, lighting and services)

- 1930 Franklin Street Stores

*Exterior:* All 1930 form and fabric of the elevations and roof, but excluding later alterations and additions (painted finishes, light fittings, altered and introduced openings, services, signage)

*Interior:* All 1930 century form and fabric, but excluding non-original raised floors, mezzanines, timber-framed partition walls, bathroom and kitchen fit-outs, fittings and services.

- 1936 M Shed

All 1930s form and fabric of the elevations and roof, but excluding later alterations and additions (non-original rainwater goods, bollards, lighting and services)

#### **5.3.4 Elements of Little or No Significance**

Places or elements of no significance include those which were originally minor in nature, contributing little to the cultural significance of the place, areas which have been so altered that they have lost any significance they might have otherwise had, and later external additions. Generally, they can be altered, adapted or removed as required.

Elements of little or no significance include:

## **Buildings**

### *Lower Market Site*

- 1922 Queen Street Amenities Block
- Therry Street Plaza café and surrounds
- 1981 Meat Hall additions and interior stalls
- 1981 Food Court
- Non-original fabric of verandahs to Elizabeth and Victoria Street shops
- Steel-framed roofs over rear yards, Elizabeth Street shops
- Additions at rear, No. 507, 511 and 513 Elizabeth Street
- All post-1930 alterations and additions to buildings including non-original openings, doors and windows, steel shutters, services, lighting, awnings, signage, roof cladding, fittings, fixtures, kitchen and bathroom fitouts.

### *Upper Market Site*

- 1992 J Shed
- Remnant former Garbage Transfer Station
- Non-original fabric of verandahs to Elizabeth and Victoria Street shops
- All post-1930 alterations and additions to buildings including non-original openings, doors and windows, steel shutters, services, lighting, awnings, signage, roof cladding, fittings, fixtures, kitchen and bathroom fitouts.
- Car park ticket collection booths

### **Landscape Elements**

- 1970s reproduction of 1905 timber screen to the south-west elevation of the Food Court area
- All other recent landscape elements including Queen Street median strips, Therry Street plaza, non-original bluestone paving and kerbing, street furniture and lighting, concrete kerbing, asphalt shed floor finish, and steel perimeter fence to Upper Market carpark site.

## **5.4 Specific Policies**

The following specific conservation policies have been based on physical investigation of the site and have taken account of the previous work done by Meredith Gould on the Queen Victoria Market Buildings, and 65-81 Victoria Street; Robert Sands Pty Ltd on the Dairy Produce Hall; and Allom Lovell & Associates on the Dairy Produce Hall.<sup>4</sup>

### **5.4.1 Curtilage, Setting & Areas**

The historic curtilage encompassing the entire Lower and Upper Market Sites and including the majority of market buildings and structures, has been identified as being of primary significance and a high level of sensitivity overall. Within this broad area, however, are a number of smaller areas with distinct characteristics which contribute to an understanding of the significance of the complex, as well as areas which offer opportunities for development.

## **Shed Laneways**

- 1. The open quality of the laneways between the market sheds should be maintained.*

The distinctive planning and aesthetic of the sheds is enhanced by the open laneways between them, and together the sheds and lanes form an iconic visual feature. The area has historically remained free of additional structures, the historic presentation of the market sheds is largely intact and should be maintained. It is recommended that no additional structures be introduced into the open lanes and that the lanes are not covered over by permanent structures. Any proposals which plan to address the desire for additional temporary shelter in these areas should have regard for the strong spatial quality of this area and be reversible in their construction. Retractable awnings as used on some of the sheds are an appropriate solution. Where used, awnings should preferably be of a receding, neutral colour, to allow the sheds to remain the focus of these areas.

Should such a policy, as a result of a decline in use of the market by traders, jeopardise the financial viability of the Queen Victoria Market, this policy should be reviewed. Such a review should, however, have regard for the need to limit any such enclosure, possibly to the areas where perishable goods are sold, to avoid impacting in a manner which will fundamentally compromise the significance of the place.

## **Street Frontages**

- 1. The built out quality of the street frontages should be maintained.*

While the presentation of the market buildings and perimeter shops and stores was developed over an extended period of time, the built-out character of the streetscape surrounding the market is a strongly identifiable characteristic. It is demonstrative of the nineteenth century site planning, which was continued into the 1930s. It has been diminished more recently by the demolition of stores and sheds to create the carpark on the Upper Market site. The street frontages of the existing buildings and structures should be maintained and it is recommended that any proposed buildings reinforce this pattern.

## **Laneways, Elizabeth Street shops**

- 1. Maintain the Produce Market Arch laneway between the Elizabeth Street shops.*

The Produce Hall Arch and lane between the rows of shops has historically provided a distinctive and formal entry into the site. It should remain as a thoroughfare as intended and it is preferable that additional street furniture which obscures the space not be introduced.

- 2. Maintain the rear and side laneways surrounding the Elizabeth Street shops.*

The laneways to the rear and northern end of the Elizabeth Street shops have changed little since their construction and provide a distinctive perspective on the nature of nineteenth century trading. They should remain free of additional permanent structures, although the retractable awning from the side of the Dairy Produce Hall is an appropriate means of providing shelter for the café seating area.

## **Upper Market Carpark Site**

- 1. Development of the carpark site should be carried out within these conservation guidelines and take into account those contained within other incorporated reports of the Queen Victoria Market Master Plan, 2002.*

Although the site boundaries have remained more or less unchanged since the market was extended in the 1920s, there is scope for sensitive development in areas which historically contained buildings. The present carpark is one such area although it originally contained the Old Melbourne Cemetery, where 8-10,000 interments are understood to still exist. As such, any

development in this area should follow the policies provided in the report, *Old Melbourne Cemetery at the Queen Victoria Market*.<sup>5</sup>

Given that the report does not preclude new development, and the site was formerly built out with the stores of the 1930s Market Square and 1936 M, N & O Shed, new development could feasibly occur on the site, ie. it would not be necessary to keep the area free of new buildings. Appropriate development could include additional sub-ground or above grade carparking or retail facilities, or a combination of both, over part or all of the area from the rear of K & L Shed to the Franklin Street frontage.

Future development in this area should retain the contributory Franklin Street stores in their entire external form and preferably retain M Shed, however there may be scope for greater adaptation or demolition of M Shed (Refer Section 5.4.2.2). New development should respect the scale of the traditionally low-rise character of the market and should be sufficiently set back from any retained market sheds and buildings to maintain their prominence in the general locale and adjoining streetscapes. In this regard, development could range from 1-2 storeys along the perimeter to 1-4 storeys in the centre. It is recommended that an open 'laneway' be maintained along the northern side of the Franklin Street stores and southern side of K & L Shed, reflecting the traditional planning and open curtilage of these buildings. Any new development should also maintain and enhance the relationship between the Franklin Street stores and the rest of the market. In this regard, it is recommended that any new development be permeable to pedestrians in particular in the form of a central north-south pedestrian access spine.

While a height study of the surrounding streets has been carried out by the City of Melbourne concurrently with this report, its findings may not necessarily reflect a desirable outcome for the site in terms of heritage impact. Any new development should maintain the pattern of planning around the market, whereby new buildings are built to the alignments of the A-K Sheds along Queen and Peel Street. New buildings should not imitate historic buildings, but respond to the local character of the market precinct. It is important that any new works do not impinge upon or detract from the elements of primary significance.

If the carpark is to remain at ground level, then the Melbourne City Council and Queen Victoria Market's proposal to investigate alternative carparking solutions off site in the numerous public carparks in the surrounding streets should be undertaken. Additionally, there is scope to improve the environs of the existing carpark with improved landscaping and fencing. Replacement of the existing galvanised steel pipe fence with a structure which could be contemporary in design, while responding to the character of the surrounding area, would be appropriate. The remnant garbage transfer station in the centre of the site could be retained or demolished as required, and other incongruous recent structures could be removed such as the ticket collection booths. The bin enclosure at the western end of M Shed could be replaced with a structure of more appropriate design.

It is also desirable that this area remain a working part of the market, with either carparking, new development or market square, in order to 'connect' the Franklin Street stores and the rest of the site.

In summary it is recommended that any new development:

- follow the archaeological policies provided in the report, *Old Melbourne Cemetery at the Queen Victoria Market*
- Maintain the full extent of the form of the Franklin Street stores
- Maintain and enhance the relationship between Franklin Street and the rest of the market
- Maintain the central north-south pedestrian spine through the site
- Build to the edges of the site
- Comprise 1-2 storeys on edges and 1-4 storeys in centre

- Be well designed and contemporary in character, yet respectful in siting, scale, bulk and permeability
- Enhance views of the market from identified key vantage points

### **Queen Street**

1. *Queen Street should retain its historic use as a thoroughfare and loading area, while accommodating part-time market use.*

While Queen Street has traditionally provided a link between the two distinct market sites, it also provides a means of understanding the development of the site in different phases. In this regard it should remain a defining element rather than be consumed by permanent market structures. With the exception of the former weighbridge in front of C Shed (demolished) and the 1922 amenities block at the Therry Street intersection, the area has historically remained free of structures.

The recent change in boundaries in this area, involving the acquisition of the eastern half of the street, has provided an opportunity for open air market activity between Therry and Victoria Streets on Sundays, when the street is closed to through traffic. While this is an appropriate part-time arrangement, the street remains a necessary loading and unloading area on market days and provides for through traffic the rest of the time. This continues the traditional use of the area and brings activity through the site on non-market days. A permit application to provide a retractable awning over the area immediately to the north of the amenities block and redirect traffic into the street further north has recently been approved by Heritage Victoria. While this will cover only part of the street on a temporary basis, it is desirable that such structures be limited to the present proposal. If, however, further structures are required, they should preferably be limited in number and of a retractable design and scale which will not detract from the structures of primary significance surrounding them.

The present proposal to define a temporary loading zone for large vehicles in Queen Street by means of removable bollards and painted road signage is appropriate and will not unnecessarily impact on the significance of the place.

The Queen Street amenities block can be retained or demolished as required.

### **Therry Street Plaza**

1. *Development of the area between Therry Street and I Shed should be undertaken with regard for adjoining significant buildings and structures.*

The area between Therry Street and I Shed, now referred to as the Therry Street Plaza, has historically been built over by market stall structures to the boundary of the site. Sensitive development of this area with additional structures is appropriate, given its historic presentation. New development should be restricted to single storey and of a scale which does not detract from the adjacent shed. It should also continue the linear nature of the surrounding structures and maintain a hard landscaped surround.

### **Food Court Area**

1. *Maintain an 'open' area between the Meat Market and Victoria Street shops.*

Until relatively recently, the area between the Meat Market building and rear of the Victoria Street shops has remained free of permanent structures. The construction of the Food Court shade devices, paved terraces and glazed screens has considerably altered the presentation of this formerly open area. It is recognised, however, that these facilities meet a much-needed functional requirement for seating, and provide a vital link between the Elizabeth Street cafes and the market. The Food Court could therefore be retained or removed as required. In the event that

further development of this area is proposed, any structure should be 'open' in nature and maintain views of the surrounding historic buildings. Additions should not be constructed which directly flank, and therefore obscure, the historic buildings.

#### **Former G Shed Area**

*1. Any new development should reveal former views of the Meat Market.*

Until the 1980s phase of development, the area to the south-east of the Meat Market contained the open structure of G Shed. The present buildings on this site flank the Meat Market, obscuring some views of the building. In the unlikely event that these buildings are removed, it is preferable that an open shed structure be constructed.

### **5.4.2 Buildings & Structures**

The overriding policy for the buildings and structures is generally the retention and conservation of fabric of primary significance. The following specific actions are recommended as a guide for the retention and enhancement of the aesthetic quality and overall integrity of the extant original fabric.

In addition to the specific conservation works required for some buildings and structures, there is scope for some alterations and adaptation within the individual buildings. Where adaptation works include alterations to individually significant areas and elements, they should be designed to have minimal physical impact on significant fabric and, where feasible, should be reversible. The functional and physical adaptation of the buildings and structures is generally supported from a conservation viewpoint, provided it does not diminish the identified significance of the buildings. In some cases, such as the open market sheds, the unique character and characteristics of the structure constrains to a large degree the type of uses which could be considered compatible, as outlined in the following sections.

