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Melbourne Planning Scheme

Incorporated Document

Heritage Precincts Statements of Significance **February 2020**
May 2023

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

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Precincts within the Capital City Zone

1.0 Bank Place

1.1 Statement of Significance

The character of the intimate space within Bank Place is created by the architectural variety of the comparatively small, individual buildings that enclose it. They vary in style from the English domestic of the Mitre Tavern (1865), through to the Victorian facades of Stalbridge Chambers and the romanesque revival of Nahun Barnett's Bank Houses. The Savage Club, 12 Bank Place, was erected as a townhouse in the 1880s and is now on the Victorian Heritage Register. With its narrow entrances, flanked at the northern end by the impressive and ornately detailed Stalbridge Chambers on one side and on the other by a significant row of two-storey shops, representing the oldest legal offices in what was once Chancery Lane, it provides a pleasant and intimate space in the heart of the City. The area extends across Little Collins Street to include the Normanby Chambers, another sophisticated facade featuring Italian and English Renaissance design, another office long associated with the legal fraternity, and forming an architectural focus for Bank Place.

1.2 Key Attributes

- The intimate scale and character of Bank Place, as well as its strong social and traditionally pedestrian role.
- Architecturally interesting building facades and detailing throughout.

2.0 Bourke Hill precinct

2.1 What is Significant

The Bourke Hill Precinct, located in the north east of the CBD, comprises Spring, Little Bourke, Bourke, Little Collins and Exhibition Streets and the network of laneways between the major streets. It contains a range of buildings that predominantly date from the nineteenth century, with a number of significant buildings dating from the early twentieth century through to the Postwar period. The precinct contains a number of landmark buildings.

Elements which contribute to the significance of the precinct include (but are NOT limited to):

- All buildings and land identified as significant and / or contributory;
- The regularity of the Hoddle Grid;
- The hierarchy and network of streets, lanes and alleyways;
- The early street materials including bluestone pitchers, kerbs and gutters;
- The distinctive character between the streets and lanes notably: the change in scale, visual contribution of the side and rear elements of the significant built forms, and cohesive materials;
- The character of various laneways, formed by the heritage buildings that face onto them, along with the side and rear walls of buildings that face into the main streets;
- The side elevations, rear elevations, roof forms (including chimneys) and rear walls, etc. that are visible throughout the precinct due to the particular configuration of laneway development in combination with the regular layout of main and sub-streets;
- The pre-1875 (pre land boom) buildings, as a rare collection of early buildings;

- The diverse architectural expression linking the key periods of Melbourne's development (from pre gold rush to the Postwar period), seen throughout the precinct;
- Evidence of layering through the application of later change and the influence of various cultures, seen throughout the precinct;
- The low scale of the buildings to Bourke Street and the precinct as a whole;
- Narrow frontages to Bourke Street;
- Cohesive massing and use of materials present on Bourke Street;
- The continuing presence of a retail, restaurant and café culture within the precinct;
- Visual dominance of the three landmark buildings: Hotel Windsor, Princess Theatre and Parliament House (including steps and 'piazza');
- Vista along Bourke Street East towards Parliament House taking in the consistent diminutive scale of Bourke Street East and its contrast with the monumentality of Parliament House and steps at the street's eastern termination. Vista includes the junction of Spring and Bourke Streets that form a 'piazza' to Parliament House;
- The vista along Bourke Street from the main entrance to Parliament House with expansive views of open sky that reinforces the consistent diminutive scale of the eastern end of Bourke Street and which, by comparison, increases the monumentality of Parliament House;
- The views to the Parliament Gardens from Little Bourke Street;
- The cohesive scale, architectural expression and materiality of the red brick buildings located on Little Bourke Street; and;
- The cohesive scale, Interwar & Postwar character and materiality of Crossley Street.

2.2 How is it Significant

The Bourke Hill Precinct is of aesthetic, architectural, historic, scientific and social significance to the City of Melbourne.

2.3 Why is it Significant

The Bourke Hill Precinct is of local significance to the City of Melbourne.

The Bourke Hill Precinct is historically significant as the land upon which the precinct sits and the site now occupied by Parliament House and steps is historically connected to its traditional owners, the Kulin clan as a meeting point prior to European settlement.

The Bourke Hill Precinct is historically significant as it demonstrates the early structure of the Hoddle Grid through its layout of main and sub-streets, interspersed with sporadic laneway development.

The Bourke Hill Precinct is historically and aesthetically significant as a longstanding section of the CBD, which demonstrates all aspects of growth and consolidation of the city from its early post-European beginnings through to the Postwar period seen in the early built form and layering of subsequent eras.

The Bourke Hill Precinct is historically and aesthetically significant as it contains the only surviving main CBD thoroughfare that retains a character and scale of the pre land boom era, and possesses a large collection of central city buildings surviving from the pre land boom era.

The Bourke Hill Precinct is historically significant as it demonstrates the pattern of immigration beginning from the first Jewish and European immigrants, to the wave of Italian immigration in the Postwar period. The

character of the precinct is a direct result of those different nationalities that have lived and worked in the area, making their mark on all aspects of the precinct.

The Bourke Hill Precinct is historically and socially significant as an entertainment and leisure precinct, containing well known cultural places such as Pellegrini's and Florentino's cafes and the Princess and Palace Theatres.

The Bourke Hill Precinct is aesthetically significant for its fine collection of landmark buildings that provide an outstanding streetscape along Spring Street.

The Precinct is aesthetically significant as it contains the unique vista east along Bourke Street terminating with the monumental presence of Parliament House and its setting. This vista is of high aesthetic value to the City of Melbourne and Victoria as a whole.

The Bourke Hill Precinct is of architecturally significant for its rich and varied architectural expression. It encompasses a range of styles from Early and Late Victorian, Federation, Interwar, Moderne and Postwar styles. The stylistic development of the precinct, seen not only in the expression of individual buildings, but also in the layering of subsequent eras, architectural expression and cultural influences, is of aesthetic and historic significance.

The Bourke Hill Precinct is of scientific significance through the presence of Turnbull Alley, and a notable collection of pre-gold rush buildings. The area is an extremely important and sensitive archaeological site within the CBD.

The Bourke Hill Precinct is of social significance for its connections to a large number of cultural, community and professional groups, and individuals. The precinct contains Parliament House a place of community gathering and it contains a strong association with many cultures that arrived as migrants from the early days of settlement.

The Bourke Hill Precinct is historically and socially significant as it contains Parliament House and connections with the Salvation Army. Parliament House is a place of importance in the operation of the State of Victorian and formerly Australia, and as a place for civic events and public meeting. At their City Temple, the Salvation Army, has provided religious and moral guidance and welfare services since the late nineteenth century.

The Bourke Hill Precinct is significant for its association with the following Victorians who have played a role in the development of the city: Robert Hoddle, surveyor of the original city grid and Sir Richard Bourke Governor of NSW.

3.0 Bourke West Precinct

3.1 Statement of Significance

Architecturally diverse but coherent in scale and picturesque setting, this precinct contains highly expressive elements of the late 19th and early 20th century city. Apart from containing a rare and interesting mix of diverse functions and building types, this precinct includes a range of government services located in the western quarter of the City. Some buildings such as Unity Hall (1916), Hudsons's Stores (1876-77) and the Old Tramways Building (1891) have important historical associations with transport and the Spencer Street railway yards. The comparatively low levels of even the tallest buildings contrast well with the single-storey structures on the southern side of Bourke Street, enabling the taller structures to be seen from their original perspective.

3.2 Key Attributes

- A group of architecturally diverse 19th and early 20th century buildings that are consistent in scale and associated with public services and warehousing.
- The dominance of the Tramways Building on the south side of Bourke Street and the Mail Exchange building on the north side.
- The amenity of the garden around St Augustine's Church.

4.0 Collins East Precinct

4.1 Statement of Significance

Collins Street has often been identified as Melbourne's leading street. This is due, in part, to the pleasant amenity and distinctive character of its eastern end. Its relative elevation and proximity to the Government Reserve and points of access to the City provided for its development as an elite locale. Initially a prestige residential area, the Melbourne Club re-established itself here in 1857 and by the 1860s the medical profession had begun to congregate. By the turn of the century it was firmly established as a professional and artistic centre of Melbourne, with part of its fame due to its tree plantations in the French boulevard manner (hence the 'Paris end'), which date from 1875.

A number of significant buildings come together in this precinct to form a series of prominent streetscapes. These include, at the western end, the Town Hall, Athenaeum, and Assembly Hall through to the Scots and Independent Churches, with the Regent Theatre through to the redeveloped T&G building opposite. The eastern end includes the early 19th century residential and artists' studio buildings at the foot of No. One Collins, with the predominantly 20th century intact run to the north featuring Alcaston, Anzac Portland and Chanonry Houses, and Victor Horsley Chambers plus the nearby Melbourne Club.

At all times until the post 1939-45 war period, redevelopment took place in a quiet and restrained manner with an emphasis on dignity, harmony and compatibility with the intimate scale and pedestrian qualities of the street. These qualities are still embodied in significant remnant buildings and other artifacts, despite the intrusion of large developments. The qualities of the street are also embodied in the social functions of the buildings which include elite smaller scale residential, religious, social, quality retailing and professional activities.

4.2 Key Attributes

- The buildings remaining from before the Second World War.
- The boulevard quality of this end of Collins Street with street tree plantations and street furniture.
- A consistent height, scale, character and appearance of the remaining 19th and early 20th century buildings.
- The historic garden of the Melbourne Club.

5.0 Flinders Gate Precinct

5.1 Statement of Significance

This precinct comprises the City's southern face, a major access point at Princes Bridge, and the specialised commercial district of Flinders Street. The area has been a gateway to the City from the south ever since the first Prince's Bridge (1841) and Melbourne's first railway were constructed, and Flinders and Spencer Street stations were linked by a viaduct in 1879. A grand new Princes Bridge (1886) confirmed the trend to

redevelopment in the latter decades of the 19th century. The present Flinders Street Station (1906-10) also dates from this period. Proximity to the centre of Victoria's railway system explains the location and the size of the Commercial Travellers' Club (1899) in Flinders Street.

It was here, at Melbourne's southern gate, that the Anglican community chose to build their grand new St Paul's Cathedral (1880-91), replacing an earlier church on the same site. The choice was a logical one as many of them lived in the southern and eastern suburbs. More commercial motives saw the construction in Flinders Street of large retail emporia such as the former Mutual Store (1891) and Ball and Welch (1899).

This precinct offers evidence of all these changes, and also includes two of Melbourne's earliest and best known hotels, the Duke of Wellington (1850) and Young and Jackson's Princes Bridge Hotel (1854). An important feature of Flinders Street's southern face of buildings is their uniform height facing the station, Federation Square and the Yarra River.

5.2 Key Attributes

- The traditional gateway to the central city from the south and an area associated with retailing.
- Major 19th and early 20th century buildings including Flinders Street Station, St Paul's Cathedral and Princes Bridge.

6.0 Flinders Lane Precinct

6.1 Statement of Significance

Proximity to the Yarra River, Queens Wharf and the Customs House marked Flinders Lane as an appropriate location for the establishment of wholesaling businesses in the 19th century. Up until the 1870s and 1880s, Melbourne was the centre of the colonial re-export trade. Overseas cargoes were received, re-packed and distributed to the southern colonies and New Zealand. This trade created a demand for functional warehouses offering large areas of space close to the ground without any need for external display. This generation of buildings were plain brick or stone, up to three storeys in height, and limited to one commercial occupant.

The international exhibition of 1880-81 helped change this. International agents were introduced into the commercial economy, together with a system of indented goods sent direct from manufacturer to retailer. As this system took hold and the southern face of the city became more accessible to rail and road (with the development of Flinders and Spencer Street stations, and the construction of the new Princes Bridge), it became uneconomic to maintain large areas of warehouse space in Flinders Lane. The new wholesaler was able to store his goods elsewhere, requiring only a rented office and sample room in the city proper. However, clothing manufacturers and designers did find the larger floor areas to their liking and a number of 'Rag Trade' activities were established in the area.

An intense period of building between 1900 and 1930 resulted in taller buildings incorporating large showcase windows to both ground and basement floors, characteristically separated by a floor line approximately 1 metre from the ground. The new buildings of the 1970s and 1980s were even taller, more architecturally pretentious, and presented a display to the street. Flinders Lane retains buildings from all three eras, and presents a striking physical display of the changing pattern of trading activity in Melbourne.

6.2 Key Attributes

- The scale and character of the six and seven-storey office and warehouse buildings constructed in Flinders Lane before the Second World War and the predominant building forms and materials of the precinct.

- The traditional association with 'Rag Trade' activities, other creative professions, or dwellings.
- The large showcase windows at the ground and basement floors of the warehouse offices constructed before the Second World War.

7.0 Little Bourke Street Precinct

7.1 Statement of Significance

Chinese immigrants settled in Little Bourke Street as early as the mid 1850s. Chinese occupation in the city centre then extended north and west, creating a distinct enclave. The buildings that they occupied were not distinctively 'Chinese' in their appearance but were rather the typical small brick shops, dwellings, warehouses and factories of the less affluent areas of Victorian Melbourne (indeed the area was not known as 'Chinatown' until the 1970s).

A number of architecturally distinctive, community-oriented buildings were constructed in the heart of the precinct on Little Bourke Street. These included the Num Pon Soon Chinese Club House (1861) and the premises of leading Chinese merchant Sum Kum Lee (1888). However, the most obvious features of Chinatown were the Chinese themselves, their characteristic trades, and the often run-down general character of their quarter of the City. In the late 19th century, the overwhelmingly Anglo-Celtic community stigmatised both the Chinese and their portion of the city for an association with vice but, for many Chinese, Little Bourke Street was a centre of trade and community life. Today, Chinatown's shops, restaurants and distinctive character are popular with many Melburnians and tourists as well as the Chinese community.

The precinct is bordered on its northern boundary by taller strip development fronting Lonsdale Street. Many Victorian and Edwardian buildings survive in this location and they provide an important contextual link between the 'back streets and lanes' of the heart of the precinct and the more public areas of the City. Since the Second World War, Lonsdale Street has become a centre for Melbourne's Greek community, further enhancing the cultural diversity of this cosmopolitan precinct.

7.2 Key Attributes

- The small low-scale Victorian and Edwardian buildings densely located along Little Bourke Street and the adjoining laneways.
- The traditional association with the Chinese community expressed through uses and signage.
- The focus for Greek commercial, entertainment, professional and cultural activities on the southern side of Lonsdale Street.
- The Swanston Street, Russell Street and Exhibition Street entry points to Chinatown.
- The prominence of Sum Kum Lee (112-114 Little Bourke Street) and Num Pon Soon (200-202 Little Bourke Street) within Little Bourke Street.
- The amenity of Little Bourke Street and the adjoining laneways for pedestrian use.
- The attractiveness of the precinct for tourism and recreation.

8.0 Post Office Precinct

8.1 Statement of Significance

For the immigrant community of Victorian Melbourne, dependant on the mail for news of all kinds, the General Post Office (GPO) was an important social institution. The present building reflects this social standing in its imposing architecture and occupation of a prominent corner site. The present building replaced an earlier structure of 1841 and was constructed in three stages between 1859 and 1907. The importance of the post office ensured a variety of other commercial attractions in the vicinity, many of them of retail character. The confluence of omnibus and tramway facilities assisted this.

Overall, this precinct has maintained its place as a major retail centre for the metropolis, surviving the challenges of such suburban centres as Smith and Chapel Streets and Chadstone. In the inter-war period, such establishments as Buckley and Nunn redeveloped their properties, the Myer Emporium put on its present face, and London Stores, the Leviathan Public Benefit Bootery, G J Coles and Dunklings all developed as substantial variety and specialist stores.

Important 19th century buildings such as the Royal Arcade and the GPO are now intermingled with the commercial gothic and art-deco characteristics of the 20th century shops and emporia to create a precinct characterised by glamour and variety. The precinct also contains sub-areas of great cultural value, such as the post office steps and arcades and Myer's windows (especially when decorated at Christmas time). The precinct's status as a meeting place has been recognised and enhanced by the establishment of the Bourke Street Mall.

8.2 Key Attributes

- The traditional character of the precinct as a major retail centre.
- The scale, form and appearance of the buildings constructed before the Second World War and of the surviving 19th century buildings.

9.0 The Block Precinct

9.1 Statement of Significance

Within this precinct may be found not only the heart of Victorian Melbourne's most fashionable retail area but also the beginnings of its 'Chicago end' along Swanston Street. 'Doing the Block', a term coined to describe the popular pastime amongst Melbourne's middle classes of promenading outside the plush retail and accessory stores, reached its height in the boom years of the 1880s. The tradition of arcaded shopping was borrowed from nearby Royal Arcade and became a marked feature of this precinct. Block Arcade (1891-93), Centreway Arcade (1913), Block Court (1930), Manchester Unity Arcade (1932), and the Century Arcade (1938-40) testify to the continued popularity of this form.

The precinct contains a great number of significant and architecturally impressive buildings dating from the boom years of the 19th century through to the period immediately prior to the 1939-45 war. The Elizabeth Street end is dominated by the smaller buildings of the earlier period whereas along Swanston Street may be found the Manchester Unity Building, the Capitol Theatre and the Century Arcade, all based on precedents found in Chicago at the time, and pushed to the maximum height limit of 132 feet that existed in Melbourne until the construction of the ICI building in 1958.

9.2 Key Attributes

- The historic character of the precinct as a retail area, characterised by a large number of buildings from the late Victorian and early 20th century periods and by the network of arcade shopping.
- The comfortable pedestrian movement within the precinct.
- The commercial and retail buildings of the Victorian and 1900-1940 periods.

10.0 The Queen Victoria Market Precinct

10.1 Statement of Significance

The Queen Victoria Market precinct is of historic and social significance as Melbourne's premier market in operation for over 130 years (since the late 1870s), with origins dating back to 1859. It is the last surviving 19th century market established by the City of Melbourne, and has been an important hub of social life in the city. The Meat Hall, the oldest extant building, was constructed in 1869. It is one of the earliest, purpose-built market complexes in Australia, with its single span roof only the second of its type when erected. The market has evolved throughout its history in line with changing requirements, with several phases of expansion.

The Queen Victoria Market precinct is of aesthetic significance as a fine example of a Victorian era market which retains much of its original 19th century fabric intact. Its present configuration is largely that which was established by the end of the Interwar period. Architecturally, there is a mixture of utilitarian buildings – the sheds – and more elaborate brick buildings, with the most exuberant being the 1884 façade of the Meat Hall, by noted architect William Salway. The later but more intact Dairy Produce Hall (1929) features a distinctive Georgian Revival style to the upper part of the façade in combination with Art Deco style to the lower part (canopy, tiling and shop fronts). The groups of shops to Victoria and Elizabeth Streets are rare examples of such extensive, intact rows of Victorian period commercial buildings, as are the Interwar period shops to Franklin Street.

10.2 Key Attributes

- The historic character of the precinct as a retail area.
- The generally simple, low-scale and remarkably intact example of a utilitarian form from the period of its construction. Taken as a whole, the Market and its component buildings are substantially intact in its 1923 form.
- The visual dominance of the Queen Victoria Market in the surrounding area.

11.0 Little Lon Precinct

11.1 Statement of Significance

The precinct is locally significant, historically, socially and aesthetically to the City of Melbourne. The building group, which epitomises the much publicised and interpreted 'Little Lon' district and its colourful past, represents three key development phases in the City's history, the immediate post golden era boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the great Depression of the 1890s, and the Edwardian-era recovery with development of local manufacturing that also saw the establishment of a greater Chinatown in the street.

The building group commences with the gold rush era Exploration Hotel and develop through the 19th century with the associated boarding and row houses at 120-122 Little Lonsdale Street and the Leitrim Hotel, itself erected on an old hotel site. The next phase of building is from the Edwardian era with factory warehouse construction that was to serve the Chinese cabinet making and furniture trade.

11.2 Key Attributes

- A single and strong architectural expression derived from classical revival architecture that emerged in the Colony during the 1860s and is seen here extending into the Edwardian-era.

- Contributory elements include external walls and finishes, parapeted form, mouldings, fenestration, joinery two and three-storey scale, and roof form, along with any new material added in sympathy to the original fabric it replaced.
- The architecturally significant Leitrim Hotel displays a strong boom-era dynamism in its façade ornament.

Precincts outside the Capital City Zone

1.0 HO1 – Carlton Precinct¹

1.1 History

Carlton Precinct is located within the suburb of Carlton. The suburb was developed as part of the extension of Melbourne to its north in the mid-nineteenth century.

By the late 1840s, there were calls to extend the city boundaries to the north, with the *Argus* newspaper arguing ‘there seems no good reason why the city should not be allowed to progress’.² In 1850, the site of the new Melbourne General Cemetery was approved, located a then suitable two miles from the north city boundary. In 1852, during Robert Hoddle’s tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne.³ The first sales of allotments south of Grattan Street took place in this period, and in 1853 the site of the University of Melbourne was reserved to the south of the new cemetery. An 1853 plan prepared by the Surveyor General’s office shows the ‘extension of Melbourne called Carlton’ as being the area bounded by Victoria, Rathdowne, Grattan and Elizabeth streets.⁴

The slightly later 1855 Kearney plan shows subdivision of the suburb ending at a then unnamed Faraday Street and the site of the university. By 1857, when land between Grattan and Palmerston streets was auctioned, government notices identified the area as being in ‘North Melbourne at Carlton’.⁵ The naming of the ‘Carlton Gardens’ reserve was another use of ‘Carlton’ as a designator of the area, although the suburb was still commonly referred to as North Melbourne through the 1860s.⁶

Numerous small buildings were constructed in Carlton in the early period of its development, many of which were one or two room timber cottages or shops.⁷ These buildings were mostly replaced throughout the later nineteenth century with more substantial and permanent brick and stone dwellings. This also followed the introduction of tighter building regulations in the 1870s, with the extension of the *Building Act* to cover Carlton in 1872.⁸

The *Sands & Kenny* directory of 1857 identifies occupants of buildings in Bouverie, Cardigan, Drummond, Leicester, Lygon, Queensberry, Rathdowne and Victoria streets. Cardigan and Bouverie streets included some commercial development with grocers, general stores and butchers listed along with boot makers, coach makers, plumbers and cabinet makers.⁹ In 1865, allotments along the western edge of Drummond Street were subdivided for sale, prompting objections by some residents as this portion of the suburb had originally been reserved for public uses.¹⁰

Princes Park was part of an early large reservation north of the city, set aside by Charles La Trobe, Superintendent of the Port Phillip District, in the 1840s.¹¹ It subsequently evolved from a grazing ground and nightsoil depository, to a reserve used for recreation and sporting activities. Its establishment can also be understood in the context of a proposal, largely credited to La Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including Fitzroy, Treasury, Parliament, Alexandra, Domain and the Royal Botanic Gardens; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.¹²

In the latter nineteenth century, the use of Princes Park by Carlton sporting clubs was contentious. However the clubs were ultimately granted permissive occupancy, most notably the Carlton Football Club.¹³ The ‘Blues’ had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of

Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. The first oval ('Princes Oval') was in the southern area of the park, before moving to the current location further north. Although in occupation of the park, the Blues still played their 'home' games elsewhere in these years, including at the Melbourne Cricket Ground.¹⁴

Carlton Gardens, later to be associated with the Royal Exhibition Building and international exhibitions, was originally laid out by Edward Latrobe Bateman in the mid-1850s. Further redesign was undertaken in subsequent years, leading up to 1879-1880, when the gardens hosted the International Exhibition of October 1880, and the Royal Exhibition Building (REB) was completed.¹⁵ The REB and Carlton Gardens were inscribed in the World Heritage List in 2004, in recognition of the World Heritage (outstanding universal) values of the place, as derived from it being a surviving 'Palace of Industry' in its original setting, associated with the international exhibition movement of the nineteenth and early twentieth centuries.¹⁶

By the 1870s, Carlton was a substantially developed residential suburb.¹⁷ Grand terrace rows had been constructed along Drummond Street to the south, including Carolina, Erin and Warwick terraces. On the diagonal Neill Street between Rathdowne and Canning streets, some 43 properties could be counted.¹⁸ Commercial precincts had also developed in Barkly and Lygon streets. The north side of Barkly Street was a small service centre, with a number of timber shops housing grocers and butchers; while the more extensive Lygon Street retail centre was increasingly diverse, accommodating hairdressers, tailors and stationers.¹⁹ Concurrent with this development was the construction of hotels in the suburb, which numbered approximately 80 by 1873.²⁰ Local bluestone, which was readily available by the 1850s and more reliable than bricks produced at the time, was used in the construction of a relatively high proportion of early buildings, including houses.²¹ The main material for the façade of seven of the ten houses constructed in Murchison Street by 1868, for example, was stone,²² and many of these houses were built by Scottish stonemasons.²³

In 1876, the Hospital for Sick Children was established in the former residence of Sir Redmond Barry in Pelham Street, to address the significant health issues faced by working-class children. Founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere.²⁴ Between 1900 and 1923, the hospital committee engaged in a large-scale building program, constructing pavilions and buildings designed for the hospital's requirements.²⁵

After first being proposed in the 1890s, the Carlton Baths were opened in February 1916 on the present site, then accessed via Victoria Place to the north, a laneway parallel to Princes Street. The facilities were substantially improved in 1930, and again have been subject to more recent development.²⁶

The more prestigious developments in the suburb were complemented by London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares. These included Macarthur Place, Murchison Square, Argyle Square and University (Barry) Square; Lincoln Square is outside the precinct. University and Argyle square are the largest, and by the late nineteenth century they included recreational facilities such as bowling greens and tennis courts within their boundaries, in addition to open and treed spaces. John Guilfoyle, brother of noted landscape designer William Guilfoyle, was curator of Melbourne's reserves and redesigned University Square to incorporate diagonal paths, a temperance fountain and new plane trees in 1904-1906.²⁷ Murchison and Macarthur Place squares were smaller, appear to have been less formal, and without the recreational facilities.

The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. This resulted in some irregular allotment sizes, and consequently atypical building plans and designs, including dwellings with asymmetrical frontages, terraces of inconsistent widths, and row houses off-alignment to the street.²⁸

By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. With the construction of the REB and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. These developments complemented the London-style residential squares of the suburb, which were generally anticipated in the early subdivisions, and

included University Square, Macarthur Place, Murchison Square and Argyle Square. Small workers' cottages tended to be constructed on secondary streets, including narrow ROWs behind larger properties. In the north, modest cottage rows on small allotments were more typical, reflecting the working class demographic of this area of Carlton. However, cottage rows were still named, as evidenced by Canning Street to the north of Kay Street which was occupied by Theresa cottages, Crimple cottages and Henrietta cottages. Such cottages tended to be of three or four rooms, compared to the much larger residences of generally eight rooms to the south.²⁹

In the early decades of the twentieth century, the demographics of Carlton began to change, with recent arrivals from Eastern Europe including Jewish families.³⁰ The rapid development of the nineteenth century, which had included construction of tiny cottages in rear lanes, became the focus of the so-called 'slum clearance' movement from the interwar period. In the mid-twentieth century, Carlton remained characteristically a working class suburb, its residents predominantly low-income workers and immigrants.³¹

The most high profile of the immigrant groups to arrive in Carlton in the post-war period were the Italians, with the suburb becoming known as 'Little Italy'; Greek and Lebanese families also arrived in large numbers. Post-war migration had a significant impact on the suburb, not least in the transformation of Lygon Street. In the section between Queensberry and Elgin streets, there were 14 Italian proprietors in 1945, increasing to 47 by 1960, many of whom were restaurant operators.³² Melbourne's inner suburbs in the post-war period offered cheaper housing and access to manufacturing work, and by 1960 there were an estimated 6,500 Italian residents in Carlton, approximately one quarter of the suburb's population.³³

Students have been associated with Carlton since the establishment of the University of Melbourne in the 1850s. However, more affordable tertiary education, and the (then) relatively cheap cost of housing, brought large numbers of students to the suburb from the 1960s.³⁴ This led to another cultural shift in Carlton, as the suburb became synonymous with new and alternative social and artistic movements in literature, film and theatre. La Mama Theatre and the Pram Factory were innovators in the theatrical arts. The suburb was also documented in popular film and television.

In the late twentieth and early twenty-first centuries, Carlton again underwent a transformation, with gentrification and intensified residential development, and the restoration of its many historic buildings.

1.2 Description

The extent of the Carlton Precinct is identified as HO1 in the planning scheme maps.

The Royal Exhibition Building and Carlton Gardens, together with the World Heritage Environs Area precinct (HO992), adjoin the precinct to the south-east; the University of Melbourne and Melbourne General Cemetery adjoin to the north-west.

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

The precinct is mainly residential, but with commercial streets and historic shops and hotels scattered throughout, including to street corners. Small-scale former manufacturing and industrial development, mostly dating from the early decades of the twentieth century, is also located in some residential streets albeit limited in extent.

The precinct incorporates a broad range of dwelling types, including modest single-storey cottages, terrace rows on narrow allotments, larger single-storey dwellings, two-storey terraces in pairs and rows, some very large three-storey terraces, and villas on more generous allotments. Generally, development in the north tends to be modest in size, and more substantial in the south.

The precinct typically has buildings of one and two storeys, with three storeys more common in the south, particularly on Drummond Street. Building materials include brick and rendered masonry, with some timber, and a relatively high proportion of stone buildings. The stone and timber buildings generally date from the 1850s and 1860s. Other characteristics of residential buildings include hipped roofs with chimneys and often with parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths to front property boundaries; limited or no front and side setbacks; lower scale rear wings to larger terraces and dwellings; and long and narrow rear yards. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Residential streets can have consistent or more diverse heritage character. Examples of the former include parts of Canning Street with intact rows of single storey terraces, and the southern end of Drummond Street with long rows of large two storey terraces. The more diverse streets have a greater variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Examples include the streets located between Carlton and Elgin streets, and Kay and Pitt streets in the north of the precinct. The diversity reflects development extending over a long period within a single street.

Another precinct characteristic are buildings with no setbacks and pointed or sharply angled corners, located to the junction of streets which meet at sharp angles; and those which return around corners with canted or stepped facades. Irregular allotment plans, including those associated with later re-subdivision of the early Government allotments, have also given rise to buildings which diverge from the norm in their form and siting.

Development on lanes to the rears of properties is another precinct characteristic, including occasional historic outhouses such as water closets, stables and workshops. Rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access.

In the post war period, the impact of the Italian community is also evident. Dwellings were often rendered, original verandahs replaced with simple awnings on steel posts, and steel windows introduced to facades.

Commercial buildings in the precinct are typically two storey, of brick or rendered masonry, with no setbacks, and intact first floor (and upper level) facades and parapets. Many ground floor facades have been modified, but some original or early shopfronts survive, as do iron post supported verandahs with friezes, including return verandahs to street corners. Commercial streets or sections of streets include Lygon, Elgin, Rathdowne, Nicholson, Faraday and Grattan streets.

Historic civic development including the former police station, post office and court house, is located on Drummond Street near the intersection with Elgin Street. Other non-residential development located on or near the perimeter of the precinct includes Trades Hall, Queen Elizabeth Maternal & Child Health Centre, the original site of the Royal Children's Hospital, Carlton Gardens Primary School, Carlton Baths and St Jude's Church.

Social and economic developments of the latter decades of the twentieth century, associated with changing inner Melbourne demographics and rising land values, have wrought physical changes to the precinct. These are evidenced in extensions and additions to dwellings, and conversion of historic commercial, industrial and institutional buildings to residential uses. Large scale residential buildings and apartment blocks have also been constructed on development sites.

1.2.1 Pattern of development

The street layout of the precinct demonstrates the overall subdivision pattern established in the official surveys of the 1850s. This includes a hierarchical and generally regular grid of wide and long north-south and east-west running streets, with secondary streets and a network of lanes. In terms of allotment sizes, the general pattern is one of finer grain to residential streets, and coarser grain to principal streets and roads.

Breaking with the regular street grid are several streets on the diagonal, including Barkly, Neill and Keppel streets. The private re-subdivision of the early Government allotments also gave rise to some narrow streets and smaller allotments, as occurred for example in Charles and David streets. Charles Street is distinguished in this context as a narrow street with bluestone pitchers, and a high proportion of intact modest cottages.

Lanes provide access to the rears of properties, and also act as minor thoroughfares, providing pedestrian and vehicle access between streets and through dense residential blocks.

The wide, straight and long streets of the precinct have a sense of openness due to their width, and afford internal views and vistas, as well as views out of the precinct. Views to the dome of the Royal Exhibition Building are afforded from the west on Queensberry Street, with other views of the World Heritage site from streets running west of Rathdowne Street, and south of Grattan Street.

Important nineteenth century roads or boulevards are located on the boundaries of the precinct, including Victoria Parade and Nicholson Street.

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

1.2.2 Parks, gardens and street plantings

Public parks and smaller public squares or gardens within or immediately adjoining the precinct, are another legacy of the nineteenth century surveys and subdivisions. The latter were influenced by London-style squares and include Argyle, Murchison, Macarthur and Barry (University) squares. Murchison and Macarthur Place squares remain largely surrounded by the associated nineteenth century residential development. Argyle Square in part retains its historic surrounds, although less so on the west side where Cardigan Street is not included in the precinct. University Square retains less of its original surrounds and context. All of the squares in the precinct largely retain their original boundaries.

Princes Park is wholly within the precinct, albeit located north-west of the main precinct area. The park extends for approximately 39 hectares, stretching for two kilometres along the east side of Royal Parade. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The park combines treed areas and open space, with the latter providing generous vistas across the park, including views of the established plantings and tree rows lining pathways and bordering the park. Surviving nineteenth century plantings include elm rows and avenues, Moreton Bay Figs, and River Red Gums. Later plantings include Canary Island Palm rows, the Princes Park Drive plantation, and various Mahogany Gums. Historic buildings include the Park Keeper's cottage (1885), tennis pavilion (1926), and north and south sports pavilions (1937).

The landscapes of the Melbourne General Cemetery and Carlton Gardens are located outside the precinct boundary, but are visible from within the precinct.

Several of the principal streets have mature street or median plantings, including Keppel, Grattan, Cardigan, Canning and Drummond streets.

1.3 Statement of Significance

Carlton Precinct (HO1) is of local significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

- ~~Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).~~
- ~~Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).~~

What is significant?

~~Carlton Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north during a period of significant population growth. Significant and contributory development in the precinct dates from the mid-nineteenth century through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range. The precinct is mainly residential, with some commercial streetscapes and commercial buildings scattered throughout; institutional development; and limited small scale former manufacturing and industrial development, mostly dating from the early twentieth century. The various parks, gardens and squares, and mature street plantings and rows, are also components of the significant development of the precinct.~~

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

- ~~Typical nineteenth century building characteristics including:

 - ~~Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.~~
 - ~~Hipped roof forms with chimneys and parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths; and limited or no front and side setbacks.~~~~
- ~~Later development as evidenced in Edwardian and interwar buildings.~~
- ~~Typically low scale character, of one and two storeys, with some larger three storey buildings.~~
- ~~Streets of consistent scale, or with greater scale diversity incorporating modest and larger buildings.~~
- ~~Streets of consistent historic character, contrasting with those of more diverse character.~~
- ~~Streets which are predominantly residential and others which are predominantly commercial; with historic shops and hotels including corner hotels distributed across the precinct.~~
- ~~Importance of Lygon Street, one of inner Melbourne's most iconic commercial streets.~~
- ~~Views from lanes to historic outbuildings and rears of properties, providing evidence of historic property layouts.~~
- ~~Buildings which diverge from the norm in their form and siting, constructed to irregular street intersections with sharp corners, and on asymmetrical allotments.~~
- ~~Early twentieth century small scale manufacturing and industry in some residential streets.~~
- ~~'Layers' of change associated with phases of new residents and arrivals, including Eastern Europeans, Italian immigrants, and students of the 1960s and 1970s.~~
- ~~Nineteenth century planning and subdivisions as evidenced in:

 - ~~Hierarchy of principal streets and lanes.~~
 - ~~Generally regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of lanes.~~~~

- ~~Pattern of finer grain allotment sizes to residential streets, with coarser grain to principal streets and roads.~~
- ~~Lanes which provide access to rears of properties and act as important minor thoroughfares.~~
- ~~Distinctive small public squares, influenced by London-style development, including Macarthur Place, Murchison Square, Argyle Square and University (Barry) Square.~~
- ~~Importance of Princes Park as one of La Trobe's historic ring of parks and gardens surrounding Melbourne.~~
- ~~Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by later central medians and street tree plantings.~~
- ~~Views of the Royal Exhibition Building and Carlton Gardens from the west on Queensberry Street, and from other streets west of Rathdowne Street and south of Grattan Street.~~
- ~~Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.~~
- ~~Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.~~

How is it significant?