#### **5.4.2.1 Lower Market Site**

##### **Meat Market**

###### *Exterior*

Externally the Meat Market is largely intact to its 1869/1884 date of construction, although the addition of structures at the western end and the surrounding areas has resulted in the loss of significant fabric and obscured views of the rear of the building. While the additional areas fulfil a functional requirement, it is not recommended that any further additions be made to the building. The demolition of these structures would partially reveal the significant fabric and form of the building, though the south western elevation would require reconstruction.

The parapeted hipped roof form and roof lanterns should be maintained. Given that the 1981 addition to the market is clad with corrugated galvanised steel, it is not desirable to re-clad the original sections of roof with slate.

###### *Plan Form & Interior*

While the interior planning of the building has been altered a number of times, it has essentially contained long rows of stalls along the sides and centre of the building, divided lengthways and crossways by aisles. The historic regular and linear arrangement of stalls should not be altered by the introduction of say, irregular or curved aisles. Similarly, the individual stalls should preferably be of a consistent design.

The space should remain as a single, large hall volume and preferably contain individual stalls. The visible roof trusses, timber ceiling lining, brick walls and windows should all be maintained

and remain visible. In this regard, the present arrangement is appropriate, however the reconstruction of an earlier layout based on a documented design could also be considered if the function of the building were to change.

The physical connection with the Dairy Produce Hall has operated since 1928, providing a vital link between the two buildings. It is appropriate and should preferably be maintained.

Problems with the sewerage drainage system have been identified. It is understood that the system installed in the 1990s is inadequate and has failed, causing sub-floor seepage which is further damaging the adjoining Dairy Hall. Further investigation to determine the exact cause of the problem should be carried out when the system should be rectified or replaced.

#### *Use and Adaptation*

The Meat Market is fundamental to the understanding of the origins and functioning of the market complex. As such, the main hall should continue to be used entirely for market purposes, preferably for the sale, either wholesale or retail, of meat. In the event that this cannot be accommodated in the future, then the market trading of other food products could be considered as could the use of the stalls for general market or retail trading. In any event, the large single volume should be retained and the trading be conducted from individual stalls.

The ancillary spaces in the 1981 addition are of no significance and can be adapted as required.

### **H & I Sheds**

#### *Exterior / Interior*

The distinctive planning and aesthetic of the sheds provides a fundamental spatial experience to the market, operating in essentially the same way today as they did in 1878. It is essential that the nineteenth century form and fabric of the sheds be maintained. Until recently, the original internal arrangement of stalls regularly along either side of a central aisle has remained unaltered. The operation of the stalls in their original layout is significant and it is preferable that this be maintained and encouraged. It is recognised that in H and I Sheds, internal vistas along the central aisle are shorter, and therefore not as distinctive, as the aisles of the longer sheds on the Upper Market site. While it is preferable that the irregular planning of I Shed be returned to its original layout, it is accepted that functional requirements may necessitate a more irregular approach to internal planning of H and I Sheds. Should this be required, then it would be acceptable to arrange the temporary aspects of stalls in an irregular arrangement. Such an arrangement should not extend to permanent structures and should not include the installation of structures or covering in the laneways. The same approach could extend to temporary market functions, such as occasional night or hawkers' markets.

The sheds are enhanced by the open laneways between them, which have historically remained free of additional structures. No additional structures should be introduced into the open lanes and the lanes should not be permanently covered over. Any proposals which plan to address the desire for additional shelter in these areas should have regard for the strong spatial quality of this area. Retractable awnings as used on some of the sheds are an appropriate solution.

Should such a policy, as a result of a decline in use of the market by traders, jeopardise the financial viability of the Queen Victoria Market, this policy should be reviewed. Such a review should, however, have regard for the need to limit any such enclosure, possibly to the areas where perishable goods are sold, to avoid impacting in a manner which will fundamentally compromise the significance of the place.

The increasing desire for improved storage facilities within each stall has necessitated the design of semi-permanent storage and refrigerated units for H & I Sheds where the sale of perishable goods takes place. Guidelines for the design, location and installation of such units have been

prepared by Allom Lovell & Associates in consultation with Queen Victoria Market Pty Ltd and Heritage Victoria. While this is contradictory to the historic operation of the sheds, it nonetheless addresses the requirement for more viable business operations and provides a suitable solution. Notwithstanding this, retention of traditional display methods is preferable and should be encouraged.

The wholesale replacement of gutters in the 1970s has resulted in inadequate drainage of the sheds. The existing ogee profile gutters, which are smaller in section than the original, should be replaced with gutters which reconstruct the original section.

Vehicular damage to timber posts is an ongoing concern, however the wholesale replacement with steel posts or the protection of posts by steel bollards or sleeves is not a desirable outcome, either aesthetically, functionally or spatially. The existing program of replacement on a needs basis with posts to match the original, is the preferred option, given the low to medium risk. This risk has been suitably reduced by the restriction of vehicular access through the shed areas outside business hours, when the majority of damage to the posts is sustained.

#### *Use & Adaptation*

As two of the earliest market sheds on the site, H & I Shed are fundamental to the understanding of the overall complex and, as such, should continue to be used for market purposes, preferably for the trade of fruit and vegetables and associated products. Should alternative uses be proposed, the sheds should retain their open spatial quality. New uses should not negatively impact on original fabric or form. It is also appropriate to use the sheds for occasional market-related functions such as night and hawkers' markets.

### **Elizabeth Street Shops & Produce Market Arch**

#### *Exterior*

Externally, the Elizabeth Street shops are substantially intact to their 1884 date of construction, notwithstanding alterations to the shopfronts made in the 1920s, the reconstructed verandahs (1980s), the first floor overpass between the rows, and the roof structures to some rear yards. In addition, their exterior form provides a significant streetscape to the area and façade to the market. The predominantly intact nineteenth century exterior should be maintained. The later accretions to rear yards can be retained or demolished as required.

It is desirable that the altered shopfronts to Nos. 513, 517 and 523 be reconstructed to match the adjacent 1920s metal-clad shopfronts. All work should be based on the available original documentation. The original shopfront to No. 507 was more radically changed (including the side elevation) in 1940 with unsympathetic large plate glass windows. Reconstruction of this altered element should be based on available photographic or documentary evidence.

While it may not be economically feasible, the presentation of No. 507 Elizabeth Street would be improved by removal of the extensive structures in the rear yard including first floor landing and porch. The present interconnection of the first floor areas of the building, however, requires that the stair is used as an emergency exit. If, at some future date the building is reverted to its original form, then it is desirable that the additions be removed.

The building is generally in very sound condition, following extensive conservation works in the 1990s. While the overpainting of render to ground floor areas has been carried out for maintenance reasons, the presentation of the building would be enhanced by its removal. If the painted finish is to remain, it should be painted in a grey to match the render colour. The shopfront leadlight glazing is in need of maintenance and repair work, due to sagging and other damage. The leadlight should be conserved by a suitably qualified conservationist.

### *Plan Form & Interior*

The interiors of the Elizabeth Street shops vary in their integrity, both between tenancies and from room to room. The plan form of the ground floor areas has been altered within and between tenancies by the removal of some sections of partition and dividing walls to enable open plan shops. The intact nineteenth century plan form and fabric of the few remaining original interior spaces, including stairwells, should be retained and conserved. The ground floor spaces have also been altered by the construction of modern shop and café fit-outs of varying degrees of impact. Greater scope for adaptation and refurbishment exists in these areas.

Similarly, with the exception of No. 523, the first floor areas have been completely refurbished as the offices of the Queen Victoria Market Pty Ltd. Works have involved conservation of original elements, total refurbishment and the creation of openings between most front rooms within and between tenancies. Scope for adaptation and refurbishment exists in these areas, however, it is preferable that any original plan form and fabric of these spaces been maintained. Alternatively, the majority of rear rooms and stairwells remain intact in form but have also been conserved and refurbished. It is preferable that the original plan form and fabric of these spaces been maintained.

### *Use & Adaptation*

The Elizabeth Street shops have been used for market related retail functions since their construction, and as such should continue to be used for market and/or retail purposes. Additional commercial uses, which do not negatively impact on the original fabric or presentation of the building could be accommodated within the shops.

## **Victoria Street Shops (65-81 Victoria Street)**

### *Exterior*

Externally, the Victoria Street shops contribute to one of the most extensive and substantially intact nineteenth century streetscapes in Melbourne. It is essential that all original fabric be maintained. The verandahs were reconstructed in the 1980s and the shops were extensively conserved in 1995 and the building appears in very sound condition.

The Stawell sandstone facings of the Elizabeth and Queen Street ground floor elevations are presently overpainted for functional reasons, however the presentation of the building could be improved by the removal of this finish. There is evidence of water ingress via damaged roofing. At the time of writing this report, a thorough audit and inspection of roofing condition is planned for the building. Given the current damage, this work should be expatiated and damaged roofing and or rainwater goods be repaired. Roof repairs should be carried out in slate to match the existing.

The Food Court constructed at the rear of the building necessitated the creation of large openings in the south wall of each formerly open rear yard. Given that the yards were roofed over in the 1920s, any future development of this site could either reconstruct the original or 1920s form of these yards.

### *Interior*

The interiors of the Victoria Street shops vary in their integrity, both between tenancies and from room to room. The plan form of the ground floor areas has been altered within tenancies by the removal of some sections of the original wall between the shop and rear yard. The ground floor spaces have also been altered by the construction of modern shop and café fit-outs of varying degrees of impact. Greater scope for adaptation and refurbishment exists in these areas. The intact nineteenth century plan form and fabric of the few remaining original interior spaces, including stairwells, should be retained and conserved.

While the first floor areas have been refurbished, the original plan form and most fabric remains intact. Works have involved conservation of original elements, refurbishment of floor coverings and finishes and the construction of a toilet cubicle within each tenancy. Some rooms contain commercial kitchen equipment and large freestanding coolrooms. Scope for adaptation and refurbishment exists in these areas, however, it is preferable that any original plan form and fabric of these spaces been maintained.

#### *Use & Adaptation*

The Victoria Street shops have been used for market related retail functions since their construction, and as such should continue to be used for market and/or retail purposes. Additional commercial uses, which do not negatively impact on the original fabric or presentation of the building could be accommodated within the shops.

### **Dairy Produce Hall**

#### *Exterior*

The exterior of the Dairy Produce Hall is predominantly intact to its 1928 form and fabric, which should be maintained and conserved.

The feasibility study prepared by Allom Lovell & Associates in April 2002 sets out required works for the conservation of the building and should be referred to for a complete description.<sup>6</sup> In summary, works to the exterior should include: new corrugated galvanised steel roof and gutters, repair of rendered parapet cappings, repair and repainting of roof clerestory windows, minor brickwork repointing, rectification of damp and replacement of some tiling on south elevation, reconstruction of original entrance doors and repainting of all timber doors and windows.

It has been suggested that to alleviate the existing problem of water being tracked into the Dairy Produce Hall from outside, shelters could be constructed over the doorways in critical locations such as the northern doors, east and west elevations. In the case of the western doorway, which was originally covered by the eastern end of G Shed, such a structure reconstructing the 1920s form of the shed may be appropriate. While this may partially address the problem, the addition of structures to the Dairy Produce Hall east elevation is not desirable from a conservation viewpoint. Other suggested solutions should address the causes such as the washing down of fish and inadequate drainage in these areas. The application of non-slip treatments to the terrazzo floor should also be investigated.

The installation of mechanical plant for the airconditioning of individual stalls is currently proposed. Should this work be approved, then installation of plant and equipment will occur on the roofscape. Plant should be set in from the edges of the roof, between the sawtooths and positioned to minimise its impact on the exterior of the building.

#### *Plan Form & Interior*

The plan form and interior fabric of the Dairy Produce Hall is remarkably intact to its 1928 date of construction and is fundamental to the heritage significance of the market complex. It is essential that the 1920s fabric of the place be retained and conserved, while enabling modern trading requirements in small goods to be met.

Based on the feasibility study prepared by Allom Lovell & Associates in April 2002, works to the interior should include: minor repairs to marble stall fronts, repairs to metal-clad shopfronts, repairs to original tiling and marble within stalls, repairs to terrazzo flooring, anti-slip treatment to north aisle terrazzo, and the repainting of ceiling, trusses, columns and walls throughout. All works should also be carried out in line with the *Guidelines for Tenancy Works* prepared by Allom Lovell & Associates in 2000.<sup>7</sup>

At the time of writing this report, investigations are being undertaken by GO-strategies Pty Ltd into the cause of the inadequate sewerage drainage system and sub-floor moisture. The findings and recommendations of this report should be addressed to rectify the causes and repair of damaged fabric under the direction of a suitably qualified conservation architect.

The proposed installation of mechanical ventilation and cooling to individual tenancies will impact on the interior space of the hall. Should this work be approved, then installations should minimise the impact on significant fabric. The stall ceilings are non-original and may be adapted as required.

#### *Use & Adaptation*

The Dairy Produce Hall is a fundamental and substantially intact element in the market complex and, as such, should continue to be used primarily for the trade of dairy products and smallgoods. Should this be no longer possible, then other market retail uses could be accommodated. The building should remain as a single large volume containing rows of individual stalls.

### **Therry Street Substation**

#### *Exterior & Interior*

The building is of a utilitarian nature and of some aesthetic significance. The 1928 form and fabric of the exterior structure should be retained however it may be adapted to accommodate minor change.

Elements such as the face brick elevations and rendered mouldings should remain unpainted.

#### *Use & Adaptation*

Assessed as being of contributory significance, the substation building could be adapted for other uses as desired. The interior could be adapted for a variety of uses such as retail, office or café functions.

### **Therry Street Plaza Cafe**

There are no heritage constraints on the fabric, future use, adaptation or demolition of this structure.

### **Food Court**

There are no heritage constraints on the fabric, future use, adaptation or demolition of this structure.

### **Flower Stall**

There are no heritage constraints on the fabric, future use, adaptation or demolition of this structure.

## **5.4.2.2 Upper Market Site**

### **A-E Sheds**

#### *Exterior / Interior*

The distinctive planning and character of the sheds provides a fundamental spatial experience to the market, operating in essentially the same way today as they did in 1878. It is essential that the nineteenth century form and fabric of the sheds be maintained. The operation of the stalls and

their original internal arrangement regularly along either side of a central aisle is significant and should be maintained. The clear planning and impressive vistas along the central aisles are enhanced by their imposing length. In this regard, they differ from the Lower Market Sheds which are much shorter. As such, they do not offer the same scope for rearrangement of internal planning as H and I Sheds.

The sheds are further enhanced by the open laneways between them which have historically remained free of additional structures. No additional structures should be introduced into the open lanes at ground level and the lanes should not be permanently covered over. Any proposals which plan to address the desire for additional shelter in these areas should have regard for the strong spatial quality of this area. Retractable awnings as used on some of the sheds are an appropriate solution.

Should such a policy, as a result of a decline in use of the market by traders, jeopardise the financial viability of the Queen Victoria Market, this policy should be reviewed. Such a review should, however, have regard for the need to limit any such enclosure, possibly to the areas where perishable goods are sold, to avoid impacting in a manner which will fundamentally compromise the significance of the place.

The increasing desire for improved storage facilities within each stall has necessitated the design of semi-permanent storage and refrigerated units for A, B, H & I Sheds, where the sale of perishable goods takes place. Guidelines for the design, location and installation of such units have been prepared by Allom Lovell & Associates with the Queen Victoria Market Pty Ltd and Heritage Victoria.<sup>8</sup> While this is contradictory to the historic operation of the sheds, it nonetheless addresses the requirement for more viable business operations and provides a suitable solution. Notwithstanding this, retention of traditional display methods is preferable and should be encouraged.

The wholesale replacement of gutters in the 1970s has resulted in inadequate drainage of the sheds. The existing ogee profile gutters, which are smaller in section than the original, should be replaced with gutters which reconstruct the original section.

Vehicular damage to timber posts is an ongoing concern, however the wholesale replacement with steel posts or the protection of posts by steel bollards or sleeves is not a desirable outcome, either aesthetically, functionally or spatially. The existing program of replacement on a needs basis with posts to match the original, is the preferred option, given the low to medium risk. This risk has been suitably addressed by the restriction of vehicular access through the shed areas outside business hours, when the majority of damage to the posts is sustained. The present method of repairing post bases and providing post tie-down with concealed steel shoes and bolts is an appropriate solution to the damage caused by the steel brackets installed around post bases in the 1970s.

At the time of writing this report, the City of Melbourne have partially established a solar power generating facility within the Upper Market site. Heritage Victoria have given permit approval for the installation of plant and equipment which involves the installation of solar panels fixed to the present roof cladding to the northern range of D and E Sheds. While this does not impact physically on significant fabric, the panels are visible from some distant viewpoints. At this stage it is proposed to extend the facility in the future. While not completely inconspicuous, the present method and location of installing inverters and output / control panels is acceptable. Consideration should be given to accommodating all future ancillary plant and equipment within a single stall in F Shed.

The growing requirement for additional power and lighting throughout the sheds may necessitate the construction of an additional sub-station. If this is proposed then careful consideration should be given to its location. The structure should be of a design, scale and siting which does not diminish the significance of any elements or areas of primary significance. Such a facility could

be accommodated within an existing building of contributory significance, such as the Franklin Street Stores or in a new, purpose built building as part of development of the carpark site.

#### *Use & Adaptation*

As five of the earliest market sheds on the site, A to E Sheds are fundamental to the understanding of the overall complex and, as such, should continue to be used for market purposes, preferably for the trade of fruit and vegetables and associated products or general goods. Should alternative uses be proposed, the sheds should retain their open spatial quality. New uses should not negatively impact on original fabric or form.

### **F Shed**

#### *Exterior*

As a distinctive screening device between the market and cemetery and one of the earliest market structures, it is essential that the nineteenth century form and fabric of F Shed and wall be maintained. While the overall appearance of the structure has been altered generally by the provision of three roadways across the width of the building, and the north elevation has been altered with the installation of steel roller shutters and canvas awnings, the south elevation remains virtually unchanged. A permit application for conservation works to the wall is presently with Heritage Victoria. In addition and funds permitting, reconstruction of the eastern elevation would improve the presentation of the shed.

It is recommended that no additional roadways or openings be made across the structure. The presentation of the shed could be improved by reconstructing its original form in at least the two outer roadway areas and the eastern (Queen Street) elevation.

#### *Plan Form & Interior*

The floor plan of the originally open shed has been considerably altered by the division of the single, long volume into bays by partition walls. Although the date of this work is unknown, physical evidence would suggest that the work was carried out in the late nineteenth or early twentieth century. While this constitutes a relatively early alteration to the building, the condition and integrity of timber linings in many places is diminished.

It is noted that the size of the individual tenancies is often inadequate for current functional trading requirements. Given that the shed was not originally divided into bays, it is feasible that these partitions be removed as required. If, however, the partitions are retained, then the original linings, where extant, should be retained and conserved.

#### *Use & Adaptation*

In view of the early alterations to the original interior, it is not essential that the building be used as an open market shed, as originally intended. Given its long and continuous use as one of the earliest market structures, however, it should continue to be used principally for market purposes. Should alternative uses or major refurbishment be proposed, the sheds could revert to their original open spatial quality. New uses should not negatively impact on original fabric or form.

A number of shops have undergone significant alterations whereby complete internal fit-outs including floor tiles, glazed shopfronts and commercial kitchen equipment has been installed. While it may not be feasible to reverse these works already carried out, it is recommended that no additional stalls are altered to the same degree. If, and when, the opportunity arises to remove the inappropriate development, the stalls should be reconstructed to match the existing intact examples.

## **J Shed**

There are no heritage constraints on the fabric, future use, adaptation or demolition of this structure.

## **K & L Shed**

### *Exterior/ Interior*

The distinctive planning and aesthetic of the 1920s sheds extends the fundamental spatial experience of the market, albeit in an interpreted manner, which was updated to accommodate changing trading practices. It is preferable that the 1920s form and fabric of the sheds be maintained. The operation of the regularly arranged stalls in their original layout is significant and should also be maintained.

Some decorative elements of the cast iron verandahs are either damaged or missing and should preferably be reconstructed. These are generally limited to the decorative valence and trellis. With the exception of the non-original roof cladding, the gabled roof form and roof lantern are intact and should be maintained.

The remnant stillage located at the western end of L Shed is the only remaining fabric which is demonstrative of the accepted practice of constructing raised platforms in the market sheds. It is identified as an element of contributory significance and should preferably be maintained. It is at risk from vehicular damage due to its low scale and should be protected by the installation of removable bollards.

### *Use & Adaptation*

While the function of K & L Shed has changed from the trading in fruit and vegetables to the trading in general merchandise, its continuous use has been for market purposes. It is preferable that this function be retained, however the more recent use of the space for night Hawker's Markets is appropriate.

Should alternative uses be proposed, the use should preferably retain the shed's open spatial quality and should not negatively impact on original fabric or form.

## **M Shed**

### *Exterior/ Interior*

Utilitarian in nature, M Shed nevertheless is of historical significance and extends the traditional planning and spatial experience of the market. Physically, it is largely intact to its 1936 date of construction, however it is in very poor condition and its functionality has been reduced by the demolition of the associated N and O Sheds. While it is preferable that the 1920s form and fabric of the shed be maintained, it is recognised that adaptation or demolition may be appropriate.

### *Use & Adaptation*

Should alternative uses for the retained shed be proposed, the use should preferably retain the shed's open spatial quality and should not negatively impact on original fabric or form.

Should M Shed be demolished, then any new buildings should maintain a similar sense of scale and pedestrian permeability. The use of the area for consolidated service and storage facilities can be supported, given the functional relationship of the area to market buildings and the physical status of the building.

### **1887-91 Victoria Street Shops (83-149 Victoria Street)**

#### *Exterior*

Externally, the Victoria Street shops contribute to one of the most extensive and substantially intact nineteenth century streetscapes in Melbourne and, as such, it is essential that all original form and fabric be maintained. The verandahs were reconstructed in the 1980s and the shops were extensively conserved in 1986 and 1991.

The original slate-clad roofs are essentially intact but in need of repair in all cases. A program of repair and/ or replacement should be established. The rear sliding doors along the south elevation are of particular interest and should be retained in working order. The glazed double doors and retractable canvas awnings to the south elevation are non-original and could be retained or removed as required. In some individual cases, the scale of signage on the south elevation overwhelms the shop's elevation. Signage of an appropriate scale and design should be encouraged.

While security remains a constant issue for some tenants, the steel security grilles installed in some shopfronts detracts from the external presentation of the building and their removal should be encouraged.

#### *Interior*

With the exception of Nos. 133, 135 and 149 (amenities block) the interiors of the shops are largely intact in form and fabric to their various dates of construction. The interiors were extensively conserved in 1986 and 1991 which also involved the installation of services and, in some cases, new flooring. Some adjoining shops have been connected by way of an opening between them. In the case of Nos. 133, 135 and 149, more extensive kitchen and bathroom fit-outs have occurred and there is scope for further adaptation. Given the uniform nature of the rows, it is preferable, however, that further development reconstruct the interiors to their original form and finishes.

#### *Use & Adaptation*

The Victoria Street shops have been used for market related retail functions since their construction, and as such should continue to be used for market and/or retail purposes. Additional commercial uses, which do not negatively impact on the original fabric or presentation of the building could be accommodated within the shops.

### **1923 Victoria Street Shops (151-155 Victoria Street)**

#### *Exterior*

Albeit of a later construction date, the 1905/1923 Victoria Street shops extend one of the most extensive and substantially intact nineteenth century streetscapes in Melbourne. It is essential that all original form and fabric be maintained. The verandahs were reconstructed in the 1980s.

The alterations made to the door and window openings have been carried out to improve the functionality of the building. Should a change in use occur, however, which does not require the present type of fenestration, then it is desirable that the openings be reconstructed in their original form and detail.

Vehicular damage to the overhanging verandah is constantly sustained at the corner of Peel Street due to the alignment of the overhang with the kerb. It would be desirable to continue negotiation with Vic Roads over the present road alignment rather than remove the verandah.

### *Plan Form & Interior*

The interiors of the shops are variously intact. Where the original form and fabric is largely intact (Nos. 153 and 155), it is preferable that it be retained and conserved. In the case of Nos. 151, 157 and 159, there is greater scope for adaptation and refurbishment.