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

Why is it significant?

Carlton Precinct is of **historical significance**, as a predominantly Victorian-era precinct which reflects the early establishment and development of Carlton, on the northern fringe of the city. It was planned on the basis of early 1850s surveys undertaken during Robert Hoddle's tenure as Surveyor General, with the first residential allotments located to the north of Victoria Street. The precinct retains a comparatively high level of intactness, and a very high proportion of pre-1900 buildings, including terrace (row) housing, complemented by historic shops, institutions and public buildings. Surviving 1850s and 1860s buildings in particular attest to the precinct's early development. Parks and squares, including Macarthur Place, Murchison Square, Argyle Square and University (Barry) Square, also provide evidence of early planning. Princes Park is of historical significance, having been reserved in the 1840s by Superintendent of the Port Phillip District, Charles La Trobe. This visionary action resulted in a ring of parks and gardens surrounding inner Melbourne, of which Princes Park is a stand-out example. Part of the park, and later specifically Princes Oval, has been the home of the Carlton Football Club since the late 1870s. By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. Modest cottages and terrace rows on small allotments were more typical of the north, reflecting the historic working class demographic of this area of Carlton. The suburb is also home to a number of important institutions, namely Trades Hall, the first Royal Children's Hospital and the Queen Elizabeth Maternal Health centre. In the south, the proximity to the city and, notably, the prestige associated with the Royal Exhibition Building (REB) and Carlton Gardens, and the International Exhibitions of the 1880s was reflected in grander residential development. The World Heritage Listing of the REB and Carlton Gardens in 2004 was in recognition of the outstanding universal values associated with this site and its role in the international exhibition movement of the nineteenth and early twentieth centuries.

Carlton Precinct is of **historical and social significance** for its later 'layers' of history and culture, including an ongoing connection with migrant groups. The arrival of people from Eastern Europe in the early twentieth century, followed by Italian immigrants, wrought significant change to the precinct. Lygon Street evolved into an iconic inner Melbourne commercial strip, much valued by Melburnians for its Italian culture and colour. In

the 1960s and 1970s, students also moved into Carlton in great numbers, with the suburb becoming synonymous with new and alternative social and artistic movements. This cultural awakening had wider ranging impacts on Australian arts, including literature and theatre. Carlton, in turn, has been well documented in popular culture, and featured in film and television. Princes Park is also of social significance, being highly valued by the community for providing opportunities for passive recreation and more formal sporting activities; and as the home of the Carlton Football Club.

The **aesthetic/architectural significance** of the Carlton Precinct largely rests in its Victorian-era development, including terrace and row housing, complemented by more limited Edwardian and interwar development. The pattern of nineteenth-century subdivisions and land uses is reflected in the dense residential streetscapes, with commercial buildings in principal streets and sections of streets, and historic shops and hotels to residential street corners. Nineteenth-century planning is also evident in the regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of connecting lanes. The latter are demonstrably of nineteenth-century origin and function, and continue to provide access to the rears of properties, as well as performing the important role of minor thoroughfares through dense residential blocks. This reinforces the 'permeable' character and pedestrian nature of the precinct. Residential development in the precinct is also significant for its diversity, with a variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Streetscapes can have consistent heritage character, or more diverse character, reflecting stop-start bursts of building activity, changing styles and dwelling preferences, and later re-subdivision. Aesthetically, the principal streets are distinguished by central medians and tree plantings, with a sense of openness due to their width, and vistas available along their length. The parks and smaller squares, influenced by London-style development, also enhance the aesthetic significance.

2.0 HO2 – East Melbourne and Jolimont Precinct

2.1 History

The East Melbourne and Jolimont Precinct is located within the suburbs of the same name. Development in the precinct was amongst some of Melbourne's earliest outside the original town centre.

In the pre-European period, Aboriginal people utilised the parklands on the north side of the Yarra River for gatherings and to exploit the rich natural resources of the riverine environment. The future Yarra Park, which adjoins the south side of the precinct, was an important ceremonial and camping place, and retains evidence of Aboriginal use, including scarred river red gums.³⁵ Another scar tree is believed to survive in the Fitzroy Gardens, which also adjoins the precinct.³⁶ Superintendent C J de Villiers established a short-lived Native Police Corps in 1838 in this same area, on the north bank of the Yarra River.³⁷

East Melbourne was surveyed by Robert Hoddle in 1837 as part of his wider survey of Melbourne. His plan included the Government Paddock and Police Magistrates Paddock, between what is now Wellington Parade and the Yarra River, in the area generally occupied by the present day Yarra Park. Between 1836 and 1839, the Police Magistrate, Captain William Lonsdale, occupied a residence in the Police Paddock, near the corner of Wellington Parade and Flinders Street.³⁸

The first mounted police arrived from Sydney in early 1838, and the area between the Police Magistrates Paddock and Punt Road (again now within Yarra Park) was reserved for the grazing of their horses. The Mounted Police Barracks was developed at the south-west corner of Wellington Parade and Punt Road, and as shown on plans of 1855 and 1866, the complex came to include barracks, a hospital and gaol, as well as stabling.³⁹

In 1839 Charles La Trobe, Superintendent of the Port Phillip District constructed his residence on approximately 12 acres in the Government Paddock. The presence of both Lonsdale and La Trobe, coupled with that of the mounted police, emphasises the convenient situation of East Melbourne in this very early

period of Melbourne's history, and its important location in terms of early colonial administration and law enforcement.

Hoddle in 1842 also prepared a grid plan for residential subdivision in East Melbourne, which was revised in 1848 to accommodate a north-south creek within a large park which later became the Fitzroy Gardens. The first residence constructed in this area of East Melbourne was Bishopscourt, on the east side of the gardens, the site of which had been selected by Anglican Bishop Perry in 1848. The original bluestone component of the Episcopal residence was completed in 1853; its construction helped to establish East Melbourne as a prestigious residential area.

While early Melbourne was aligned to maximise frontage to the Yarra River, East Melbourne was laid out on Hoddle's regular grid, with allotments on north-south and east-west axes, and alternating broad streets and narrow service lanes.⁴⁰ The suburb was established on a rise to the east of Melbourne, and was associated with Eastern Hill to its north-west. The hill then dropped away, eastwards to Hoddle Street and southwards to the Yarra River.

Eastern Hill became the focus of civic, ecclesiastical, educational and institutional development from the 1840s. This was in no small part due to the colonial Government making land grants available for education and religious purposes. In December 1851, when the colony of Victoria separated from New South Wales, a site at the top (east end) of Bourke Street, in Spring Street, and on the western boundary of East Melbourne, was chosen for the new Parliament House. Construction commenced in 1856.⁴¹ The first Metropolitan Fire Brigade Headquarters was (and remains) located here. The early sites of St Peter's Church and the Lutheran Church were also in Eastern Hill, as was that of St Patrick's Cathedral at the intersection of Gisborne and Albert streets, where construction began in 1857. This helped to establish a long history of Catholic Church property ownership in and adjoining the precinct area. The Royal Victorian Eye and Ear Hospital also opened in Albert Street in 1863.⁴² Other notable developments in this area included the early campuses of prestigious schools such as Scotch College, Cathedral College and Presbyterian Ladies College.

A map of Melbourne of 1872 illustrates the ongoing concentration of ecclesiastical development in and adjoining the precinct. Indicated on the plan are St Peter's Church, St Patrick's Cathedral, the Baptist Church, Church of England, Bishopscourt and Cathedral Reserve, and Presbyterian, Lutheran, Scotch, Unitarian and Congregational churches.⁴³

Notwithstanding the earlier residential occupations of La Trobe, Lonsdale, and the acquisition of land for Bishopscourt, the first Crown land sales in East Melbourne took place in 1852. Allotments were sold on Albert Street in the north of the suburb; and between Wellington Parade and George Street in the suburb's south, overlooking the parklands which became Yarra Park.⁴⁴ The delay in selling these allotments, after the late 1840s subdivision, coincided with increasing affluence and population growth in Melbourne due to the gold rushes.⁴⁵ East Melbourne rapidly became an attractive place of residence for professional and business classes, and government officials. Further land sales took place in 1853, with allotments sold between George Street and Victoria Parade.⁴⁶ The Kearney Plan of 1855 shows a National School had been established on the corner of Grey and Powlett streets, with Scots School on the corner of Albert and Eades streets. The first buildings on the Victoria Parade Brewery site are also visible, as is the Parade Hotel on Wellington Parade, with the land purchased by both speculators and city-based professionals.⁴⁷

The Kearney Plan of 1855 shows a National School had been established by this time on the corner of Grey and Powlett streets, with Scots School on the corner of Albert and Eades streets. The first buildings on the Victoria Parade brewery site (later known as Victoria Brewery), established by Thomas Aitken in 1854, are also visible in the plan, as is the Parade Hotel on Wellington Parade.⁴⁸

On his departure from Victoria in 1854, La Trobe gave instructions for his property to be subdivided. Jolimont Estate was sold in the late 1850s and 1860s, with prospective purchasers directed to take note of the 'many and great advantages' of the allotments including their proximity to the city.⁴⁹ Jolimont Square, as it is known, is bounded by Wellington Parade South, and Agnes, Palmer and Charles streets. The Adult Deaf Society

acquired the site in the 1920s and developed it with various facilities. In more recent times, the square has been returned to residential use, including modern townhouse development.

The building and safety standards of the Melbourne *Building Act* of 1849 applied early to East Melbourne, resulting in construction of few timber buildings.⁵⁰ Stone was an early construction material, with brick and masonry predominating.

By the early 1860s, a number of terrace rows had been constructed in the precinct, including on Wellington Parade, Victoria Parade, Hotham Street and Clarendon Street.⁵¹ Residents of the 1860s included many of Melbourne's more prominent figures, such as architects Leonard Terry and J J Clark; politicians Edward Cohen MLA and John McCrae MLC; artist Eugene von Guerard; surveyor Clement Hodgkinson; and numerous teachers, medical and legal professionals.⁵² The reputation of the suburb remained strong through the nineteenth century, with Sir William John and Janet Lady Clarke's remarkable Cliveden mansion constructed on the corner of Clarendon Street and Wellington Parade in 1888. The couple hosted numerous social functions at their opulent residence including balls, dinners and garden parties.⁵³

In 1881, the former police barracks land at the south-west corner of Wellington Parade and Punt Road was subdivided into 83 residential allotments and sold. The former police hospital at the corner of Berry and Vale streets was purchased by the Victorian Infants Asylum, and the institution later became known as the Berry Street Babies Home and Hospital.⁵⁴

By the mid-1890s, both suburbs were substantially developed, with some large detached residences situated in the elevated area closer to Fitzroy Gardens and Yarra Park; substantial two-storey terrace rows and detached villas along Powlett and Hotham streets; and single storey terraces and more modest houses in the east of the suburb towards Hoddle Street.⁵⁵

The development of parks was important to the precinct. This can be understood in the context of a proposal, largely credited to La Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including the Fitzroy, Treasury, Parliament, Alexandra and Royal Botanic Gardens and the Domain; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.⁵⁶

'Fitzroy Square' had been set aside in 1848, but it was as 'Fitzroy Gardens' that the park was developed between 1859 and the mid-1860s, under the supervision of Assistant Commissioner of Lands and Survey, Clement Hodgkinson (a local resident) and head gardener, James Sinclair.⁵⁷ The smaller squares of Darling Square and Powlett Reserve were also developed in the mid-nineteenth century, with simple path layouts and plantings, and Powlett Reserve incorporating sporting facilities.⁵⁸

Further south, the Government Paddock was used for sport and recreation purposes from as early as 1853, when the Melbourne and Richmond cricket clubs were each granted a portion of the reserve. Yarra Park was officially reserved as a recreation ground in 1862 and named by 1867.⁵⁹ The first game of Australian Rules football was played in Yarra Park in 1858. Melbourne Cricket Club also established a cricket ground, which evolved to become the internationally renowned stadium, the Melbourne Cricket Ground (MCG). The MCG was also home to the Melbourne Football Club which was established in 1859 and is the oldest Australian Rules football club, and one of the oldest of any football code, in the world. The stadium also hosted the 1956 Olympic Games. Richmond Cricket Club developed its own ground, the Punt Road Oval, which in turn was home to the Richmond Football Club, as established in 1885.

Jolimont was historically close to the railways and Jolimont rail yards, including substantial railway infrastructure such as workshops and maintenance sheds, much of which has been demolished.

In the early twentieth century, with the growing preference for garden suburbs in the city's east, East Melbourne's popularity as a prestigious suburb began to decline. A number of larger residences were

converted for boarding house or apartment use. By 1924, there were a reported 280 boarding houses in East Melbourne, with the Health Commission expressing concern about their operation. Some had kitchens located on balconies and in landings, and in some cases combined with bathrooms.⁶⁰ Such was the number of boarding house keepers in the suburb in this period, that a meeting to protest the imposition of boarding house regulations was held in a church in East Melbourne in 1925.⁶¹ The Old Men's Shelter in Powlett Reserve (1938) was constructed to provide support for elderly men living in the suburb's boarding houses.⁶²

Other allotments, including those associated with a former foundry site east of Simpson Street, between George Street and Wellington Parade,⁶³ were redeveloped with small to medium scale residential flats and apartments of various styles. Many of these, particularly those built in the interwar period, were of relatively high quality design. In this period, two major hospitals were also established in East Melbourne, with the Mercy Hospital (1934-35) and Freemasons Hospital (1937) in Clarendon Street.

In the post-war period, the suburbs' proximity to the city saw many large properties along Wellington and Victoria parades redeveloped for commercial and governmental use, including construction of large-scale office buildings.⁶⁴ Cliveden mansion was demolished in 1968 to make way for the Hilton Hotel. Ironically, East Melbourne's status as an attractive place of residence also began to return in this period. This effectively ended the boarding house era, with many large houses and mansions returned to single dwellings, and a wave of restoration work commencing. Apartment towers were also constructed in the precinct, in Clarendon Street and on Wellington and Victoria parades. Jolimont has also been subject to redevelopment on its southern and western edges, with construction of small to medium sized office and apartment buildings.

2.2 Description

The extent of the East Melbourne and Jolimont Precinct is identified as HO2 in the planning scheme maps.

Fitzroy Gardens, Yarra Park, Melbourne Cricket Ground, Richmond Cricket Ground and Jolimont Railway Station, are largely within or immediately adjoin the precinct.

Significant and contributory development dates from the 1850s through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range.

East Melbourne and Jolimont precinct is predominantly residential in character, and renowned for its high quality historic dwellings. Some of Melbourne's finest and earliest large houses of the 1850s and 1860s are in the precinct, complemented by later development including grand terraces in pairs and rows and substantial free-standing villas from the 1870s and after. There are also Edwardian dwellings and interwar duplexes and flat blocks. Front garden setbacks are common, as is rear lane access. The height of residences varies, with buildings of one, two and sometimes three storeys. More modest, often single-storey cottages and terrace rows are located in the east of the precinct. Large and prominent dwellings are often located to corners.

Residential buildings are typically well resolved in terms of their design and detailing. Brick is the predominant construction material, with rendered masonry, face brick and examples of stone buildings. Decorative and often ornate cast iron work to verandahs is evident in the later Victorian houses, with the iron work displaying a rich variety of patterns; while earlier dwellings are more simply detailed. Slate roofing is common, as are hipped roof forms, and prominent and visible chimneys. Eaves lines and parapets are detailed and ornamented, including with urns and finials; side or party walls extend from the fronts of terraces, as per the nineteenth century fire regulations, and are often decorated. A high number of original iron palisade fences with stone plinths survive. Smaller scale rear wings are typical for two-storey terraces and dwellings, although rear additions are common, some of which are large and visible to rear lanes and ROWs. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Within the precinct there are an unusually high number of properties of individual historical and architectural significance, including many on the Victorian Heritage Register.

Principal roads in the precinct include Victoria Parade on the north, which is a grand historic boulevard, albeit with later twentieth century office towers and hospital development at the west end, much of which replaced substantial historic residences. However, some substantial dwellings remain west of Lansdowne Street, and further east towards the redeveloped Victoria Brewery site (Tribeca). Finer grained and more modest residential development, including single and two-storey terraces, is located in the lower eastern part of the parade.

Wellington Parade separates East Melbourne from Jolimont. The north side of the road was redeveloped in the second half of the twentieth century, predominantly with office and apartment towers, and also the Hilton Hotel on the site of the historic Cliveden mansion. Some substantial historic residences survive, and at the east end, a concentration of interwar flat blocks associated with the Garden Avenue development on the former foundry site.

Hoddle Street within the precinct has predominantly Victorian residential development, together with St John's Church and primary school at the north-east corner of the precinct; the former Yarra Park Primary School; east boundary of Yarra Park; and the Punt Road Oval at the south-east corner of the precinct.

Clarendon Street was historically a prestigious street, beginning with the construction of Bishopscourt in the early 1850s, and now regarded as one of Melbourne's most significant early houses. Noted other residences include 206 Clarendon Street (1856, later Redmond Barry's house); Clarendon Terrace (1856); Mosspenoch (1881); and St Hilda's House (1907). Clarendon Street has also been subject to some substantial twentieth century developments, including tall apartment buildings, hospital complexes, and the aforementioned Hilton Hotel at the south end of the street. Albert Street, bordering the north side of Fitzroy Gardens, has similarly attracted higher quality residences as well institutional development.

The main residential streets in East Melbourne are typically highly intact, but also diverse, incorporating the range of historic dwelling types described above. They include George, Hotham, Gipps, Grey, Powlett and Simpson streets. The significant Queen Bess Row (1886) is prominent in Hotham Street, and was one of the earliest apartment buildings in Melbourne.

Jolimont has Wellington Parade South to its north boundary, and is distinguished by the historic Jolimont Square estate of the mid-nineteenth century, with the Square itself variously retaining historic and later buildings, including those associated with the former Adult Deaf Society use of the site. Jolimont Terrace, facing east to Yarra Park, complements Vale Street across the park with its grand historic residences. Elsewhere, Jolimont is highly varied, with modest historic cottages, early twentieth century warehouses, and later twentieth century office and residential developments. Across Yarra Park is the south-eastern component of East Melbourne. It incorporates Vale and Berry streets, and Webb lane, with historic residences interspersed with later development. Vale Street, facing west to Yarra Park, includes grander residences.

In lanes throughout the precinct rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access. Some historic outbuildings remain, but contemporary rear additions to houses are common, some of which are large and visible to the rear lanes and ROWs.

The Catholic Church has historically been a major landowner in the area, expanding out from St Patrick's Cathedral and the archdiocesan administration complex on the west side of Fitzroy Gardens, to historic properties in the west end of Albert Street and the former Mercy Hospital complex in Clarendon Street.

Commercial, manufacturing and industrial development has historically been limited. Exceptions include Victoria Brewery on Victoria Parade, which was historically a dominant complex on the Parade, and was adapted and redeveloped as an apartment complex (Tribeca) in the early 2000s. The historic buildings on the site substantially date from the 1880s and later. Some limited historic commercial development is also located on Wellington Parade.

2.2.1 Pattern of development

In East Melbourne, the highly regular grid of the late 1840s government subdivision resulted in both north-south and east-west running streets, and very consistent rectilinear blocks of development. The mostly wide streets are interspersed with parks and squares. Powlett Reserve occupies a full block between Powlett and Simpson streets, while Darling Square occupies a half block between Simpson and Darlings streets. Minor streets and lanes cross, or partly extend into the main blocks of development. The pattern is broadly one of larger allotments in the west of the subdivision, with smaller allotments in the east.

Jolimont Square is associated with the subdivision of Charles La Trobe's Jolimont Estate in the late 1850s. As noted, Agnes, Palmer and Charles streets are associated with this historic subdivision.⁶⁵ The Square also retains an axially arranged central garden now planted as a lawn, running north-south for most of the depth of the Square. The garden is surrounded by a circulating driveway which reflects the layout of the original plan.

The south-eastern component of East Melbourne, to the corner of Wellington Parade and Punt Road, also follows a regular pattern of north-south running streets, being Vale and Berry streets, and Webb Lane. This subdivision occurred in the early 1880s, following alienation of part of the old Police Paddock.

Garden Avenue, off the east end of Wellington Parade and adjoining the railway cutting, is associated with an interwar subdivision of a former foundry site.

Major roads and boulevards border or traverse the precinct. Several of these were historically major thoroughfares east of the city, including Victoria and Wellington parades, and Albert Street. Hoddle Street, merging into Punt Road, borders the east side of the precinct. The *Roads Act* of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor-General, Robert Hoddle planned for the growing city. These routes included Wellington Parade, Hoddle Street and Victoria Parade. The latter is elevated at its western end in the area of Eastern Hill, then steps down to the east to Hoddle Street. Wellington Parade runs east-west through the precinct.

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

2.2.2 Parks, gardens and street plantings

The precinct is notable for its historic parks and gardens, including Fitzroy Gardens, the smaller squares in Powlett and Simpson reserves, and the extensive Yarra Park. There are views into and out from the parks and gardens to the bordering residential areas. Yarra Park, in turn, is dominated by the Melbourne Cricket Ground and also hosts Richmond Cricket Ground, home of the Richmond Football Club.

The parks and squares variously retain elements of their original or early landscape design, mature tree plantings including specimen trees, mature tree avenues, perimeter borders and garden bed borders. There is also some remnant indigenous vegetation, including to Yarra Park.

Fitzroy Gardens has an outstanding collection of plants, including conifers, palms and deciduous trees; Dutch and English elm rows and avenues; a cedar avenue; and a collection of nineteenth century pines and araucarias. The gardens also contain significant buildings and structures including the Band Pavilion (1864), Rotunda (1873), Sinclair's Cottage (an early gardener's cottage, 1866), the Spanish Revival-styled Conservatory (1930) and the electricity substation (1940).⁶⁶

Tree plantings, including planes and elms, are common to centre medians and sides of streets in the precinct. Streets with tree plantings include Albert, George, Powlett, Simpson and Clarendon streets. Victoria Parade has a double row of elms down its centre, as befits its historic role as a grand boulevard.

Gardens and deep front setbacks are common in precinct, especially in the western area of East Melbourne where the allotments are large. Outstanding in this context is the garden of Bishopscourt, a

renowned inner Melbourne private garden of generous proportions with a sweeping drive and lawn, and both evergreen and deciduous tree species.

Jolimont Terrace, facing Yarra Park, has grand houses on large allotments and a generally consistent pattern of deep setbacks and front gardens.

2.3 Statement of Significance

East Melbourne and Jolimont Precinct (HO2) is of state significance. It satisfies the following criteria:

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

What is significant?

East Melbourne and Jolimont Precinct is associated with some of Melbourne's earliest surveys and subdivisions, beginning in the late 1830s. It is predominantly residential in character, and renowned for its high quality historic dwellings, and proximity to some of Melbourne's most significant public institutions, sporting facilities, and parks and gardens. Significant and contributory development dates from the 1850s through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range. The small squares, and mature street plantings and rows, are also part of the significant development of the precinct.

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

- Typical nineteenth century building characteristics including:
 - Use of face brick, rendered masonry and bluestone building materials.
 - Hipped roof forms with often visible and prominent chimneys, and slate cladding; eaves lines and parapets with detailing and ornamentation, including urns and finials; side or party walls extending from the fronts of terraces, and often decorated; verandahs with decorative and often ornate cast iron work, and tiled floors; iron palisade fences on stone plinths; and limited or no side setbacks.
- Presence of some of Melbourne's earliest and finest large houses.
- Simply detailed earlier Victorian dwellings which contrast with later more ornate including 'Boom' style residences.
- Other later development as evidenced in Edwardian and interwar buildings.
- Very high proportion of surviving first or original dwellings.
- Unusually high number of properties of individual historical and architectural significance, including many on the Victorian Heritage Register.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Larger scale development including multi-storey modern buildings mostly confined to the borders of East Melbourne, with low scale historical development and minimal infill to the suburb's centre.

- In East Melbourne, the late 1840s planning and government subdivision as evidenced in:
 - Highly regular grid of streets and consistent rectilinear blocks of development, interspersed with parks and squares.
 - Mostly wide and straight north-south and east-west streets, with minor streets and lanes which cross, or partly extend into the main blocks of development.
 - Larger allotments in the west and smaller allotments in the east.
 - Lanes and ROWs which provide access to rears of properties.
 - Fitzroy Gardens as planned for the west side of the residential grid.
- In the east of the suburb, subdivision from the early 1880s of part of the old Police Paddock.
- In Jolimont, nineteenth century planning and subdivision as evidenced in:
 - Jolimont Square in the west of the suburb, being the historic subdivision of Charles La Trobe's Jolimont Estate in the late 1850s.
 - In the east of the suburb, subdivision from the early 1880s of part of the old Police Paddock.
- Importance of major roads and thoroughfares which border or traverse the precinct, with their historical status demonstrated in surviving significant development, including Victoria and Wellington parades, and Albert, Clarendon and Hoddle streets.
- Historic parks and gardens which distinguish the precinct and have historically enhanced its prestige, including Fitzroy Gardens and Yarra Park.
- Views into and out from the parks and gardens to the bordering residential areas.
- Dominance of the Melbourne Cricket Ground in Yarra Park.
- Importance of gardens and front setbacks to dwellings; and street plantings including planes and elms, to centre medians and sides of streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains.
- Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

How is it significant?

East Melbourne and Jolimont Precinct is of historical, aesthetic/architectural and social significance to the State of Victoria.

Why is it significant?

East Melbourne and Jolimont Precinct is of **historical significance**. East Melbourne was one of the earliest Melbourne suburbs surveyed by Robert Hoddle in 1837. His plan included the Government and Police Magistrates paddocks, in the future Yarra Park, where two significant early public figures, Superintendent of the Port Phillip District, Charles La Trobe and Police Magistrate Captain, William Lonsdale, took up residence in the late 1830s. The presence of these early administrators, coupled with the substantial Mounted Police Barracks in Yarra Park, emphasises the importance of East Melbourne in terms of nascent colonial administration and law enforcement in Port Phillip. Aboriginal scar trees also survive in the park, reminders of

its importance as an Aboriginal ceremonial gathering and camping place, and the source of rich natural resources. Hoddle also prepared a grid plan for residential subdivision of East Melbourne in 1842, which was revised in 1848 to accommodate the future Fitzroy Gardens. Bishops court, the Episcopal residence of Anglican Bishop Perry, was the first dwelling in the subdivision, constructed in 1853. It helped to establish East Melbourne as a highly prestigious residential area which subsequently attracted the professional and business classes, and many prominent figures in government, politics, law, medicine, architecture and the arts. The suburb was associated with Eastern Hill, the focus of civic, ecclesiastical, educational and institutional development from the 1840s, and the future site of St Patrick's Cathedral. It was also on the fringe of the developing Parliamentary and Treasury precincts, the seat of government in Victoria. Jolimont was mostly developed later, but notably included the 1850s subdivision of La Trobe's earlier Jolimont Estate (in the former Government Paddock). Major roads and boulevards border or traverse the precinct, several of which were historically important thoroughfares heading east out of the city. Wellington Parade, Hoddle Street and Victoria Parade were envisioned by Robert Hoddle as major routes out of Melbourne, their status confirmed in the *Roads Act* of 1853. The precinct is also significant for its historic parks and gardens, with Yarra Park and Fitzroy Gardens two of the ring of parks reserved by La Trobe, in a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. The first game of Australian Rules football was played in Yarra Park in 1858; Melbourne Cricket Club also established a cricket ground in the park, which evolved into the internationally renowned stadium, the Melbourne Cricket Ground (MCG). The MCG was also home to the Melbourne Football Club which was established in 1859 and is one of the oldest football clubs, of any code, in the world. The stadium hosted the 1956 Olympic Games. Richmond Cricket Club also developed its own ground in Yarra Park, the Punt Road Oval, which in turn was home to the Richmond Football Club established in 1885.

East Melbourne and Jolimont Precinct is of **social significance**, and highly regarded in Melbourne for its historic streetscapes and buildings. Both Fitzroy Gardens and Yarra Park are also highly valued, with the former a popular place for passive recreation in proximity to Melbourne's CBD. The latter gains significance from being the setting for the MCG; the association of Yarra Park with the development of Australian Rules football is also of social significance.

The **aesthetic/architectural significance** of the East Melbourne and Jolimont Precinct largely rests in its Victorian-era development. The precinct is renowned for its high quality historic dwellings, including some of Melbourne's finest and earliest large houses of the 1850s and 1860s, complemented by later development including grand terraces in pairs and rows and substantial free-standing villas from the 1870s and after. There are also Edwardian dwellings and interwar duplexes and flat blocks. Within the precinct there are an unusually high number of individual properties included in the Victorian Heritage Register; and little replacement of first or original dwellings has occurred. East Melbourne's streets are mostly wide, straight and tree-lined, interspersed with parks and squares, following the highly regular gridded pattern of the 1840s subdivision. The major roads and boulevards historically attracted grander development. Clarendon Street was an early prestigious residential street, with several of Melbourne's most significant early residences constructed there, beginning with Bishops court in 1853. Jolimont also has significant historic residences. Lanes throughout the precinct are demonstrably of nineteenth century origin and function. Historic parks and gardens further enhance the aesthetic significance, including Fitzroy Gardens, the smaller squares of Powlett and Simpson reserves, and the extensive Yarra Park. These variously retain elements of their original or early landscape design, including specimen trees, mature tree avenues, perimeter and garden bed borders; and some remnant indigenous vegetation, including in Yarra Park. There are views into and out from the parks and gardens to the bordering residential areas. Yarra Park is dominated by the MCG and also hosts the Punt Road Oval. Fitzroy Gardens is an outstanding early public park in Melbourne, with an important collection of plants, some of which date to the nineteenth century. It also retains significant historic buildings and structures.

3.0 HO3 – North and West Melbourne Precinct

3.1 History

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

In the mid to late 1840s, there were growing calls for the boundaries of the city of Melbourne to be extended, although some allotments in Jeffcott and Batman streets to the north-west of the original Hoddle Grid had by this time been surveyed.⁶⁷ In 1849, a site was chosen for the Benevolent Asylum, on 'the summit of the hill overlooking the junction of the Moonee Ponds with the Salt Water swamp'. It was 'the most magnificent that could be well imagined peculiarly eligible for a public building'.⁶⁸ The foundation stone was laid in June 1850, and the asylum opened in 1851.⁶⁹ The location of the asylum at the then western end of Victoria Street interrupted the subsequent route of the thoroughfare.

In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne; the extension of the city to its north had effectively been formalised.⁷⁰ From La Trobe Street, King and Spencer Streets were extended towards Victoria Street on a curved north-west axis past the site of the flagstaff, later Flagstaff Gardens. The latter incorporating the high point of Flagstaff Hill, adjoins the south side of the precinct, and was historically an important viewing place in early Melbourne, and the site of a signal station which communicated with a similar station at Point Gellibrand (Williamstown). Flags flown from the flagstaff indicated the arrival of ships in Hobsons Bay;⁷¹ and drew crowds to this early feature of West Melbourne.

North of Victoria Street, the new streets followed a more rigorous grid, on a north-south and east-west alignment. Flemington Road, on the northern boundary of North Melbourne, was based on an earlier track to Geelong with a crossing at the Saltwater (Maribyrnong) River.⁷² The track was in place as early as 1840, and Flemington Road became a stock route to the Newmarket livestock saleyards, opened by 1859-60.⁷³

Allotments east of Curzon Street, between Victoria and Queensberry streets, were auctioned in September 1852, with allotments in Dryburgh and Abbotsford streets sold in March 1853.⁷⁴ A plan of 1852 indicates that 'North Melbourne' referred to the allotments along Spencer and King streets, with an area called 'Parkside' to the north of Victoria Street. Parkside took in parts of what is now Parkville and North Melbourne, with allotments laid out to either side of Flemington Road, and along Queensberry Street West.⁷⁵ In January 1855, North Melbourne was proclaimed as the Hotham ward of the City of Melbourne, after Lieutenant Governor Sir Charles Hotham.⁷⁶ The Kearney plan of 1855 shows the northern part of North Melbourne was intended to address Royal Park, with radial allotments around London-style circuses incorporating small parks and squares. However, the pressures of the population boom following the start of the gold rushes saw this scheme modified by the 1860s, when allotments along Molesworth, Chapman, Erskine and Brougham streets were sold.⁷⁷ This elevated area became known as 'Hotham Hill', and had allotments of more generous proportions than the earlier subdivisions to the south; it was also subsequently developed with some substantial residences.⁷⁸

The 1855 rate books for Hotham ward indicate that the majority of early residences in the precinct were small cottages constructed of wood, with some buildings of brick or stone. A commercial and civic precinct had developed by this time, centred on Queensberry, Errol and Leveson streets. Hotels were prominent, including the bluestone Lalla Rookh in Queensberry Street and the Empire Hotel in Errol Street; bakers, grocers and butchers; and small scale manufacturers including saddle and boot makers were also operating.⁷⁹ Development along Victoria Street related to its role as a main thoroughfare out of the city. The presence of saddle and tent makers, farriers and veterinarians,⁸⁰ also demonstrates the importance of these early North and West Melbourne commercial activities in servicing the growing goldfields traffic and migration of people to the gold rush centres north-west of Melbourne.

In March 1858, a reported 1500 residents of Hotham met to agitate for separation from the City of Melbourne, indicating an early level of political engagement by the local residents. In September 1859, the Borough of Hotham was proclaimed.⁸¹ The first town hall was constructed on an elevated site at the corner of Queensberry and Errol streets in 1862-63, and was replaced in 1875-76 by the present municipal complex

designed by noted architect George Johnson. In 1887, the name of the Town of Hotham was changed to the Town of North Melbourne.⁸²

West Melbourne also developed its own identity in the nineteenth century. It was an early residential suburb with mixed housing types, ranging from small dwellings and cottages through to more substantial villas and double-storey terraces. Substantial housing stock developed along the main thoroughfares of King, William and Dudley Streets, in conjunction with commercial and manufacturing land uses. More modest housing was located towards the West Melbourne Swamp and railyards.⁸³

By the latter decades of the nineteenth century, the precinct was predominantly a working class area, accommodating workers and their families associated with many diverse commercial, manufacturing and small and large scale industrial operations. These were located in, or adjoined the current precinct area. By way of example, a row of terraces at 461 to 483 Queensberry Street, owned by prominent local resident John Stedeford, was occupied in 1890 by carpenters, a waiter, labourer, slipper maker, cab proprietor, tinsmith, broom maker, banker and a boarding house operator. Of the twelve properties in Scotia Street in this period, seven were occupied by labourers, with a bootmaker, joiner, saddler and folder also listed in the municipal rate books.⁸⁴ Likewise, residents of the south end of Chetwynd Street included a carrier, engine driver, traveller, barman, lithographer, boilermaker and a blacksmith.⁸⁵

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

A number of agricultural implement manufacturers were located in Hotham; timber milling occurred in the west of the precinct; tanners and soap manufacturers operated from Boundary Road; and the Melbourne Gas Works and Omnibus Company stables were situated on Macaulay Road.⁸⁶ Carriage works, foundries and factories can be seen on the MMBW plans of the 1890s, near the commercial centre of North Melbourne. Many of these were situated on the smaller streets and lanes of the precinct, which had developed off the principal streets.⁸⁷

Religious denominations were well represented in the precinct, with the Catholic Church prominent among them. Within Hotham, reserves were set aside for the Presbyterian, Church of England, Wesleyan and Roman Catholic faiths.⁸⁸ Many large church buildings and schools were constructed throughout the precinct, including St Mary's Star of the Sea (1891-1900) on Victoria Street and the State School (1882) on Queensberry Street. By 1916, the population of North Melbourne was 17,000, of which 50 percent were Catholic, and a number of Catholic schools were established to service the community.⁸⁹

During the nineteenth and twentieth centuries a number of political associations also formed in the suburb, including the North Melbourne Political Association (1850s); North Melbourne arm of the Liberal Association of Victoria (1880s); and the North Melbourne Political Labor League (1900s). Women's Suffrage League meetings were held at the North Melbourne Town Hall in the 1880s and 1890s, and anti-conscription meetings were held in the suburb in World War I.⁹⁰

In 1869, the North Melbourne Football Club was formed, being one of the earliest Australian Rules football clubs. Its players were colloquially known as the 'shinboners', believed to be a reference to the local abattoir workers.⁹¹ The club's first games were played in Royal Park, and for a time it was known as the Hotham Football Club. Together with the cricket club of the same name, the football club played games at the Arden Street Oval, just outside the precinct boundary, from the 1880s. The historic ground has continued to be the home of the 'Kangaroos', an historic working class football club with its roots in the local community.