### *Use & Adaptation*

In view of the significance of the shop interiors and their degree of intactness, it is preferable but not essential, that they remain in use as market related retail facilities and amenities. Additional commercial uses, or any other purpose which does not negatively impact on original fabric or presentation of the building, could be accommodated.

## **Franklin Street Stores**

### *Exterior*

Notwithstanding some altered openings, the Franklin Street stores are largely intact externally to their 1930s date of construction. The stores are of historical, social and some aesthetic significance and extend the understanding of the twentieth century market operations. As such, they should be retained and conserved.

A number of relatively minor alterations and accretions have been made to the building which should preferably be removed and the original details and form reconstructed. Changes include removal of some original timber-framed doors and steel-framed windows; bricking in of some openings to the south elevation; a number of steel roller shutters replace original timber framed doors on the north elevation; and air-conditioning units have been installed within windows on the south elevation. While the changes have often been functional, a number appear to be redundant today and the presentation of the building would be improved by their removal. Overpainted original windows should be cleaned and restored.

The adaptation of No. 172 for retail use has resulted in an unsympathetic aluminium shop front within the existing opening. It would be desirable to reconstruct the timber joinery to the original detail.

Where PVC downpipes have been introduced, they should preferably be replaced with galvanised steel to match the original. The cantilevered awning and steel fascias vary in condition, due to sustained vehicular damage and corrosion due to inadequate drainage. The drainage should be improved and awnings and fascias repaired to match existing original joinery.

### *Plan Form & Interior*

With the exception of minor alterations such as small timber or steel-framed mezzanines or offices within some stores, the plan form and interior fabric of the building is generally intact and should be maintained.

In the case of Nos. 160-162, 172, 180 and 182 interior fit-outs have been more comprehensive and have resulted in the levelling of floors, suspended ceilings and kitchen or bathroom installations. Given the level of significance and degree of alteration in these spaces, there is further scope for adaptation and refurbishment within the overall form of the space.

Internally, defunct services should preferably be rationalised and/or removed.

### *Use & Adaptation*

Assessed as being of contributory significance, the stores could be adapted for other uses if desired. It is desirable that adaptive reuse retain the 1930s form and fabric of the building.

## **John Batman Memorial**

The John Batman Memorial has been identified as being of primary historical significance with the site. The memorial to Batman, who was buried in the Old Melbourne Cemetery, was constructed in 1881. The memorial should be retained and conserved as a marker of his association with the site, as a marker of the former cemetery use and as a historic artefact, although its location within the Upper Market site may be altered.

## **5.5 Repairs and Maintenance**

*1. All future repairs and maintenance to the buildings and structures in the complex should be carried out within the principles established by the Burra Charter and in a manner which is consistent with the assessed significance of the place and individual elements, and the conservation policy.*

As a priority, repairs and maintenance of the buildings and structures should ensure that the identified significant fabric does not deteriorate and is conserved where necessary. To achieve both objectives, an ongoing cyclical inspection and maintenance programme should be implemented to ensure that buildings and elements are kept in good physical condition and the symptoms of deterioration are identified and repaired, rather than being simply patched up on an ad hoc basis.

Generally, day-to-day maintenance work can be carried out in accordance with the conservation policies without particular reference to a conservation specialist. However, major maintenance works, particularly those of a specialised nature such as render repairs or slate roof works, should be undertaken under the direction of an appropriately qualified conservation practitioner.

Where significant fabric requires maintenance or repair, these activities should be carried out in accordance with the *Burra Charter*, and the conservation policies contained in this report. In particular, where existing fabric needs to be renewed, the replacement should match the original in design, materials and construction unless there are strong overriding functional reasons for altering the original design or materials.

The condition of the buildings and structures within the complex varies, and it is beyond the scope of this study to identify specific repair and maintenance works. A detailed, prioritised schedule of works for the principal structures should be prepared for each building and structure.

## **5.6 Signage**

### **5.6.1 Advertising and Information Signage**

*1. Develop an appropriate and functional system of signage for the market.*

A signage strategy has been prepared by Pacific Strategies as part of the master plan for the market.<sup>9</sup> It has identified that the current signage is confusing and disjointed in style and recommended a coordinated approach which is generally sympathetic in design to the market environs. Allom Lovell & Associates were asked to review the document in light of heritage impact and, in summary, the following recommendations have been made.

#### *Branding*

The market differs from a suburban supermarket in that its tenants do not occupy a non-descript building which needs to be 'branded' to encourage loyalty. Signage should not impose a brand on the place. The market should be referred to as the 'Queen Victoria Market' in all signage and promotional information. Assuming the name 'The Market' is presumptuous and confusing as other markets still operate in Melbourne and the words 'Queen Victoria' reflect its nineteenth century history. The selected typeface should preferably reflect the bold sans-serif fonts used

around the site historically. The suggested mid green colour is inoffensive and would appear to work well around the market.

The distinct, yet subtle, layering of the market spaces should be identified in the signage proposal rather than branding every building identically. For example while the Elizabeth Street shops are historically related to the market, they should not necessarily be painted with colours to match the market sheds.

#### *Location & Directional Signage*

It is acknowledged that first-time visitors sometimes have difficulty negotiating their way into and around the site, despite a number of signs around the perimeter of the complex. Monolithic branding will impact negatively on the significance of the place and should be discouraged. The monolithic signs proposed are large (6.0 - 8.0 metres tall) for the limited amount of information included and would impact negatively on the significant fabric and areas.

Identifying the carpark too closely with the market is not necessarily beneficial. While the area is historically significant to the site, it is a service adjunct. As the limited capacity of the carpark is already a problem, money may be better spent directing traffic to alternative parking in the numerous other surrounding carparks.

Painting the corrugated roofing of the verandahs with large lettering would provide little added assistance due to their limited visibility and would seriously detract from the buildings.

Modern informative and advertising signs for activities and services contained within the complex would not necessarily be incompatible with the market buildings or precinct. They should not be affixed to any registered structure in a manner which negatively impacts upon any original fabric. They should be sited in a manner, and be of a size, which does not adversely affect views of the principal structures. Generally, too many signs are proposed throughout the sheds. It is recommended that a consistent directional signage system be developed at half the proposed density.

### **5.6.2 Interpretation & Display**

#### *2. Provide interpretative signage throughout the site.*

Some illustrative and explanatory signage installed at key points around the site would also be highly desirable. Such signage could give a brief historical and architectural explanation of the structures and the site, possibly including plans and historical photographs.

The tours of the market conducted by individuals and the Queen Victoria Market Pty Ltd should continue. Such tours provide a valuable opportunity to raise public awareness of the historical significance and functioning of the complex.

### **5.7 Security**

#### *1. Maintain appropriate security levels around the site.*

The market is presently monitored by security guards 24 hours a day, which is an appropriate measure. Given the scale of the market, however, if their assistance is required on one side of the site, opportunities may exist for theft in other areas. This has been identified in relation to the large amounts of produce left on site overnight. Given the scale and cost of monitoring, little can be done other than encouraging traders to remove or secure their stock. The provision of purpose designed refrigerated and storage facilities may help to alleviate this problem. Consideration is presently being given by the Queen Victoria Market Pty Ltd to securing parts of the perimeter of the site by screens or fencing. While this may assist in the control of access to the site after hours, the impact of the proposal on the form and fabric of the site would be unacceptable. A – E Sheds were originally secured by timber-framed picket fences and counter balanced gates. The

reconstruction of this fabric would be appropriate, though would not completely restrict access to the site. Additional barriers would be required at the roadway access points between the Victoria Street shops and the breaks in F Shed.

Personal security is more difficult to address. The large numbers of shoppers, often densely packed, provide an ideal environment for pick-pockets. Continuing the high level of security presence and public awareness may assist in the control of this problem.

## **5.8 Automatic Teller Machines**

- 1. Automatic teller machines should be located and installed so as to minimise impact on significant fabric.*

It is acknowledged that additional teller machines may be required around the site. The present single group located in the additions to the Queen Street amenities block is often congested. As a function of successful trading and the need to provide adequate public services, additional groups may be required. These could be accommodated in original or new openings in the south (rear) elevation of the 1923 Victoria Street shops (151-155 Victoria Street); in F Shed in the western elevation of the 1923 addition (reconstructed 2002); or the elevations of the addition to the south-west of the Meat Market. Banking facilities could also be accommodated in any new development on the carpark site.

## **5.9 Tourism & Functionality**

- 1. Tourism should not override the working function of market.*

While the market is one of Victoria's most popular tourist destinations, an independent study identified that 55% of market users lived within a 10 kilometre radius of the site.<sup>10</sup> As such, the market is very much a public utility and obtains historic significance for continuous use as a market for 143 years.

In addition, the historic character of the market has been identified by the majority of stakeholders, including tourists and regular users, as one of the drawcards of the place. The existing historic character of the market should be maintained while providing a functional working market and providing for the large number of tourists which also visit the site.

## **5.10 Statutory Requirements**

### **5.10.1 BCA Compliance**

- 1. Compliance with occupational health and safety and compliance with the Building Code of Australia (BCA) should be undertaken with minimal visual and physical impact on significant fabric.*

As existing structures, and subject to the scope of any further works which may be proposed, the market buildings may not be required to specifically comply with some of the relevant provisions of the BCA. The scope of work needed to comply should be referenced against the limits of the historic structure. In some instances modifications or an innovative approach may be more appropriate than literal compliance.

In areas of primary and contributory significance, services required to comply with fire safety and emergency egress requirements, such as reticulation for sprinklers and wiring for smoke detection systems, should be concealed wherever possible.

### **5.10.2 Provision for the Disabled**

- 1. Requirements for disabled accessibility should be undertaken with minimal visual and physical impact on significant fabric.*

The *Building Code of Australia* and the *Disability Discrimination Act* both require provision for the disabled. Presently, disabled access is available throughout the entire site, with the exception of the first floor office areas, and disabled toilets are provided in three locations. A recent independent audit of facilities has identified that the doorway into the disabled toilet located in the north-west corner of the site (149 Victoria Street) does not comply. Given that access to the facility is via a door which has been identified as primary significance, it should preferably not be altered. Alternative compliant locations in the vicinity for the facility should be investigated.

Access around the site and the provision of facilities in accord with BCA D3 (Access for People with Disabilities) should be maintained. The design of additional access installations, such as ramps and railings, should not adversely impact significant fabric both physically or visually.

## 5.11 Risk Preparedness

1. *Queen Victoria Market Pty Ltd* should prepare an emergency response plan which addresses the cultural heritage issues in addition to emergency and safety issues.

If not already prepared, prepare an evacuation and emergency response plan and regularly rehearse it. Include it as part of any induction of new staff. The *Emergency Management Manual* prepared by CFA in association with the MFESB would be of some assistance. It may be ordered from either of the above organizations or from [brochures@cfa.vic.gov.au](mailto:brochures@cfa.vic.gov.au) or telephone 9262 8403. A risk preparedness analysis, outlining the most likely threats and hazards posed to the fabric and contents by environmental and social factors, indicates that greatest threats to the buildings and elements would seem to be:

Threat	Probability	Preparation/Response
Fire	Always present.	Install and/or maintain existing fire suppression systems or extinguishers and fire blankets; inspect all possible fire sources regularly and maintain electrical systems in good order; install a hard-wired alarm to buildings and maintain liaison with fire brigade
Storm damage	Always present.	There is always a risk from storm damage and from wind, rain, hail and lightning strike.  Maintain roofs in good order, inspect fixings; inspect and maintain windows and doors in good order.
Water ingress	Moderate	Maintain and keep clear all rainwater goods (gutters, downpipes, sumps) for all buildings. Regularly inspect and maintain roofs and windows.
Vehicular Impact	Always present	Maintain appropriate control of vehicular traffic around the site after hours, when most damage is sustained.  Given the proximity of most buildings to the surrounding streets, the general risk of impact is always present and unavoidable.
Neglect	Always present	Implement a regular maintenance regime for all structures and elements.

## 5.12 Archaeological Potential

The Queen Victoria Market site is identified as H7822-0073 on Heritage Victoria's *Heritage Inventory*. As such, the archaeological potential of this site is well recognised.