In 1905, the Town of North Melbourne was incorporated back into the City of Melbourne as the Hopetoun (North Melbourne) ward.⁹² In 1911, the Melbourne Benevolent Asylum was demolished, opening up Elm and

Miller streets for residential development and Victoria Street for traffic. In the mid-twentieth century, the State Government undertook a program of 'slum clearance' which resulted in the demolition of houses in a number of blocks in the precinct. Aside from Hotham Hill to the north, the precinct's character by this time derived from its residential and industrial uses.⁹³

Much of West Melbourne's early housing stock was also demolished with the changing nature of the suburb throughout the twentieth century. Its earlier identity was to a large extent transformed with the growth of industry and manufacturing, and later again with the advance of corporate and office development out of the city.⁹⁴

Another significant development in North Melbourne, was the opening of the swimming baths in December 1909, on the triangular site at the corner of Macaulay Road and Arden Street, adjoining the precinct. This occurred in the early twentieth century when municipal funded baths were being opened across Melbourne.⁹⁵

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

3.2 Description

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

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

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

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

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

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

The precinct has secondary or 'little' streets, including named lanes, which accommodate historic workers cottages, warehouses and workshops, and occasionally stables. Small scale early twentieth century industrial development was also typically established in the secondary streets, with a sometimes intricate network of

lanes giving access to these operations. Many of these latter developments replaced earlier often very modest dwellings, some of one or two rooms in size, as shown on the MMBW plans. These extremely modest workers cottages were therefore once more extensive.

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

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

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

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

The precinct has corner shops and corner hotels, including a concentration of hotels in the area around Victoria Market. The 'corner pub' is very common, with many established in the middle decades of the nineteenth century.⁹⁶ While many have been demolished or adapted to different uses, the ubiquitous corner hotel demonstrates an important aspect of the social life of the precinct's working class community.

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

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

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

3.2.1 Pattern of development

Regarding subdivision, the centre of the precinct, between Victoria and Arden streets follows a regular grid pattern, with wide and long north-south and east-west streets. Secondary or 'little' streets connect with the main streets and roads and provide access through large blocks of development. This hierarchy

of streets reflects the original mid-nineteenth century road reservations; the wide and long streets also provide areas of the precinct with an open character, and internal views and vistas.

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

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

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

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

3.2.2 Topography

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

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

3.2.3 Parks, gardens and street plantings

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

3.3 Statement of Significance

North and West Melbourne Precinct (HO3) is of local significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

What is significant?

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

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

- Typical nineteenth century building characteristics including:
 - Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
 - Hipped roof forms with chimneys and parapets; verandahs which are simply detailed or have more decorative cast iron work; iron palisade fences on stone plinths; and limited or no front and side setbacks.
- Comparatively high number of buildings of the 1850s and 1860s.
- Modest workers' cottages as the common housing type, often in consistent and repetitive terrace rows, with simple forms and detailing.
- Other development including larger Victorian dwellings and two-storey terrace houses; Edwardian dwellings on the site of the former Benevolent Asylum; and interwar buildings.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Streets of consistent scale, or with greater scale diversity and contrasting modest and larger buildings.
- Streets which display historic mixed uses including residential, commercial, manufacturing and industrial uses.
- Nineteenth and twentieth century hotel buildings and shops located on corners and within residential street blocks.
- Secondary or 'little' streets, including named lanes, with workers cottages, warehouses and workshops, occasional stables and small scale early twentieth century commercial and industrial development.
- Building forms with elevated entrances, and building rows which step up or down, following the topography and grade of streetscapes.
- Importance of Errol, Victoria and Queensberry streets, being some of inner Melbourne's most extensive and intact commercial streetscapes.
- Remarkable 1870s-80s civic development at the corner of Errol and Queensberry streets, with the town hall tower being a local landmark.

- Views from lanes to historic outbuildings and rears of properties, providing evidence of historic property layouts.
- Undulating topography which has allowed for views and vistas of prominent elements such as the town hall tower and church spires.
- Important role of religion as demonstrated in the large and prominent ecclesiastical buildings and complexes.
- Evidence of change and evolution in the precinct, with streets having buildings from different periods, and historic buildings such as former factories and warehouses adapted and converted to new uses.
- Nineteenth century planning and subdivisions as evidenced in:
 - Hierarchy of principal streets and secondary streets and lanes.
 - Regular grid of straight north-south and east-west streets in the centre of the precinct.
 - Contrasting street alignments in the north of the precinct, where streets angle east to meet Flemington Road; and in the south of the precinct, where the CBD streets extend to meet the precinct.
 - Large and irregular street intersections including three or more streets meeting at oblique angles.
 - Lanes which provide access to rears of properties and act as important minor thoroughfares.
- Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by street tree plantings including planes, elms and eucalypts.
- Importance of major roads and thoroughfares which border or traverse the precinct including Flemington Road, a grand Victorian boulevard which was historically the route to the goldfields; and Victoria, Peel and Elizabeth streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains.
- Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with lane access.

How is it significant?

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

Why is it significant?

North and West Melbourne Precinct is of **historical significance**, as a predominantly Victorian-era precinct associated with the nineteenth century growth of Melbourne to its north and west. As early as 1852, streets in the centre of the precinct, and north of Victoria Street, were laid down in a rigorous grid. Early development of the 1850s and 1860s also reflects local involvement in servicing the goldfields traffic and migration of people from Melbourne to the gold rush centres to the north-west. Hotham Hill, in the north of the precinct, was a notable development from the 1860s, its elevated position attracting grander residential development. West Melbourne also developed its own identity in the nineteenth century, being an early residential suburb with mixed housing types, which was later largely transformed including through the expansion of industry and manufacturing. Major roads and streets which traverse or border the precinct, including Victoria, Peel and

Elizabeth streets, and Flemington Road, were historically important early Melbourne thoroughfares and boulevards. Flemington Road was envisioned by Robert Hoddle as major route out of Melbourne, its status confirmed in the *Roads Act* of 1853. The working class history of the precinct is particularly significant, demonstrated in the characteristically modest dwellings and historic mixed use development, including the proximity of houses to commercial, manufacturing and industrial buildings, historic corner shops and hotels, and churches and schools. The Catholic Church was a particularly prominent local denomination. Residents of the precinct were employed in some of Melbourne's most important nineteenth and early twentieth century industries, located close to the precinct, including markets, abattoirs, railways and the port at Victoria Dock. Residents were also politically active, forming various associations in the nineteenth and early twentieth centuries, and being prominent in the women's suffrage and World War I anti-conscription movements.

North and West Melbourne Precinct is of **social** significance. Residents value its historic streetscapes, its 'walkability', and its notable commercial development and village character centred on Errol, Victoria and Queensberry streets. Proximity to the nearby Victoria Market, Arden Street Oval and the city, is also highly valued.

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

4.0 HO4 – Parkville Precinct

4.1 History

Parkville Precinct is located in the suburb of Parkville. The predominantly residential precinct developed in the second half of the nineteenth century in sections around the perimeter of Royal Park.

From the late 1840s, Superintendent of the Port Phillip District, Charles La Trobe, was investigating establishing parklands for the residents of Melbourne. In a letter to the Melbourne Town Council of 1850, La Trobe outlined his policy for reserving land for the 'recreation and amusement' of the people. The policy included 2,560 acres north of the town of Melbourne, which 'the City Council may now, or at any future time judge proper to set apart and conveyed to the Corporation of Melbourne as a park for public use'.⁹⁷ It is unclear when the name Royal Park was formalised, but it was in use by November 1854 and is likely to have been associated with the naming of the adjacent Princes Park.⁹⁸

The establishment of Royal Park can be seen in the context of La Trobe's proposal to surround the city of Melbourne with a ring of parks and gardens, resulting in an inner ring of Fitzroy, Treasury, Parliament,

Alexandra and Royal Botanic Gardens and the Domain, and an outer ring including Yarra, Albert, Fawkner and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.⁹⁹

Royal Parade, originally known as Sydney Road, ran between Royal Park and Princes Park, and forms the eastern boundary of the current precinct. It too was formalised by the early 1850s. In 1853, the University of Melbourne was established on the eastern side of the Sydney Road. The growth and success of the university has influenced development in Parkville, with the institution and the suburb historically connected.

A suburb designated as 'Parkside', associated with Flemington Road, formed part of the northern extension of Melbourne as planned by 1852.¹⁰⁰ Parkside took in parts of what is now Parkville and North Melbourne, to either side of Flemington Road and along Queensberry Street West. By 1855, there had been some subdivision on the south and west sides of Royal Park. A reservation for the Church of England was located in a small subdivision which included Church and Manningham streets to the west of the park; and to the south was the reservation for the Hay, Corn and Horse Market.¹⁰¹

In the 1860s, Royal Park was used by the Acclimatisation Society, which had formed in 1861. In 1862, 550 acres of the park was reserved for zoological purposes, the precursor to the present day Melbourne Zoo.¹⁰² The failed Burke and Wills expedition departed from Royal Park in 1860, and was the most high profile event in the park's early history. By the late 1850s, cricket matches were also regularly played in the park, with Australian Rules football played there from the 1870s.¹⁰³ The use of the park for sporting activities has continued to the present day, and has included golf and baseball. In the 1880s, a railway line was constructed through Royal Park, with the Royal Park station giving access to the zoo. A cutting was made through the park to accommodate the line, revealing strata rock formations. A branch line from Royal Park to Clifton Hill was formed as part of the Inner Circle railway, which opened in 1888.¹⁰⁴ The park has also been used for military purposes since the nineteenth century, including being the site of a major training camp during World War I; and again during World War II when it hosted a camp for both Australian and American troops.

In 1868, there was controversy surrounding a proposal to alienate a portion of Royal Park for a narrow and largely linear subdivision abutting the west side of Royal Parade. To ensure an open landscape character was maintained, only one villa residence of stone or brick was permitted per allotment.¹⁰⁵ By 1872, a residential subdivision of smaller villa allotments had been created to the south of the intersection of what is now Gatehouse Street and Royal Parade. This subdivision created the east-west streets of Morrah, Bayles and Degraives, and the north-south streets of Fitzgibbons and Wimble.¹⁰⁶ In 1879, further subdivision and sale of land occurred in the suburb between Morrah Street, the newly named Story Street and along Park Street.¹⁰⁷ Gatehouse Street was also formed by 1879, with a wide median between it and Park Street, now known as levers Reserve,¹⁰⁸ allowing for the channelling of the creek bed that ran parallel to the two streets.¹⁰⁹

Laneways were also created with the subdivisions. These for the most part provided access to the rears of properties, including access for services such as 'night carts'; and for horses stabled on properties, although stables were not common in the precinct due to its proximity to the city and early public transport.

The name 'Parkville' appears to have been adopted for the suburb by the mid-1870s, with newspaper reports referring to the Parkville cricket team in 1875.¹¹⁰ By 1887, the *North Melbourne Advertiser* was reporting that 'the pretty suburb has advanced with giant strides.'¹¹¹ The newspaper also commented that 'the suburb is strictly a residential one, being marred with only one public house, and benefitted by a couple of grocers' shops and one butchering establishment.'¹¹²

However, Morrah Street developed as a small service area, with the 1890 *Sands & McDougall* directory listing a baker, bookmakers, chemist, grocer and painter operating on the north side of the street.¹¹³ There were also a small number of shops along Royal Parade by this time, and a police station which had been established in the late 1870s.¹¹⁴ The two-storey Parkville Post Office was constructed in 1889 in Bayliss Street, after residents lobbied for its location to be in the residential suburb rather than at the university as first proposed.¹¹⁵

It has been noted that the majority of dwellings in Parkville were erected between the early 1870s and early 1890s.¹¹⁶ Certainly, MMBW plans of the 1890s show that by this time the three residential subdivisions of Parkville to the west, south and east of Royal Park were substantially developed, although some vacant allotments remained along Park Street. The vast majority of buildings in the suburb were constructed of brick, with more limited use of stone. While substantial detached villas set back from the street had been constructed on The Avenue (then Park Road), rows of single and double-storey terraces had been constructed in the southern part of the precinct.¹¹⁷ The mostly two-storey houses along The Avenue and Gatehouse Street faced west to Royal Park, which by the late nineteenth century had assumed a more organised character, with roads and pathways providing access to different sections of the park.¹¹⁸

Development of the suburb continued into the twentieth century, with construction of residences on previously vacant allotments. An electric tramline was established through Royal Park in the 1920s.¹¹⁹ University High School was constructed on the south side of Story Street in 1929, on the former horse market site, adjoining the present precinct boundary. In the mid-1930s, the former church site on Manningham Street was subdivided around the new street of St George's Grove.¹²⁰ Blocks of flats were also constructed along Morrah Street in the interwar period. In the mid-twentieth century, the Royal Children's Hospital moved from Carlton to the south side of Royal Park.

Parkville has retained its predominantly residential character, and relatively limited development has occurred in the suburb since the mid-twentieth century, particularly in the south of the precinct. Along The Avenue through to Royal Parade, there has been some infill development with the construction of modern apartment and office blocks.

Many of the suburb's residents have historically been professionals and academics, choosing to live in Parkville because of its proximity to the university, its colleges, and the city. Medical professionals have also been attracted to the suburb, associated with prominent local institutions such as the Walter and Eliza Hall Institute, and hospitals including the Royal Melbourne and Royal Children's.

4.2 Description

The extent of the Parkville Precinct is identified as HO4 in the planning scheme maps.

Royal Park, incorporating the Melbourne Zoological Gardens, is partly surrounded by, and also adjoins the precinct.

Significant and contributory development in the Parkville Precinct dates from the second half of the nineteenth century, with some limited development through to the interwar period.

Parkville Precinct is predominantly residential and a remarkably intact Victorian precinct, with very little replacement of the first or original dwellings. Residences include one and two-storey Victorian terraces, in pairs and rows; and some Edwardian and interwar buildings. Larger more substantial villas are in the north of the precinct, and throughout to prominent corners. Double-storey terraces are the dominant building form. Modest single-storey and single-fronted cottages have more limited representation.

Historic residential development is typically of high quality, with dwellings that are richly detailed and of high integrity. There are few modern buildings or visible additions to historic buildings. Most streets retain their original nineteenth century character, and many also have a consistent scale and regularity of dwelling types, form and materials. Rears of buildings have an unusually high level of visibility in parts of the precinct, including views of intact rear first floors.

Brick is the predominant construction material, with rendered masonry, face brick and some very fine examples of bi-chrome and poly-chrome brickwork. Other characteristics of residential buildings include verandahs with decorative cast iron work, the latter displaying a rich variety of patterns; verandahs and paths which retain original tessellated tiling; eaves lines and parapets which are detailed and ornamented, including

with urns and finials; and side or party walls which extend from the fronts of terraces, as per the nineteenth century fire regulations, and are often decorated.

A high number of original iron palisade fences on stone plinths survive to front property boundaries. Roofs are mostly hipped, slate cladding is common, and chimneys are prominent and visible. Smaller scale rear wings are also common to the two-storey terraces, and visible to street corners and lanes. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Other characteristics of development in the precinct include residences with lower ground floors or half-basement levels, reflecting the topography. There are dwellings with entrances below ground/street level on the west side of Park Drive.

North Parkville has more substantial historic dwellings, often free-standing, including on The Avenue and in the northern section of Royal Parade. The Avenue is distinguished by its long curving alignment, oriented to Royal Park to the west. It was historically, and remains, a street of some grandeur where large historic residences were constructed, notwithstanding the introduction of several large scale developments in the later twentieth century. Many of the grand residences have also been adapted to non-residential uses, with a consequent negative impact on settings, including the introduction of extensive car parking. The height of buildings on the street also varies, significantly in some instances. The southern area of The Avenue has smaller allotments by comparison, but still generous in size with some substantial nineteenth century terrace rows.

Royal Parade also historically attracted larger and grander residential development, as befits its boulevard status. Auld Reekie and Nocklofty are substantial and significant Edwardian dwellings constructed between 1906 and 1910. Deloraine Terrace, a significant row of Boom style 1880s terraces is also at the northern end of the parade. A concentration of significant non-residential development including the Uniting Church, former College Church, and historic former police station complex are located south of Macarthur Road.

South Parkville was developed with nineteenth century terrace housing, and is remarkably intact and consistent, with streets of high integrity and some of the best examples of historic terrace rows in Victoria. As with The Avenue, development in Gatehouse Street, predominantly two-storey Victorian terraces, also addressed Royal Park. Park Drive has a consistent Victorian character, and is distinguished through its width and central median. On the east side, there are several large and prominent Victorian villas, with substantial if irregular allotments, including to corners.

West Parkville, in the area centred on Manningham, Church and Southgate streets and St George's Crescent, provides some contrast in terms of streetscape character and development. It has a greater diversity of buildings, from nineteenth century dwellings to interwar and post-war residential development.

In the lanes, rear boundary walls to properties retain some original fabric, but the majority have been modified to accommodate vehicle access. Lanes also generally afford an unusually high level of visibility to the rears of properties, many of which retain intact first floor elevations and rear wings. Of note in this context is Levers Reserve, between Gatehouse Street and Park Drive, which is a wide reserve with flanking ROWs and provides both access to, and views of the rears of properties on the latter streets. Interestingly, stables to rear lanes are not typical of the precinct, reflecting its historical proximity to the city and early public transport.

There are few commercial or institutional buildings in the precinct; a small number are associated with the University of Melbourne. Civic buildings include the post office in the south of precinct.

4.2.1 Pattern of development

Much of the precinct area was subdivided on land released from Royal Park, or originally set aside for markets or other public purposes.

Residential subdivision patterns vary within the precinct, with three distinct areas. North Parkville has larger allotments, with this area mostly developed in the latter part of the nineteenth and early twentieth century. South Parkville has a more regular subdivision pattern, with a grid of connected streets and lanes, and a greater consistency of allotment sizes. In the west of the precinct, or West Parkville, the subdivision is more irregular, with smaller and larger allotments.

The precinct is associated with several important Melbourne thoroughfares and boulevards. Royal Parade was historically the main road from Melbourne to Sydney, and has had a major influence on development in the precinct. Flemington Road is another important early boulevard of Melbourne, and a boundary to the southern edge of the precinct. The *Roads Act* of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor-General, Robert Hoddle planned for the growing city. These routes included Royal Parade and Flemington Road.

More generally, the precinct's streets are typically wide, with deep footpaths and generous medians. Laneways run between and in parallel with the residential streets. Of particular note in this context is Levers Reserve, a distinctively shaped reserve which runs parallel between Gatehouse Street and Park Drive, and is wide at its south end and narrow at its north end. It is crossed by Story, Morrah and Bayles streets, and has a central landscaped median which is flanked by stone-pitched ROWS which are effectively secondary streets, providing access to the rears of properties to Gatehouse Street and Park Drive.

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

4.2.2 Parks, gardens and street plantings

Royal Park, with its expansive open landform, is a dominant presence in the precinct. It is valued for its remnant indigenous vegetation, including trees, shrubs and grasslands, together with mature tree avenues and specimen trees, including exotics. It is notable, within the context of inner Melbourne parks, for its retention of indigenous vegetation and maintenance of its natural character. Open spaces are used for passive and informal recreation, with more formalised sports played on several ovals and related facilities. The park also affords generous views and vistas out, to the city and to development in Parkville to the east; and internal vistas which enable viewers to experience what is comparatively a vast park landscape within inner Melbourne.

There are also views to Royal Park from within the precinct, including from the east, south and west of the park.

Royal Parade is a leafy and treed boulevard. It is divided into three sections comprising the central full width main carriageway, separated from flanking service roads to either side by grassed medians and road plantations comprising elms planted in the early twentieth century. The service roads are also bordered by elm plantations and grassed medians, which on the west side provide expansive green settings to development on the eastern (Royal Parade) edge of the precinct.

As noted, Levers Reserve is a landscaped linear area extending from Bayles Street in the north to Flemington Road in the south; Gatehouse Street also has street plantings. In parts of the precinct, particularly in the north, deep front setbacks and front gardens to properties additionally contribute to the garden character of the precinct.

4.3 Statement of Significance

Parkville Precinct (HO4) is of state significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

What is significant?

Parkville Precinct is predominantly residential in character, and was developed in sections around the perimeter of Royal Park. Significant and contributory development dates from the second half of the nineteenth century, with some limited development through to the interwar period. Royal Park has historically comprised the majority of the precinct area, with historic residential subdivisions located to the south, east and west of the park. Within the park are extensive informal parklands, sporting facilities and the Melbourne Zoo. Landscaped medians and reserves, and mature street plantings and rows, are also part of the significant development of the precinct.

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

- Typical nineteenth century building characteristics including:
 - Use of face brick, including bi-chrome and poly-chrome brickwork, and rendered masonry building materials.
 - Hipped roof forms with often visible and prominent chimneys, and slate cladding; eaves lines and parapets with detailing and ornamentation, including urns and finials; side or party walls extending from the fronts of terraces, and often decorated; verandahs with decorative cast iron work, including a rich variety of patterns; verandah floors and paths which retain original tessellated tiling; iron palisade fences on stone plinths; and limited or no side setbacks.
- Streets of consistent heritage character with dwellings of high quality and integrity, and few visible additions to historic buildings.
- Very high proportion of surviving first or original dwellings.
- South Parkville being an example of an area of particularly intact Victorian residential development.
- Residential character of the precinct emphasised by historically limited presence of commercial and non-residential development.
- Limited later development as evidenced in Edwardian and interwar buildings.
- Typically low scale character, of mainly two-storeys, with some single-storey and larger two-storey dwellings.
- Rears of properties, including rear wings and first floors, contribute to the heritage character where they are visible and intact.
- Historically important associations with the University of Melbourne and nearby hospitals.
- Larger scale development including multi-storey modern buildings mostly confined to parts of Royal Parade and The Avenue, with low scale historical development and minimal infill to the remainder of the precinct.
- Nineteenth century planning and subdivision as evidenced in:
 - Large allotments in the north of the precinct (North Parkville), on Royal Parade and along the curved alignment of The Avenue.

- Regular grid and typical hierarchy of principal streets and lanes, with greater consistency of smaller allotment sizes in the south of the precinct (South Parkville).
- Irregular subdivision, with smaller and larger allotments, in the west of the precinct (West Parkville).
- levers Reserve.
- Importance of major roads and thoroughfares which border the precinct, with their historical status demonstrated in surviving significant development, including Royal Parade with its larger and grander residences. Flemington Road is another important early Melbourne boulevard.
- Dominance of Royal Park beyond the precinct, with its expansive open landform, and relationship with the adjoining The Avenue and Gatehouse Street.
- Views into and out from Royal Park to bordering development and beyond.
- Importance of gardens and treed character, including generous grassed medians, and deep front setbacks and front gardens to properties, particularly in the north.
- Stature of Royal Parade is enhanced by street tree plantings and rows, wide grassed medians and deep footpaths.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.
- Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

How is it significant?

Parkville Precinct is of historical, social and aesthetic/architectural significance to the State of Victoria.

Why is it significant?

Parkville Precinct is of **historical significance**, as a remarkably intact Victorian-era precinct, with high quality historic residential development, dwellings that are richly detailed and of high integrity, and graceful streets of consistent heritage character. The precinct developed in the second half of the nineteenth century to the perimeter of Royal Park, on land which was alienated from the park or originally set aside for markets or other public purposes. The relationship with the park is reflected in the suburb's name. Royal Park was established in the 1840s as one of the ring of parks and gardens reserved by Superintendent of the Port Phillip District, Charles La Trobe. This was a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. An early high profile event in the park was the departure of the failed Burke and Wills expedition in 1860; and in 1862, 550 acres of the park was reserved for zoological purposes, the precursor to the present day Melbourne Zoo. Royal Park is also significant for its long association with sport and recreation, both formal and more passive. Royal Parade on the eastern side of the precinct was formalised by the early 1850s, and is historically significant as the main road from Melbourne to Sydney. The parade, with Flemington Road, was envisioned by Robert Hoddle as a major route out of Melbourne, the status confirmed in the *Roads Act* of 1853. The establishment of Royal Parade also had a major influence on development in the precinct, including attracting larger and grander residences to the west side of the road, as befits its boulevard status. The University of Melbourne was established on the eastern side of the road in 1853, and has historically been strongly linked to the precinct, with many academics taking up residence as did professionals attracted by proximity to the city. Medical professionals have also been attracted to the suburb, associated with prominent local institutions such as the Walter and Eliza Hall Institute, and hospitals including the Royal Melbourne and Royal Children's. The majority of residences were constructed between the

early 1870s and early 1890s, with the precinct rapidly established as a prestigious residential area. Little in the way of commerce or other non-residential land uses were established in the precinct.

Parkville Precinct is of **social significance**. It is highly regarded in Melbourne for its intact Victorian streetscapes and buildings. Residents of the precinct also value the heritage character of the suburb, and demonstrate a strong sense of community and ongoing association with Parkville. Royal Park is also highly valued, both locally and more widely. For residents of the precinct, a highly regarded attribute of living in the suburb is the proximity to the park and the opportunity it presents for formal and informal recreation and the appreciation of its landscape character and qualities.

The **aesthetic/architectural significance** of the Parkville Precinct largely rests in its Victorian-era development. It is one of Melbourne's most intact Victorian precincts, with comparatively few modern buildings or visible additions to historic buildings, and very little replacement of original dwellings. Two-storey terraces are the dominant building form, complemented by single-storey dwellings and more substantial villas and large houses, some of which are highly ornate and sited at prominent corners. South Parkville in particular is remarkably intact and consistent, with some of Victoria's best examples of historic terrace rows. Different subdivision and development patterns are also evident in the northern, southern and western areas of Parkville. North Parkville is distinguished by large allotments and substantial often free-standing historic dwellings; South Parkville has a more regular grid of streets and lanes, and greater consistency of allotment sizes and building forms; and West Parkville has a more irregular pattern with smaller and larger allotments, and greater building diversity. Lanes are a significant feature of the precinct, and demonstrably of nineteenth century origin and function. Royal Park is of aesthetic significance, as a vast park landscape within inner Melbourne and a dominant presence adjacent to the precinct. It has remnant indigenous vegetation and tree avenues and specimen trees. The park affords views and vistas out, to the city and development in Parkville; complemented by generous internal vistas. The historic relationship between Royal Park and the precinct is reflected in development on the adjoining frontage of The Avenue and Gatehouse Street, where often substantial dwellings address the park. The precinct is additionally significant for its treed and garden character, reflected again in the parks and open spaces, including Levers Reserve; wide streets with deep footpaths and generous grassed medians; and deep front setbacks and front gardens to properties, particularly in the north of the precinct.

5.0 HO6 – South Yarra Precinct

5.1 History

South Yarra Precinct is located within the suburb of South Yarra. The suburb was developed from the 1840s, on mostly elevated land on the south side of the Yarra River.

Residential development in the precinct area began in the 1840s, after closure of an Aboriginal mission located on the south bank of the Yarra River between 1837 and 1839. In 1840, a survey plan was prepared by T H Nutt for 21 large 'cultivation' allotments on the south of the river.¹²¹ Although this plan was subsequently amended by Charles La Trobe, Superintendent of the Port Phillip District, to provide for extensive parkland and government reserves, thirteen remaining allotments north of the future Toorak Road (then the road to Gardiner's Creek) were sold in 1845-1849. These large rectangular allotments influenced the later layout of streets in South Yarra, including in the centre and east of the precinct.¹²²

Early land owners included J Anderson and H W Mason, both of whom had streets named after them. The elevated land, with the high point of Punt Hill close to the intersection of today's Punt and Domain roads, was especially attractive to new residents, including wealthy graziers (as their town base), city merchants and professionals, and members of the legal profession.¹²³

The establishment of public parks and gardens in and adjoining the precinct was highly influential in its subsequent development. They can also be understood in the context of a proposal, largely credited to La

Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including the Fitzroy, Treasury, Parliament, Alexandra and Royal Botanic Gardens and the Domain; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes Parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.¹²⁴

When La Trobe amended Nutt's earlier subdivision plan in the early 1840s, he provided for the site of the future Government House. The Royal Botanic Gardens (RBG) reserve was also identified to the east of the Government House Reserve in 1846.¹²⁵ Within the larger Crown land area, other designations and reserves eventually included Kings Domain, Queen Victoria Gardens and Alexandra Gardens, the latter adjoining the Yarra River. Later development associated with the reserves included the establishment of the National Herbarium, with the collection started in the early 1850s by Ferdinand von Mueller, the first Government Botanist of Victoria; the Melbourne Observatory to the south-west of the Government House Reserve, started in 1861; and the relocation of La Trobe's cottage from Jolimont to the Domain in 1963, on a site off Birdwood Avenue. The latter is a conjectural reconstruction of the cottage, as originally built for La Trobe and his family in the late 1830s.¹²⁶

Von Mueller was appointed Director of the RBG in 1857, and introduced exotic plants from overseas and elsewhere in Australia. He also oversaw the establishment of a systems garden, treed walks, and the lagoon with islands; and added structures such as glasshouses, a palm house, iron arbours, gates, fences and animal enclosures. However, it is the later layout of the gardens, as overseen by William Guilfoyle between 1873 and 1909, which has largely been retained.¹²⁷

Government House was constructed between 1872 and 1876, and consists of a complex of buildings, including the vice-regal apartments and State Ballroom, in substantial grounds. The dominant tower, rising some 45 metres, is a landmark, and visible from distances around, including from the Botanic Gardens. Government House is one of Australia's grandest historic residences, and regarded as one of the finest examples of nineteenth century residential architecture in Australia.¹²⁸

The Melbourne Observatory comprises buildings and elements constructed between 1861 and 1945, including the main Observatory Building, Great Melbourne Telescope Building, Equatorial Building, Magnet House, Astronomer's residence and obelisk. The complex was the focus of astronomical, magnetic and meteorological scientific investigation in nineteenth century Melbourne, and was instrumental in providing Victoria with accurate time, as well as meteorological statistics.¹²⁹

The National Herbarium is the oldest scientific institution in the state. While the current building was constructed in the 1930s, and later extended, it houses a collection of approximately 1.5 million dried plant, algae and fungi specimens, the majority of which are Australian, and about half of which were collected before 1900.¹³⁰

St Kilda Road, which borders the west of the precinct, was an early track to St Kilda and Brighton. With construction of the bridge over the Yarra River in 1845, and early land sales in St Kilda and Brighton, use of the road increased, as did its status.¹³¹ Within the general precinct area, St Kilda Road evolved into a favoured address for a range of institutions. Over a relatively brief period in the 1850s and 1860s, these included Melbourne Grammar School (1855); Royal Victorian Institute for the Blind (1866); Victorian Deaf and Dumb Institution (1866); Alfred Hospital (1869); Royal Freemasons Homes (c. 1864); Wesley College (1864); and the Immigrants' Home (1853) near Princes Bridge, since demolished.

In 1862, the name 'Fawkner Park' was applied to the reserve in the south of the current precinct, as a tribute to John Pascoe Fawkner, one of Melbourne's founders.¹³² In October that year, a series of large villa allotments were subdivided from the western edge of the park along St Kilda Road.¹³³ The South Yarra State School was established on the east side of the park by the late 1870s.¹³⁴

The Kearney map of 1855 shows development in South Yarra to be a mix of large residences on substantial allotments, and scattered small buildings along the main thoroughfares and lanes which had developed after

the initial land sales.¹³⁵ Large estates in or adjoining the precinct area included Airlie, St Leonards, Fairlie House, Ravensburgh House and Maritimo. The 1855 map also shows that the Botanic and South Yarra Club hotels had been established on the south side of Domain Road; with the South Melbourne and Homerton hotels at the west end of Gardiner's Creek Road, now Toorak Road. The *Sands & McDougall* directory of 1862 records few commercial buildings in the precinct; a grocers and butcher were located in Millswyn Street.¹³⁶ This early commercial development on Millswyn Street, which grew to include greengrocers, a milk bar, laundry and hotel, has been described as 'the commercial hub' of this part of South Yarra, and a more important shopping area than Domain Road.¹³⁷ A retail centre also later developed on Toorak Road, to the east of Punt Road, outside the precinct boundary.

In 1862, the name 'Fawkner Park' was applied to the reserve in the south of the current precinct, as a tribute to John Pascoe Fawkner, one of Melbourne's founders.¹³⁸ In October that year, a series of large villa allotments were subdivided from the western edge of the Park along St Kilda Road.¹³⁹ Pasley Street, and the adjoining Park Place, were also created out of a subdivision of the eastern area of Fawkner Park, with the earliest houses built in the 1860s.¹⁴⁰ The South Yarra State School was established on the east side of the Park by the late 1870s.¹⁴¹

Although the suburb remained predominantly residential, in the 1880s and 1890s additional commercial operations opened on Domain Road and Millswyn Street.¹⁴² The Wimmera Bakery building in Millswyn Street, for example, was constructed next to Morton's Family Hotel, with three grocers and two butchers amongst other shops located on the street by the 1890s.¹⁴³ Few industrial or large commercial buildings were located within the precinct, an exception being the Mutual Store Company's property off St Martins Lane, where the company replaced their c. 1880s livery stables with a new warehouse in c. 1924.¹⁴⁴

Through the late nineteenth century, many of the earlier large estates were subdivided into smaller allotments, including the South Yarra Hill estate between Park and Leopold streets, and the creation of Mason Street in the late 1880s. The east side of Park Street was originally part of HW Mason's earlier landholding. The majority of allotments on the east side of the street were not released for sale until the 1880s, resulting in what has been described as 'a more cohesive housing type with many elaborate and imposing terraces'. In contrast, the west side of the street was developed in stages, with a more 'eclectic range of housing types'.¹⁴⁵

By the end of the nineteenth century, the suburb of South Yarra, west of Punt Road, was substantially developed with a mix of substantial and modest residences. The centre of the precinct, in the block between Millswyn and Leopold streets, comprised relatively high density development of terrace pairs and detached villas. There also remained a number of larger residences to the east and west of the precinct and towards the river, including Moullrassie, Goodrest and Maritimo on Toorak Road, and Fairlie House on Anderson Street.¹⁴⁶

By the interwar period, the urban character of South Yarra was changing. The *Argus* noted that development of residential flats was 'one of the features of architectural work in Melbourne' in this period, and South Yarra came to be regarded as 'one of the best [suburbs] in Melbourne' for this type of development.¹⁴⁷ New streets also continued to be formed from the subdivision of the earlier estates, and demolition of nineteenth century mansions. Marne Street was created following subdivision of the extensive grounds of Maritimo in the early 1920s. The mansion itself was demolished in 1928, after the death of its owner J F W Payne.¹⁴⁸ Fairlie Court was created on the site of Fairlie House; and St Leonards Court was formed following demolition of the substantial residence, St Leonards.¹⁴⁹

Marne Street was created following subdivision of the extensive grounds of Maritimo. The mansion was demolished in 1928, after the death of its owner JFW Payne¹⁵⁰ and the street was developed in two main stages between 1919 and 1928.¹⁵¹ By 1940, Marne Street was extensively developed with flat blocks such as Marne Court, Moore Abbey, Balmoral flats, Maritimo flats and Garden Court;¹⁵² and noted architects involved in the design of the developments included Joseph Plottell, Edward Bilson, Arthur Plaistead and Robert Hamilton.¹⁵³

The replacement of earlier buildings with flat blocks was met with some opposition, with concerns that the area was being 'exploited for commercialism'.¹⁵⁴ Other developments attracted media attention for their modernity,

including St Leonards (1939) in St Leonards Court, in which the owner installed 'modern household appliances and equipment'.¹⁵⁵ The popularity of flat block developments continued into the post-war period, with the *Argus* noting that 'many small attractive blocks of flats ... are regarded as good investments'.¹⁵⁶

Development also continued in the parks and gardens in and adjoining the precinct. Between 1927 and 1934, the Shrine of Remembrance was constructed in Kings Domain. It is Victoria's principal war memorial, conceived following World War I, and built on an elevated and formally landscaped site adjacent to St Kilda Road. The design was classically derived, drew on symbolic Greek sources and incorporated a variety of Australian materials.¹⁵⁷ Another significant development was the Sidney Myer Music Bowl, also constructed in Kings Domain, off Alexandra Avenue. The Bowl was gifted to the people of Melbourne by the Myer family, and named after the founder of the Myer department store empire. Design and construction of the 1958 Bowl involved some of Melbourne's most innovative architects and engineers, and its tensile construction system is regarded as a technical tour de force.¹⁵⁸

South Yarra has remained a popular and prestigious residential suburb characterised by its proximity to parks and gardens and the Yarra River.

5.2 Description

The extent of the South Yarra Precinct is identified as HO6 in the planning scheme maps.

The Royal Botanic Gardens and National Herbarium, Government House and Government House Reserve, Melbourne Observatory, La Trobe's Cottage, Shrine of Remembrance, Sidney Myer Music Bowl, Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park are largely within or immediately adjoin the precinct.

Significant and contributory development in the precinct dates from the 1850s to the mid-twentieth century, including the post-World War II period.

Residential development includes modest nineteenth century cottages; two-storey terraces in pairs and rows; Victorian and Edwardian free-standing villas and large houses; and interwar and mid-twentieth century development including flat blocks. The precinct is noted for its high quality buildings, many of which were designed by prominent architects. While nineteenth century development is well represented, the twentieth century is also an important period in the evolution of the precinct.

Houses are single or double storey, although there is some variety in historic two-storey heights; and also flat blocks of two-three storeys, with some taller examples. Two-storey dwellings typically have lower scale rear wings. Some very fine large historic houses are located in the precinct, on generous allotments and in garden settings.

Most buildings are of masonry construction, including face brick and rendered exteriors; weatherboard is uncommon; and the early institutions to St Kilda Road include stone buildings. Of the Victorian and early twentieth century development, decorative and often ornate cast iron work is a feature, with the smaller cottages more simply detailed. Parapets are prominent, and often detailed and ornamented, including with urns and finials; and side or party walls extend from the fronts of terraces, as per the nineteenth century fire regulations. Slate roofing is common, and chimneys are prominent. Roofs can be hipped and gabled and can vary in their visibility, being prominent elements of building design, or less visible and concealed by parapets. A high number of original iron palisade fences with stone plinths survive.

Pockets of more modest Victorian development, including cottages are typically found away from the main streets and thoroughfares, including on Mason, Hope, Leopold and Little Park streets, and St Martin's Lane. Larger and grander residences front the principal streets and roads in the precinct, including Domain Road, Toorak Road West, Park Street, Anderson Street and also Pasley Street on the east side of Fawkner Park. A consistent pattern is one of larger residences facing the parks, including Fawkner Park and the Royal Botanic

Gardens. Park Street is a particularly wide street, carrying the tramline, with a collection of imposing Victorian and early twentieth century residences, with elevated entrances; and interwar flat blocks.

Interwar development, including flat blocks, display many features of the period. These include face brickwork which is often patterned and finely executed, or rendered surfaces, or combinations of face brick and render; curved window and corner bays; slim and simply detailed awnings or canopies; externally expressed stair bays; art deco detailing to iron work; large windows, often steel-framed; balconies with brick or iron balustrades; and hipped or flat roofs, with plain but sometimes prominent parapets. The earlier blocks have Tudor Revival detailing, including half-timbered gable ends. The later blocks, of the 1940s and post-World War II period are stripped of ornamentation, with plain walls and strongly expressed forms. Many of the flat blocks are built close to the street, with limited setbacks. Marne Street, St Leonards Court, Fairlie Court and Alexandra Avenue are noted for early twentieth century and interwar development, and incorporate a variety of architectural styles in houses and flat blocks. Marne Street in particular has been described as having a 'much higher architectural standard' than other concentrations of interwar flat block development. Domain Park Towers, on Domain Road, is a noted early high rise apartment development, designed by Robin Boyd and completed in 1962.

The precinct generally has limited commercial development, albeit with a small concentration on Domain Road turning into Park Street, where the junction is marked by a double-storey commercial corner building on a curved plan. On Domain Road, the commercial buildings are of mixed character, between one and three storeys, with typically modified ground floor shopfronts and mostly intact upper level facades, including prominent parapets. They include buildings of early twentieth century origin. A small group of former commercial buildings are also located on Millswyn Street, mostly adapted to residential use, including several shops, Morton's Family Hotel and the Wimmera Bakery.¹⁵⁹ Historically, there was limited industrial or manufacturing development in the precinct.

Institutional development is a strong feature, as outlined in the historical overview, with notable institutions in and adjoining the precinct boundary, including to St Kilda Road. Melbourne Girls Grammar School is also prominent in the elevated area of Anderson Street; and Christ Church dominates the intersection of Toorak and Punt roads.

Other significant public and institutional development is associated with the various parks and gardens within or immediately adjoining the precinct, including Government House, the Melbourne Observatory, National Herbarium, Shrine of Remembrance, Sidney Myer Music Bowl and La Trobe's Cottage.

5.2.1 Pattern of development

Subdivision in the precinct did not necessarily proceed in an orderly manner, and it has been noted that residential areas were 'not planned, developing from the 1840s to the end of the nineteenth century through small private subdivision of the very early government land sales'.¹⁶⁰ However, the early large allotments north of the future Toorak Road, as sold in the second half of the 1840s, still influenced the planning and layout of future streets, particularly in the centre and east of the precinct.

The ongoing re-subdivision and reduction in size of the large nineteenth century estates is a distinctive characteristic of the precinct, and generally occurred from the latter decades of the nineteenth century through to the interwar period. Some of the early estates were broken up into quite small allotments, an example being the fine-grained subdivision between Park and Leopold streets; Mason Street was also created and subdivided in a similar way in the late 1880s. In the interwar period, many of the flat blocks were built on allotments created from the historic nineteenth century estates. Some were also built on the sites of demolished early mansions.

The precinct is noted for its principal roads and boulevards, and network of mainly north-south running residential streets, on a regular grid. This is particularly noticeable in the central part of the precinct, between Toorak and Domain roads, with the latter on east-west alignments. Generally, allotment sizes tend to be larger in the east and west of the precinct, and more finely grained in the centre. Principal

roads and boulevards include St Kilda, Toorak, Domain, and Punt roads; Alexandra Avenue; and Park and Anderson streets.

Several of the principal roads were historically major thoroughfares south of the city, including as noted St Kilda Road. The development of this road, after its humble beginnings as a track to St Kilda and Brighton, came after the *Roads Act* of 1853, which provided for a number of wide (3 or 4 chains) routes out of Melbourne. The roads were indicative of the foresight of Surveyor-General, Robert Hoddle in his planning for the growing city.

Punt Road, on the eastern boundary of the precinct, was a relatively quiet thoroughfare leading to the punt crossing and pedestrian bridge over the Yarra River. However, traffic increased throughout the twentieth century with the improved river crossing, and the connection with Hoddle Street to the north created one of Melbourne's most direct and busiest north-south thoroughfares.¹⁶¹

5.2.2 Topography

Much of the precinct occupies elevated land on the south side of the Yarra River. The high point of the area is Punt Hill, near the intersection of today's Punt and Domain roads. From here the land slopes steeply to the north to the Yarra River, and more gently down to the west and south. On the west side of Punt Road, in the precinct, the steep slope up the hill is evident in the building forms, constructed to step up the grade.

Elsewhere in the precinct, the topography has influenced building forms, including towers to grander residences, and dwellings with generous verandahs which take advantage of available views to the river or to the parks and gardens which abut many of the streets. Entrances are also sometimes elevated off the street. When approaching from the north on Punt Road, development on the hill in the precinct is clearly evident.

5.2.3 Parks, gardens and street plantings

There is an abundance of historic parks and gardens largely within or immediately adjoining the precinct. These include the Royal Botanic Gardens, Government House Reserve, Kings Domain, Queen Victoria Gardens and Alexandra Gardens. The parks often retain their original or early landscape design, internal road layout, individually significant plants, perimeter and garden bed borders, and mature tree plantings including specimen trees, and mature tree rows and avenues. Some remnant indigenous vegetation also remains.

Within the parks and gardens are significant historic developments including Government House, the Melbourne Observatory, National Herbarium, Sidney Myer Music Bowl and La Trobe's Cottage. The Shrine of Remembrance has its own highly formal axial landscape. The extensive grounds of Melbourne Grammar School, and Wesley College in the south of the precinct, also contribute to the landscape character of the precinct.

Development facing the parks and gardens typically has views into the landscapes; with views also available out from the parks. From the west side of Punt Road, Fawkner Park can be glimpsed along the streets running west off the road, including Pasley Street south and north.

Gardens are a characteristic of residences in parts of the precinct, particularly with the larger residences many of which have generous front gardens and setbacks.

There are also treed streets, including most located between Punt Road and Anderson Street; Anderson Street itself which has elms on the west (Botanic Gardens) side; and Alexandra Avenue, bordering the Yarra River. Toorak Road West is very treed, as is Marne, Millswyn, Pasley, Arnold and Bromby streets. St Kilda Road stands out in this context, with its mature street plantings and wide grassed medians emphasising its historic grand boulevard character.

5.3 Statement of Significance

South Yarra Precinct (HO6) is of state significance. It satisfies the following criteria:

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

What is significant?

South Yarra Precinct is predominantly residential, where significant and contributory development dates from the 1850s through to the mid-twentieth century, including the post-World War II period. While nineteenth century development is well represented, the twentieth century is also an important period. The precinct is renowned for its high quality historic dwellings, and proximity to some of Melbourne's most significant public parks and gardens, and public institutions, including the Royal Botanic Gardens and National Herbarium; Government House and Government House Reserve; Melbourne Observatory; Shrine of Remembrance and Sidney Myer Music Bowl. Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park are also largely within or immediately adjoining the precinct. Mature street plantings and rows are also part of the significant development of the precinct. The precinct is generally bounded by Alexandra Avenue to the north; Punt Road to the east; Commercial Road to the south; and St Kilda Road to the west. A separate precinct area is located to the south of Commercial Road.

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

- Typical nineteenth and early twentieth century building characteristics including:
 - Use of face brick, rendered masonry and bluestone building materials, the latter typical of the early institutional buildings.
 - Hipped and gable ended roof forms with often visible and prominent chimneys, slate or tile cladding; prominent parapets, with urns and finials; side or party walls extending from the fronts of terraces; verandahs with decorative and often ornate cast iron work and tiled verandah floors, and timber verandahs and friezes in the Edwardian dwellings; iron palisade fences on stone plinths.
- Typical interwar building characteristics including for flat blocks:
 - Use of face brickwork, often patterned, or rendered surfaces, or combinations of face brick and render building materials.
 - Hipped or flat roof forms, with plain but sometimes prominent parapets, and plainly detailed chimneys; curved window and corner bays; externally expressed stair bays; art deco iron work; large windows, including steel-framed; and balconies with brick or iron balustrades.
- Later development, of the 1940s and after, is generally stripped of ornamentation, with plain walls and limited detailing.
- Substantial villas and large houses are typically located on principal streets and roads, or address the parks and gardens.
- High proportion of buildings designed by prominent architects.

- Typically low scale character, of one and two-storeys, with some variety in historic two-storey heights; and flat blocks of two-three storeys, with some taller examples.
- Significant nineteenth century institutional development on St Kilda Road.
- Significant nineteenth century scientific and vice-regal development associated with the Royal Botanic Gardens and Government House Reserve.
- Public places of social significance in the Kings Domain including the Shrine of Remembrance and Sidney Myer Music Bowl.
- Nineteenth and early twentieth century planning and subdivision as evidenced in:
 - Hierarchy of principal streets and secondary streets and lanes.
 - Layout and planning of some streets in the centre and east of the precinct reflects the boundaries of the large 1840s estates.
 - Later and ongoing reduction of the early landholdings seen in varied subdivision patterns and allotment sizes.
 - General pattern of large allotments in the east and west of the precinct, and more finely grained allotments in the centre.
- Importance of major roads and thoroughfares which border or traverse the precinct, with their historical status demonstrated in surviving significant development, including St Kilda, Toorak, Domain and Punt roads; Alexandra Avenue; and Park and Anderson streets.
- Historic parks and gardens which distinguish the precinct and have historically enhanced its prestigious status.
- Views into and out from the parks and gardens to the bordering residential areas.
- Importance of gardens and front setbacks to dwellings, particularly the larger residences; and street tree plantings to streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.

How is it significant?

South Yarra Precinct is of historical, social and aesthetic/architectural significance to the State of Victoria.

Why is it significant?

South Yarra Precinct is of **historical significance**. Development commenced in the precinct in the 1840s, when large 'cultivation' allotments were sold north of the future Toorak Road, and substantial estates were established. The elevated land, including the high point of Punt Hill, attracted wealthy graziers and city merchants and professionals, including members of the legal profession. The subsequent re-subdivision and ongoing reduction in the size of the early estates is a precinct characteristic, with diverse subdivision patterns and small and large allotments resulting. In the later nineteenth century, modest dwellings were generally constructed on the small allotments; while in the interwar and later periods, flat blocks were built on the large allotments, in some instances on the sites of demolished early mansions. South Yarra also became a focus for this new form of residential development in Melbourne, the popularity of which continued into the post-war period. Significant public and institutional development is located within or abutting the precinct, and includes schools, churches and public welfare institutions. The Melbourne Observatory and National Herbarium are significant nineteenth century scientific developments; while Government House reflects the status of the vice-

regal presence in nineteenth century Melbourne. The Shrine of Remembrance and Sidney Myer Music Bowl are significant twentieth century developments. The establishment of public parks and gardens in and adjoining the precinct was also highly influential in the precinct's development. These include the Royal Botanic Gardens, Government House Reserve, Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park. Several of these were included in the ring of parks reserved in the 1840s by the Superintendent of the Port Phillip District, Charles La Trobe, in a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. Important historic roads in the precinct include St Kilda and Punt roads. St Kilda Road was envisioned by Robert Hoddle as a major route out of Melbourne, its status confirmed in the *Roads Act* of 1853. In a relatively brief period in the 1850s and 1860s, several significant public institutions were also established along the road.

South Yarra Precinct is of **social significance**. It is highly regarded for its extensive parks and gardens and significant public buildings and institutions. The Royal Botanic Gardens are the premier public gardens in the state, and much valued by the Victorian community. The Shrine of Remembrance is also a significant public memorial, and the pre-eminent war memorial in the State. Since 1934, it has been a focus for public commemoration and events, including annually on Anzac Day and Remembrance Day; and also a place for private reflection. The Sidney Myer Music Bowl has been a popular venue for concerts and performances since it opened in 1958.

The **aesthetic/architectural significance** of the South Yarra Precinct derives from Victorian development through to development of the mid-twentieth century and post-World War II period. Residential development includes modest nineteenth century cottages, two-storey terraces in pairs and rows, substantial free-standing villas and large houses, and interwar and later flat blocks of which the precinct has many distinguished examples. The larger houses typically front principal streets and roads, or address the various parks. The precinct is also noted for high quality and architect designed buildings. The large estates of the 1840s, which were subsequently re-subdivided, influenced the planning of later streets including the regular arrangement of north-south streets in the centre and east of the precinct. Generally, allotment sizes tend to be larger in the east and west of the precinct, and more finely grained in the centre. An abundance of public parks and gardens, including the Royal Botanic Gardens and Fawkner Park, further enhance the aesthetic significance. These variously retain their original or early landscape design, internal road layout, individually significant plants, perimeter and garden bed borders, mature tree plantings including specimen trees, and mature tree rows and avenues. Some remnant indigenous vegetation also remains. The Shrine of Remembrance has its own highly formal axial landscape; and the extensive grounds of Melbourne Grammar School and Wesley College also contribute to the landscape character of the precinct. There are views into and out from the parks and gardens to the bordering residential areas. Gardens are also a characteristic of larger residences. The precinct additionally has street tree plantings, with St Kilda Road standing out in this context, where mature plantings and wide grassed medians emphasise its historic grand boulevard status.

6.0 HO9 – Kensington Precinct

6.1 History

Kensington Precinct is located in the suburb of the same name, with the name taken from the Borough of Kensington in London.

Early developments in the area, albeit not in the precinct, included the establishment of Flemington Racecourse in 1840; and the historic track to Geelong on the alignment of the future Flemington Road, was also in place as early as 1840. A bridge was constructed over the Saltwater (Maribyrnong) River in 1851.¹⁶²

Crown allotments in Portion 16 of the Parish of Dousta Galla, which is now located to the east of the railway line, were sold from November 1849.¹⁶³ By 1853, allotments were being advertised in the 'village of Kensington, adjoining Flemington on the Government Road to the Race Course'.¹⁶⁴ In 1856, a site to the north-west of the Kensington village allotments was reserved for the Melbourne Town Corporation cattle

yards. The Newmarket livestock saleyards, which replaced the original yards at the corner of Victoria and Elizabeth streets, were completed in 1858; the first sales were held in 1859 and continued until the 1980s.¹⁶⁵ Abattoirs were located to the west of the saleyards along Smithfield Road, towards the Saltwater River, with a bluestone lined stock route connecting the two.¹⁶⁶

Allotments to the west of the railway line were sold from mid-1860, contemporary with the opening of the Melbourne-Essendon railway line in October 1860. Both J McConnell and E B Wight purchased allotments in this section, with subsequently streets named after them.¹⁶⁷ Despite these sales, little development occurred in Kensington until the 1870s.

The suburb, along with Flemington, was originally located within the Municipal District of Essendon. Emphasising the connection between the two localities, Kensington was listed under Flemington in the *Sands & McDougall* directories until the 1880s. The 14 listings under Kensington in 1870 increased to 68 in 1875, and included some commercial premises, such as a store and butcher, and industrial/manufacturing listings including tanners and candle-makers.¹⁶⁸ In 1874, the Kensington Park racecourse was established 'a few yards' from the Kensington railway station by William S Cox, who subsequently established the Moonee Valley Racecourse after the closure of the Kensington course in 1883.¹⁶⁹ The Railways Commissioners purchased 30 acres of the racecourse site for the provision of railway sheds.¹⁷⁰

As Victoria's wheat and wool production grew to international export levels, mills and stores began to be constructed in proximity to Melbourne's port and railway lines, albeit outside the current precinct boundary. The expanding rail network and infrastructure extended from Spencer Street and North Melbourne stations, and later from the new port at Victoria Dock, to areas south of the current precinct. Kensington Roller Flour Mill, owned by James Gillespie, was reportedly the largest mill in the country, and was constructed adjacent to the railway line in 1886-7.¹⁷¹ Nearby was Kimpton's Eclipse Hungarian Roller Flour Mills, constructed in 1887 at the corner of Arden and Elizabeth streets. Wool mills were also established along the railway network, and Moonee Ponds Creek.¹⁷² More noxious industries, such as glue works and bone mills were located on the banks of the Maribyrnong River, west of the precinct. Other small-scale industries located in Kensington included wood yards, coach builders and saw mills.¹⁷³ As noted, and despite increasing objections in the early twentieth century that they were a 'cause of annoyance', the Newmarket saleyards continued to operate into the 1980s.¹⁷⁴ These nearby industrial and manufacturing operations were important employers of Kensington residents, including those in the precinct, and were within walking distance of their homes.

The suburb experienced significant population growth through the 1880s. This was due to developing local industries, and further subdivision of landholdings. It is also evident in the growth of listings in the municipal directories between 1880 and 1890. In 1880, approximately 80 residents were listed under the Flemington entry, but in 1885 the suburb of Kensington was given its own directory entry. By this time, the suburb comprised thirty streets on both sides of the railway line to the north of Macaulay Road, and to the north of Wolseley Parade. Both McConnell and McCracken streets had over 30 occupied properties, and Macaulay Road was developing as a commercial and service centre near the intersection with Bellair Street.¹⁷⁵ The latter two streets, which meet at the railway crossing associated with Kensington railway station, would form the nucleus of Kensington 'village'. Commercial development was concentrated here, leaving the remainder of the suburb – and the precinct area – to be substantially residential in character. Kensington railway station also opened in 1888, its timing complementary with commercial development in Macaulay Road and Bellair Street.

Allotments in the Kensington Park Estate to the south of Macaulay Road were sold from September 1883, on land which was likely associated with the recently closed racecourse. This subdivision included Bellair Street, Wolseley Parade and Ormond Street to the west of the railway line, and Eastwood and associated streets to its east.¹⁷⁶ Advertising for the auction noted that the estate 'occupies one of the most picturesque, salubrious and delightful positions in the neighbourhood' which 'practically formed an extension to Hotham'.¹⁷⁷ The 1890 directory lists 79 vacant houses in Kensington, many of which were likely recently built.¹⁷⁸ E Owen Hughes designed an ornately decorated two-storey shop and residence to house James Wales' estate agency on Bellair Street (Kensington Property Exchange) which was constructed in 1891.¹⁷⁹ Hopetoun Street and Gordon Crescent were created from small subdivisions of the early 1890s. The MMBW plan of 1895 also shows

residential development to the south of Macaulay Road and east of the railway line, in proximity to the flour mills.¹⁸⁰

Such was the growth in the area that in 1882, Flemington and Kensington were severed from the Municipal District of Essendon, and the Borough of Flemington and Kensington was created. Kensington State School opened in McCracken Street in 1881, and was extended five years later.¹⁸¹ Enrolments initially numbered 228 children and increased to 1000 by 1898.¹⁸² Local community spirit was demonstrated in the annual Flemington and Kensington Borough picnic, for which 3,000 residents travelled by special train to Frankston in February 1905. Established in the 1880s, by 1905 it was reported to be the 'oldest established municipal outing.'¹⁸³

Kensington Town Hall was constructed at the northern end of Bellair Street in 1901. It just preceded the merging of the borough with the City of Melbourne in 1905, becoming the Hopetoun (Flemington and Kensington) ward.¹⁸⁴

Houses were still being built in the precinct area in the 1900s and 1910s. Streets such as Bangalore Street and The Ridgeway were formed around this time. Little development occurred in the interwar period, although some houses were constructed in the few remaining vacant allotments around the perimeter of the suburb.

In the post-World War II period, many of the large mills, and rail and river related industries began to cease operations. The former Newmarket saleyards also underwent significant residential redevelopment from the 1980s.

The precinct has retained its predominantly residential status, although characterised less by its relationship to local industries. In the late twentieth and early twenty-first centuries, it has undergone some revitalisation and restoration of its many historic buildings. It has also remained a place where residents walk to the railway station, and congregate in the historic commercial 'village'.

6.2 Description

The extent of the Kensington Precinct is identified as HO9 in the planning scheme maps.

Significant and contributory development in the Kensington Precinct predominantly dates from the 1880s to 1910s, with some limited development in the 1870s and interwar period.

The precinct is mainly residential, with commercial development in Macaulay Road and Bellair Street. A small number of civic and institutional buildings are located in the north of the precinct, including the former town hall. It is principally a late nineteenth and early twentieth century suburban area, with a 'village' character focused on Macaulay Road and Bellair Street.

Residential development includes often repetitive rows of Victorian and Edwardian single-fronted single-storey cottages, with generally consistent allotment sizes. It is characteristically a low scale single-storey precinct, but with some variation to height in the form of two-storey Victorian terraces and additions to individual dwellings. There are also double-fronted houses, and limited interwar residences. The predominant construction material is weatherboard, but brick is also used.

Common characteristics of dwellings include timber-posted verandahs, prominent roof forms and chimneys including hipped and gable-ended roofs, front garden setbacks with fences to property boundaries, rear wings to larger dwellings (such as two-storey terraces), and rear gardens, often with access to a lane. Elevated house entrances, with steps up to verandahs, are common. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with lane access. There are also examples of bluestone lanes.

Another characteristic of the weatherboard dwellings is the space, or sometimes lack of, between houses. The side setbacks can vary, with sometimes a narrower setback (or separation) to the dwelling on the other side.

Others have no separation at all, being built with a direct abuttal, and sometimes a brick party wall. In some cases building regulations have required modifications to abutting weatherboard cottages.

Commercial development is concentrated in Macaulay Road and Bellair Street. Macaulay Road slopes up to the west, with commercial buildings stepping up the hill on the north and south sides of the street. On Bellair Street, in the vicinity of the railway station, the historic commercial development is particularly intact, distinguished by the former Kensington Property Exchange at 166-8 Bellair Street. There is also historic painted signage to commercial buildings in Macaulay Road and Bellair streets. The railway station comprises two buildings: the earlier (1888) building on the east side of the line is an elevated red brick building with render detailing; while the 1905 west station building is an open brick structure which replicates the detailing of the 1889 building. Platforms likely date from c. 1860 (east) and 1880s (west).¹⁸⁵

Generally, commercial buildings to both streets demonstrate many of the characteristics of late nineteenth and early twentieth century commercial/retail development in inner Melbourne. The majority of buildings are two-storey, with no setbacks; have retail spaces at ground level with the original living quarters above, and storage/service spaces to the rear. Ground floor facades vary in intactness, with modified shop frontages but also some surviving original or early shopfronts. These variously retain recessed entries and timber-framed shop windows with timber stall boards or masonry plinths. First floor facades are typically more intact, with original windows and parapets. Bellair Street also has some original Victorian iron post-supported verandahs, with ornate friezes; some simpler post-supported verandahs; and Edwardian cantilevered awnings with ornate steel brackets. The verandahs are unusually wide and deep, and in some cases return to corners, including to the prominent precinct corner of Macaulay Road and Bellair Street. Another distinctive characteristic of Macaulay Road are the sharply angled commercial buildings on the south side of the road, to street corners which run at oblique angles to the south-west.

Moving away from Macaulay Road and Bellair Street, there is a smattering of corner shops in residential streets but typically not corner hotels as occurs in other inner Melbourne suburbs. Kensington's relatively later date for most of its development would account for this, with earlier suburbs in the municipality, such as North Melbourne, more commonly having the typical 'pub on each corner' characteristic.

6.2.1 Pattern of development

As noted, there were early subdivisions in the general precinct area, to the east of the railway line in the late 1840s; by 1853, the 'village of Kensington' was being promoted; and from mid-1860 allotments to the west of the railway line were sold. However, this early subdivision activity did not immediately lead to development in the precinct, with building activity starting to pick up in the 1870s. In the 1880s, when development increased significantly, including in response to the expansion of local industry, subdivisions included the 1883 Kensington Park Estate to the south of Macaulay Road. North of the road in this period, subdivision included re-subdivision of the earlier 1860s Crown allotments, with both McConnell and McCracken streets starting to be more fully developed by 1885.

The subdivisions did not always provide for orderly street arrangements, and some streets have kinks or bends to them, with views up and down streets not being direct. This is particularly the case in the northern part of the precinct, and evident in several of the streets running west of Bellair Street, including Wight and McMeickan streets; and streets running west from McCracken Street, such as Hopetoun and Gordon streets.

Macaulay Road runs through the centre of the precinct, terminating to the west at the junction with Kensington and Epsom roads. Historically, Macaulay Road connected Kensington to industrial development to the east and north-east of the precinct, and from there to North Melbourne and the city. The precinct to the north of Macaulay Road has wide residential streets running in a north-south direction, with lesser secondary connecting streets. The former include McConnell and McCracken streets, with McCracken being particularly wide, with dual carriageways separated by a central landscaped median. Bellair Street is an important street in the east of the precinct, historically associated with the railway line,

and connecting with Flemington to the north. South of Macaulay Road, the main residential streets run in an east-west direction, and include Tennyson, Ormond and Wolseley streets. Wide streets are also characteristic of the west and east precinct components.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels.

6.2.2 Topography

Topography has influenced local development, with higher ground in the west of the precinct, and lower ground in the east towards the historic Moonee Ponds Creek. There are high and low sides to streets, with distant views available from elevated parts of some streets. These include The Ridgeway and Bangalore Street in the west of the precinct, with views to the west and south; and McCracken Street, with views to the east from the high side of the street. Topography has also influenced building forms, with many houses, including modest cottages, elevated off ground level, with steps up to the entrances. This is especially common in the precinct, and is a Kensington 'signature'.

6.2.3 Parks, gardens and street plantings

The precinct is not noted for its parks and gardens; however there are street plantings, particularly on the main thoroughfares. Street trees are a characteristic of Bellair Street (elms and planes) and also of Wolseley Parade (plane trees). McCracken Street is treed, as is Ormond Street.

6.3 Statement of Significance

Kensington Precinct (HO9) is of local significance. It satisfies the following criteria:

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

What is significant?

Kensington Precinct (HO9) was developed in the late nineteenth and early twentieth century. Significant and contributory development predominantly dates from the 1880s to 1910s, with some limited development in the 1870s and interwar period. The precinct is mainly residential, with commercial buildings concentrated in Macaulay Road and Bellair Street. A small number of civic and institutional buildings are located in the north of the precinct, including the former town hall. Mature street plantings and rows are also part of the significant development of the precinct.

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

- Typical late nineteenth and early twentieth century building characteristics including:
 - Use of weatherboard, with some brick building materials.
 - Prominent hipped and gable-ended roof forms with chimneys; timber-posted verandahs; and front garden setbacks with fences to property boundaries.
- Streets of consistent late nineteenth or early twentieth century residential character, often with repetitive rows of modest single-storey cottages on regular allotment sizes.

- Scattered larger dwellings and two-storey terrace houses.
- Later development as evidenced in interwar buildings.
- Elevated house entrances, with steps up to verandahs, is a Kensington 'signature'.
- Irregular side setbacks between weatherboard dwellings including semi-detached pairs or single dwellings with a narrow separation; and some with a direct abuttal and brick party wall.
- Typically low scale character, of mostly single-storey buildings, with some two-storey residences and commercial buildings.
- An absence of large scale or multi-storey buildings, including in backdrop views to historic development.
- High and low sides to some streets due to the local topography, with distant views available from high sides of streets.
- Concentration of historic commercial development in Macaulay Road and Bellair Street, with the latter being particularly intact and distinguished by wide and deep iron post-supported verandahs with ornate friezes, and cantilevered awnings with ornate steel brackets.
- 'Village' character of the precinct, focused on the prominent intersection of Macaulay Road and Bellair Street.
- Prominence of the 1901 Kensington Town Hall at the northern end of Bellair Street.
- Nineteenth and early twentieth century planning and subdivisions as evidenced in:
 - 1880s subdivisions to the south and north of Macaulay Road.
 - More regular street layout of the south, west and east parts of the precinct, contrasts with the north of the precinct where streets have kinks and bends.
 - High proportion of modest allotment sizes throughout the precinct.
 - Later subdivision in the west of the precinct.
- Street tree plantings in Bellair Street (elms and planes), Wolseley Parade (plane trees), and McCracken and Ormond streets.
- Historic street materials including bluestone kerbs and channels.
- Rear lanes which retain original or relayed bluestone pitchers and central drains.
- Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with lane access.

How is it significant?

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

Why is it significant?

Kensington Precinct is of **historical significance** as a Victorian and Edwardian era precinct which developed in a concentrated period in the late nineteenth century through to the 1910s. The establishment of Flemington Racecourse and the road to Geelong in the 1840s, the opening of the Newmarket livestock saleyards and abattoirs, and the railway to Essendon in 1859 and 1860, were important early local developments. However,

they did not immediately stimulate intensive residential activity in the precinct. Rather, this occurred from the 1880s, associated with developing local industries and the expansion of wheat and wool production and trade in Victoria. The construction of large mills and wool stores just outside the current precinct, in proximity to the river, port and railway lines, generated local employment; as did the extension of the rail network from Spencer Street and North Melbourne stations. Newmarket saleyards were also a significant local employer. As Kensington developed, with remarkably consistent residential streets, Macaulay Road and Bellair Street in proximity to Kensington railway station became the commercial focus. The two streets meet at the prominent railway crossing on Macaulay Road, and form the nucleus of Kensington 'village'. The opening of Kensington State School in McCracken Street in 1881 was another important local event, as was the establishment of the short-lived Borough of Flemington and Kensington in 1882, followed by construction of the Kensington Town Hall at the north end of Bellair Street in 1901. Kensington has retained its predominantly residential status, with a focus on the 'village', although it is characterised less by its relationship to local industries which, in the post-World War II period, began to decline.

Kensington Precinct is of **social significance**. Residents value its historic streetscapes, and the commercial area centred on the 'village'. The 1905 town hall is an important local building, as is the 1881 State School in McCracken Street which continues to be the focus of primary school education in the precinct.

The **aesthetic/architectural significance** of the Kensington Precinct largely rests in its Victorian and Edwardian development, with the precinct noted for its comparatively concentrated development history and consistent residential streetscapes, with rear lanes. The streets typically include repetitive rows of modest single-fronted single-storey cottages, predominantly of weatherboard construction, but with some brick; complemented by larger dwellings and two-storey terrace houses. Commercial development on Macaulay Road and Bellair Street mostly relates to the 1880s and 1890s activity in the precinct. Bellair Street is particularly intact with some distinguished commercial buildings; it has wide and deep iron post-supported verandahs with ornate friezes, and cantilevered awnings with ornate steel brackets. The precinct is also notably low-scale, with single-storey and some two-storey buildings. Local topography has influenced development, with many houses, including modest cottages, elevated off ground level with steps up to entrances, an arrangement which is a Kensington 'signature'. The topography has also resulted in high and low sides to streets, with distant views available from elevated sides of streets. Street tree plantings enhance the aesthetic significance of the precinct.

¹ This precinct citation refers to individual heritage places, some of which are included in the Victorian Heritage Register or individually listed in the Schedule to the Heritage Overlay, which are wholly or partly located within the precinct boundary, or adjoin it. Historical development outside the precinct boundary is also referred to. This recognises that adjoining development, and individual places, contribute to an understanding of the precinct's evolution and in some cases were influential in the history of the precinct. They also demonstrate important historical attributes or characteristics which are shared with the precinct.

² *Argus*, 22 November 1849, p. 2.

³ 'Plan of the City of Melbourne and its extension northwards', Charles Laing, 1852, held at State Library of Victoria and Marjorie J. Tipping, 'Hoddle, Robert (1794–1881)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hoddle-robert-2190/text2823>, published first in hardcopy 1966, accessed online 29 June 2015.

⁴ 'Plan of the Extension of Melbourne called Carlton', Surveyor-General's Office, 12 November 1853, held at State Library of Victoria.

⁵ *Age*, 17 October 1857, p. 2.

⁶ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 17.

⁷ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 21.

⁸ *Argus*, 25 October 1872, supplement, p. 1.

⁹ *Sands & Kenny directory*, 1857.

¹⁰ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 19.

¹¹ G. Whitehead, *Princes Park Cultural Heritage Study*, 1999, p. 2.