The *Victorian Heritage Inventory* is a statutory list of all known historical archaeological sites in Victoria. Permission must first be obtained from Heritage Victoria before a person knowingly disturbs or damages archaeological relics, including ruins, objects or abandoned features. This is known as a 'consent' to disturb or destroy a site.

This listing relates primarily to the use of the site as Melbourne's first official cemetery and the 8-10,000 interments remaining on the site. The site also has the potential to yield artefacts and other material remains relating to the structures which have been removed over time. The development and evolution of the complex from 1836 to the present and previous settlement activities may also be revealed through archaeological investigation. Should future works to the site disturb or uncover such material, Heritage Victoria must be notified, as all non-indigenous archaeological sites in Victoria older than 50 years are protected under the *Heritage Act 1995*, regardless of their level of heritage significance.

If a site is uncovered in the course of a building project, it is an offence to knowingly disturb, damage or excavate a site without obtaining the appropriate permission of the Executive Director, Heritage Victoria.

The Conservation Policy for the Old Melbourne Cemetery at the Queen Victoria market should be referred to for further information.<sup>11</sup>

## 5.13 Permit Requirements

### Victorian Heritage Register

Permits are required for any activity that alters or damages a place or object listed on the *Victorian Heritage Register*. A permit is generally not required for minor repairs or maintenance work, or for works that have been 'exempted'.

Heritage Victoria has produced a 'Permit Exemptions Policy'; at present no permit exemptions apply to the complex. Recommended exemptions are listed below:

#### *Exterior*

- Repairs and maintenance which replace like with like.
- Removal of any extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.
- Installation or removal of external fixtures and fittings such as hot water services.
- Installation or repair of damp-proofing by either injection method or grouted pocket method.
- Repainting of painted surfaces in the same colour.

#### *Interior*

- Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.
- Installation, removal or replacement of carpets and/or flexible floor coverings.
- Installation, removal or replacement of curtain track, rods, blinds and other window dressings.
- Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- Removal or installation of black, white or pin-up boards.
- Demolition or removal of non-original linings, doors, bathrooms, sanitary fixtures and fittings, lights, built-in cupboards, heaters and the like.
- Removal or installation of non-original door and window furniture including, hinges, locks, knob sets and sash lifts.

- Refurbishment of bathrooms and toilets including removal, installation or replacement of non-original sanitary fixtures and associated piping, mirrors, wall and floor finishes.
- Removal of wet area tiling or concrete slabs provided there is no damage to or alteration of original structure or fabric.
- Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing floors, skirtings and architraves.
- Installation of new fire hydrant services including sprinklers, fire doors and elements affixed to plaster surfaces.
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed.
- Installation, removal or replacement of electric clocks, public address/EWIS systems, CCTV, detectors, alarms, emergency lights, exit signs, luminaires and the like on plaster surfaces.
- Installation of new built-in cupboards and seats providing no alteration to the structure is required.

*Landscape*

- Resurfacing of existing paths/laneways with like materials.

**City of Melbourne**

As noted in Chapter 1, the market is individually identified in the schedule to the Heritage Overlay in the City of Melbourne Planning Scheme (HO496) and is included in the Queen Victoria Market Precinct (HO7).

Planning permits will be required for subdivision, new buildings and works. In addition, external paint controls apply in the HO7 Precinct.



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### The Australia ICOMOS BURRA CHARTER, 1999

#### Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice, 1964), and the Resolutions of the 5<sup>th</sup> General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

#### Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

#### Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents.

#### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.  
*Cultural significance* is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling components without the introduction of new material.

- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.
- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another *place*.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## **Conservation Principles.**

### **Article 2. Conservation and Management.**

- 2.1 *Places* of *cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
- 2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

### **Article 3. Cautious approach.**

- 3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

### **Article 4. Knowledge, skills and techniques.**

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the conservation of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

### **Article 5. Values.**

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a *place*.

## **Article 6. Burra Carter Process**

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding *cultural significance* comes first, then development of policy and finally management of the *place* in accordance with the policy.
- 6.2 The policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

## **Article 7. Use**

- 7.1 Where the use of a *place* is of *cultural significance* it should be retained.

## **Article 8. Setting**

*Conservation* requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

## **Article 9. Location**

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a *place* should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

## **Article 10. Contents**

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is the sole means of ensuring their security and *preservation*: on a temporary basis for treatment or exhibition for cultural reasons: for health and safety: or to protect the *place*. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

## **Article 11. Related places and objects**

The contribution which *related places* and *related* objects make to the *cultural significance* of the *place* should be retained.

## **Article 12. Participation**

*Conservation*, *interpretation* and management of a *place* should provide for the participation of people for whom the *place* has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the *place*.

### **Article 13. Co-existence of cultural values**

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

### **Article 14. Conservation processes**

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*: retention of *associations* and *meanings*: *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*: and will commonly include a combination of more than one of these.

### **Article 15. Change**

- 15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.
- 15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.
- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.
- 15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a *place* includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of *cultural significance*, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight *cultural significance* and that which is emphasised or interpreted is of much greater *cultural significance*.

### **Article 16. Maintenance**

*Maintenance* is fundamental to conservation and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

### **Article 17. Preservation**

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

### **Article 18. Restoration and reconstruction**

*Restoration* and *reconstruction* should reveal culturally significant aspects of the *place*.

### **Article 19. Restoration**

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

### **Article 20. Reconstruction**

- 20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that remains the *cultural significance* of the *place*.
- 20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

## **Article 21. Adaptation**

- 21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.
- 21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

## **Article 22. New work**

- 22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the *place*, or detract from its *interpretation* and appreciation.
- 22.2 New work should be readily identifiable as such.

## **Article 23. Conserving use**

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

## **Article 24. Retaining associations and meanings.**

- 24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.
- 24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

## **Article 25. Interpretation**

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

## **Conservation Practice**

### **Article 26. Applying the Burra Charter process.**

- 26.1 Work on a *place* should be preceded by studies to understand the *place* which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the *place*.
- 26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the *place*. Where appropriate they should also have opportunities to participate in its *conservation* and management.

### **Article 27. Managing Change.**

- 27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the *place*. It may be necessary to modify proposed changes following analysis to better retain *cultural significance*.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

#### **Article 28. Disturbance of fabric**

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the *place*, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the *place*. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

#### **Article 29. Responsibility for decisions**

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

#### **Article 30. Direction, supervision, and implementation**

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

#### **Article 31. Documenting evidence and decisions.**

A log of new evidence and additional decisions should be kept.

#### **Article 32. Records**

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to the requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

#### **Article 33. Removed fabric.**

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the *place*.

#### **Article 34. Resources.**

Adequate resources should be provided for conservation.

**APPENDIX B      HERITAGE LISTING CITATIONS**

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## **APPENDIX B      HERITAGE LISTING CITATIONS**

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<b>Heritage Victoria - Victorian Heritage Register</b>	<b>B5</b>
<b>Heritage Victoria - Heritage Inventory</b>	<b>B7</b>
<b>National Trust of Australia (Victoria)</b>	<b>B9</b>
<b>Australian Heritage Commission</b>	<b>B11</b>



## Heritage Victoria

Queen Victoria Market

65-159 Victoria Street

Melbourne VIC

**VHR Number** H734

**File Number** 605271

**Year Construction Started** 1868

**Municipality** Melbourne City

**Extent of Registration** To the extent of the following buildings: Sheds A, B, C, D, E, H, I, K and L; the wall known as F Shed; Meat Hall (but excluding the new internal fittings); Dairy Hall; Elizabeth Street shops; Victoria Street shops between Elizabeth and Queen Streets, and between Queen and Peel Streets; and the land as defined by the Heritage Council.

**Other Listings 1** National Trust of Australia (Victoria)

**Other Listings 2** Register of the National Estate

**Architect/Designer** William Salway

**General References** *Conservation Policy for the Old Melbourne Cemetery at the Queen Victoria Market*, Austral Archaeology, 2000

*65-81 Victoria Street, Melbourne, Queen Victoria Market: heritage assessment and conservation management plan*. Final Report, Lohning Brothers Consulting Engineers, 1991, Architects Branch, City of Melbourne

*Submission for the Preservation of the Queen Victoria Market*, 1973, National Trust of Australia (Victoria)

The Queen Victoria Market (chapter 5) - photocopy from *Melbourne Markets, 1841 - 1979: The Story of Fruit and Vegetable Markets in the City of Melbourne*, Cole, C (Ed.), Melbourne Wholesale Fruit and Vegetable Market Trust

**Heritage Act Categories** Heritage Place

**Item Group** **Item Category**

Retail and Wholesale Market

## Statement of Significance

*What is significant?*

The Queen Victoria Market comprises two city blocks: a western rectangular block bounded by Franklin, Peel, Victoria and Queen Streets; and an eastern irregular block bounded by Queen, Victoria, Elizabeth and Therry Streets. The market began in the irregular eastern block with construction of the meat market building in 1869. The first Melbourne General Cemetery had occupied the majority of the eastern block of the current market site. It was closed in 1867 and the land acquired by the Council in two parcels, the first in 1876 for a wholesale fruit and vegetable market and the second in 1917 for an extension of the same. The original boundary between the old Melbourne Cemetery and the market site is marked by the wall of F

Shed. The first shed constructed for the fruit and vegetable market may have been H shed, probably in 1877. Sheds A-E in the western block were completed ready for the opening of the market by the Mayor on March 20, 1878. K and L sheds were constructed in 1923 in much the same style although larger than the earlier Sheds. A, B, D, E and F sheds were probably extended at this time in a westerly direction. Street verandahs along Peel and Queen Streets were also added. The Franklin Street stores were constructed in 1930. These were intended to allow food not immediately sold to be stored. Additional sheds M, N and O, of very simple form, were constructed between the stores in 1936. The substation in Therry Street was constructed in 1926. By 1936 the whole of the site was developed. The fruit and vegetable market became an important focus for trade, retaining its wholesale function until c. 1970 and its retail function to the present day. The 1867 meat market, however, failed as a wholesale market and operated as a retail outlet from 1874. Shops constructed along Victoria Street in 1889-90 and Elizabeth Street in 1884 provided a variety of goods, including hardware and clothing, and services such as cafes and a post office also congregated here. The two-storey shops and Produce Hall arch facing Elizabeth Street, and the stuccoed Elizabeth Street elevation to the old meat market date from 1884 and are the work of the architect William Salway. In more recent years some of the buildings and sheds have been removed or renovated to accommodate the changing needs of market stall holders and shoppers.

*How is it significant?*

The Queen Victoria Market is of historical, social and architectural significance to the State of Victoria.

*Why is it significant?*

The Queen Victoria Market is of historical significance as one of the great 19th century markets of Australia and the only one of a group of important central markets built by the corporation of the City of Melbourne to survive. It provides a still-vibrant sense of how a 19th century market functioned, while the many additions to the fabric over the years demonstrate the changes and continuity in market functioning. It serves as a record and reflection of the development of Melbourne over more than a century, beginning as the principal supplier of fresh food to Melbourne's populace which lived nearby, and adapting, as the city grew outwards, to cater for tourists and leisure shoppers, while remaining a functioning produce market. As the principal wholesale market for fresh fruit and vegetables from 1878 to 1975, the market had a profound effect on the system of growing, selling and distribution in the State. The Queen Victoria Market is of social significance as a record of change and continuity in market activity over a long period and as an important leisure, shopping and meeting place for generations of Victorians. The complex of enclosed food halls, open sheds, shops and stores illustrates a range of commercial transactions which is today similar to the pattern of activity in 1878 when the market was opened. The market perpetuates distinctive forms of trading which have their origin in trading practices last century and earlier. It comprises a collection of important commercial and other buildings with a distinct range of functions, demonstrating municipal enterprise and development over a long period. The loss of its wholesale functions is the most obvious manifestation of the changing relationship between the market and the city it serves, but its physical fabric and the remaining retail activities provide a very tangible continuity between 19th and 21st century Melbourne. The market has become one of the key identifying symbols of Melbourne for locals and tourists alike, its popularity reflected in community and union campaigns to prevent its redevelopment during the 1970s. The Queen Victoria Market is of architectural significance as the last remaining example of Melbourne's 19th century urban markets. Its collection of remarkably intact 19th and early 20th century buildings provides an excellent record of the largely utilitarian style adopted for the provision of market structures. The market's Elizabeth and Victoria Street facades in particular are important and extensive 19th century streetscapes.