- ¹² See Victorian Heritage Register citation for Yarra Park (VHR 2251).
- ¹³ G. Whitehead, *Princes Park Cultural Heritage Study*, p. 7, *The Argus*, 4 September, 1890, p. 10.
- ¹⁴ See <http://www.blueseum.org/tiki-index.php?page=Princes%20Park>, 5 June 2015.
- ¹⁵ See Victorian Heritage Register citation for Royal Exhibition Building and Carlton Gardens (VHR H1501).
- ¹⁶ UNESCO World Heritage 'Justification for inscription'.
- ¹⁷ *Sands & McDougall directory, 1873*.
- ¹⁸ *Sands & McDougall directory, 1873*.
- ¹⁹ *Sands & McDougall directory, 1873*, City of Melbourne rate books, Smith Ward, 1874, rate nos 2111-2118 (for example), VPRS 5708/P9, Volume 13, Public Record Office Victoria.
- ²⁰ Hotel listings for Carlton, *Sands & McDougall directory, 1873*.
- ²¹ City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 14.
- ²² City of Melbourne rate books, Smith Ward, 1868, rate nos 2501-2510, VPRS 5708/P9, Volume 7, Public Record Office Victoria, and based on extant bluestone houses on Murchison Street.
- ²³ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 31.
- ²⁴ Peter Yule (ed.), *Carlton: a History*, Melbourne University Press, Carlton, 2004, p. 337.
- ²⁵ Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 101.
- ²⁶ *Argus*, 12 February 1916, p. 18; *Age*, 21 February 1930, p. 12.
- ²⁷ Alan Gross, 'Guilfoyle, William Robert (1840-1912)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/guilfoyle-william-robert-3678/text5747>, published first in hardcopy 1972, accessed online 1 August 2017, City of Melbourne, *University Square Master Plan*, 2016, p. 18, accessed via https://participate.melbourne.vic.gov.au/application/files/4114/8103/0365/University_Square_Master_Plan_-_Part_1_Strategic_Context.PDF.
- ²⁸ See for examples, buildings at 8 Palmerston Place, 280-284 Drummond Street and examples on MMBW detail plan no. 1190.
- ²⁹ Based on a comparison of residences in Kay Street and Drummond Street: City of Melbourne rate books, Volume 29, 1890, Victoria Ward, rate nos 2721-2756 and Smith Ward, rate nos 1730-1760, VPRS 5708/P9, Public Record Office Victoria.
- ³⁰ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 38.
- ³¹ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 42.
- ³² F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey', PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- ³³ F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey', PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- ³⁴ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 134, 138.
- ³⁵ See Victorian Heritage Register citation for Yarra Park (VHR 2251), and additional place information 'History' at <http://vhd.heritagecouncil.vic.gov.au/places/114751>, 31 July 2017.
- ³⁶ Submission by S Black to Amendment C258, recommended additions to East Melbourne and Jolimont Precinct statement of significance, 2017.
- ³⁷ 38 Burchett, Winston, *East Melbourne*, Craftsmen Press, Hawthorn, 1977, p. 135.
- ³⁸ John Patrick Pty Ltd and Bryce Raworth Pty Ltd, *Yarra Park, Melbourne: Conservation Analysis*, 2001, p. 4.
- ³⁹ Burchett, Winston, *East Melbourne*, Craftsmen Press, Hawthorn, 1977, pp. 136-137; 'Melbourne and its suburbs', map compiled by James Kearney, 1855 and 'Isometrical plan of Melbourne and suburbs', De Gruchy and Leigh, 1866, both held by State Library of Victoria.
- ⁴⁰ Burchett, Winston, *East Melbourne*, Craftsmen Press, Hawthorn, 1977, p. 7.
- ⁴¹ City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 20.
- ⁴² 'Royal Victorian Eye and Ear Hospital', eMelbourne, University of Melbourne, accessed via <http://www.emelbourne.net.au/biogs/EM01285b.htm>, 27 March 2015.
- ⁴³ 'Illustrated map of Melbourne and suburbs', Charles F Maxwell, 1872, held at State Library of Victoria.
- ⁴⁴ Plan of City of Melbourne (Sheet 2), Parish of Melbourne North, Central Plan Office, Land Victoria.
- ⁴⁵ Burchett, Winston, *East Melbourne*, Craftsmen Press, Hawthorn, 1977, p. 37.
- ⁴⁶ Plan of City of Melbourne (Sheet 2), Parish of Melbourne North, Central Plan Office, Land Victoria.
- ⁴⁷ 'Melbourne and its suburbs', compiled by James Kearney, 1855, held at State Library of Victoria.
- ⁴⁸ 'Melbourne and its suburbs', compiled by James Kearney, 1855, held at State Library of Victoria, and Keith M Deutscher, *The Breweries of Australia: A History*, Beer & Brewer Media, Glebe, 1999, p. 144.
- ⁴⁹ *Argus*, 6 April 1857, p. 8.
- ⁵⁰ City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 20.
- ⁵¹ *Sands & McDougall directory, 1862*.

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Changes made to C405 in response to Panel recommendations, and all supplementary changes, are shown as track changes highlighted **green**



Melbourne Planning Scheme

Incorporated Document

HO1 Carlton Precinct Statement of Significance **May**
2023~~November2021~~

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

Changes made to C405 in response to Panel recommendations, and all supplementary changes, are shown as track changes highlighted green

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1.0 HO1 – Carlton Precinct¹

1.1 History

Carlton Precinct is located within the suburb of Carlton. The suburb was developed as part of the extension of Melbourne to its north in the mid-nineteenth century.

The first inhabitants of the area were the Woiwurrung and Boonwurrung peoples of the Kulin Nation. They inhabited an environment of lightly wooded grassy plains with a mix of eucalypts and she oaks, dipping around the point of where Victoria and Swanston streets meet today, and where a swampy section marked the start of what later became known as the Elizabeth Street creek.² The latter was one of the north-south running tributaries adjoining Birrarung (Yarra River), and likely a route through which Aboriginal groups travelled and camped.³ It is also probable that the area was used for transit between a number of notable adjacent Aboriginal places such as the camps and ceremonial grounds near the junction of Birrarung and the Merri Creek; the camp at New Town Hill (Fitzroy); and the Royal Park camping and corroboree ground.⁴ The nearby presence of scarred trees at Melbourne Zoo and Princes Park further suggests a strong and vital pre-contact Aboriginal presence in the area.

For the Woiwurrung and Boonwurrung peoples and other Aboriginal groups that frequented the area, the arrival of Europeans started a process of dispossession and alienation from their pre-contact traditional land, including their camping grounds and travel routes. Melbourne was established in the mid-1830s, and early accounts confirm that Aboriginal people 'continued to move through [the newly colonised land], and use camps and meeting places'.⁵

Later generations of Aboriginal people also lived in Carlton, in the terrace houses and public housing; and the suburb was one of many destinations involved in the 'internal migration' of Aboriginal people across Australia, often following the closure of Aboriginal missions.⁶ This continued presence demonstrates both the adaptation and resilience of the Aboriginal people. The settlement of Carlton followed calls, in the late 1840s, to extend the city boundaries to the north, with the *Argus* newspaper arguing 'there seems no good reason why the city should not be allowed to progress'.⁷ In 1850, the site of the new Melbourne General Cemetery was approved, located a then suitable two miles from the north city boundary. In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne.⁸ The first sales of allotments south of Grattan Street took place in this period, and in 1853 the site of the University of Melbourne was reserved to the south of the new cemetery. An 1853 plan prepared by the Surveyor General's office shows the 'extension of Melbourne called Carlton' as being the area bounded by Victoria, Rathdowne, Grattan and Elizabeth streets.⁹

The slightly later 1855 Kearney plan shows subdivision of the suburb ending at a then unnamed Faraday Street and the site of the university. By 1857, when land between Grattan and Palmerston streets was auctioned, government notices identified the area as being in 'North Melbourne at Carlton'.¹⁰ The naming of the 'Carlton Gardens' reserve was another use of 'Carlton' as a designator of the area, although the suburb was still commonly referred to as North Melbourne through the 1860s.¹¹

The northern part of the suburb, to Princes Street, was subdivided in the 1860s, and included the introduction of the diagonal streets, Barkly, Neill and Keppel, which distinguish this part Carlton. Numerous small buildings were constructed in Carlton in the early period of its development, many of which were one or two room timber cottages or shops.¹² These buildings were mostly replaced throughout the later nineteenth century with more substantial and permanent brick and stone dwellings. This also followed the introduction of tighter building regulations in the 1870s, with the extension of the *Building Act* to cover Carlton in 1872.¹³

The *Sands & Kenny* directory of 1857 identifies occupants of buildings in Bouverie, Cardigan, Drummond, Leicester, Lygon, Queensberry, Rathdowne and Victoria streets. Cardigan and Bouverie streets included some commercial development with grocers, general stores and butchers listed along with boot makers, coach makers, plumbers and cabinet makers.¹⁴ In 1865, allotments along the western edge of Drummond Street

were subdivided for sale, prompting objections by some residents as this portion of the suburb had originally been reserved for public uses.¹⁵

Princes Park was part of an early large reservation north of the city, set aside by Charles La Trobe, Superintendent of the Port Phillip District, in the 1840s.¹⁶ It subsequently evolved from a grazing ground and nightsoil depository, to a reserve used for recreation and sporting activities. Its establishment can also be understood in the context of a proposal, largely credited to La Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including Fitzroy, Treasury, Parliament, Alexandra, Domain and the Royal Botanic Gardens; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.¹⁷

In the later nineteenth century, the use of Princes Park by Carlton sporting clubs was contentious. However the clubs were ultimately granted permissive occupancy, most notably the Carlton Football Club.¹⁸ The 'Blues' had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. The first oval ('Princes Oval') was in the southern area of the park, before moving to the current location further north. Although in occupation of the park, the Blues still played their 'home' games elsewhere in these years, including at the Melbourne Cricket Ground.¹⁹ Of note, Princes Park has also been a premier venue for the recently formed women's football league, the AFLW; and hosted the inaugural game of the competition in February 2017.

Carlton Gardens, later to be associated with the Royal Exhibition Building and international exhibitions, was originally laid out by Edward Latrobe Bateman in the mid-1850s. Further redesign was undertaken in subsequent years, leading up to 1879-1880, when the gardens hosted the International Exhibition of October 1880, and the Royal Exhibition Building (REB) was completed.²⁰ The REB and Carlton Gardens were inscribed in the World Heritage List in 2004, in recognition of the World Heritage (outstanding universal) values of the place, as derived from it being a surviving 'Palace of Industry' in its original setting, associated with the international exhibition movement of the nineteenth and early twentieth centuries.²¹

By the 1870s, Carlton was a substantially developed residential suburb.²² Grand terrace rows had been constructed along Drummond Street to the south, including Carolina, Erin and Warwick terraces. On the diagonal Neill Street between Rathdowne and Canning streets, some 43 properties could be counted.²³ Commercial precincts had also developed in Barkly and Lygon streets. The north side of Barkly Street was a small service centre, with a number of timber shops housing grocers and butchers; while the more extensive Lygon Street retail centre was increasingly diverse, accommodating hairdressers, tailors and stationers.²⁴ Concurrent with this development was the construction of hotels in the suburb, which numbered approximately 80 by 1873.²⁵ Local bluestone, which was readily available by the 1850s and more reliable than bricks produced at the time, was used in the construction of a relatively high proportion of early buildings, including houses.²⁶ The main material for the façade of seven of the ten houses constructed in Murchison Street by 1868, for example, was stone,²⁷ and many of these houses were built by Scottish stonemasons.²⁸

In 1876, the Hospital for Sick Children was established in the former residence of Sir Redmond Barry in Pelham Street, to address the significant health issues faced by working class children. Founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere.²⁹ Between 1900 and 1923, the hospital committee engaged in a large scale building program, constructing pavilions and buildings designed for the hospital's requirements.³⁰

While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its cross roads, including Elgin Street, in the nineteenth century, a number of small retail centres developed elsewhere in the suburb, such as in Barkly Street. This was typical of nineteenth century suburban development, with small collections of shops and local businesses servicing the immediately surrounding residences. The suburb's many hotels, or pubs, provided a space where local residents could socialise away

from the home. Likewise, the hall located at the north-west corner of Kay and Canning streets has been a gathering place for different community groups since its construction in 1885-86, including the San Marco in Lamis Social Club.

After first being proposed in the 1890s, the Carlton Baths were opened in February 1916 on the present site, then accessed via Victoria Place to the north, a laneway parallel to Princes Street. The facilities were substantially improved in 1930, and have been subject to more recent development.³¹

The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. This resulted in some irregular allotment sizes, and consequently atypical building plans and designs, including dwellings with asymmetrical frontages, terraces of inconsistent widths, and row houses off-alignment to the street.³²

By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. With the construction of the REB and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. These developments complemented the London-style residential squares of the suburb, which were generally anticipated in the early subdivisions, and included University Square, Lincoln Square, Macarthur Square, Murchison Square and Argyle Square. The squares represented valuable open space for both passive and more formal recreation and, despite their small size, also proved popular with local sporting clubs.³³ Nineteenth century curators of the squares included Nicholas Bickford and his successor, John Guilfoyle.³⁴

Small workers' cottages tended to be constructed on secondary streets, including narrow ROWs (rights of way) behind larger properties. In the north, modest cottage rows on small allotments were more typical, reflecting the working class demographic of this area of Carlton. However, cottage rows were still named, as evidenced by Canning Street to the north of Kay Street which was occupied by Theresa cottages, Crimble cottages and Henrietta cottages. Such cottages tended to be of three or four rooms, compared to the much larger residences of generally eight rooms to the south.³⁵

Carlton's population in the nineteenth century tended to follow the immigration patterns of the broader metropolitan area, that is, one which was predominantly drawn from the British Isles. However, in the early decades of the twentieth century, the demographics of Carlton began to change, with recent arrivals from Eastern Europe including Jewish families.³⁶ Jewish-operated businesses in Carlton included plumbers, grocers and tailors;³⁷ and Carlton and Carlton North became centres of Jewish activity and customs.³⁸ Yiddish was a commonly heard local language.³⁹ Carlton's status as the centre of Jewish Melbourne continued until around the middle of the twentieth century, after which it shifted to Melbourne's southern suburbs.

The highest profile of the immigrant groups to arrive in Carlton in the post-war period were the Italians, with the suburb becoming known as 'Little Italy'; Greek, Spanish and Lebanese families also arrived in large numbers in this period. Post-war migration had a significant impact on the suburb, not least in the transformation of Lygon Street. In the section between Queensberry and Elgin streets, there were 14 Italian proprietors in 1945, increasing to 47 by 1960, many of whom were restaurant operators.⁴⁰ Melbourne's inner suburbs in the post-war period offered cheaper housing and access to manufacturing work, and by 1960 there were an estimated 6,500 Italian residents in Carlton, approximately one quarter of the suburb's population.⁴¹

The influence of the various migrant groups on the suburb throughout the twentieth century is also evident in the many Jewish and Italian businesses and retailers. Shops, such as kosher butcheries, delicatessens, pizzerias, cafes and cake shops, were important for maintaining culture and connection with communities, beyond the mere supply of foodstuffs.

Carlton was also a centre of so-called 'slum clearance' from the interwar period. The rapid development of the nineteenth century, which had included construction of tiny cottages in rear lanes, was the focus of this activity. The Housing Commission of Victoria (HCV) was most active in this regard, having identified large parts of the suburb as slum reclamation areas. In the 1950s and 1960s, the HCV compulsorily acquired

properties, razed them and then redeveloped the sites with new forms of public housing. The first of the low-rise walk up blocks of flats was constructed in Carlton in 1960-61, on the reclamation area bounded by Canning, Palmerston, Nicholson and Elgin streets.⁴² Tower estates were also developed in Carlton by the HCV in the 1960s. The Carlton Estate, between Lygon and Rathdowne streets, was the most densely populated, at 247 people per acre.⁴³ Later, in the 1980s, the renamed Ministry of Housing embarked on a new direction in public housing in Carlton, including refurbishing rather than demolishing existing houses. The Ministry also followed a programme of constructing smaller and less dense infill housing in Carlton, which was well-received. It involved new housing designed by notable architects and intended to be more in sympathy with the historic streetscapes. The area of Carlton in which this early 1980s development occurred was known as the 'Kay Street Reclamation Area'.⁴⁴ While parts of Carlton were occupied by professionals and the independently wealthy, much of Carlton's population in the nineteenth century earned their living through skilled and unskilled trades, including in the building industry.⁴⁵ The suburb has also had a long association with trade unionism, in part due to the presence of Trades Hall at the corner of Lygon and Victoria streets, the southern entrance to the suburb. Other union and trade related places proliferated nearby.

Other trades and professions in Carlton included bootmakers, with 217 of the latter identified in the suburb in 1885.⁴⁶ A concentration of monumental masons and grave decorators in the northern part of the suburb by the end of the nineteenth century also attests to the suburb's connection with the Melbourne General Cemetery.⁴⁷

Factory work was another major employer, although commonly in the small scale manufacturing operations which, from the nineteenth century, were run out of local workshops including in the precinct. Larger-scale industry and manufacturing tended to be located in the south-west of the suburb, and outside the precinct. More generally in Carlton there was insufficient vacant land or available properties on which to develop substantial industrial sites as happened in parts of Fitzroy and Collingwood. Exceptions include the large Carlton & United Brewery complex which was developed from 1858;⁴⁸ and larger early twentieth century complexes, such as the Davies Coop textile manufacturing operations in and around Cardigan Street. Both these developments were in the south of the suburb and outside the precinct.

Students have been associated with Carlton since the establishment of the University of Melbourne in the 1850s. However, more affordable tertiary education, and the (then) relatively cheap cost of housing, brought large numbers of students to the suburb from the 1960s.⁴⁹ The Royal Melbourne Institute of Technology's (RMIT) expansion into Carlton from its city campus in the 1970s, also increased local student numbers. The Institute embarked on a programme of constructing new buildings and adapting existing ones (often former manufacturing buildings) in the southern area of the suburb, with the new Carlton campus earmarked as a technical college.⁵⁰

The arrival of students in numbers led to another cultural shift in Carlton, as the suburb became synonymous with new and alternative social and artistic movements in literature, film and theatre. La Mama Theatre and the Pram Factory were innovators in the theatrical arts. Australia's first all-Aboriginal acting company, Nindethana (or 'Ours') was founded by Jack Charles, Joyce Johnson and Bob Maza at the Pram Factory in 1971, and also had associations with La Mama.⁵¹ The latter was established in a former printing works in Faraday Street 1967.⁵² The Deutscher Fine Art gallery was established in a purpose built addition behind a Victoria villa residence in Drummond Street in the mid-1980s. The suburb was also documented in popular film and television.

Carlton was additionally a focus of the early conservation movement in Melbourne. The Carlton Association was established in 1969, with a focus on urban issues including opposition to the slum clearance work of the HCV.⁵³ The Builders Labourers' Federation (BLF), a Trades Hall affiliated union with a long association with Carlton, was also involved in the early fight to protect Carlton's heritage. This was through the use of 'green bans' and strike action to protect the built heritage at development sites.⁵⁴

Another highly active group, the Carlton Residents Association (CRA) was formed in 1995, this time in response to a University of Melbourne proposal to develop terrace houses in Faraday and Cardigan streets.⁵⁵ The CRA is still active and engaged in issues to do with heritage and amenity in the suburb.

The rise of the educated and activist demographic in Carlton in the later twentieth century speaks to yet another transformation of the suburb, including gentrification and an increase in owner-occupiers over renters. Historic buildings and houses were restored, and property values increased. More intensified residential development, or pressures to develop, also resulted from the increased land values. There were also, from the 1970s and 1980s, some celebrated new residential and institutional developments in the suburb, by noted contemporary architects.

1.2 Description

The extent of the Carlton Precinct is identified as HO1 in the planning scheme maps.

The Royal Exhibition Building and Carlton Gardens, together with the World Heritage Environs Area precinct (HO992), adjoin the precinct to the south-east; the University of Melbourne and Melbourne General Cemetery adjoin to the north-west.

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

The precinct is mainly residential, but with commercial streets and historic shops and hotels scattered throughout, including to street corners. Former small scale manufacturing and industrial development, mainly in the form of single workshops, and fewer larger factory complexes than the broader suburb are also located in the precinct.

The precinct incorporates a broad range of dwelling types, including modest single storey cottages, terrace rows on narrow allotments, larger single storey dwellings, two-storey terraces in pairs and rows, some very large three-storey terraces, and villas on more generous allotments. Generally, development in the north tends to be modest in size, and more substantial in the south.

The precinct typically has buildings of one and two-storeys, with three-storeys more common in the south, particularly on Drummond Street. Building materials include brick and rendered masonry, with some timber, and a relatively high proportion of stone buildings. The stone and timber buildings generally date from the 1850s and 1860s. Other characteristics of residential buildings include hipped roofs with chimneys and often with parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths to front property boundaries; limited or no front and side setbacks; lower-scale rear wings to larger terraces and dwellings; and long and narrow rear yards. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Residential streets can have consistent or more diverse heritage character. Examples of the former include parts of Canning Street with intact rows of single-storey terraces, and the southern end of Drummond Street with long rows of large two-storey terraces. The more diverse streets have a greater variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Examples include the streets located between Carlton and Elgin streets, and Kay and Pitt streets in the north of the precinct. The diversity reflects development extending over a long period within a single street.

Another precinct characteristic are buildings with no setbacks and pointed or sharply angled corners, located to the junction of streets which meet at sharp angles; and those which return around corners with canted or stepped facades. Irregular allotment plans, including those associated with later re-subdivision of the early Government allotments, have also given rise to buildings which diverge from the norm in their form and siting.

Development on lanes to the rears of properties is another precinct characteristic, including occasional historic outhouses such as water closets, stables and workshops. Rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access.

In the post-war period, the impact of the Italian community is also evident. Dwellings were often rendered, original verandahs replaced with simple awnings on steel posts, and steel windows introduced to facades.

Commercial buildings in the precinct are typically two-storey, of brick or rendered masonry, with no setbacks, and intact first floor (and upper level) facades and parapets. Many ground floor facades have been modified, but some original or early shopfronts survive, as do iron post-supported verandahs with friezes, including return verandahs to street corners. Commercial streets or sections of streets include Lygon, Elgin, Rathdowne, Nicholson, Faraday and Grattan streets.

The small scale manufactories of the precinct tended to take the form of single workshops or small buildings, sometimes located in residential streets or more often to the rears of the streets, and accessed by rights of way. Such buildings were often of brick, of one or two storeys, and occasionally larger; and of utilitarian character and design.

Historic civic development including the former police station, post office and court house, is located on Drummond Street near the intersection with Elgin Street. Other non-residential development located on or near the perimeter of the precinct includes Trades Hall, Queen Elizabeth Maternal & Child Health Centre, the original site of the Royal Children's Hospital, Carlton Gardens Primary School, Carlton Baths and St Jude's Church.

Social and economic developments of the latter decades of the twentieth century, associated with changing inner Melbourne demographics and rising land values, have wrought physical changes to the precinct. These are evidenced in extensions and additions to dwellings, and conversion of historic manufacturing and industrial buildings to residential, commercial and other uses. Large scale residential buildings and apartment blocks have also been constructed on development sites.

1.2.1 Pattern of development

The street layout of the precinct demonstrates the overall subdivision pattern established in the official surveys of the 1850s. This includes a hierarchical and generally regular grid of wide and long north-south and east-west running streets, with secondary streets and a network of lanes. In terms of allotment sizes, the general pattern is one of finer grain to residential streets, and coarser grain to principal streets and roads.

Breaking with the regular street grid are several streets on the diagonal, including Barkly, Neill and Keppel streets. The private re-subdivision of the early Government allotments also gave rise to some narrow streets and smaller allotments, as occurred for example in Charles and David streets. Charles Street is distinguished in this context as a narrow street with bluestone pitchers, and a high proportion of intact modest cottages.

Lanes provide access to the rears of properties, and also act as minor thoroughfares, providing pedestrian and vehicle access between streets and through dense residential blocks.

The wide, straight and long streets of the precinct have a sense of openness due to their width, and afford internal views and vistas, as well as views out of the precinct. Views to the dome of the Royal Exhibition Building are afforded from the west on Queensberry Street, with other views of the World Heritage site from streets running west of Rathdowne Street, and south of Grattan Street.

Important nineteenth century roads or boulevards are located on the boundaries of the precinct, including Victoria Parade and Nicholson Street.

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

1.2.2 Parks, gardens and street plantings

Public parks and smaller public squares or gardens within or immediately adjoining the precinct, are another legacy of the nineteenth century surveys and subdivisions. The latter were influenced by London-style squares and include Argyle, Murchison, Lincoln, Macarthur and University squares, with residential development laid out around the squares. Murchison and Macarthur squares remain largely surrounded by the associated nineteenth century residential development. Argyle Square in part retains its historic surrounds, although less so on the west side where Cardigan Street is not included in the precinct. University Square retains less of its original surrounds and context, as does Lincoln Square. All of the squares in the precinct largely retain their original boundaries. These five squares provide evidence of early town planning in Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s.

Princes Park is wholly within the precinct, albeit located north-west of the main precinct area. The park extends for approximately 39 hectares, stretching for two kilometres along the east side of Royal Parade. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The park combines treed areas and open space, with the latter providing generous vistas across the park, including views of the established plantings and tree rows lining pathways and bordering the park. Surviving nineteenth century plantings include elm rows and avenues, Moreton Bay Figs, and River Red Gums. Later plantings include Canary Island Palm rows, the Princes Park Drive plantation, and various Mahogany Gums. Historic buildings include the Park Keeper's cottage (1885), tennis pavilion (1926), and north and south sports pavilions (1937).

The landscapes of the Melbourne General Cemetery and Carlton Gardens are located outside the precinct boundary, but are visible from within the precinct.

Several of the principal streets have mature street or median plantings, including Keppel, Grattan, Cardigan, Canning and Drummond streets.

1.3 Statement of Significance

Carlton Precinct (HO1) is of local significance. It satisfies the following criteria:

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

What is significant?

Carlton Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north during a period of significant population growth. Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates. Some individual places of heritage value are also outside this date range.

The precinct is mainly residential, with some commercial streetscapes and buildings scattered throughout. There is some institutional development, and some small-scale former manufacturing and industrial development. Various parks, gardens and squares, and mature street plantings and rows, are also components of significant development in the precinct.

There are areas in the precinct which display different built form characteristics. For example, commercial/retail development on Lygon and Elgin streets differs to the nearby fine-grained residential

cottages and smaller terrace rows, and these in turn differ to the grander Boom style terraces and villas in the south of the suburb. It is also difficult to put clear boundaries around these different historic character areas, as the beginning and end of such development is not always evident. This is due to different periods and forms of development occurring in geographical proximity in the precinct. The different development is also historically integrated and related, and all part of the large and diverse Carlton Precinct.

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

- Typical nineteenth century building characteristics including:
 - Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
 - Hipped roof forms with chimneys and parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths; and limited or no front and side setbacks.
- Later development as evidenced in Edwardian and interwar buildings.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Streets of consistent scale, or with greater scale diversity incorporating modest and larger buildings.
- Streets of consistent historic character, contrasting with those of more diverse character.
- Streets which are predominantly residential and others which are predominantly commercial.
- Historic shops and hotels distributed across the precinct, including prominently located corner hotels in residential streets.
- Importance of Lygon Street, one of inner Melbourne's most iconic commercial streets.
- Views from lanes to historic outbuildings and rears of properties, providing evidence of historic property layouts.
- Buildings which diverge from the norm in their form and siting, constructed to irregular street intersections with sharp corners, and on asymmetrical allotments.
- Nineteenth and early twentieth small scale workshops in some residential streets, and to the rears of streets and accessed via ROWs.
- Limited in number but larger manufacturing buildings dating from the nineteenth through to the early twentieth century.
- 'Layers' of change associated with phases of new residents and arrivals, including Eastern Europeans, Jewish and Italian immigrants, and students of the 1960s and 1970s.
- Nineteenth century planning and subdivisions as evidenced in:
 - Hierarchy of principal streets and lanes.
 - Generally regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of lanes.
 - Pattern of finer grain allotment sizes to residential streets, with coarser grain to principal streets and roads.
 - Lanes which provide access to rears of properties and act as important minor thoroughfares.

- Distinctive small public squares, influenced by London-style development, including Macarthur Square, Murchison Square, Argyle Square, Lincoln Square and University Square.
- Importance of Princes Park as one of La Trobe's historic ring of parks and gardens surrounding Melbourne.
- Mature street plantings and tree rows.
- Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by later central medians and street tree plantings.
- Views of the Royal Exhibition Building and Carlton Gardens from the west on Queensberry Street, and from other streets west of Rathdowne Street and south of Grattan Street.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains.
- Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

How is it significant?

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

Why is it significant?

Carlton Precinct is of **historical significance**, as a predominantly Victorian-era precinct which reflects the early establishment and development of Carlton, on the northern fringe of the city. It was planned on the basis of early 1850s surveys undertaken during Robert Hoddle's tenure as Surveyor General, with the first residential allotments located to the north of Victoria Street. The precinct retains a comparatively high level of intactness, and a very high proportion of pre-1900 buildings, including terrace (row) housing, complemented by historic shops, former mainly small-scale manufacturing and industrial buildings, institutions and public buildings. Surviving 1850s and 1860s buildings in particular attest to the precinct's early development. Parks and squares, including University Square, Macarthur Square, Murchison Square, Lincoln Square and Argyle Square, also provide evidence of early planning. Princes Park is of historical significance, having been reserved in the 1840s by Superintendent of the Port Phillip District, Charles La Trobe. This visionary action resulted in a ring of parks and gardens surrounding inner Melbourne, of which Princes Park is a stand out example. Part of the park, and later specifically Princes Oval, has been the home of the Carlton Football Club since the late 1870s. By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. Modest cottages and terrace rows on small allotments were more typical of the north, reflecting the historic working class demographic of this area of Carlton. The suburb is also home to a number of important institutions, namely Trades Hall, the first Royal Children's Hospital and the Queen Elizabeth Maternal Health centre. In the south, the proximity to the city and, notably, the prestige associated with the Royal Exhibition Building (REB) and Carlton Gardens, and the International Exhibitions of the 1880s was reflected in grander residential development. The World Heritage Listing of the REB and Carlton Gardens in 2004 was in recognition of the outstanding universal values associated with this site and its role in the international exhibition movement of the nineteenth and early twentieth centuries. In the later twentieth century, Carlton was the focus of early conservation activism and campaigns to save historic buildings and streetscapes, many of which survive in the precinct but were being impacted by the Housing Commission of Victoria's slum clearance work and public housing construction programme. The precinct is also significant for its historical and ongoing association with the Woiwurrung (Wurundjeri) and Boonwurrung groups of the Kulin Nation, the Traditional Owners of the land, as well as other Aboriginal groups whose members have links to the area. Former generations of Aboriginal people inhabited the precinct area in the pre-contact period, while later generations continue to live, meet and re-connect in Carlton as part of the continuing 'internal migration' of Aboriginal people across Australia.

Carlton Precinct is of **historical and social significance** for its later 'layers' of history and culture, including an ongoing connection with migrant groups. The arrival of people from Eastern Europe in the early twentieth century, followed by Italian immigrants, wrought significant change to the precinct. Lygon Street evolved into an iconic inner Melbourne commercial strip, historically valued by Melburnians for its Italian culture and colour. In the 1960s and 1970s, students also moved into Carlton in great numbers, with the suburb becoming synonymous with new and alternative social and artistic movements. This cultural awakening had wider ranging impacts on Australian arts, including literature and theatre. Carlton, in turn, has been well documented in popular culture, and featured in film and television. Princes Park is also of social significance, being highly valued by the community for providing opportunities for passive recreation and more formal sporting activities; and as the home of the Carlton Football Club.

The **aesthetic/architectural significance** of the Carlton Precinct predominantly rests in its Victorian-era development, including terrace and row housing, commercial and manufacturing buildings, complemented by more limited Edwardian and interwar development. There are also some notable modern developments by contemporary architects. The pattern of nineteenth century subdivisions and land uses is reflected in the dense residential streetscapes, with commercial buildings in principal streets and sections of streets, and historic shops and hotels to residential street corners. Nineteenth century planning is also evident in the regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of connecting lanes. The latter are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties, as well as performing the important role of minor thoroughfares through dense residential blocks. This reinforces the 'permeable' character and pedestrian nature of the precinct. Residential development in the precinct is also significant for its diversity, with a variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Streetscapes can have consistent heritage character, or more diverse character, reflecting stop-start bursts of building activity, changing styles and dwelling preferences, and later re-subdivision. Aesthetically, the principal streets are distinguished by central medians and tree plantings, with a sense of openness due to their width, and vistas available along their length. The parks and smaller squares, influenced by London-style development, also enhance the aesthetic significance.

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- ¹ This precinct citation refers to individual heritage places, some of which are included in the Victorian Heritage Register or individually listed in the Schedule to the Heritage Overlay, which are wholly or partly located within the precinct boundary, or adjoin it. Historical development outside the precinct boundary is also referred to. This recognises that adjoining development, and individual places, contribute to an understanding of the precinct's evolution and in some cases were influential in the history of the precinct. They also demonstrate important historical attributes or characteristics which are shared with the precinct.
- ² As shown in pre-1750s EVC NatureKit, Department of Environment, Land, Water and Planning, see <https://www.environment.vic.gov.au/biodiversity/naturekit> accessed 9 April 2019.
- ³ Extent Heritage, *City River Aboriginal Cultural Narrative*, for City of Melbourne, 2018, p. 17.
- ⁴ S Canning and F Thiele, *Indigenous cultural heritage and history within the Metropolitan Melbourne Investigation Area*, for the Victorian Environmental Assessment Council, 2010, p. 21-2.
- ⁵ S Jackson, L Porter, L Johnson, *Planning in Indigenous Australia: From imperial foundations to postcolonial futures*, Routledge, London, 2017. p. 116.
- ⁶ Extent Heritage, Traditional Owners engagement, December 2018 to February 2019.
- ⁷ *Argus*, 22 November 1849, p. 2.
- ⁸ 'Plan of the City of Melbourne and its extension northwards', Charles Laing, 1852, held at State Library of Victoria and Marjorie J. Tipping, 'Hoddle, Robert (1794–1881)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hoddle-robert-2190/text2823>, published first in hardcopy 1966, accessed online 29 June 2015.

- 9 'Plan of the Extension of Melbourne called Carlton', Surveyor-General's Office, 12 November 1853, held at State Library of Victoria.
- 10 *Age*, 17 October 1857, p. 2.
- 11 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 17.
- 12 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 21.
- 13 *Argus*, 25 October 1872, supplement, p 1.
- 14 *Sands & Kenny* directory, 1857.
- 15 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 19.
- 16 G. Whitehead, *Princes Park Cultural Heritage Study*, 1999, p. 2.
- 17 See Victorian Heritage Register citation for Yarra Park (VHR 2251).
- 18 G. Whitehead, *Princes Park Cultural Heritage Study*, p. 7, *The Argus*, **4 September, 1890**, p. 10.
- 19 See <http://www.blueseum.org/tiki-index.php?page=Princes%20Park>, 5 June 2015.
- 20 See Victorian Heritage Register citation for Royal Exhibition Building and Carlton Gardens (VHR H1501).
- 21 UNESCO World Heritage 'Justification for inscription'.
- 22 *Sands & McDougall* directory, 1873
- 23 *Sands & McDougall* directory, 1873.
- 24 *Sands & McDougall* directory, 1873, City of Melbourne rate books, Smith Ward, 1874, rate nos 2111-2118 (for example), VPRS 5708/P9, Volume 13, Public Record Office Victoria.
- 25 Hotel listings for Carlton, *Sands & McDougall* directory, 1873.
- 26 City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 14.
- 27 City of Melbourne rate books, Smith Ward, 1868, rate nos 2501-2510, VPRS 5708/P9, Volume 7, Public Record Office Victoria, and based on extant bluestone houses on Murchison Street.
- 28 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 31
- 29 Peter Yule (ed.), *Carlton: a History*, Melbourne University Press, Carlton, 2004, p. 337.
- 30 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 101.
- 31 *Argus*, 12 February 1916, p. 18; *Age*, 21 February 1930, p. 12.
- 32 See for examples, buildings at 8 Palmerston Place, 280-284 Drummond Street and examples on MMBW detail plan no. 1190.
- 33 'The City and Suburban Reserves, II. Carlton,' *Argus* 14 March 1883, p.8.
- 34 John Guilfoyle was the brother of William Guilfoyle, Director of Melbourne's Botanic Gardens; see G. Whitehead, *Civilising the City: A History of Melbourne's Public Gardens*, p.115.
- 35 Based on a comparison of residences in Kay Street and Drummond Street: City of Melbourne rate books, Volume 29, 1890, Victoria Ward, rate nos 2721-2756 and Smith Ward, rate nos 1730-1760, VPRS 5708/P9, Public Record Office Victoria.
- 36 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 38.
- 37 *Sands & McDougall* directory, 1890.
- 38 Pam McLean and Malcolm Turnbull, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 59-60.
- 39 As quoted in Pam McLean & Malcolm Turnbull, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 60.
- 40 F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey, PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- 41 F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey, PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- 42 'Twenty-third annual Report of the Housing Commission Victoria, for the period 1 July 1960 to 30 June 1961', 1961, Parliament of Victoria Library, p. 14.
- 43 Peter Mills, *Refabricating the towers: The genesis of the Victorian Housing Commission's high-rise estates to 1969*, Thesis submitted for Doctor of Philosophy, School of Philosophical, Historical and International Studies, Faculty of Arts, Monash University, 2010, p. 290.
- 44 Housing Commission Victoria, 'Annual Report 1979-80', 1980, F D Atkinson, Government Printer, p. 19, Victorian Parliamentary Library.
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- 46 Katie Holmes, 'Among the Terraces: Work in Carlton', Carlton Forest Group, Ability Press, c. 1987, p. 5.
- 47 *Sands & McDougall* directory, 1900.
- 48 D Sloane and J Sullivan, The Carlton Brewery. Research Report, School of Architecture, University of Melbourne, 1966.
- 49 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 134, 138.
- 50 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, pp. 92-3.

Changes made to C405 in response to Panel recommendations, and all supplementary changes, are shown as track changes highlighted green

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- 51 Maryrose Casey, *Creating Frames: Contemporary Indigenous Theatre 1967-1990*, University of Queensland Press, 2004, p. 63.
- 52 Bill Garner, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 199
- 53 David Beauchamp and Frank Strahan, 'Fighting for Carlton', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, pp. 156-157.
- 54 Gordon McCaskie, 'The Voice of the Working Classes – Trades Hall and the union movement', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 427.
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MELBOURNE PLANNING SCHEME

INCORPORATED PLAN

**Earth Sciences Building
(McCoy Building)
University of Melbourne
253-283 Elgin Street, Carlton**

November May 2023~~2~~

Earth Sciences Building (McCoy Building), University of Melbourne, 253-283 Elgin Street, Carlton

1. Introduction

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

This incorporated plan establishes planning permit exemptions in respect of land subject to HO1392 forming (part) 253-283 Elgin Street, Carlton (the land).

The land is occupied by the Earth Sciences Building (McCoy Building), University of Melbourne. Note: this incorporated plan does not apply to the Thomas Cherry Building also addressed as 253-283 Elgin Street, Carlton.

2. Purpose

The purpose of this incorporated plan is to ensure that new development does not adversely affect the significance of the McCoy Building, while recognising the operational requirements of the University of Melbourne and ensuring that it can continue to function safely, efficiently and appropriately.

3. Planning Permit Exemptions

This incorporated plan establishes planning permit exemptions, for the land, under the provisions of Clause 43.01-3 of the planning scheme.

The permit exemptions, set out in Clause 4 of this incorporated plan, prevail over any contrary or inconsistent provision in Clause 43.01 of the planning scheme.

4. Site specific exemptions under Clause 43.01-3

A planning permit is not required under Clause 43.01-1 of the planning scheme for the land at (part) 253-283 Elgin Street, Carlton that is subject to HO1392 to:



- Install external lighting.
- Install external security systems and cameras of a size appropriate for a tertiary education building.
- Construct or display a direction sign. ▸
- Erect a roof top solar energy facility that is not visible from Elgin Street up to the intersection of Elgin and Lygon Streets.
- Install services normal to the building including chimneys, fume cupboard extracts, flues and mechanical (heating, cooling and ventilation) systems that are not visible from Elgin Street up to the intersection of Elgin and Lygon Streets.
- Install safe access equipment normal to the building including maintenance ladders and walkways, window cleaning equipment and rooftop fall arrest systems.
- Install external fire safety equipment normal to the building including sprinklers, hydrants or boosters.
- Construct a rainwater tank with a capacity not exceeding 10,000 litres, that is not visible from the opposite side of Swanston Street or Elgin Street up to the intersection of Elgin and Lygon Streets.
- Install skylights including any associated demolition of roof fabric.
- Erect mobile phone mast/antennae where not visible from a street (other than a lane).
- Install scientific apparatus (research instrumentation) for university purposes including weather monitoring equipment.
- Erect a glasshouse or similar research infrastructure for university purposes where not visible from a street (other than a lane).
- Alter or replace ground floor doors, loading bays or other openings to the rear (southern) elevation.
- Replace door furniture and locks to exterior doors.
- Replace exterior handrails to meet compliance and accessibility requirements, except on the original ramp on the north side of the building.

- Replace existing glazing to a similar tint.
- Replace roofs and terraces if not visible from the opposite side of Swanston Street or Elgin Street, and where the overall height of the building is not increased or setback of any part of the building is not reduced.
- Install electric vehicle charging stations, to the southern side of the building.
- Carry out any works, including demolition, associated with the existing linking structure, connecting the McCoy and Thomas Cherry buildings, provided 'make good' works are undertaken to match existing materials.
- Carry out any works, including demolition, associated with the pedestrian bridge over Swanston Street that connects to the western elevation of the McCoy Building, provided 'make good' works are undertaken to match existing materials.
- Carry out soft landscaping and paving works.
- Erect any temporary security measures (including but not limited to fencing, scaffolding and hoardings) required to prevent unauthorised access or to secure public safety. Except with a permit, all temporary measures must be removed within 120 days of their erection.

MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C405melb



LEGEND

-  HO - Heritage Overlay
-  Local Government Area

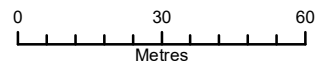
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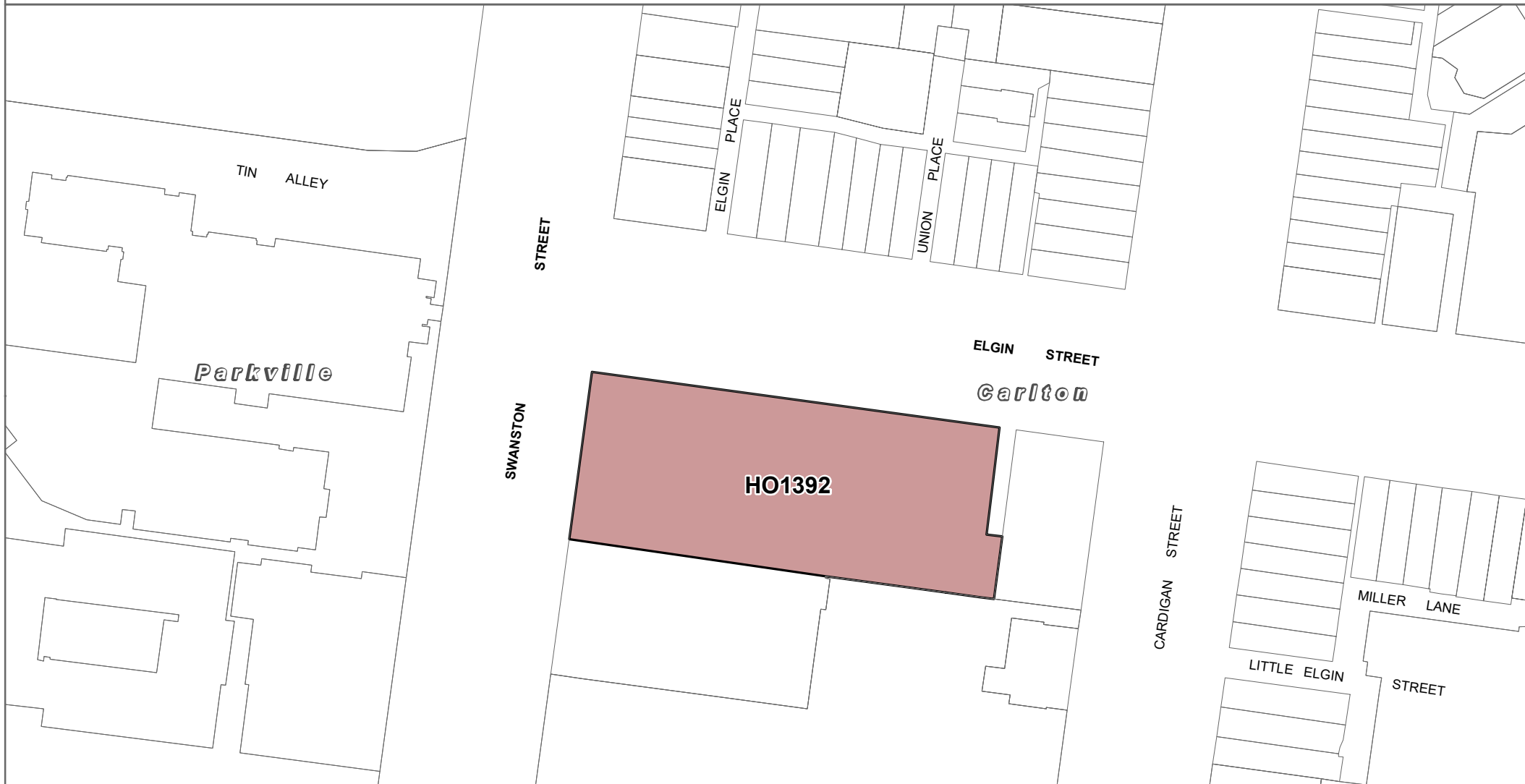
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Part of Planning Scheme Map 5HO



MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C405melb



LEGEND

-  HO - Heritage Overlay
-  Local Government Area

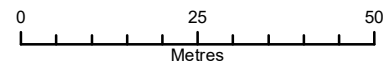
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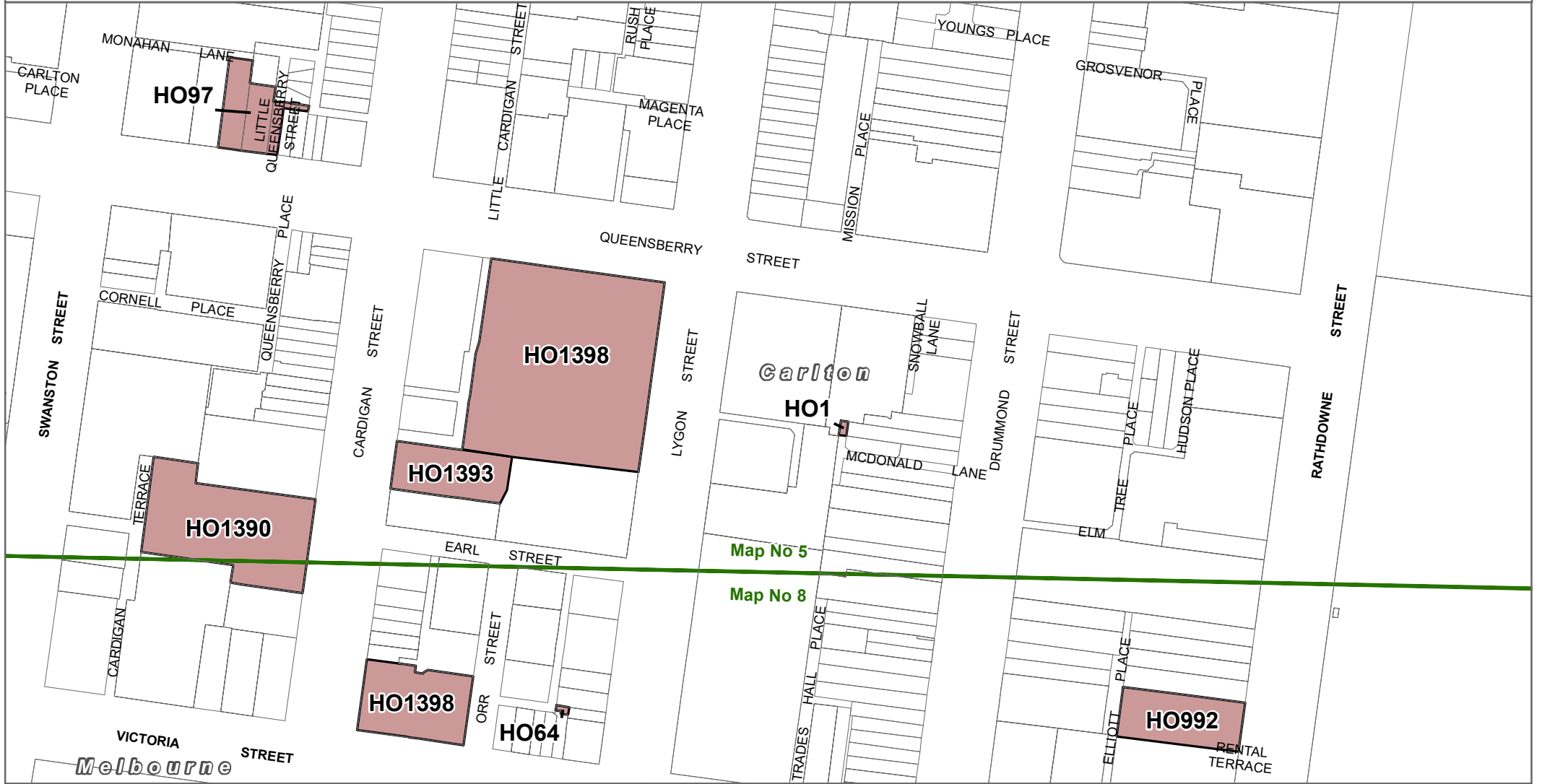


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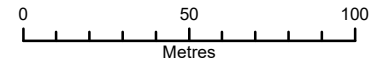


- LEGEND**
- HO - Heritage Overlay
 - Local Government Area

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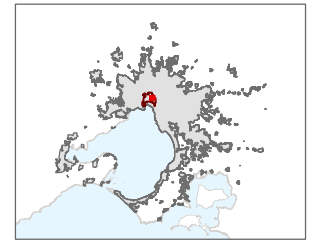
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Part of Planning Scheme Maps 5HO & 8HO



MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C405melb



LEGEND

-  HO - Heritage Overlay
-  Local Government Area

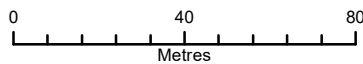


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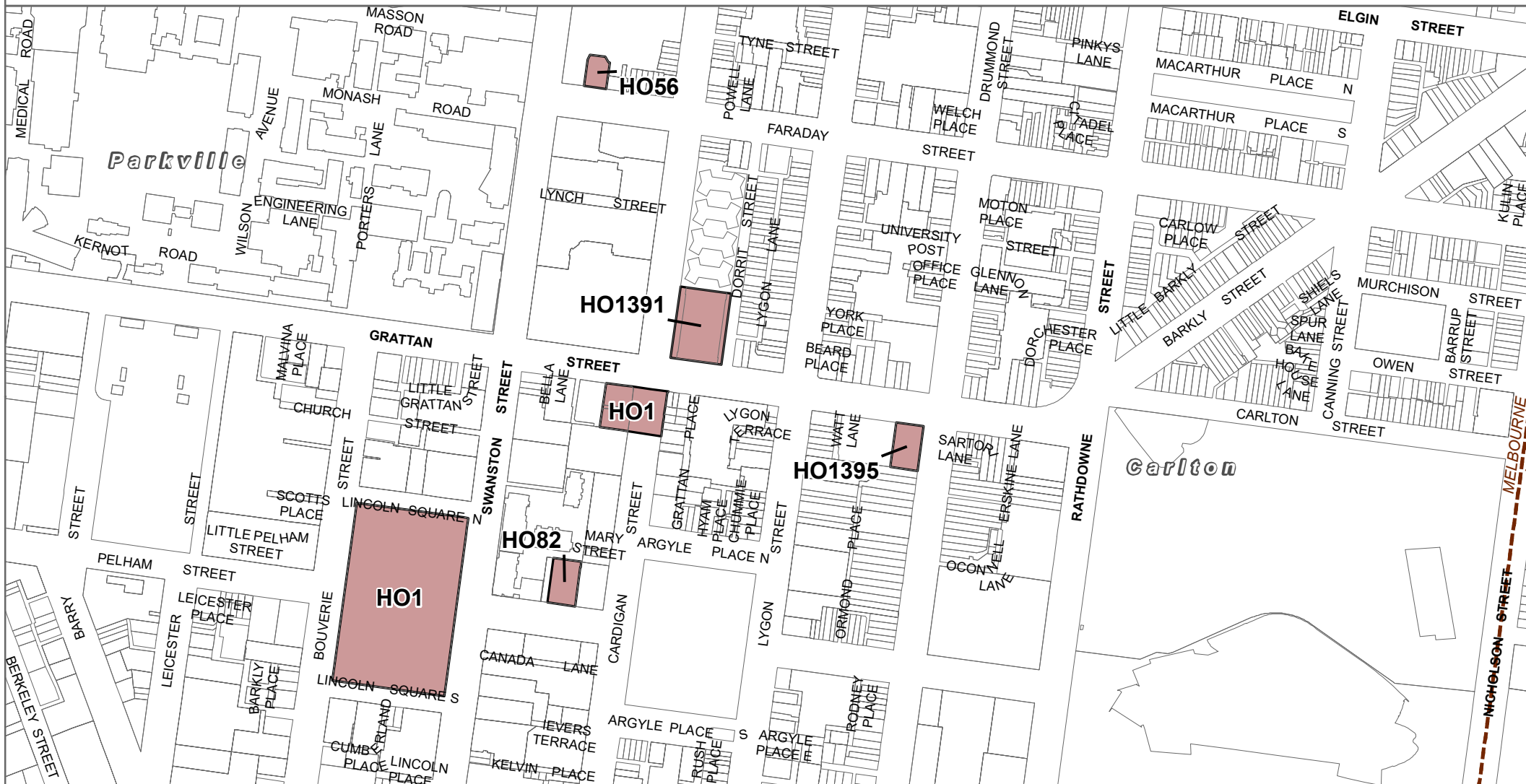
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MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C405melb



LEGEND

- HO - Heritage Overlay
- Local Government Area

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MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C405melb



LEGEND

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

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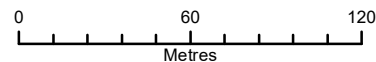
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MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C405melb



LEGEND

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

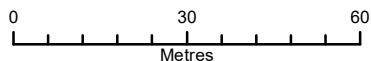


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LEGEND

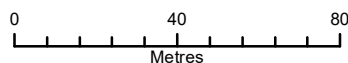
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-  Local Government Area



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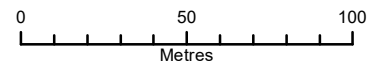
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- Local Government Area

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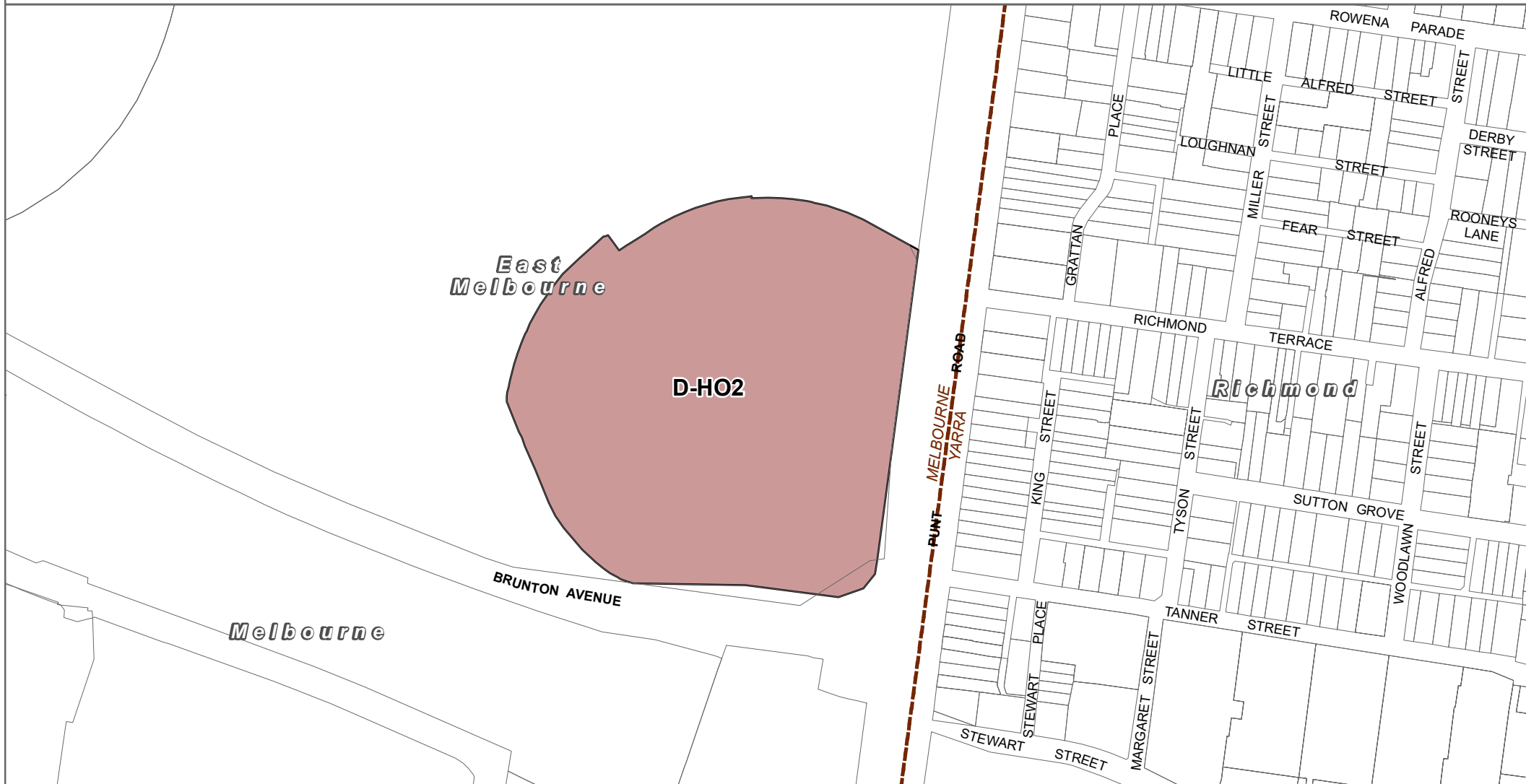
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LEGEND

-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area

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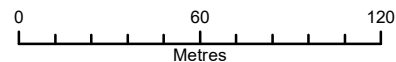
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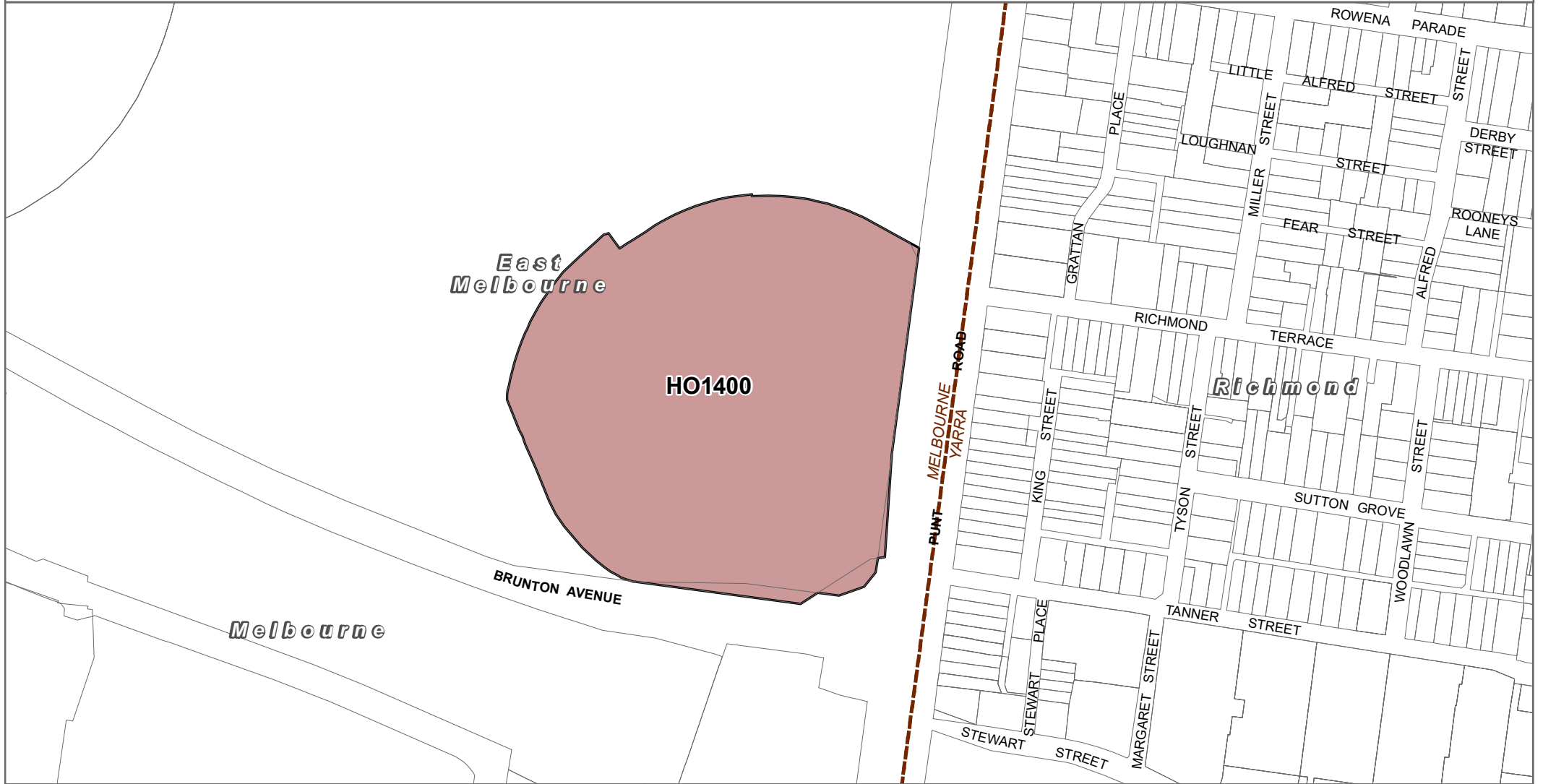
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LEGEND

-  HO - Heritage Overlay
-  Local Government Area

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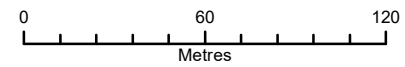
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CARLTON HERITAGE REVIEW

METHODOLOGY REPORT

November 2021 (updated February 2023)

Prepared for



**CITY OF
MELBOURNE**

Prepared by

LOVELL CHEN



Version	Date
First draft	1 March 2019
Second draft	16 April 2019
Final version	30 July 2019
Updated version	11 May 2021
Final study issued	November 2021
<u>Updated version</u>	<u>February 2023</u>

The City of Melbourne and the authors gratefully acknowledge the involvement of the Elders from the Boon Wurrung Foundation, Bunurong Land Council Aboriginal Corporation, and Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation in the preparation of this document. The authors would also like to acknowledge the assistance of officers from the City of Melbourne's Aboriginal Melbourne and Heritage teams.

The Carlton Heritage Review was undertaken prior to the Victorian Aboriginal Heritage Council decision that from 1 July 2021 the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation is the Registered Aboriginal Party (RAP) for the study area. This decision formally recognises the Wurundjeri Woi Wurrung as the Traditional Owners for the study area. As such the Wurundjeri Woi Wurrung must be consulted as the Traditional Owners going forward. As of 1 July 2021, the Bunurong Land Council Aboriginal Corporation is the RAP for an area adjacent to the Wurundjeri Woi Wurrung RAP area, and the Bunurong have been formally recognised as a neighbouring Traditional Owner group to the Wurundjeri Woi Wurrung. This report refers to City of Melbourne policy that is now out of date, and needs to be read in light of this and the RAP decisions.

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ADDENDUM

Addendum to the Carlton Heritage Review November 2021 (Updated February 2023)

Date prepared: 6 February 2023

This addendum identifies the changes made to the Carlton Heritage Review 2021 (the Review) in response to the *Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report* (29 November 2022).

The following parts of the Review have been updated in response to the panel's recommendations:

- Carlton Heritage Review 2021 – Part 1 (Methodology and Recommendations)
- Carlton Heritage Review 2021 – Part 3 (Attachment B – Existing Place Citations)
- Carlton Heritage Review 2021 – Part 4 (Attachment Attachments C, D, E and F - New place citations, Statements of Significance for places in HO1, HO1 Statement of Significance and Additional Work Memorandum)

The Review was conducted during 2018 and 2019 for the City of Melbourne, by Lovell Chen Architects and Heritage Consultants in association with Extent Heritage Pty Ltd (respectively referred to below as Lovell Chen and Extent Heritage). Some limited additional work was undertaken by Lovell Chen in 2020-21.

In 2021, five proposed citations for post-World War II buildings were peer reviewed for the City of Melbourne by Built Heritage (*Carlton Heritage Review: Peer Review of Five Citations for Post-WW2 Places*, 25 June 2021).

The City of Melbourne prepared Amendment C405melb to implement the recommendations in the Review. Amendment C405melb was placed on exhibition from 24 February 2022 to 31 March 2022. Twelve submissions were received including four late submissions.

Following its review of submissions, the City of Melbourne proposed a number of minor changes to the Amendment.

A Panel hearing was held from 3 to 7 October 2022.

Additional changes to the exhibited amendment including further changes to statements of significance were presented by the City of Melbourne during the hearing itself.

Submissions made on behalf of the University of Melbourne in relation to the Earth Sciences Building (McCoy Building), University of Melbourne (253-283 Elgin Street, Carlton, proposed HO1392) proposed an Incorporated Plan (to be an incorporated document in the Melbourne Planning Scheme) as a means through which specific works could be defined as exempt from the requirement for a permit under the HO and these could assist in managing the building. The scope and detail of exemptions in the plan were the subject of submissions and discussion between the parties and during the panel hearing. The outcome of this process was that the Part C submission version of the incorporated plan provided by the City of Melbourne was supported by the Panel (Appendix F to the Panel report: Panel preferred version of the Incorporated Document for University of Melbourne Earth Sciences Building).

The Panel delivered its report on 29 November 2022.

The following changes have been made to the exhibited version of the Review in response to the Panel's recommendations (reference is made in bold text to Panel recommendations as numbered at pp. iii and iv of the Panel report):

- The following Statements of Significance and citations have been amended to include additional information or corrections as identified in the Panel report:
 - Hotel Lincoln and Environs Precinct (HO97): to remove reference to social value as related to the Chinese Mission Church and to clarify that the building does not maintain its historical use or function (**Panel recommendation 2(a)**).
 - RMIT Buildings 51, 56 and 57, 80-92 Victoria Street and 33-89 Lygon Street, Carlton (HO1398): to correct building construction dates, clarify -the association with the RMIT master plan, and remove references to a relationship between the buildings and Trades Hall (**Panel recommendation 4**).
 - Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (HO1391): to correct the date of construction and building name (**Panel recommendation 5**).
 - Earth Sciences Building (McCoy Building), University of Melbourne (HO1392): to correct a mapping error, amend the date of construction and confirm that the adjoining pedestrian bridge and Thomas Cherry Building are not significant (**Panel recommendation 7**) The Citation for the Earth Sciences Building has also been updated to reference the Incorporated Plan (**Panel recommendation 8**).
 - Office building, 207-221 Drummond Street, Carlton (HO1395): to amend the date of construction and include additional information in relation to publications, awards and the concrete tilt slab construction features (**Panel recommendation 9**).
 - RMIT Building 71, 33-89 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton): Amend references to the building address in the title and body of the statement of significance, to reflect its frontage and the 'practical' address (**Panel recommendation 14**).
- Attachment -F (Additional recommendations memorandum) has been amended to reflect that Amendment C396melb has been gazetted. The original version of Attachment F listed changes to places subject to the Carlton Heritage Review which were implemented through Amendment C396melb (**Panel recommendation 12**). The exception is 18-22 Cardigan Street (HO35) where the recommendations of the Carlton Heritage Review remain relevant following the gazettal of Amendment C396.
- Attachment F has also been amended to address building category changes and clarifications recommended by the Panel (**Panel recommendation 1**) as related to:
 - (a) 38 Dorrit Street Carlton (contributory) and 153 Drummond Street (contributory).
 - (b) 374-386 Cardigan Street, Carlton including only 378, 380 and 382 Cardigan Street, 242 Palmerston Street and 21 and 23 Waterloo Street as 'contributory'.
 - (c) 89-109 Grattan Street, Carlton including only 101-103, 105 and 107-109 Grattan Street (including 40-44 Grattan Street) as 'significant'.
 - This Methodology Report has also been amended to reflect changes to the Heritage Places Inventory March 2022 (amended January 2023) in relation to these three properties.

Further, consistent with the Panel's recommendations, the building names and addresses have been reviewed to ensure consistency within and between the Incorporated Documents (Statements of Significance) and the citations (**Panel recommendation 15, see also Recommendation 13 for an update to the name and address of Terrace Row, George's Terrace and Clare House, 51-71 Cardigan Street, Carlton**).

Recommendations 2 (b) and 3 regarding recategorisation of the Chinese Mission Church from significant to contributory within the Hotel Lincoln and Environs Precinct (HO97) have not been implemented. This is on the basis the Chinese Mission Church meets the intent and detail of the category definition, being 'individually important at ... a local level' and 'of historic, aesthetic, scientific, social or spiritual significance to the municipality' [emphasis added]. It additionally makes an important contribution to the precinct values for HO97.

1.0 INTRODUCTION

This report documents the methodology and tasks undertaken for the Carlton Heritage Review ('the study').

The heritage study was conducted during 2018 and 2019 for the City of Melbourne, by Lovell Chen Architects and Heritage Consultants in association with Extent Heritage Pty Ltd (respectively referred to below as Lovell Chen and Extent Heritage). Some limited additional work was undertaken by Lovell Chen in 2020-21.

1.1 Recognition of Traditional Owners

The project team acknowledges the contributions of the following Traditional Owner organisations, their Elders, members and staff: Bunurong Land Council Aboriginal Corporation and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation.

The Carlton Heritage Review was undertaken prior to the Victorian Aboriginal Heritage Council decision that from 1 July 2021 the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation is the Registered Aboriginal Party (RAP) for the study area. This decision formally recognises the Wurundjeri Woi Wurrung as the Traditional Owners for the study area.

This project reflects the continuing intention of the City of Melbourne to engage directly with Traditional Owner groups to elevate their histories, stories and experiences in our understanding of the City of Melbourne.

1.2 Study area

The study area is shown at Figure 1 and Figure 2, and includes the majority of the suburb of Carlton, incorporating properties and land located south of Princes Street; west of Nicholson Street; east of Swanston Street; and north of Victoria Street. All of the properties and places included in the study area were reviewed for the study.

The study area does not include the main Parkville campus of the University of Melbourne; the part of Carlton which was reviewed in the recent City North Heritage Review; and nor does it incorporate the Royal Exhibition Building and Carlton Gardens. However, the Thematic Environmental History prepared during the course of the study (see 3.5 below), addresses the whole of Carlton, including the excluded study areas. The comparative analysis undertaken for the heritage places assessed in the study (this is explained at Section 3.6 below) also cites places located outside the study area.

One exception to this is that Lincoln Square and University Square, both of which are outside the study area, were considered with the other public squares (Argyle Square, Macarthur Square and Murchison Square) in the study area. This is explained further in sections 3.9 and 3.13.