## Heritage Victoria

Queen Victoria Market

Melbourne VIC

**HI Number** H7822-0073

**File Number** 501690

**Municipality** Melbourne City

**Additional Information** Description: Earliest European burials in Melbourne took place on Flagstaff Hill. The first official cemetery was established in 1837 on ten acre site bounded by Franklin, Queen & Peel Sts. New Melbourne General Cemetery (still in use) opened in June 1853 and the Old Melbourne Cemetery was closed in 1854 (except for pre-purchased plots and vaults). Between 1866 & 1917, 371 further burials occurred, giving a total of about 10,000 burials in the cemetery. The cemetery was divided into religious plots, including a small number of Aboriginal burials. The nearby market expanded in 1878 & 1915 over the old cemetery area. In 1915 a Bill which revoked the Crown Land Grant for the cemetery was passed. Graves in some areas (mostly Jewish) were exhumed. 70 burials of historic significance were relocated to the Fawkner Park Cemetery. Exhumation was not systematic or thorough. Up to 9,000 burials remain on site

**Other Listings 1** Register of the National Estate

**General References** 146 (slides)

*Conservation Policy for the Old Melbourne Cemetery at the Queen Victoria Market*, Austral Archaeology, 2000

Further Data: Slides, Other

*Melbourne Central Activities District: Archaeological Management Plan* (8 volumes), Fels, M., Lavelle, S. & Mider, D., 1993, OCC. RPT

*Queen Victoria Market J shed - archaeological investigation reports*, Austral Archaeology, 1993, CITY OF MELBOURNE

*Report on the human skeletal remains from the Queen Victoria Market - F Shed: plain language summary*, Bennett, C., 1991, MELBOURNE CITY COUNCIL

*Report on the human skeletal remains from the Queen Victoria Market -F Shed*, Bennett, C., 1991, MELBOURNE CITY COUNCIL

**Heritage Act Categories** Heritage Inventory Site

<b>Item Group</b>	<b>Item Category</b>
Heritage Inventory Site Type	Other
Heritage Inventory AHC Type	3.7.1 Graves and Cemeteries
Heritage Inventory Historical Theme	Ethnicity - other
Heritage Inventory Historical	Formal Grid

Theme

Heritage Inventory Historical Theme      Ethnicity - Jewish

Heritage Inventory Historical Theme      Ethnicity - Chinese

**Statement of Significance**

Heritage Inventory History of the Site: Date of first documented occupation, 1837.

## National Trust of Australia (Victoria)

### Queen Vic. Market & Old Melbourne Cemetery

Victoria Street

Melbourne VIC 3000

#### Extra Location Info:

<b>Municipality:</b>	Melbourne City
<b>Region:</b>	Inner Melbourne
<b>File No:</b>	B2282
<b>Category:</b>	BUILDING
<b>Melway</b>	43 F6
<b>Place Type:</b>	Market
<b>Class:</b>	National
<b>Classified:</b>	13 November 2000
<b>Citation Type:</b>	Trust

#### Statement of Significance

The Queen Victoria Market is of historical, social and architectural significance at the National Level. The site of the old Melbourne Cemetery is important at the State level.

The Queen Victoria Market is of historical significance as the only one of the major 19th century markets in Australia to survive intact and operating. It is also the only one of a group of important central markets built by the corporation of the City of Melbourne in the 19th century to survive. It provides a still-vibrant sense of how a 19th century market functioned, while the many additions to the fabric over the years demonstrate the growth and changes in market functioning. As the principal wholesale market for fresh fruit and vegetables from 1878 to 1975, the market had a profound effect on the system of growing, selling and distribution in the State.

Most of the block bounded by Victoria, Peel, Franklin and Queen Streets is significant as the site of Melbourne's first official cemetery, established in 1837. Closed in 1854, but not completely taken over for market purposes until the 1920s, many burials (possibly thousands) remain on the site, including many early Melbourne settlers.

The Queen Victoria Market is of social significance as a record of change and continuity in market activity over a long period and as an important shopping, leisure and meeting place for generations of Victorians. The complex of enclosed food halls, open sheds, shops and stores perpetuates distinctive forms of trading which have their origin last century and earlier, providing a very tangible continuity between 19th and 20th century Melbourne. The market has become one of the key identifying symbols of Melbourne for locals and tourists alike, its popularity reflected in community and union campaigns to prevent its redevelopment during the 1970s.

The Queen Victoria Market is of architectural significance for the range of unique structures necessary for a market that survive intact. The large span open-sided sheds with heavy timber posts, iron trusses and timber pedimented facades are impressive, and the last remaining example of such market structures from

the 19th century in Victoria. The two storey and single level shops on Victoria Street are finely detailed, and both are unusually long rows of matching facades, complete with intact timber shopfronts. The produce hall arch between the two groups of shops on Elizabeth Street is unusual, and the facade of the Meat Market is a very impressive and elaborate design, by noted architect William Salway.

The Meat Market features a highly modelled facade, with unusual thermal windows, between paired Roman Doric pilasters, each topped by a projecting entablature, cornice and balustrade. In the central raised arch over the entrance, there is a pastoral scene of sheep and cattle, a device which has delighted generations of visitors.

The Dairy Hall is in a restrained stripped classical style, with an interior that is notable for the intact stall fronts, with their timber surrounds and marble counters.

## Australian Heritage Commission

Queen Victoria Markets

Melbourne VIC

Class:	Historic
Legal Status:	Identified through State processes
Database Number:	015040
File Number:	2/11/033/0295

### Statement of Significance:

The Queen Victoria Markets, between Franklin, Elizabeth, Peel and Queen Streets, is of architectural and historic significance. It is the last surviving market of a group of metropolitan markets built by the Corporation of the City of Melbourne in the nineteenth century and one of the last great nineteenth century metropolitan markets in Australia. It perpetuates distinctive forms of trading which have their origins in trading practices last century and earlier. It comprises a collection of important commercial and other buildings with a distinct range of functions, demonstrating municipal enterprise and development over a long period (Criterion B.2). It reflects and has encouraged rich and diverse patterns of human cultural activity over a long period and is a powerful human symbol of centralisation in metropolitan commerce and social activity in Melbourne over a long period (Criterion G.1). The Market also has important historical associations as the site of Melbourne's original cemetery (Criterion A.4). This place is entered in the Victorian Heritage Register. The Australian Heritage Commission recognises the standards of historic assessment of Heritage Victoria and acknowledges that this place has national estate historic values. Enquiries concerning the assessment or conservation of this place should be directed in the first instance to Heritage Victoria. Commonwealth authorities and bodies should contact the Australian Heritage Commission directly if any Commonwealth action is proposed in relation to this place.

### Description :

#### *History and Description:*

The Queen Victoria Market comprises two city blocks: a western rectangular block bounded by Franklin, Peel, Victoria and Queen Streets and an eastern irregular block bounded by Queen, Victoria, Elizabeth and Therry Streets. The Market began in the irregular eastern block with construction of the meat market building in 1869. The first Melbourne General Cemetery had occupied the majority of the eastern block of the current market site. It was closed in 1867 and the land was acquired by the Council in two parcels, the first in 1876 for wholesale fruit and vegetable market and the second in 1917 for an extension of the same. The original boundary between the old Melbourne Cemetery and the market site is marked by the wall known as F-shed. The first shed constructed for the fruit and vegetable market may have been H-shed, probably in 1877. Sheds A-E in the western block and shed I were completed ready for the opening of the market by the Mayor on 20 March 1878. The fruit and vegetable market became an important focus of the trade, retaining its wholesale function until c1970 and its retail function to the present day. Additional facilities, including retail facilities were spawned by this central Metropolitan facility. The 1867 meat market however failed as a wholesale operator and operated as a retail outlet from 1874. Shops constructed along Victoria Parade in 1889-90 and Elizabeth Street in 1884 provided all manner of goods, including hardware and clothing and services such as cafes and a post office also congregated here. The two storeyed shop row at 65-81 Victoria Street is an important element of a major replanning of the public facades of the Market undertaken between 1884 and 1890. The objective of this redevelopment was to impart a grander, more dignified civic face to the Market as well as satisfying a need for permanent retail outlets within its curtilage. The predominant forms of long term tenancy within the building were

convenience outlets particularly cafes, while the shopkeepers occupied the first floors. The shops, similar to the eight two storeyed shops built in 1884 also on the Elizabeth Street frontage, provided directly for the incidental needs of the traders attending the Market which could not easily be served in the temporary market stalls. The building served as the traditional sit-down eating precinct with the Queen Victoria Market from the turn of the century until about 1970. The survival of most shops and the interior first floor spaces as originally built, including the first floor stairwell at number 69 (containing the original washbasin and paint scheme) reinforces the historical significance of the building as its representation of commercial and domestic life at the Market during the nineteenth and early twentieth centuries. The yard to the south of the building is of historic interest as an element of the Queen Victoria Market as it developed between 1869 and the 1920s. As a left over open space within this historic layout of the Market the yard's traditional, secondary, utility function remains unchanged to the present day. The lane or entrance running along the rear of the building at 65-81 Victoria Street and forming a narrower pedestrian alley, is significant as a minor but original nineteenth century thoroughfare within the Market and to the original northern door (now bricked up) of the 1869 meat market. The two-storey shops and produce hall arch facing Elizabeth Street, and the stuccoed Elizabeth Street elevation to the old meat market date from 1884 and are the work of the architect William Salway. The Market has a special place in the history of the Corporation, as ownership and development of it as a Metropolitan facility the Melbourne City Council was to aid, materially, the Council's resources and influence. In 1917 the Council obtained the remainder of the old Melbourne Cemetery to extend the market westwards and southwards beyond the initial boundary at F shed. K and L sheds were constructed in consequence in 1923 in much the same style, although larger than the earlier sheds. A, B, D, and F sheds were probably extended at this time in a westerly direction. Street verandahs along Peel and Queen Streets were also added. The Franklin Street stores were constructed in 1930. These were intended to allow food not immediately sold to be stored. Additional sheds M, N and O of very simple form were constructed between the stores in 1936. The substation in Therry Street was constructed in 1926. By 1936 the whole of the site was developed. The complex has undergone restoration in recent years.

#### *Condition and Integrity :*

For many years the Market had been lacking basic maintenance but in the last five years the Melbourne City Council has spent \$5M on repairs, restorations and maintenance including painting, cleaning marble, putting in new concrete falls, roofs where needed, matching the original. The repainting used a colour scheme of especially mixed Indian-red and cream, chosen to match the colour of existing areas. Restoration included the major stalls and sheds A - I, the delicatessen, fish, rabbit and meat section. The meat market was extended in such a way that it is impossible to see by how much, using Hawthorn bricks especially matched to the original and faithfully reproducing the architectural features such as blank arches and lantern lights. The original verandah was replaced even to the extent of casting new columns and sections of frieze to match these remaining and duplicating the Emu coat of arms. Meat stalls were enlarged and cooling rooms added to each to meet health regulations. The dairy sections have also been brought up to the standard required by the Health Department. The Victoria Street shops had their brickwork cleaned to expose natural bricks, and verandah rebuilt as original. The Elizabeth Street shops had their facades cleaned and repainted and verandah also rebuilt. Shed G was demolished to be replaced by a loading zone for butchers, staff toilets, garbage collections depot. Public toilets were constructed adjacent to Therry Street near the previous toilets. Overall, the market has been retained as much as possible with restoration of most areas requiring it and rebuilding only where necessary to meet health regulations and needs of people and the markets. All work was done under supervision of the National Trust and no classified section has been destroyed or damaged. Everything possible was done to blend new work into the existing work to create a unity of feeling and most of Market is still intact. In previous years there have been many threats to the market including plans for major redevelopment entailing either total destruction of the Market or such drastic reduction or alteration that the markets would be destroyed any way. These were fortunately prevented from going ahead by the concerted efforts of various bodies and community groups including the National Trust. The last plans of redevelopment (late 1970s) have allowed for most of the Market to remain as it is but call for the demolition of sheds M, N and O (not classified), so that a new Museum and Library can be built on this and the carpark site. A new underground double tiered carpark was included in the plan. Up to date this plan has not been definitely

approved or scrapped. Consequently the future of the sheds M, N and O is indefinite. Many Market supporters and the Government Building Advisory Council believe that building the Library and Museum on market ground would not be in the interests of market users. It would mean diminished market space and a possible increase in rents leading to an increase of cost of market goods thus defeating the purpose of the Market. The construction work of these buildings and underground car park would mean the Market would have no car park for ten years and already congested local streets would not be able to cope with the increased load of cars. Even though this redevelopment does not directly affect any classified buildings it may effect them indirectly via the Market in general. Any redevelopment that may occur in the future of all or any part of the Market site will have a detrimental effect on the Market itself and thus the possible eventual death of the Market. Even if classified buildings are not affected, if the Market as a whole could no longer function these buildings would lose their traditional function and may come under threat due to neglect and disuse. Any partial redevelopment would cause an increase in rents and thus an increase in prices of goods which would ruin the Market. The loss of the Market would be a great blow to the people of this State many of whom rely on the Market for an income or as a source of cheap, fresh, nutritional food. The other threat which still has not been dispelled is that the Melbourne Metropolitan Board of Works (MMBW) has a reservation to widen Victoria Street. This, if it occurred, would lead to the removal of all classified shops on the southern side of Victoria Street. Though this work would not happen for many years, if at all, the MMBW refuses to delete the reservation.