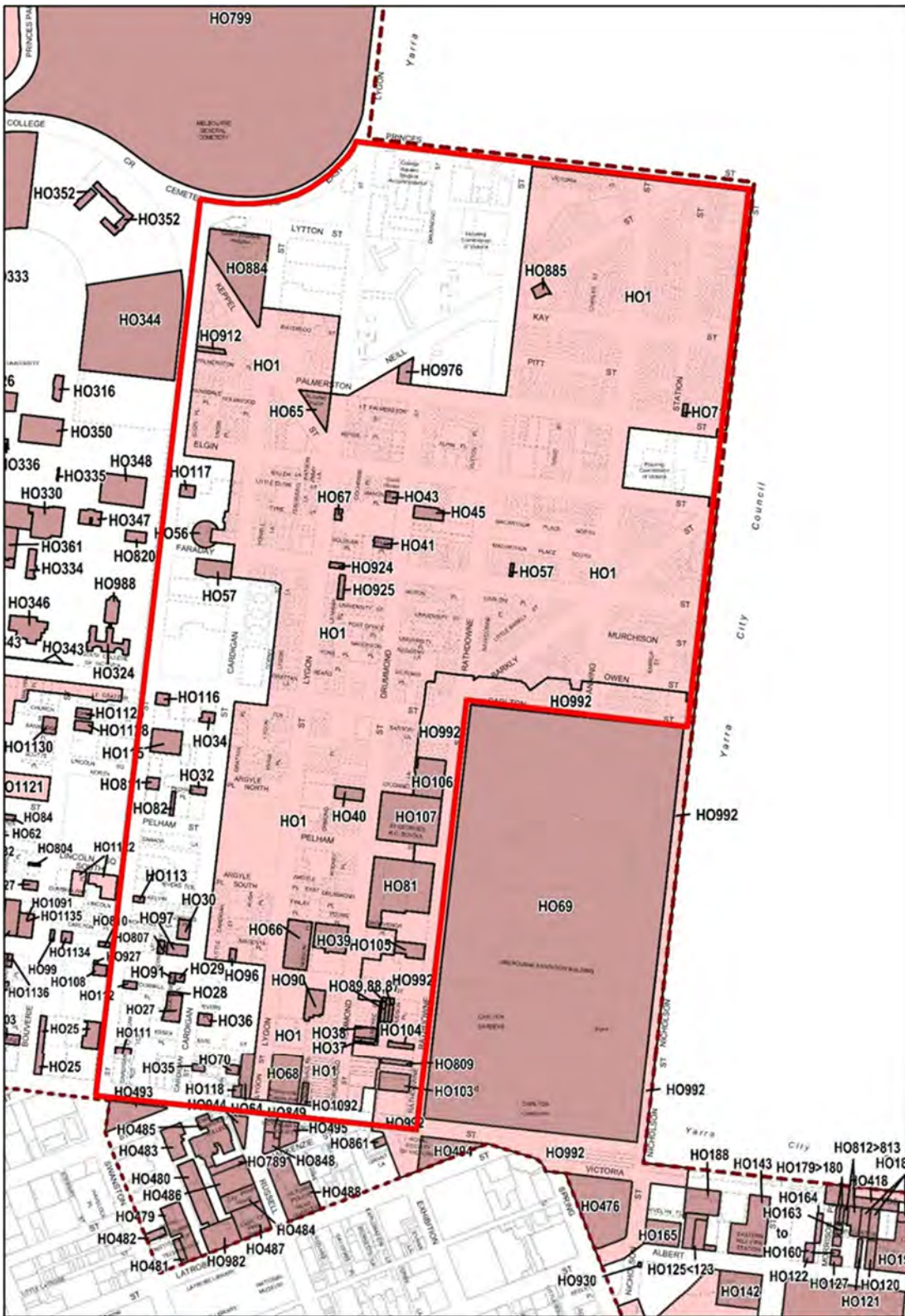


Figure 1 Extract from City of Melbourne Planning Scheme, with the study area outlined in red; existing Heritage Overlay precincts (HO1 and HO992 in pink) and individual or groups of properties (in darker pink outlined in black) are also shown
Source: Planning Schemes Online

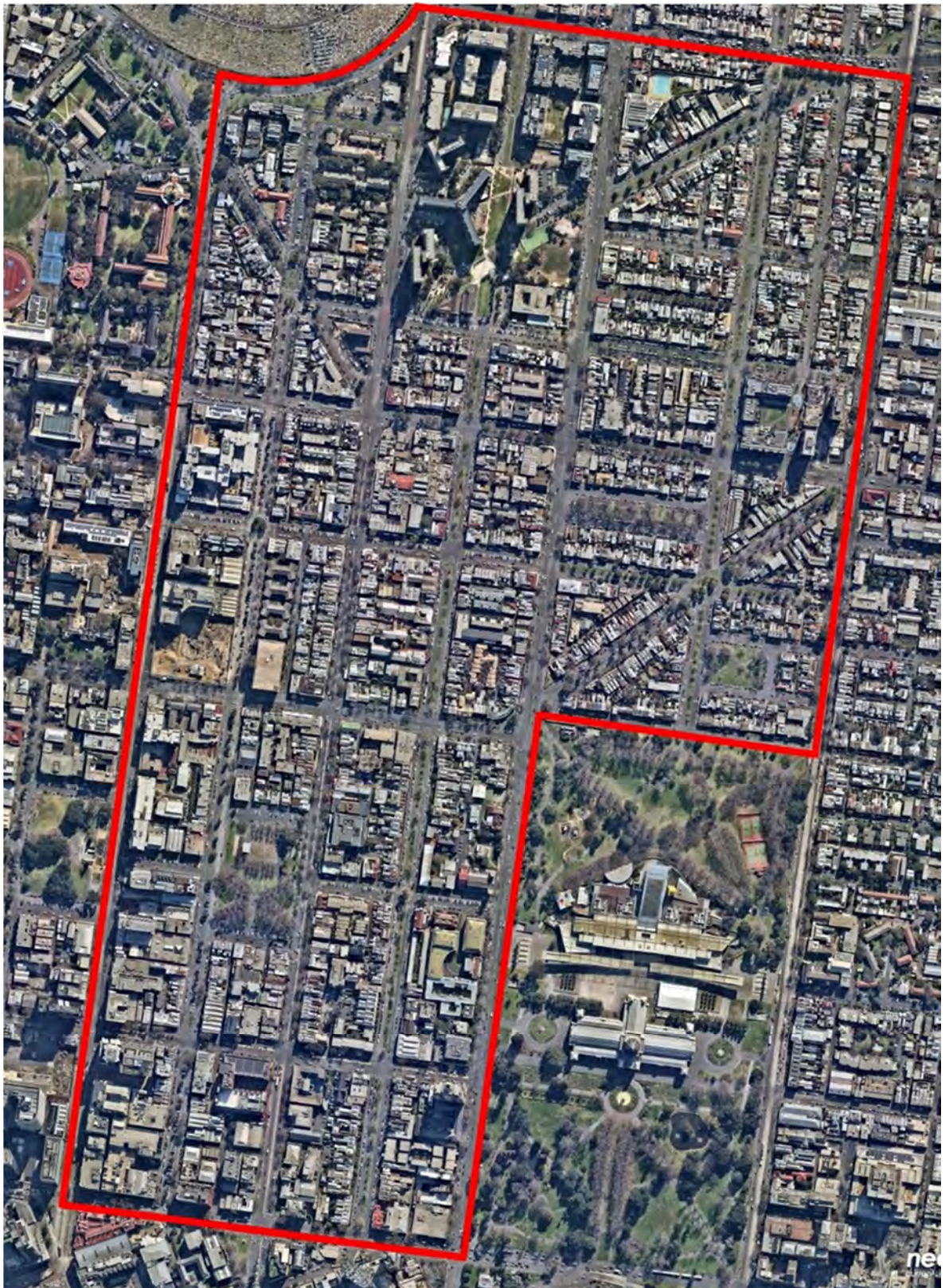


Figure 2 Aerial photograph, August 2018, with the study area outlined in red; the Royal Exhibition Building and Carlton Gardens are outside the boundary, at bottom right
Source: Nearmap

1.3 Existing Heritage Overlay controls

Two large existing Heritage Overlay precincts are included in the study area:

- Carlton Precinct HO1
- World Heritage Environs Precinct HO992

The Heritage Overlay controls in the precincts include external controls over buildings and land, and paint controls, but no internal or tree controls.

There are also Heritage Overlays over single properties or groups and rows of generally related properties in the study area, the majority of which have external controls over buildings and land, and paint controls, but no internal or tree controls. In addition, there are (at the time of writing) 23 places included in the Victorian Heritage Register (VHR).

1.4 Background to Carlton

The pre-contact environment of Carlton was first inhabited by the Woiwurrung and Boonwurrung peoples of the Kulin Nation, on alluvial lands to the North of the Yarra River. The continuously changing environmental conditions and sea levels made the study area a harsher and more difficult place to live than it is today.¹ However, Aboriginal people have always lived in close interaction with the surrounding environment, viewing themselves as 'part of the landscape, existing within an interconnected web of its flora and fauna, and being just one dimension of the whole that is Country'.² They sustainably cared for and used the land, living in harmony with the environment. This resulted in a mutually beneficial relationship that is likely to have gradually altered the landscape through fire management and other agricultural practices.³

The study area was characterised by lightly wooded grassy plains with a mix of eucalypts and she oaks, dipping around the point where the intersection of Victoria and Swanston Streets stands today where a swampy section marked the start of what became known as the Elizabeth Street creek. The adjoining presence of one of the many north to south running tributary creeks adjoining Birrarung (Yarra River) suggests a route through which Aboriginal groups travelled and camped in the pre-contact period.⁴ It is also probable that the area was used for transit between a number of notable adjacent Aboriginal places such as the camps and ceremonial grounds surrounding the junction of Birrarung and the Merri Creek, the camp at New Town Hill (Fitzroy) and the Royal Park camping and corroboree ground.⁵ The nearby presence of scarred trees at Melbourne Zoo and Princes Park further suggest a strong and vital pre-contact Aboriginal presence in the area.

Following European settlement, Carlton retains considerable evidence of its early town planning and development. Carlton has a very high proportion of pre-1900 buildings, with surviving 1850s and 1860s buildings in particular attesting to the suburb's early development; and by the late nineteenth century some distinction had emerged between development in the northern and southern areas of the suburb. Modest cottages and terrace rows on small allotments were more typical of the north, reflecting the historic working-class demographic of this area of Carlton; while in the south proximity to the city and the prestigious Royal Exhibition Building and Carlton Gardens was reflected in grander residential development. The suburb is also home to important institutions including the University of Melbourne, Royal Melbourne Institute of Technology (RMIT) and Trades Hall.

The pattern of nineteenth century subdivisions and land uses is additionally reflected in the dense residential streetscapes, with commercial buildings in principal streets and sections of streets, and historic shops and hotels to residential street corners. Nineteenth century town planning is also evident

in the regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of connecting lanes; and the distinctive small squares located within the residential enclaves.

'Layers' of history and culture, including an ongoing connection with migrant groups, are also evident in Carlton. In the 1960s and 1970s, university students moved into Carlton in great numbers, with the suburb becoming synonymous with alternative social and artistic movements. Carlton was also the cradle of modern Australian theatre, and Lygon Street evolved into an iconic inner Melbourne commercial strip, noted for its Italian culture and colour. The suburb was also the focus of early urban conservation movements, including the Carlton Association which was established in the late 1960s as an action group and which fought against the so-called 'slum clearances'.

1.5 Study outputs

The written outputs of the study were generally issued as first and second drafts to Council for review, followed by issue of final versions. The attachments to this report contain the study outputs.

2.0 STUDY SCOPE

The study involved a review of all places in the study area, with and without existing Heritage Overlay controls, including Aboriginal heritage and places of shared values; private and public housing; public buildings and infrastructure; commercial, manufacturing, ecclesiastical, educational, artistic, cultural and recreational places; and landscapes including public squares.

The study did not review places which are included in the Victorian Heritage Register (VHR) or the Victorian Aboriginal Heritage Register (VAHR).

2.1 Issues addressed in the study

The study addressed the following issues:

- Are the current heritage controls comprehensive and reflective of contemporary heritage assessments and values?
- Are there additional/new individual Heritage Overlays?
- Are there additional/new heritage precincts?
- Is the boundary and extent of the large Carlton Precinct HO1 still appropriate; could it be reduced or expanded; or could the precinct be broken up into smaller precincts or sub-precincts?
- Are there places with Aboriginal values and associations?

The boundary and extent of HO992 World Heritage Environs Area Precinct was not reviewed. This is the official UNESCO-endorsed Buffer Zone to the World Heritage Listed Royal Exhibition Building and Carlton Gardens. While properties within HO992 were reviewed under the current study, the precinct boundary and extent were approved during a relatively recent and separate process, which identified and protected this area in the context of it surrounding and adjoining the Royal Exhibition Building and Carlton Gardens.

This approach to the study also recognised that parts of Carlton are subject to development and growth pressures, and it is in this context that Council recognises the importance of having greater clarity and understanding of the heritage significance and values of the area.

2.2 Amendment C258

Amendment C258 to the Melbourne Planning Scheme was approved by the Minister for Planning in June 2020 and gazetted in July 2020.

In summary, Amendment C258:

- revised Melbourne's local heritage planning policies at Clause 22.04 and Clause 22.05;
- incorporated new statements of significance for Melbourne's heritage precincts outside the Capital City Zone (Carlton, East Melbourne and Jolimont, North Melbourne and West Melbourne, Parkville, South Yarra and Kensington);
- replaced the A to D property grading system with the significant/contributory/non-contributory grading system; and
- implemented the recommendations of the West Melbourne Heritage Review (G Butler, 2016).

The statement of significance for the Carlton Precinct HO1 was reviewed and updated as part of this current study (see Section 4.5). Also, in assessing and documenting places of heritage significance, this study utilises the C258 significant/contributory/non-contributory grading system.

The Heritage Policies Review component of Amendment C258 was undertaken by Lovell Chen, commencing in 2015. In assessing and documenting places of heritage significance, this study adopts the C258 significant/contributory/non-contributory grading system.

Submissions made to Amendment C258, following advertising, identified issues to do with property gradings, mapping and addresses. Where relevant, and within the scope of this current study, these issues have been reviewed and addressed.

2.3 Study stages, tasks & chronology

The following table summarises the study stages and related tasks and identifies the approximate date of undertaking/completing the stage/task.

The Methodology at Section 3.0 provides more detail on how the stages and tasks were undertaken, while the outputs from the various stages and tasks, where relevant, are identified and described at Section 4.0.

Table 1 Table of study stages/tasks and dates

Tasks	Date
Prepare a Project Management Plan at the outset of the project, to map out the approach to the staged tasks, in agreement with Council.	Issued July 2018
Review previous work/studies	July-September 2018
<p>Community engagement (managed by City of Melbourne)</p> <p>Three community engagement meetings were held, of which Lovell Chen attended two.</p> <p>Council established a pop-up/installation at the Kathleen Syme Library, providing information on the study and inviting input.</p> <p>Council also utilised the Participate Melbourne platform, whereby the community were invited to share information about places of importance to them, and what they valued about Carlton. An interactive map was used to record this information.</p> <p>A more detailed timeline of the community engagement workshops and meetings is included at Table 2.</p>	<p>Lovell Chen met with Carlton Community History Group on 25 September 2018</p> <p>Council's heritage team held a community open house at the Kathleen Syme Library on 3 October 2018</p> <p>Lovell Chen met with Carlton Residents Association on 15 October 2018</p> <p>The pop-up at the Kathleen Syme Library was open from 30 October to 14 November 2018</p> <p>The interactive map was online from 24 September 2018 until 5 December 2018</p>
Undertake research into the history of Carlton and of places within Carlton.	July 2018-January 2019
	First draft issued April 2019

Tasks	Date
Prepare a Thematic Environmental History (TEH) which addresses the development and evolution of the study area and examines how the distinctive culture of Carlton has influenced this development. This is effectively a local history narrative which builds on and relates to the City of Melbourne's overall municipal thematic history. ⁶	Second draft issued June 2019
	Final version issued July 2019
Engage with Traditional Owners, including mapping of identified values, in conjunction with Aboriginal Melbourne. Four meetings were held; two with Wurundjeri Traditional Owners, and another two with Bunurong Traditional Owners. The Boon Wurrung Traditional Owners were also contacted via the Boon Wurrung Foundation, but did not confirm their availability for consultation meetings during the project timeframes.	November 2018 through to February 2019 June-July 2019 follow up engagement on project outcomes
Undertake fieldwork	August 2018 through to January 2019
Prepare citations for: <ul style="list-style-type: none"> Existing individual Heritage Overlay places (i.e. with existing heritage controls) which were not fully documented in earlier/previous studies (25 places) 	First drafts issued from October through to December 2018
	Second drafts issued April 2019
	Final versions issued July 2019
Prepare citations for: <ul style="list-style-type: none"> New individual places/properties located outside HO1 or HO992, which were identified and assessed in this study, and recommended for Heritage Overlay controls (6 places). New individual places/properties located in HO1 which were identified and assessed in this study, and recommended for new Heritage Overlay controls; these places were ungraded at the outset of the study, and are outside the period of significance of HO1, hence the recommended individual control (2 places). New serial listings (related groups of buildings/places) (3 places). 	First drafts issued February and May 2019
	Second drafts issued June 2019
	Final versions issued July 2019
Prepare statements of significance (not full citations) for three existing graded places in HO1. Two were assessed to be of a higher level of significance (from contributory to significant) and one was already significant but new information informed a re-assessment of its significance.	First drafts issued February 2019
	Second drafts issued July 2019
	Final versions issued July 2019
Review the existing statement of significance for Carlton Precinct HO1, on the basis of the detailed research, fieldwork and investigation of the precinct as undertaken for this study; and prepare a revised and updated statement.	First draft issued June 2019
	Final version issued July 2019

Tasks	Date
Prepare documentation arising out of the Traditional Owner engagement, for inclusion in the TEH and where relevant citations for places.	First drafts issued March 2019
	Second drafts issued April 2019 (citations) and June 2019 (TEH)
Attend project meetings.	Throughout the course of the study
Update the City of Melbourne property excel spreadsheet to reflect the recommendations relating to places as outlined here, together with some mapping and address anomalies.	Throughout the course of the study, and at its completion.
Prepare a Methodology Report (this report)	First draft issued February 2019
	Second draft issued May 2019
	Final version issued July 2019 (as per this report)
Additional assessments and updated citations	April-July 2020, March-April 2021
Update to study to incorporate additional work	May 2021
Final study issued	November 2021
Post-panel updates	February 2023 (Refer Addendum)

2.4 Previous work

Previous municipal heritage study work was referred to and utilised during the course of the study, and included:

- Carlton Conservation Study 1984, Nigel Lewis & Associates
- City of Melbourne Heritage Review 1999, Allom Lovell & Associates (addressed lowly graded properties in Carlton)
- Property gradings review 2015, Lovell Chen (largely a desk top review of all C and D graded properties in Carlton, as currently subject to Amendment C258)

Previous work referenced in preparation of the briefing research for the Traditional Owners consultation included:

- City of Melbourne Indigenous Heritage Study (2010), Context Pty Ltd
- Southbank Boulevard & Dodds Street, Ecological, Heritage and Cultural Place Assessment (2015), Context Pty Ltd
- Hoddle Grid Heritage Review (Volume 4: Aboriginal history) (2018), Context Pty Ltd with On Country Heritage Consulting, Ochre Imprints and Spatial Vision
- City River Concept Plan (2018), Extent Heritage

2.5 Exclusions & qualifications

The study included fieldwork and an inspection of the study area from the public realm, including streets and lanes. Property addresses were taken from Council's data (as extracted from Landata) and included in an excel spreadsheet provided to the consultants. The excel spreadsheet is a project management tool for Council's internal use only. Where an address inconsistency was identified during fieldwork this was recorded in the spreadsheet; it is important to note that this was not the main objective of the fieldwork and it may be that all property address inconsistencies were not identified.

The spreadsheet also records some (generally limited) anomalies between the property address and the historical property grading as attributed in the earlier heritage studies. It is recommended that these anomalies be clarified and updated in the excel spreadsheet by Council. Further, where it was observed during fieldwork that a graded building had been significantly modified, or demolished and replaced with a modern building, then this was also recorded in the spreadsheet.

The study did not include a review of streetscape gradings.

The Thematic Environmental History, while a reasonably comprehensive document, was generally limited to the extent that it was prepared in the context of a heritage study/heritage review, where the aim is to enhance an understanding of the development and evolution of the study area, and from that the significance of places within the study area. Targeted primary research was undertaken (see the Bibliography included in the history report at Attachment A) however, much information was guided by existing secondary sources, particularly Peter Yule et al, *Carlton: A History* 2004.⁷ Information obtained during the course of the community engagement, and through Participate Melbourne (see Section 3.10 below) was also utilised in the history.

The Thematic Environmental History identified and explored well-known local historical themes, and others – such as local evolutions in public housing, the importance of RMIT to the suburb, Carlton's multicultural history, and Carlton in the 1970s and 1980s – which were not necessarily documented or associated with previous heritage identification and assessment work in Carlton. While highlighting these themes, there remain some areas of interest and research which could be further explored, and these are identified below at Section 5.0 'Summary of study recommendations'.

The City of Melbourne acknowledges the Woiwurrung (Wurundjeri), Boonwurrung, Taungurong, Dja Dja Wurrung and the Wathaurung groups who form the Kulin Nation as the Traditional Owners of the land (City of Melbourne Reconciliation Action Plan 2015-2018). In following City of Melbourne policy, as per the Reconciliation Action Plan, all of the Traditional Owners groups were contacted for their perspectives on the history of the study area, including more contemporary history. However, only two of the three major Traditional Owners groups (Bunurong and Wurundjeri, but not including Boon Wurrung) were available for consultation.

2.6 Places which have been demolished and/or redeveloped

For several of the existing Heritage Overlay places in the study area, it was found that the properties/buildings had been demolished and redeveloped in the period since the heritage controls were put in place, and that these works had significantly diminished or entirely removed the heritage value of the places in question. On that basis, no citations were prepared for these properties. All but one have been removed from the HO through Amendment C396; the remaining property is recommended for removal:

~~; and further, they are recommended to be removed from the Heritage Overlay:~~

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~~HO96, 106-108 Queensberry Street, replaced by a 4/5-storey apartment building~~

~~HO70, 16-22 Orr Street, replaced by multi-storey apartment building~~

- HO811, 630 Swanston Street, replaced by multi-storey apartment building.

- ~~HO117, 784-786 Swanston Street, replaced by University of Melbourne development~~

3.0 METHODOLOGY

The following is a brief overview of the heritage study methodology, set out largely in order of how the stages/tasks were undertaken; there was also some crossover between tasks. For example, preparation of the Thematic Environmental History was an iterative process which was undertaken over the course of the project.

3.1 Project Management Plan

The Project Management Plan was prepared near the outset of the project, for endorsement by the City of Melbourne. The Plan included/confirmed the timetable, payment schedule with related milestones, meeting dates, scope and methodology, approach to fieldwork and assessments, and approach to Aboriginal and community engagement.

3.2 Review previous work/studies

As outlined above at Section 2.4, previous City of Melbourne heritage studies, heritage reviews and reports of relevance were accessed and reviewed at the commencement of the project. The overall aim of this task was to identify and extract information of relevance to the study.

3.3 Research

Research was undertaken into primary and secondary sources, for both the Thematic Environmental History and also for research into individual place histories. The sources used and referenced are identified in the endnotes and bibliography to the Thematic Environmental History and the citations.

The research utilised a comprehensive range of sources including but not limited to local histories, archival records, and visual primary sources such as paintings, lithographs, photographs, maps and plans. Council records, data and information from previous work/studies, and existing Heritage Overlay citations were also a source of historical information.

In addition, information was obtained from the Carlton Community History Group (including through their website),⁸ through consultation with the Carlton Residents Association, and through Participate Melbourne.⁹ The latter is an online community forum operated by the City of Melbourne, where community members are invited to 'have a say' on municipal issues and plans, including providing input (comments and feedback) into heritage studies of this nature. Section 3.10 below provides more information on the assistance provided by the community members and Participate Melbourne, and how it informed the research.

For the research into the Aboriginal and shared themes, primary material was elicited during the Traditional Owner engagement, together with secondary sources (local and regional histories and environmental studies), oral history (published accounts and information gathered during the consultation phase), historic images (maps, plans and sketches), and heritage and environmental reports on the area.

3.4 Fieldwork

The tasks involved in the fieldwork were as follows:

- Fieldwork was confined to the public realm and was undertaken in blocks, with all streets, little streets and public lanes walked
- Council data and GIS mapping informed the fieldwork, with places and properties checked against the data in relation to gradings

- Historical and current aerial photographs informed the fieldwork
- Demolitions and new developments were noted, and again checked against existing information
- Photographs were taken, including for reproduction in the place citations
- Council data in the excel spreadsheet was updated, post the fieldwork

3.5 Thematic Environmental History

As noted, preparation of the Thematic Environmental History was an iterative process which was undertaken during the course of the project and, as required, was reviewed and updated following completion of the fieldwork and assessments of places, and completion of the community engagement and the engagement with Traditional Owners.

The significant themes of the study area, and the content and structure of the history, are evident in the table of contents to the Thematic Environmental History.

The TEH is included at Attachment A to this report.

3.6 Assessment

The Carlton Heritage Review reviewed the current heritage controls in the study area, including assessing potential new places for controls. The assessment was informed by the Victorian Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay',¹⁰ including reference to the HERCON heritage assessment criteria:

- **Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- **Criterion B:** Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
- **Criterion C:** Potential to yield information that will contribute to understanding our cultural or natural history (research potential).
- **Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- **Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- **Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- **Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- **Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Relevant considerations, which specifically informed the assessment against criteria, included:

- understanding the history of the place, and its associations;

- understanding the social significance or values of the place, and its importance to a community; and
- reviewing the physical qualities of the place including the intactness, integrity, architectural or aesthetic merit, and/or other built form qualities or distinctive attributes.

For a place to be assessed as significant, it only needs to meet one of the above criteria, although many places met more than one.

Comparative analysis and 'thresholding' places

Comparative analysis was a key part of the assessment methodology. It assisted in identifying whether a place met the threshold for an individual Heritage Overlay control, or a group of places met the threshold for a precinct or serial listing. As per the VPP Practice Note:

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay. Places identified to be of potential state significance should undergo analysis on a broader (statewide) comparative basis.

In undertaking the comparative analysis for this study, similar places were referred to in order to better understand how the place under review compared. Questions asked when comparing similar places included:

- Does the subject place have a more significant history or historical associations?
- Is the subject place more highly valued and regarded by a community?
- Is the subject place more intact?
- Is the subject place more architecturally or aesthetically distinguished?
- Is the subject place typical or does it stand out within the comparative group?

For example, if the place under review is an interwar manufacturing building which is being assessed for an individual HO control, then the analysis examined other generally comparable interwar manufacturing buildings, including those which already have an individual control or are identified as significant. This typically included buildings in the study area, or municipality, but may go beyond these geographical confines if the analysis assisted with understanding the relative significance or importance of the place. For example, the citation for RMIT Building 71, 33-89 Lygon Street, provides an illustration of how the comparative analysis was undertaken for an interwar manufacturing building (see Attachment C).

Comparative analysis also assisted in identifying places of lesser significance or heritage value, which are not recommended for a heritage control. For example, in the south-west of the study area (where RMIT Building 71 is located, in a converted interwar building) the initial assessment work examined several interwar former manufacturing and commercial buildings, concentrated in and around Cardigan Street, to determine if these (as a group of interwar buildings) formed a small precinct. The conclusion, however, was that the group did not retain or display sufficient heritage value and character to justify a precinct control. In comparative terms - save for the individual building at 42 Cardigan Street - the group comprised interwar buildings which were substantially altered, of utilitarian character and/or of limited historical or architectural/aesthetic distinction. Therefore these did not form a precinct which would meet the threshold for a local heritage control.

The comparative analysis also assisted in the assessment of later twentieth century places and developments (from the 1960s through to the 1990s) of potential heritage value in the study area. These places generally did not have comparable places with existing heritage controls in the study area, largely due to their later dates of construction and the focus of previous heritage studies, including of Carlton, on the Victorian through to the interwar periods. However, in this case, the comparative analysis examined a broader range of similar places, from mostly outside the study area. It also identified the architectural influences and precedents for some of these places, many of which derived from international examples.

It is also noted that places from the later twentieth century are increasingly being identified for heritage controls, through other studies, including places located elsewhere in the City of Melbourne.

Gradings definitions

As noted in Section 2.2, in assessing and documenting places of heritage significance for this study, the C258 grading system was adopted, with the definitions set out below:

The C258 gradings definitions:

Significant

A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.

Contributory

A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct.

Non-contributory

Does not make a contribution to the heritage significance or historic character of the heritage precinct.

3.7 Citations

Citations were prepared for:

- heritage places with existing Heritage Overlay controls (24 places);
- places without controls and outside the existing heritage precincts (6 places);
- places within Carlton Precinct HO1, but not of the precinct period of significance (3 places, see below); and
- serial listings (2 listings, see below).

The citations were prepared in a format (content and design) as required by the City of Melbourne, and included the following:

- Brief history
- Brief description of the place
- Comparative analysis to assist with understanding the relative significance of the place
- Assessment against recognised heritage criteria (HERCON)
- Statement of significance in the 'What? How? Why?' format
- Grading in the significant, contributory and non-contributory categories
- Recommendations for statutory heritage controls (where new HO places)
- Photographs (current and historic) and a map of the place

The citations include a table of information on the front page. Where relevant, the term 'ungraded' is used in some citations under 'previous grade' to denote places that had not previously been assessed or ascribed a grading. Likewise, where there is an existing grade, the earlier letter grading has been used.

Place citations are in Attachments B (existing places) and C (new places) to this report

Places not of the precinct period of significance

Citations were prepared for three 1980s places in the HO1 precinct, due to the places not being of 'the precinct period of significance' (largely the mid-Victorian through to the interwar period). The places were previously ungraded within the precinct, and well outside the identified significant date range for HO1. On this basis they were recommended for an individual Heritage Overlay control. These places are:

- 207-221 Drummond Street, office building of 1986-7, designed by architects Steve Ashton and Howard Raggatt
- ~~129-139~~ 141 Canning Street, postmodern terrace row of 1982-4, designed by architects, Denton Corker Marshall
- Ministry of Housing Infill Public Housing, various addresses, 1980s low-scale infill public housing in Carlton, designed by noted architects (see also serial listings below).

Serial listings

Two serial listings were identified in this study and recommended for Heritage Overlay controls. Serial listings incorporate related but mostly non-contiguous (or geographically separate) heritage places which typically share a strong historical connection, a unifying historical theme and level of heritage significance, and are recommended to share the same Heritage Overlay number. The single statement of significance included in the serial listing citation applies to all places included in the listing.

This approach is also supported by the VPP Practice Note which states the following regarding 'group, thematic and *serial listings*' (italics added):

Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.¹¹

The serial listings identified in this study include:

- Ministry of Housing Infill Public Housing (places which share the 1980s history of the introduction of low-scale infill public housing in Carlton, designed by noted architects).
- RMIT buildings in Victoria, Queensberry and Lygon streets (places which date from the 1970s-80s period of RMIT master planning and expansion into Carlton).

3.8 Revised HO1 statement of significance

The precinct statement for Carlton Precinct HO1 was initially prepared for Amendment C258, which required the preparation of statements of significance for all of Melbourne's heritage precincts outside the Capital City Zone. The statement was updated and added to following the detailed research, fieldwork and investigation into the precinct as undertaken for this study, including preparation of the Thematic Environmental History. The updated version of the statement also includes reference to the Aboriginal values and places identified in the engagement with Traditional Owners. The updated Carlton Precinct HO1 statement of significance is included at Attachment E.

3.9 Additional statements of significance for select places in HO1

Statements of significance were prepared for a small number of places in the Carlton Precinct HO1, the group of previously ungraded public squares, and for the HO1 precinct itself.

Statements of significance were prepared for the following places:

- Clyde Hotel, 377-391 Cardigan Street
- San Marco Social Club, 149-151 Canning Street
- Victorian villa with a 1980s art gallery extension by Nonda Katsalidis, 64-68 Drummond Street
- The five squares, being Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square. Note, Lincoln Square is not currently included in the HO, and is recommended to be included in HO1.

The places are already in HO1, with the exception of Lincoln Square which is to be brought into the precinct through a localised revision to the precinct boundary. They are all proposed to be graded significant within the context. The statements are not incorporated individually into the planning scheme. They are included at Attachment D to this report and will form part of the Carlton Heritage Review reference document in the planning scheme.

The purpose of the statements is to provide additional information on places where the heritage values may not be as easily understood or may require further explanation, and are intended to be read in conjunction with (in addition to) the HO1 precinct statement of significance. The statements have more limited information than is included in the citations for individual Heritage Overlay places but include some historical and descriptive detail, and a statement in the 'What? How? Why?' format.

By way of background, the Clyde Hotel and San Marco Social Club were previously graded contributory (C graded), however the additional research led to a re-assessment and elevation of their grading to significant. No. 64-68 Drummond Street was already graded significant (upgraded in C258 from C graded), but the additional research into this property, and specifically the 1980s art gallery extension designed by Nonda Katsalidis, shed new light on the significance.

A single statement of significance has been prepared for the five Carlton squares, which outlines their historical, social and aesthetic significance in the Carlton Precinct HO1. The squares provide evidence of early town planning in Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Two of the five squares technically fall outside the study area, being Lincoln Square and University Square, but these are addressed together with Murchison Square, Macarthur Square and Argyle Square. Collectively, the squares provide evidence of the early town planning of Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Because of this strong connection, the study recommends a localised modification of the boundary of HO1 to include Lincoln Square within HO1. Refer to the discussion below at 3.13.

3.10 Community engagement and consultation

Community engagement and consultation was an important component of the heritage study and included consultation with the Carlton Community History Group and the Carlton Residents Association. The engagement and consultation provided the opportunity to explain and convey to the community how a heritage study is conducted, what the heritage consultants do, what the anticipated outcomes and outputs are, and the processes. The community provided the consultants with information and insight, sometimes at a high level but also at a detailed level. Council's heritage team also met separately with interested community members, established a pop-up/installation at the Kathleen Syme Library which provided information on the study and invited input, and utilised the Participate Melbourne platform (see below).

More specifically, during the consultation, the consultants were given considerable information and insight into topics such as the importance of Jewish immigration and community in Carlton, which enabled that topic to be researched in more detail than might have originally been intended. Specific places were also identified, for example the Carlton Community History Group identified the San Marco Social Club (former 1880s dance hall/Monash House) at the corner of Kay and Canning streets, in the Carlton Precinct HO1. This is a place of long-standing value to the local community, including the Jewish and later the Italian communities. On the basis of the additional research undertaken, the contributory grading of this place was elevated to significant, and a statement of significance prepared (see Section 3.9).

In other instances, the information provided on places and themes was incorporated into the Thematic Environmental History, with the knowledge and resources of the Carlton Community History Group and the Carlton Residents Association proving particularly valuable. The former, through their published newsletter and website,¹² assisted in documenting a number of themes including the 'urban activism' of Carlton in the later decades of the twentieth century; while the latter group were at the forefront of this activism, or early conservation movement.

The following table summarises the workshops and activities of the community engagement.

Table 2 Table of workshops and activities

Workshop/meeting	Attendees	Activities
Meeting held with the Carlton Community History Group (CCHG) 25 September 2018	Heritage team project officers Two members of the Carlton historical group Anita Brady – Lovell Chen	Anita Brady presented a powerpoint presentation Further discussion and questions Identifying specific places

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Workshop/meeting	Attendees	Activities
	Libby Blamey – Lovell Chen	
Carlton Heritage Review community open house held at Kathleen Syme Library 3 October 2018	Heritage team project officers Engagement officer from CoM Approximately a dozen members of the community	Attendees were invited to mark on a large map with post-it notes and dots what places they feel connected to in Carlton (e.g. special places, places which hold memories, and places of historical significance) Project officers mingled with attendees to discuss the project, objectives, and places they were interested in.
Meeting held with the Carlton Residents Association 15 October 2018	Heritage team project officers Councillor Rohan Leppert Anita Brady – Lovell Chen Libby Blamey – Lovell Chen Members of the CRA	Anita Brady provided a general overview of study Comments, questions and discussion Any concerns were recorded and looked at further by Lovell Chen in the study
Pop-up at Kathleen Syme library 30 October 2018 – 14 November 2018	Members of the public who use Kathleen Syme library and community hub.	Project officers set up an installation in foyer of Kathleen Syme to garner interest in the Carlton Heritage Review and to invite them use the participate page. Tablet set up with Participate Melbourne ‘Carlton Heritage Review’ open where people passing by could drop a pin on the map. Books on Carlton from the local history collection were on display, in addition to historic photos of the area and leaflets about the project.

Participate Melbourne

The City of Melbourne Participate Melbourne website was additionally used to engage with a broader cross-section of the community, with participants invited to identify places of meaning to them and to share their valued memories of Carlton. This will assist Council in understanding what people value about Carlton and what qualities need to be protected and maintained as the suburb evolves. The platform is also another important means of receiving and communicating information during the course of a heritage study.

An interactive map was online from 24 September 2018 until 5 December 2018, and 65 people places within the study area were nominated as being important to people and as places which held special meaning.

Examples of identified places, and brief extracts from the information supplied by the community on the places, are included below.