1996: More recently, the triangular space behind the Elizabeth Street shops and next to the meat market has been filled in with a lightweight roof consisting of a tensile structure. The resulting cafe style space is catering for the recently renovated take-away food shops. The space is very successful and the lightness of the contemporary structure complements the regularity and solidity of the existing historic buildings. (1990)

#### **Location :**

Queen Victoria markets - five sections classified are: old meat market, Bays A-F, two-storey shops and produce hall each facing Elizabeth Street, two-storey shops facing Victoria Street between Elizabeth and Queen Streets and shops facing Victoria Street between Queen and Peel Streets, Melbourne.

#### **Bibliography:**

National Trust of Australia (Victoria), file 2282

Gould, Meredith, 1991. *Heritage Assessment and Conservation Plan*. Final Report. 65-81 Victoria Street, Melbourne, Queen Victoria Market. Prepared for Architects Branch, City of Melbourne.

HBR Report to the Minister, File 605271

National Trust of Australia (Victoria),1973. *Submission For The Preservation Of The Queen Victoria Market*, November.

## Australian Heritage Commission

Victoria Street Shops

Melbourne VIC

Class:	Historic
Legal Status:	Indicative Place
Database Number:	005333
File Number:	2/11/033/0295

### Nominator's Statement of Significance:

Urban landscape significance, the shops act as an interface between the market sheds and Victoria Street. The architectural composition enhances the quality of the streetscape (when restored). Architectural significance, the buildings are representative of the boom period in Australian architecture but are a rare example in Melbourne of such a homogeneous grouping. Historical significance, as part of the Queen Victoria Market the shops have been an important resource to the people of Melbourne

### Description

#### *History:*

Shops constructed along Victoria Street and Elizabeth Street in the 1880s provided all manner of goods, including hardware and clothing. Services such as cafes and a post office also congregated here. The objective of this redevelopment was to impart a grander, more dignified, civic face to the Queen Victoria Market, as well as satisfying a need for permanent retail outlets within its curtilage. The predominant forms of long term tenancy within the building were convenience outlets particularly cafes, while the shopkeepers occupied the first floors. The shops provided directly for the incidental needs of the traders attending the Market which could not easily be served in the temporary market stalls. The shops at 83-157 Victoria Street were designed by the City Surveyor's Department and built in 1887.

#### *Description:*

The shops are situated on the south side of Victoria Street between Peel Street and Queen Street. There are two rows of shops which are divided by a centre laneway. There are twelve shops between Queen Street and the centre lane. There are thirteen shops and a public toilet between the centre lane and Peel Street. Generally, the shops are approximately 5.5m x 6.5m and constructed of brick, with rendered parapets, finely detailed timber shop fronts and slate roof.

### Condition & Integrity

The buildings have been poorly maintained in the past because the shops have been used as stores by the market stall holders. The minimal maintenance and change of use have resulted in a decrepit appearance. Alterations to the original design lean to structures at the rear of the shops, demolition of cast iron verandahs. (1982)

The shops have been restored and are leased to a variety of businesses. The verandah has been restored as well. The contemporary use of the interior spaces blends well with the solidity of the historic structures. (1996)

### Location :

Part of Queen Victoria Market, being 83-157 Victoria Street, Melbourne.

**Bibliography:**

Submission for the Preservation of the Queen Victoria Market National Trust of Australia (Victoria)  
November 1973

National Trust of Australia (Victoria) FN 2282

Victorian Department of Planning and Development File No 605271



**APPENDIX C      CHRONOLOGY OF DEVELOPMENT & EVENTS**

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## APPENDIX C      CHRONOLOGY OF DEVELOPMENT & EVENTS

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- 1842      November 15; First meeting of eight elected Market Commissioners. They selected a number of Market sites, one being the Western Market, commonly called Market Square.
- John Swanston was appointed as Markets Inspector for the period 1842 to March 13, 1848.
- 1842      December 20; Commissioners transferred control of Markets to the newly formed Council. Council recommend three market sites:
- Western Market
  - Eastern Market
  - Cattle Market (southern cnr Latrobe and Spencer Streets), and reviewed the activities of the hay and corn market (St Paul's Cathedral site).
- 1847      Eastern Market opened.
- 1850      March 5; Council approved the 'leasing of the Markets'.
- The lessee of each market was appointed by the Council as Market Inspector', thus giving the lessee necessary power and authority.*
- 1850      May 1; Western Market leased to Mr Colclough.
- 1851      Western Market leased to Mr F~nton.
- 1851      Combined Western and Eastern Market lease granted to George Robinson.
- 1854      Old Cemetery first closed
- 1857      A residence for the purpose of housing senior Saleyard/Abattoirs staff was moved from Eltham to Smithfield Rd (near what was the truck park in later years). Mr Moog lived here.
- 1859      2 March, Lower Market made available to Council as a vegetable market.
- 1860      From 1860 to 1897, Doutta Galla Cattle Yards leased by Council firstly to Richard Woolley, then to Matthew Mitchell, J.W. MacFarlane, Edward Rigby, his son John Rigby, David Newell, Isaac Ruff and Richard Meagher.
- 1864      Old Cemetery reopened
- 1865      Fish Market building constructed on Swanston and Flinders St corner.
- 1866      29 June, Lower Market land proclaimed a general market
- 1867      Eastern and Western Markets leased to William Macklin.
- 1867      Old Melbourne Cemetery closed.
- 1867      12 March, Lower Market permanently reserved for market purposes.
- 1869      19 July, Crown Grant for Lower Market land of 2 acres, 1 rood and 21 perches
- 1869      Meat Market building constructed on Lower Market site initially used as a wholesale meat market.
- 1 September, Commenced operation
- 1870      (Approx. date) Market Inspector appointed to oversee the Markets' lessees.
- 1874      Meat Market commenced operating as a retail market.
- 1876      A portion of cemetery land (1 acre, 10.75p. in exchange for Bath reserve, King Street) was acquired for the Wholesale Fruit & Vegetable Market. (24 December, 1875)
- 1877      Construction of Market Sheds commenced. G, H & I sheds probably constructed first.

- 11 October, Fulton Street and Cobden Street closed, 1.5 acres of Old Cemetery site resumed.
- 29 October, Jas. Thurgood, sheds A to E for £10,422
- 10 November, Melbourne General Market Site Act (No. 572) passed
- 10 November, Contract to Thomas Walker & Co. for Shed F for £2,179.
- 1878 F Shed constructed and Shed C extended to Peel Street and new area proclaimed 'general market'
- 1878 March 20; Queen Victoria Market formally opened. (Mayor, Cr John Pigdon, Town Clerk, Mr Fitzgibbon, Market Inspector, Mr Donald.)
- 30 September, Crown Grant of 4 ac. 1 r 10 p. under Act 572.
- 1878 Queen Victoria Market tendered in its first year.
- 1880 1 March Crown grant of 28p. on Elizabeth Street frontage of Lower Market (which allowed for the construction of the present façade.)
- 1884 8 two-storey Elizabeth Street shops, Produce Hall Arch and new front to Meat Market constructed
- 1887 9 two-storey shops built on Victoria Street frontage to Lower market site.
- 12 single-storey shops constructed on Upper Market site along Victoria Street (commencing at Queen Street)
- 1890 9 more single-storey shops built on Victoria Street frontage of Upper market.
- 1892 Wholesale trading of fish moved to premises on S/W corner of Spencer and Flinders Streets.
- 1897 Melbourne City Council resumed the direct operation of the Doutta Galla Cattle Market (from lessees).
- 1900 July 16; Council approved that Council Officers will collect rent tolls and dues at the Queen Victoria Market, from July 31, 1900.
- 1903 Sheds A to E extended to Queen Street with verandahs.
- 31 October, Council exchanged land east of Elizabeth Street for Orderly Room Reserve (1r.7p.)
- 1905 Sheds A, B and C extended to Peel Street over former Orderly Room Reserve and smaller shed constructed at western end of Victoria Street shops.
- 1906 Council approved a new position of Superintendent of Markets.
- 1906 April 15; Council appointed Campbell E. McCay as the first Supt. Of Markets.
- 1913 Sections of centre roadway covered over A-E Sheds
- 1915 Parliamentary Standing Committee on railways and Royal Commission on Fruit, Vegetables and Jam both recommended addition of remaining Old Cemetery to market site
- 1917 Remainder of the Cemetery land (8.5 ac.) acquired for an extension to the Fruit & Vegetable Market, this being south beyond the F Shed wall, and east of the existing A – F Sheds. (via Melbourne General Market Lands Act (No. 2913)
- Last burial in Old Cemetery
- 1920 Clearing of Old Cemetery commenced
- 1922 Old Melbourne Cemetery moved to Fawkner Cemetery. John Batman's body was re-interred to Fawkner. His memorial, which was erected over his grave in 1882 and paid for by public funds, was moved to the bank of the Yarra River.
- Clearing of Old Cemetery completed
- Sheds D, E and F extended to Peel Street
- 1923 K & L sheds constructed for £33,500.

- 1924 15 January, Crown Grant of 10 ac. 1r. 11p. under Act 2913
- 1926 September 27; 118 stallholders selling second hand goods were trading at the QVM, mainly in L Shed.
- 1927 Additional portions of centre roadway roofed over between sheds A to E
- 1928 Dairy Produce Hall and Therry Street substation constructed.
- 1930 Franklin Street Stores constructed at a cost of £94,759. Trading commenced 1 November.
- 1930 Horses banned in Queen Victoria Market.
- 1936 M, N & O Sheds constructed.
- 1959 August 20; New Footscray Road Fish Market complex opened by Lord Mayor Sir Frederick Thomas and the Premier Mr Henry Bolte.  
25 August, Council announced its plans to transfer wholesale market to Footscray road site and Chamber of Fruit & Vegetable Industries announced its opposition to the plan
- 1960 Eastern Market demolished, construction of Southern Cross Hotel commenced.  
February, Chamber released plan to redevelopment of the site.  
23 May, Market Site Committee appointed by Government
- 1961 29 November, Market Site Committee reported to Government
- 1962 2 April; Victorian Government agreed that Council may plan and construct a new Wholesale Fruit and Vegetable Market at Footscray Road.
- 1967 April 5; Ronald William Frearson appointed as Chief Inspector under the 'City of Melbourne Cattle Market Bylaw No 425' and 'City of Melbourne Abattoirs Bylaw No 440'.
- 1969 The operation of the City Abattoirs was leased to Protean Enterprises (Newmarket) P/L. Council staff were redeployed throughout Council or offered redundancy.
- 1969 October 30; The new Footscray Road Wholesale Fruit and Vegetable Market was formally opened by the Premier, Sir Henry Bolte.  
29 November, QVM permanently closed for the wholesale selling of fruit and vegetables
- 1977 Sheds A- F, Queen Victoria Market, refurbished, cost \$650,000.
- 1978 April 1; A Government appointed trust took over the operation of the Melbourne Wholesale Fruit and Vegetable Market.
- 1978 April 30; J Shed (Therry St) demolished.
- 1979 March 25; First day of the Sunday Market, Queen Victoria Market.
- 1979 July 30; Council approved the proposed redevelopment of the Meat, Fish and Dairy Produce sections, Queen Victoria Market, at a total estimated cost of \$2.634m.
- 1980/82 Meat Hall extended, Therry Street Plaza and Northern Plaza constructed.
- 1982/83 H & I Sheds and Dairy Produce Hall renovated.
- 1982 K & L Sheds refurbished.
- 1982 Ron Freason, Supt. of Abattoirs & Markets, transferred to Council's Personnel Dept. as General Manager. Markets transferred to E.S. Dept to form Electricity Supply and Markets Dept. with Alan Bramich as General Manager. Laurie Anderson appointed Manager, Markets.
- 1982 July 31; Protean Enterprises (Newmarket) P/L surrendered the lease to the City Abattoirs, due to an order being placed on the establishment by the Meat Inspection Authority. The City Abattoirs thus ceased all operations on this day.

- 1982 December; K & L Sheds opened following refurbishment.
- 1983 August; Arthur Young Report produced, recommending new management procedures for the Queen Victoria Market .
- 1983 December 15; Lord Mayor, Cr Kevin Chamberlin opened newly refurbished Meat, Fish and Rabbit section, Dairy Hall, H & I Sheds and Plaza areas, cost \$5m.
- 1984 January 25; First meeting of Queen Victoria Market Advisory Committee. Original members: Crs Brian Bacquie (Chair), Kevin Chamberlin, Ewen Olgilvie and Nick Zervos. Trader representatives were Jim Barwick, David Framan, Don Jago, Joe Zylberg and John Hurlston. Markets Administration: Alan Bramich (General Manager), Laurie Anderson (Manager) and Bernie Dunn (Supt).
- 1984 January 26; Questionnaire to all Fruit & Vegetable stallholders offering stalls in H & I Sheds.
- 1984 April 17; H & I Sheds reopened as Fruit & Vegetable Sheds.
- 1985 March; Markets transferred to new Property and Markets Division with Richard Stewart as Manager Property, Ian Wilson as General Manager. Bernie Dunn appointed as Markets Manager.
- 1985 Markets Management moved from Council House to 27 Peel Street, former garage building opposite the Queen Victoria Market.
- 1985 First formal CPUs (Casual Priority Lists) introduced at the QVM.
- 1985 October 21; Responsibility for cleaning the top market transferred (together with the staff) to the Cleaning Division of Council.
- 1985/86 Exterior only of two storey shops in Lower Victoria Street and Elizabeth Street refurbished. Included construction of verandahs. T/C85/82/70.
- 1985 November 1; Official opening of Victoria Square, exterior building refurbishment work not complete.
- 1985 November 14; Unveiling of Queen Victoria Market Mural by Minister Evan Walker.
- 1986 Manual collection of Market's (QVM & FM) shop rents ceased. Monthly accounts rendered.
- 1986 Markets assumed responsibility for shops on the eastern side of Victoria Square,
- 1986 March; Wine Grape Market moved from N & O Sheds to Arden Street, North Melbourne. First trucks arrived on Friday, March 21.
- 1986 March; N & O Sheds demolished to make way for car parking.
- 1986 July 23; Tenders called for the operation of the QVM Car Park.
- 1986 September 1; Adams parking take over operation of QVM Car Park.
- 1986 November; Councillor Brian Bacquie resigns as Chairman of the QVM Development (Special) Committee.
- 1986 November; Public Address System installed at the QVM.
- 1986 November 23; Stall numbers at QVM changed to suit future systems, for example the progressive numbering of A - E sheds was altered. ie: B 117-232 & C233-348 became B1-116 & CI-116.
- 1986 December 1; Refurbishment work commences, Victoria Street Shops. 83-127, 153159 Victoria Street refurbished as single shops for retail purpose (all were previously F & V storage or box hire except for food premises in 157-159).
- 1986 December 23; Federal Court Statement of Claim received, issued by R & J Andrewartha against Council.
- 1987 February 12; Cr Kevin Chamberlin appointed as Chairman of the QVM Development (Special) Committee.

- 1987 March; Wine Grape Market moved to Sims Road (junction of Maribyrnong River and Footscray Road. First trucks arrived Thursday March 19.
- 1987 March 4; Markets Management moved from 27 Peel Street to 133-147 Victoria Street to join operational staff.
- 1987 July; Markets transferred back to E/S to again become Electricity Supply and Markets. Dept. John Hall as General Manager.
- 1987 August; Fire Service installed, A Shed laneway.
- 1987 November 20; Refurbished Victoria Street shops opened.
- 1987 December 1; Paramount Parking P/L took over the operation of QVM car park.
- 1987 December 16; Alan Grant appointed as Manager Markets, Bernie Dunn as Manager, Markets Operations.
- 1988 December; Queen Victoria Market Bicentennial Masterplan approved and released.
- 1988 December 3; New Victoria Square shops opened.
- 1988 December 13; Stallholders in C & D Sheds permitted to use step as part of their stall space.
- 1989 February 1; Installation of drains to Dairy Produce entrances and laneways commences.
- 1989 February 25; Leases to all F Shed Shops advertised.
- 1989 June 11; Peel Street Footway traders relocated due to installation of median strip in Peel Street.
- 1989 September 13; The Queen Victoria Market Advisory Panel, consisting of Mr Stuart Morris and Cr Michael Moore, heard the matter of the withdrawal of stallholder Phillip Knightley's trading rights.
- 1989 September 20; The Queen Victoria Market Advisory Panel's report was received recommending that the Council withdraw the stallholder's licence held by Mr Phillip James Knightly.
- 1989 November 2; Federal Court matter, R & J Andrewartha, settled out of court.
- 1989 December 15; Supreme Court Order received requiring Council not to proceed with the eviction of Martin Szwarc from Shop 19, F Shed.
- 1990 February 5; Installation of Fire Service, A-F Sheds, commenced.
- 1990-1992 \$1.5m spent on upgrading the Fish Market. New drains, sewers, truck wash, asphalt surfaces, diversion pit, gate control equipment.
- 1990 January 15; Elizabeth Street Shops refurbishment commenced with provision for Market Management on the 1<sup>st</sup> floors of 507-521. First floor of 523 remained as storage for chemist shop.
- 1990 February 5; Queen Street, between Victoria and Therry Sts, resurfaced.
- 1990 February 15; Supreme Court judgement handed down by Mr Justice Gray requiring Martin Szwarc to vacate Shop 19 F Shed.
- 1991 March; Markets Management moved from 133/147 Victoria Street to new premises in Elizabeth Street, with 513 Elizabeth Street as a reception and cash/rent receipting 1991 July 15; Laneway west of DP building, diversion pit installed, laneway resurfaced.
- 1991 November; Therry Street resurfaced.
- 1991 December 6; QVM general stalls offered to long-term users.
- 1992 February; Construction of J Shed commences.
- 1992 March 1; Trial operation of new payments system for Fruit and Vegetable traders introduced.
- 1992 May; A to E Sheds reasphalted.

- 1992 September; Council resolved to propose a new Queen Victoria Market Local Law and to seek submissions from interested persons.
- 1992 October 29; New J Shed opened by the Lord Mayor, Cr Des Clark.
- 1992 November; John Batman's memorial moved from the bank of the Yarra River to the Queen Street site next to M Shed.
- 1992 December 4; Mr Justice Gobbo of the Victorian Supreme Court dismissed an action brought by stallholder Jenny Pyke which challenged the validity of the resolution made by Council to fix stallage fees, among other matters, at the Queen Victoria Market.
- 1992 December 14; Council approved the permanent Sunday closure of Queen Street, between Therry St and Victoria St.
- 1992 First Melbourne Food & Wine Festival Hawkers Market
- 1993 March; F Shed laneway re-asphalted.
- 1993 March; Eastern Dairy Produce Laneway re-asphalted.
- 1993 March 9; Council approved of a new Local Law and Rules covering the QVM, effective from March 9.
- 1993 April 8; First Advertising of stalls, Queen Victoria Market. Expressions. of Interest sought for 173 vacant Tuesday (double) stalls at the Queen Victoria Market. 195 applications received from traders inside the market.
- 1993 April 21; QVM stall holder licences offered to 'second standers'.
- 1993 May 17; New Payments System introduced for QVM Open Standing's, all manual collection of rentals ceased.
- 1993 May 19; QVM general stalls offered to long-term users.
- 1993 June 13; Second round of Tuesday Stalls Advertising. 303 internal applications received.
- 1993 July; Queen St median works (Franklin St to Therry St) commenced, which allowed for the installation of a tourist bus parking zone, and the installation of a traffic barrier near the Queen Street toilets.
- 1993 September 2; Vacant Thursday, Friday, Saturday and Sunday stalls to be advertised.
- 1993 September; State Government replaces Councillors with 4 Commissioners. Chief Commissioner is R Kevan Gosper AO. Corporatisation proposal gathers acceptance and is discussed with Commissioners early in their term.
- 1993 October 18; Management of Street Trading transferred to Civic and Public Places Branch.
- 1993 November 30; Fish Market Trading arrangements altered, gates open 5am, entry to agents 5.15am, sales 5.30am.
- 1994 February; Renovation of Lower Victoria Street Shops and construction of Food Court commenced. Builder is Asset Services - a division of the Commonwealth Department of Administrative Services.
- 1994 February 25; Open-air cafe, including placement of chairs and tables, commenced in Dairy Produce laneway.
- 1994 March; H & I Sheds re-asphalted.
- 1994 March; Planning commences on refurbishment of Meat Hall. Don Hurnall appointed as project director and Roman Bugran and Kisandra Hill architects from Daryl Jackson Architects.
- 1994 March 8; Monument 'Passages' erected Cnr Therry and Queen Sts.

- 1994 March 3; New K & L Shed walkways opened. New stalls in the walkways named after N and O Sheds which were demolished in 1986.
- 1994 March 19; Markets Management Team Environment commenced.
- 1994 May 13; Official Unveiling of 'Passage' by Commissioner Catherine Walter.
- 1994 July 20; Commissioners approved public notices for proposal to corporatise QVM and privatisation or corporatisation of Fish Market. Solicitor Adam Bisist from Blake, Dawson Waldron provides advice to QVM on incorporation. Panels established to hear submissions.
- 1994 • August 6; QVM extends Saturday trading hours to 3pm. Traders report mixed success on first day.
- 1994 August 7; QVM commences fruit and vegetable trading in H and I sheds on Sundays. Good turn out of traders in H shed and trade reported at a level between Tuesday and Thursday. Sunday Fruit and Veg trading steadily gathers strength over next six months.
- 1994 September 30; John P Hall, General Manager Electricity Supply Dept, retires from Council. John was responsible for the Markets Division up to May 1990.
- 1994 October 6; CEO Elizabeth Proust and Alan Grant meet with Ian Smith, Minister for Finance at Parliament House where the Minister outlined his view of the corporatisation of QVM. The meeting was not encouraging.
- 1994 October 14; QVM Panel recommends that the Council proceed with corporatisation of QVM. The panel heard 10 submissions from traders. Panel members were Mr David Elsum and Prof, Peter Chandler, vice chancellor Monash University.
- 1994 November 1; QVM opened for the first time on Cup Day. Very small market – stall fees waived.
- 1995 January 17; Commissioners resolve to corporatise both markets. Legislation required for QVM and not in Parliament until Spring 1995. Appointed board members are Mr David Elsum, Ms Kerry Bolton and Ms Laurinda Gardner.
- 1995 March 3; Salzer Constructions awarded the contract for refurbishment of the Meat Hall. Lease offers invite lack bans by CFMEU on the job for the next 5 weeks. Site sheds up on April 26.
- 1995 Food Court Development completed
- 1995 Contract cleaning introduced
- 1995 Introduction of Market tours
- 1996 Pedestrian Counters installed
- 1997 July 1; Queen Victoria Market Pty Ltd
- 1997 September: Market Week - co-operative event between Melbourne's fresh food markets
- 1995 Food Safety Program introduced
- 1997 December Traders Bulletin first published
- 1998 March 20; 120th Birthday celebration
- 1995 Queen Street refurbishment completed
- 1998 September; first class in Queen Victoria Market Cooking School
- 1998 Sunday in the Market campaign - banners, advertising, entertainment, logo; coffee in the stalls
- 1998 November 25; first Night Market