Table 3 Summary of places and extracts from the Participate Melbourne platform

Place type	Place examples	Extracts
Open spaces	<ul style="list-style-type: none"> Argyle Place Murchison Square McArthur Place Neill Street Reserve 	'green spaces to spend time in; spaces for tranquil reflection, fun or recreation; includes Carlton's squares but also nature strips and reserves'
Community spaces – for gathering and meeting	<ul style="list-style-type: none"> Kathleen Syme Library and Community Centre Union House Carlton Neighbourhood Learning Centre Carlton Primary School Carlton Baths Cafes and restaurants 	'[Kathleen Syme Library and Community Centre] a magnificent heritage building saved and given back to Carlton residents' public use; the heart of the community; very busy and full of people; [Carlton Neighbourhood Learning Centre] 'a really special place and important for our community especially immigrants and people who are ESL'.
Places of individual and collective architectural beauty - integral to Carlton's character and sense of place	<ul style="list-style-type: none"> Kathleen Syme Library and Community Centre Former nurses' home Rathdowne Street Jimmy Watson's Princess Mary Pavilion Building Carlton Baths Streetscapes e.g. Drummond, Rathdowne and Carlton streets 	'Please keep existing heritage buildings; so important to our city's history and development'
Iconic or landmark places – recognised as being individually important to Carlton's communities and as landmarks	<ul style="list-style-type: none"> Jimmy Watson's Kathleen Syme Library and Community Centre La Mama Theatre and courtyard Readings Bookshop Drummond Street Terraces Former nurses' home Rathdowne Street 	'[La Mama] a Carlton icon, and the home of alternative and experimental theatre for the past 50 years; [Jimmy Watson's] scene of perhaps the beginning of Melbourne's love affair with wine; [Readings Bookshop] a wonderful Carlton treasure'
Places of personal identity and belonging - evoking a deep sense of connection that may be linked to stages in a person's	<ul style="list-style-type: none"> Specific spaces and areas, streets and buildings Carlton generally 	'my playground was the nature strip on the north side of Park Street'; 'I loved getting a hot chocolate from Brunetti'; 'my

Place type	Place examples	Extracts
life and important to their sense of wellbeing and personal identity today	<ul style="list-style-type: none"> • Brunetti • Mangala Studios 	first week living in (University) college began a love of Carlton that has never left me'; 'the excitement of hearing Italian spoken, exotic food to buy at King and Godfree and just a love of life'.
Open spaces	<ul style="list-style-type: none"> • Argyle Place • Murchison Square • McArthur Place • Neill Street Reserve 	'green spaces to spend time in; spaces for tranquil reflection, fun or recreation; includes Carlton's squares but also nature strips and reserves'
Community spaces – for gathering and meeting	<ul style="list-style-type: none"> • Kathleen Syme Library and Community Centre • Union House • Carlton Neighbourhood Learning Centre • Carlton Primary School • Carlton Baths • Cafes and restaurants 	'[Kathleen Syme Library and Community Centre] a magnificent heritage building saved and given back to Carlton residents' public use; the heart of the community; very busy and full of people; [Carlton Neighbourhood Learning Centre] 'a really special place and important for our community especially immigrants and people who are ESL'

3.11 Aboriginal Engagement

As part of providing information concerning Aboriginal cultural heritage within the study area, Extent Heritage engaged in a process of consultation with Traditional Owner (TO) groups. This process began with the development of a briefing document designed to: explain the project and its background, draft connotative themes of anticipated relevance to the TOs, and address historic maps and aerial imagery for information. This briefing document was then distributed to the TO groups upon arrangement of consultation.

Meetings with the TO groups comprised an initial drive through the study area, engaging in conversation and discussion whilst using the briefing document as thematic prompt. Information that arose in meetings with Wurundjeri (5 December 2018, 25 February 2019) and with Bunurong (11 December 2018, 13 February 2019) was then cross-referenced, where possible, with documentary sources. However, with regards to cross-referencing information provided through the consultative process, it should be recognised that Extent Heritage made the decision to include some information that could not be directly corroborated by existing documentation. This is necessary in certain circumstances to adequately reflect Aboriginal experiences absent from past approaches to historical surveys.

A second round of meetings was then organised with the Traditional Owner groups to readdress themes and sites of potential interest.

Whilst ordinarily Extent Heritage would have met with all three Traditional Owner Groups (Bunurong, Boon Wurrung and Wurundjeri) due to extenuating circumstances, organising consultation with Boon Wurrung was not possible.

3.12 Project meetings

Project meetings, between the heritage consultants (Lovell Chen and Extent Heritage) and Council's heritage team, were held on an as needs basis. The first meeting assisted in finalising the scope and planning of the study, and subsequent meetings were mostly progress and project update meetings.

3.13 Precinct boundary & changes

The consultants examined the boundary and extent of the large Carlton Precinct HO1 and considered if it should be reduced, expanded or broken up into smaller precincts or sub-precincts.

The boundary and extent of HO992 World Heritage Environs Area Precinct was not reviewed. This is the official UNESCO-endorsed buffer zone to the World Heritage Listed Royal Exhibition Building and Carlton Gardens.

A number of matters arise out of the review of the HO1 boundary. Through fieldwork and investigation, the heritage study found that generally the boundary of HO1 remains appropriate, and that the boundary still contains the core of significant historic development in Carlton. Where significant development is located outside the boundary, it is either protected through an existing individual HO control, or recommended for one in this study.

Two localised changes are recommended to the HO1 precinct boundary, and are shown at Figure 3. The first is the inclusion of Lincoln Square, to enable the five historic squares of Carlton to be included in the HO1 precinct.

It is also recommended that the existing HO34 and the adjacent property at 255 Cardigan Street be incorporated into HO1 as contributory places. This recommendation is made as a result of the further work undertaken in mid-2020-early 2021. HO34 comprises three Victorian dwellings at 245-249 Cardigan Street, now in a single property, while the building at 255 Cardigan Street is a three-storey former hotel on a corner site, constructed c. 1860, with later additions. Further detail on this phase of work is at Section 3.16.

The review work revealed that there are some places in the precinct where modern infill development has occurred. These may be on the edge of the precinct boundary or located centrally within the precinct, and are mainly single properties or larger developments comprising sections of streets. While such redeveloped sites and areas could be considered for removal from the precinct – in some cases leaving 'holes' within the precinct – this is not recommended here. These developments have largely been approved under the existing Heritage Overlay considerations, with the precinct's character and significance together with the precinct controls having already influenced and guided the development outcomes. Retaining such sites within the precinct will maintain this framework of assessment and approval into the future, to the benefit of the precinct.

Accepting this, it is recognised that within the extent of HO1, there are areas of Carlton which differ from one another. For instance, the historic commercial/retail development on Lygon and Elgin streets differs substantially to the historic residential development in the southern sections of Drummond and Rathdowne streets. Dividing and reducing HO1 into new precincts, or creating sub-precincts, was considered as a potential means of recognising and managing these different historic character areas. However, it is difficult to put boundaries around these discrete areas, as they tend to 'bleed' into each

other. The beginning and end of potential new precincts or sub-precincts is not always clear in Carlton. It is also the case that these different areas continue to relate to each other and are seen and appreciated within the context of the larger integrated and diverse Carlton Precinct.

On this basis, a breaking up of the large precinct or a reduction into smaller discrete precincts is not recommended. However, in recognition of the different character areas, the statement of significance for HO1 has been amended and strengthened in terms of how it addresses the distinct areas.

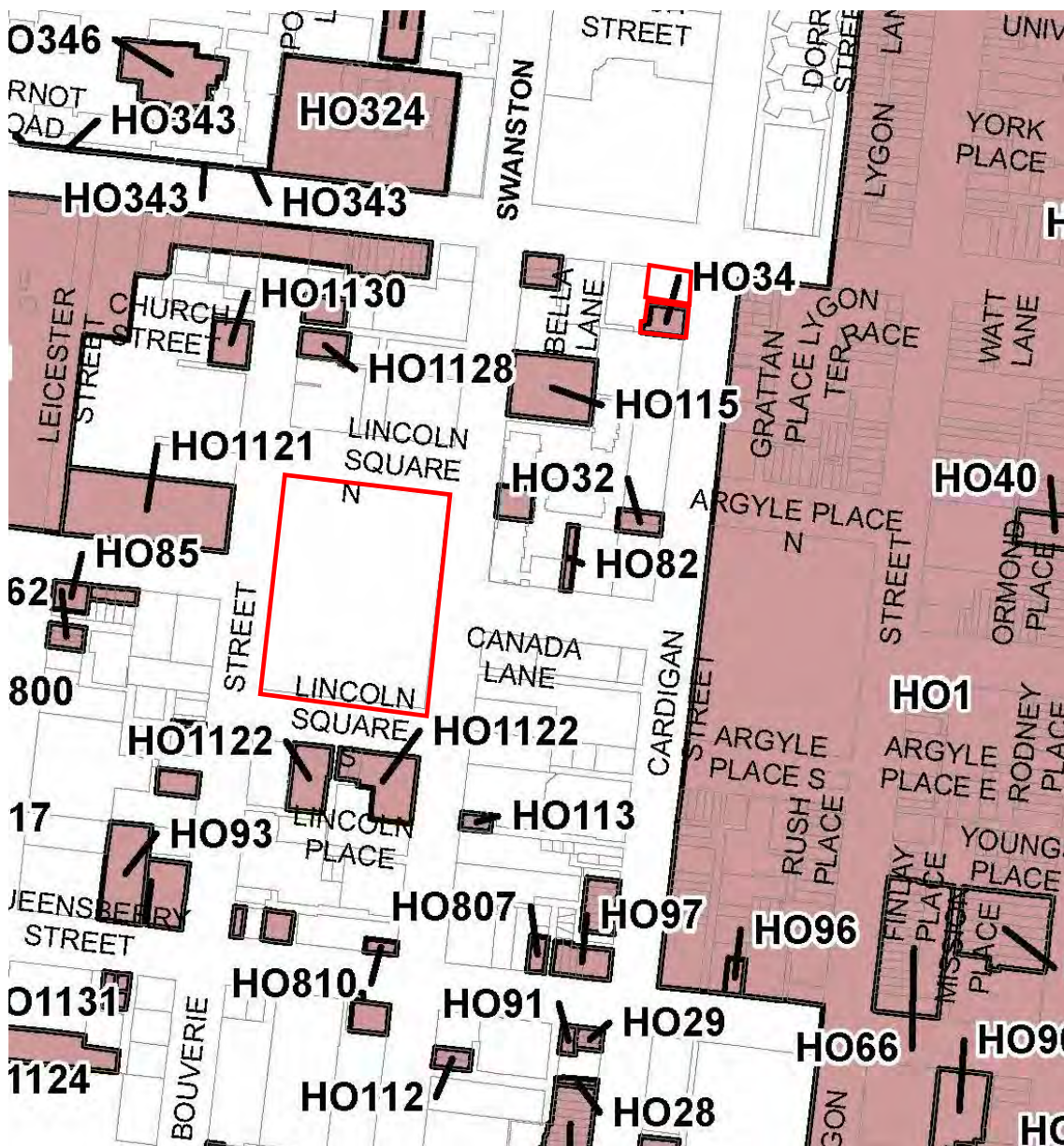


Figure 3 Melbourne 5HO map, showing recommended localised additions to HO1 in red
Source: Melbourne Planning Scheme

3.14 Curtilage

The concept of identifying a 'curtilage' around heritage places in Carlton was raised for discussion during consultation with the Carlton Residents Association (CRA), and in a follow-up submission made by the CRA.¹³

A curtilage is an area, typically of land, which adjoins or surrounds, or in part surrounds a heritage building or place, which can be used to manage and protect the heritage significance and values of the place. A curtilage can include the context and/or setting of a heritage place; an area which provides for significant views of a heritage place; or an area which is functionally related to the heritage place. It may or may not fall under the ownership (historic or current) of the subject heritage place.

The VPP Practice Note states this in relation to curtilages:¹⁴

It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

This reference to curtilage is taken to mean the land on which a building stands, i.e. a place or property which includes building(s) and the associated land. The reference notes that in 'urban areas' the curtilage will 'in many cases' be the 'whole of the property'.

The Practice Note also states:

The polygon should capture those elements of the place that are significant. If there are multiple elements that are widely dispersed on the property, one option may be to have multiple polygons which share the same Heritage Overlay number.

And:

In addition to capturing the elements that are significant, it is almost always necessary to include a curtilage to:

- retain the setting or context of the significant building, structure, tree or feature
- regulate development (including subdivision) in proximity to the significant building, tree or feature

These references to curtilage emphasise that the curtilage area should include significant elements. 'In addition' the curtilage should provide for the retention of 'setting or context'. One reading of this is that the curtilage may be outside the land area of the heritage place, although the Practice Note further states:

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay.

Returning to the issues raised by the CRA, these are summarised and paraphrased as follows:¹⁵

- Heritage Overlays should extend beyond heritage places to provide a meaningful curtilage for the places of heritage value.

- There can be negative consequences of excluding a meaningful curtilage around heritage places; these consequences can include the impact of higher scale buildings on development sites adjoining lower-scale heritage places and streetscapes.
- If properties adjacent to heritage places are excluded from Heritage Overlays, Council's heritage policies will have no impact on the envelope or architectural language of new developments on these properties.
- The appropriate curtilage for terrace rows should not be defined by site boundaries; to do so would be inconsistent with the curtilage guidance included in *Planning Practice Note 1: Applying the Heritage Overlay* [August 2018] which provides strong support for the use of curtilages.
- For the Carlton Precinct (HO1) and for the smaller precincts, the Heritage Overlay should include the contiguous laneways.

In response to the above, the following is noted.

The overall emphasis in the Practice Note is on applying the Heritage Overlay to places of heritage significance. The Practice Note does not necessarily contemplate a control over a curtilage area outside of a heritage precinct or adjoining an individual heritage place, if that area does not contain significant elements associated with the heritage precinct or individual place, or does not have a significant visual relationship ('setting or context') with the heritage place. Being a non-heritage place adjoining a heritage precinct or individual place, in a built up urban area such as Carlton, would not normally justify the introduction of a heritage control in order to protect the heritage values of the precinct or heritage place.

However, properties without heritage value (non-contributory places) are regularly included in Heritage Overlay precincts, but normally only where their location *within a precinct boundary* (emphasis added) warrants such inclusion. They may be located within an otherwise significant or intact heritage streetscape, or in a strategic location such as a corner site or at the 'entrance' to a precinct. These places are typically included in a heritage precinct because of their location, and the need to manage their future development to the advantage of the precinct and to limit or avoid any negative heritage impacts which might arise from their development within the precinct. Planning Panels, in reviewing proposed Heritage Overlay precinct areas and boundaries, accept the inclusion of some non-contributory places, but typically not extensive areas or large numbers of non-contributory places.

The local heritage policies apply to places included in the Heritage Overlay, and are not intended to apply outside the Heritage Overlay. Including non-heritage places in the Heritage Overlay in order to manage them via the heritage policy framework and considerations is not the intent of the policy.

On balance, there does not appear to be support within accepted planning practice to include non-heritage sites and areas outside precinct boundaries in the Heritage Overlay. Moreover, in Carlton, being an intensely developed inner city suburb, and historically so, the broader strategic policy framework also anticipates ongoing development of non-heritage areas in the suburb.

3.15 Mapping

Generally, the mapping of heritage places followed the title boundaries of affected properties. For the place citations, City of Melbourne prepared location maps, showing the properties and their boundaries, and capturing the building(s) and area(s) of heritage significance. This is later transferred to the Heritage Overlay mapping system.

Some errors in the mapping of places with existing Heritage Overlay controls were identified in this study and are identified below at Section 4.2.

Heritage Overlay mapping will also be updated where recommendations have been made to include additional places within the Carlton Precinct HO1.

3.16 Additional work (2020-2021)

In April-July 2020, an additional piece of work was undertaken to finalise the study. This addressed a number of places identified through the initial phase of fieldwork in 2019 and which appeared to have grading anomalies, and places where there were potential queries related to the way addresses were recorded.

For these places, the primary task was clarifying the appropriate heritage category, and generally comprised site visit, limited historical research and assessment of significance. Building Identification Forms (BIFs) were provided by Council for the majority of places, where available. Most of the gradings identified on the BIFs were confirmed, and translated to the current significant/contributory/non-contributory system. The assessment of significance followed the methodology outlined at 3.6, and included consideration of the history of the place, its physical qualities of the place including the intactness, integrity, architectural or aesthetic merit, and its importance to a community.

Following this review, the recommendations were discussed with Council in June 2020, and a memorandum issued in March 2021, to enable the update of the Heritage Places Inventory.

This work was undertaken concurrently with the Amendment C396 review ~~which addressed the translation of gradings from letter gradings to significance categories of a number of places that were omitted or incorrectly categorised in Amendment C258. As a consequence of this work, some further recommendations were made to existing HOs in the Carlton Heritage Review study area and gradings were corrected as part of that Amendment.~~

~~As~~ In addition, as part of this further work, ~~further~~ recommendations were made to amend the form of four existing individual heritage overlays, including a change to their naming to confirm their status as precincts. These are:

- HO64 – 1-31 Lygon Street, Carlton, recommended to become the Carlton Union Hotels Precinct
- HO81 ~~-- 110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, 5-21 Pelham Street,~~ Carlton, recommended to become the Former Children's Hospital Precinct
- HO97 – 128-140 Queensberry Street, Carlton and HO807 – 144-146 Queensberry Street, Carlton, with the addition of the Chinese Mission Church at 148-150 Queensberry Street, recommended to become the Hotel Lincoln and Environs Precinct

The citations for these places have been updated to reflect this change. This change to reference the precinct status will allow for a clearer identification of the relative levels of significance within each heritage place.

Two of the places (HO64 and HO91) have no changes to extent of the overlay and the change is only one of description and identifying relative significance within the place.

A single precinct is recommended to be created by the extension of HO97 to incorporate the existing HO807 and the property at 148-150 Queensberry Street, which does not currently have a heritage control.

A memorandum of the recommendations arising from this work is included at Attachment F. A brief explanation or reason is included for the recommendation for each place. ~~This memorandum also includes places which were addressed through the Amendment C396 review process, to capture all recommended changes within the Carlton Heritage Review study area. The memorandum was updated following the Panel report to remove the recommendations that are not required following the gazettal of Amendment C396.~~

Attachment F has undergone further revision following the Panel Report (refer Addendum, February 2023).

4.0 STUDY OUTPUTS

The following is an overview of the study outputs.

4.1 Thematic Environmental History

The Thematic Environmental History addresses the important and significant historical themes of Carlton. It documents how the suburb has developed and evolved, and how the culture of the area has influenced and impacted on the natural and built environment, and on the social and urban fabric. Through the engagement with Traditional Owner groups, the Thematic Environmental History also elevates their histories and stories.

The following is an extract from the 'Introduction' to the report:

The suburb [Carlton] and individual places within it have been subject to much historical research, including both published histories and heritage reports. These have been drawn on to delve deeper than the known and established themes, to shed more detailed light on the Carlton specific themes, and its diverse range of land uses and built form. The themes include its nineteenth century subdivision, Carlton's historical working-class identity; the history of immigrants, students, academics and artists remaking the suburb's character; and the varied built form which distinguished the nineteenth and twentieth century demographics and communities of the suburb.

This history draws on the themes set out in *Victoria's Framework of Historical Themes*, produced by the Heritage Council of Victoria, which provides the overarching guide. However, not all themes in the Heritage Council document are addressed; for instance agriculture and transport are not considered major themes in Carlton's development. The document also references Context's *Thematic History – A history of the City of Melbourne's Urban Environment*, 2012 which covered the whole of the municipality. While linked to the development of the municipality, the history of Carlton is distinct, and this is reflected in the themes explored in this document. The history is structured with the main theme as each chapter, and relevant sub-themes drawn from the Heritage Council framework listed below. This is consistent with the typical approach to the structure of a Thematic Environmental History.

And:

The Aboriginal history components of the Thematic Environmental History include information obtained from both primary and secondary sources, including during consultation with Elders from the Wurundjeri (5 December 2018, 25 February 2019) and Bunurong (11 December 2018, 13 February 2019) groups...

There are a number of themes where additional research could support further Aboriginal input; these possible future directions are identified (where relevant) under the themes.

The Thematic Environmental History is illustrated, and the topics covered include:¹⁶

- Pre-contact environment
- Aboriginal people in Carlton
- Peopling Carlton, including migrant groups
- Carlton's industries and workforce
- Trade unions
- Manufacturing, marketing, retailing
- Entertaining and socialising
- Building Carlton including early development through to the twentieth century
- Public parks and spaces
- Governing Carlton, including government and civil institutions
- Crime
- Carlton heritage action
- Carlton's community
- Sport and recreation
- Welfare
- Health
- Education
- Religion
- Creative and cultural Carlton

The references cited in the endnotes to the report, and the bibliography, also indicate the range of sources used and referred to in preparation of the Thematic Environmental History.

The TEH is included at Attachment A to this report.

4.2 Citations for places with existing HO controls

The following table lists the heritage places with existing Heritage Overlay controls for which detailed citations were prepared (23 citations). The 'Comment' column indicates where errors in the existing mapping and addresses were identified and corrected, and/or other changes/clarifications made during the course of preparing the citations. The corrections to the Heritage Overlay mapping and addresses in the Schedule to the Heritage Overlay are recommended to be undertaken by Council. [The exception in](#)

the table below is 18-22 Cardigan Street, where a mapping error and category were corrected in Amendment C396. The recommendation for the new statement of significance for this HO stands.

In one case (HO71) extending the Heritage Overlay mapping to cover related adjoining properties is recommended, not due to an error, but on the basis of the adjoining properties having been identified and assessed as significant during this study.

Those with an asterisk '*' were identified as having Aboriginal values or associations, during the engagement work of Extent Heritage.

Table 4 Places with existing heritage controls for which new citations were prepared (in street alphabetical order)

No	Address	HO number	Comment
1	18-22 Cardigan Street	HO35	Mapping corrected and extended, and significance category clarified <u>in Amendment C396</u> . The existing extent of the HO covers 18 and 20 Cardigan Street, and not 22 Cardigan Street, although the latter address is in the HO Schedule. The HO boundary has been extended to the north to cover all three heritage dwellings at 18-22 Cardigan Street. —The new citation includes the correct map. HO35 is significant; the individual properties have been graded as contributory.
2	50-56 Cardigan Street	HO36	N/A
3	51-71 Cardigan Street	HO27 & HO28	Combining two HOs: The two HOs adjoin each other and have been combined into one HO, on the basis of the shared heritage character and significance of the Victorian terraces and dwellings. The new citation includes the updated and combined map.
4	83-87 Cardigan Street	HO29	N/A
5	101-111 Cardigan Street	HO30	N/A
6	199-201 Cardigan Street	HO32	Mapping updated to align with property boundaries.
7	272-278 Faraday Street	HO56	Mapping corrected and extended: The existing extent of the HO is shown as a circular area centred some metres to the east of 272-278 Faraday Street. This has been amended to reflect the title boundaries of the subject site (four buildings). The new citation includes the correct map.

No	Address	HO number	Comment
8	*1-31 Lygon Street	HO64	Heritage overlay description changed from individual heritage place to precinct ('Carlton Union Hotels Precinct'). The relative significance of individual buildings in this precinct has been identified.
9	18-24 Palmerston Street	HO71	Extend HO to include adjoining properties: The existing Schedule address and extent of the HO includes 22-24 Palmerston Street, a historic former hotel. The HO has been extended to the east to include two associated cottages at 18-20 Palmerston Street, which are part of the same historic development and share the heritage significance. The new citation includes the extended map and extended address of 18-24 Palmerston Street.
10	*5-21 Pelham Street	HO81	Heritage overlay description changed from individual heritage place to precinct ('Former Children's Hospital Precinct'). The relative significance of individual buildings in this precinct has been identified .
11	96-106 Pelham Street	HO82	Mapping corrected and extended: The address in the HO Schedule is 96 Pelham Street. The property is also known as 96-106 Pelham Street. The address includes two building components, with the existing extent of the HO not including the main heritage building at this address. The HO map has been extended to the east to include the latter. The new citation includes the correct map.
12	19 Queensberry Street	HO87	N/A
13	59-53-63 Queensberry Street	HO90	N/A
14	91-95 Cardigan Street, 128-140 Queensberry Street 144-146 Queensberry Street	HO97 HO807	Citation updated to reflect the change to heritage precinct ('Hotel Lincoln and Environs Precinct') and the incorporation of the adjacent HO807 and the 1905 Chinese Mission Church at 148-150 Queensberry Street, recommended for a heritage control. The relative significance of individual buildings in this precinct has been identified. The extent of the new precinct has been mapped in the citation. This includes incorporated the rear component of the property at 144-146 Queensberry Street, which was not mapped for HO807.
15	133-135 Queensberry Street	HO91	N/A

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No	Address	HO number	Comment
16	25-27 Rathdowne Street	HO103	Mapping reduced: The existing extent of the HO includes a large property at 23 Rathdowne Street, to the south of the significant dwelling at 25-27 Rathdowne Street. As the south property has no heritage value, no historical connection with 25-27 Rathdowne Street, and incorporates unrelated mid-twentieth century factory/warehouse development, the mapping has been reduced and 23 Rathdowne Street removed from HO103. The site will remain in HO992 (the World Heritage Environs Areas Precinct). The new citation includes the reduced map.
17	29-31 Rathdowne Street	HO809	This citation was also included in the documentation for Amendment C396. The new citation includes updated mapping.
18	49 Rathdowne Street	HO104	N/A
19	466-462-468 Swanston Street	HO111	N/A
20	508-512 Swanston Street	HO112	N/A
21	554-556 Swanston Street	HO113	N/A
22	676-682 Swanston Street	HO116	N/A
23	68-72 Victoria Street	HO118	Mapping corrected and amended: The existing extent of the HO incorrectly includes a portion of the adjoining property at 9 Lygon Street. The HO map has been amended to exclude the latter. The new citation includes the correct map.

The citations are included at Attachment B to this report.

4.3 Citations for places recommended for new HO controls

Table 5 Places recommended for new HO controls for which citations were prepared

No	Place/address	Brief description
Places outside the existing heritage precincts		
1	RMIT Building 94, 23-37 Cardigan Street	1996 award-winning tertiary institution building by architect Allan Powell

2	Cardigan House Carpark (former Royal Women's Hospital Carpark) , 96 Grattan Street	1970s car park building by architects Mockridge, Stahle and Mitchell
3	Melbourne University Earth Sciences Building (McCoy Building), University of Melbourne, 253-283 Elgin Street (McCoy Building)	1973-19775 tertiary institution building by architects Eggleston, Macdonald and Secomb
4	RMIT Building 71, 33-89 Lygon Street (Building 71 also known as 42-48 Cardigan Street)	Former commercial/manufacturing building of c. 1938 in the Moderne style
5	Co-operative Housing (also known as 'Cross Street Co-operative Housing') , 422-432 Cardigan Street	Large early 1970s award-winning development of co-operative housing, located between Cardigan and Lygon streets, with several large building components and a landscaped setting
Places within Carlton Precinct HO1, but not of the precinct period of significance		
6	Commercial/office Office building, 207-221 Drummond Street	Mid-1980s office building by architects Ashton Raggatt McDougall
7	Townhouses Postmodern Terrace Row, 129-135, 137 and 139-141 Canning Street	Early 1980s residential row of townhouses by architects Denton Corker Marshall
Serial listings		
8	Ministry of Housing Infill Public Housing, 75-79 Kay Street, 78 Kay Street, 43-45 Kay Street/136 Canning Street, 76 and 80 Station Street, 51-53 Station Street, and 56-58 and 60-62 Station Street	1980s programme of low-scale infill public housing constructed in several locations in Carlton (Kay, Canning and Stations streets), and designed by noted architects including Edmond & Corrigan, Greg Burgess and Peter Crone
9	RMIT buildings 51, 56 and 57, 80-92 Victoria Street, 115 Queensberry Street and 53 Lygon Street	Three related tertiary institution buildings – RMIT buildings 51, 56 and 57 – constructed in the 1970s and 1980s as part of an RMIT masterplan and building programme

The citations are included at Attachment C to this report.

4.4 Additional statements of significance for select places in HO1

Statements of significance were prepared for the following places in the Carlton Precinct HO1.

Table 6 Places for which statements of significance were prepared

Place/address	Existing grading	New grading
Clyde Hotel, 377-391 Cardigan Street, Carlton, is an interwar hotel which is substantially intact to its 1940 form and detailing.	Contributory	Significant (HO1)

64-68 Drummond Street, 1880s villa with rear 1980s art gallery addition by Nonda Katsalidis; the latter is an additional significant component of the property.	Significant	Significant (HO1)
San Marco Social Club (former 1880s dance hall/Monash House), 149-151 Canning Street, corner of Kay and Canning streets, is a long-standing place of value to the local community, including the Jewish and later the Italian community.	Contributory	Significant (HO1)
Carlton Squares (Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square), provide evidence of early town planning in Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Carlton Precinct HO1 to be amended to include Lincoln Square in Carlton Precinct HO1	Ungraded	Significant (HO1)

The statements of significance are included at Attachment D to this report.

4.5 Revised statement of significance for Carlton Precinct HO1

As noted, the statement of significance for the large Carlton Precinct HO1 was reviewed and updated, as a result of this study.

The revised statement of significance is reproduced at Attachment E to this report.

4.6 Documentation of the Aboriginal engagement

As noted at Section 3.11, the study included engagement with the Aboriginal community (Traditional Owners), with the objective being to discover, highlight and document their stories, histories and relationship to places in the study area. Through this, the project seeks to recognise the importance of the area to Aboriginal people. One of the key study outputs is the documentation arising out of this engagement, as prepared by Extent Heritage. This includes:

- Input into the Thematic Environmental History
- Input into select place citations
- Other recommendations for consideration on how to respect and interpret the Aboriginal values and places in the study area

4.7 Summary of report attachments

The attachments to this report are as follows:

- *Attachment A:* Thematic Environmental History
- *Attachment B:* Citations for existing Heritage Overlay places
- *Attachment C:* Citations for places recommended for Heritage Overlay controls
- *Attachment D:* Statements of significance for places in HO1
- *Attachment E:* Revised statement of significance for Carlton Precinct HO1
- *Attachment F:* Additional recommendations memorandum

5.0 SUMMARY OF STUDY RECOMMENDATIONS

There are a number of recommendations arising out of this heritage study. Some are already identified above, while additional recommendations are identified and explained below.

5.1 Adopt the recommended change of HO places to precincts

It is recommended to change the description of the following places to heritage precinct :

HO number	Place name	Address
HO81	Former Children's Hospital Precinct	110, 112,114, 116-140, 142-150 Drummond Street, 15-31 Pelham Street and 125-139, 141- 161 Rathdowne Street, Carlton
HO64	Carlton Union Hotels Precinct	1-31 Lygon Street, Carlton

Statements of significance for these places should be incorporated into the planning scheme as per the requirements of PPN01. The schedule at Clause 43.01 should be updated to reflect the new place names.

5.2 Adopt the recommended changes to HO97 and HO807 to create Hotel Lincoln and Environs Precinct

It is recommended to expand the existing HO97 heritage precinct to comprise the following places, to be known as HO97- Hotel Lincoln and Environs Precinct:

Current HO	Address	Proposed HO
HO97	91-95 Cardigan Street, 128-140 Queensberry Street	HO97- Hotel Lincoln and Environs Precinct:
HO807	144-146 Queensberry Street	HO97- Hotel Lincoln and Environs Precinct:
-	148-150 Queensberry Street	HO97- Hotel Lincoln and Environs Precinct:

The statement of significance for this place should be incorporated into the planning scheme as per the requirements of PPN01. The schedule at Clause 43.01 should be updated to reflect the new precinct, and the removal of HO807. The HO map should be updated to reflect the single heritage overlay for these properties.

5.3 Adopt the revised Heritage Overlay place citations

Detailed revised citations were prepared for the following places with existing Heritage Overlay controls; it is recommended that these be adopted by Council. The statements of significance should be incorporated into the planning scheme as per the requirements of PPN01

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Place name/address	HO number
18-22 Cardigan Street	HO35
50-56 Cardigan Street	HO36
51-71 Cardigan Street	HO27 & HO28
83-87 Cardigan Street	HO29
101-111 Cardigan Street	HO30
199-201 Cardigan Street	HO32
272-278 Faraday Street	HO56
1-31 Lygon Street	HO64 *
18-24 Palmerston Street	HO71
<u>110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, 5-21 Pelham Street</u>	HO81 *
96-106 Pelham Street	HO82
19 Queensberry Street	HO87
<u>59-53-63</u> Queensberry Street	HO90
128-140 Queensberry Street	HO97 *
133-135 Queensberry Street	HO91
25-27 Rathdowne Street	HO103
29-31 Rathdowne Street	HO809 **
49 Rathdowne Street	HO104
<u>466-462-468</u> Swanston Street	HO111
508-512 Swanston Street	HO112
554-556 Swanston Street	HO113
676-682 Swanston Street	HO116
68-72 Victoria Street	HO118

* Denotes places that are recommended to be amended as precincts

** Denotes citation was also included Amendment C396

5.4 Adopt the revised Carlton Precinct HO1 citation and statement of significance and amend the precinct boundaries

The citation and statement of significance for HO1 have been amended, with the revised and updated statement recommended to be adopted by Council, and to replace the existing statement. Boundary changes have also been recommended as a result of fieldwork, which comprise the inclusion of the following properties:

Place name/address	Current HO number
245-249 Cardigan Street	HO34
251-257 Cardigan Street	-
Lincoln Square	-

The boundaries to HO1 should be adjusted and the revised statement of significance incorporated into the planning scheme as per the requirements of PPN01.

5.5 Adopt the recommendations at Attachment F

The memorandum at Attachment F presents the findings of the additional review work undertaken between May and July 2020 as part of this Heritage Review, including of review of heritage categories/gradings, mapping and addressing issues.

The memorandum includes recommended changes to significance categories for places in the large HO1 Carlton Precinct and other Heritage Overlays- at Attachment F.

[The memorandum was updated following the Panel report to remove the recommendations that are not required following the gazettal of Amendment C396.](#)

5.6 Adopt the statements of significance

Statements of significance were prepared for the following graded places included in the Carlton Precinct HO1; it is recommended that these be adopted by Council:

- Clyde Hotel, 377-391 Cardigan St, Carlton
- 64-68 Drummond Street
- San Marco Social Club, 149-151 Canning Street
- Historic squares of Carlton

The following places are also recommended to be upgraded from contributory to significant grading:

- Clyde Hotel, 377-391 Cardigan St, Carlton
- San Marco Social Club, 149-151 Canning Street

The property at 64-68 Drummond Street (Victorian villa) is already graded significant, with the 1980s art gallery extension recommended to be included under the significant grading.

The following squares are to be upgraded to a significant grading: Argyle Square, Lincoln Square, Macarthur Square, Murchison Square.

These statements will be included in the Carlton Heritage Review which will be a reference document in the Melbourne Planning Scheme. The Incorporated Document Heritage Places Inventory should be updated to reflect the recommended significance changes identified in the statements.

5.7 Include in the Heritage Overlay

The following individual places are currently not subject to Heritage Overlay controls, and are recommended to be added to the Schedule of the Heritage Overlay as significant places:

- RMIT Building 94, 23-27 Cardigan Street
- ~~Cardigan House Carpark (Former~~ Royal Women's Hospital Carpark), 96 Grattan Street
- ~~Melbourne University~~ Earth Sciences Building, ~~(McCoy Building), University of Melbourne, 253-283 Elgin Street with elevated pedestrian bridge, corner of Swanston and Elgin streets~~
- RMIT Building 71, ~~(33-89 Lygon Street, (also known as 42-48 Cardigan Street),~~
- ~~Co-operative Housing (also known as 'Cross Street Co-operative Housing, 422-432 Cardigan Street')~~

The following individual places are currently located in the Carlton Precinct HO1, but are recommended for individual Heritage Overlay controls:

- ~~Commercial/office~~Office building, 207-221 Drummond Street
- ~~Townhouses-Postmodern Terrace Row~~ at 129-~~139-141~~ Canning Street

The following places are located within and outside the Carlton Precinct HO1, and are recommended to be included in the Heritage Overlay as serial listings:

- Ministry of Housing Infill ~~Public~~Housing in ~~Kay, Station and Canning Streets~~
- RMIT buildings 51, 56 and 57 in Victoria, Queensberry and Lygon streets

5.8 Remove from the Heritage Overlay

The following places ~~is (existing individual Heritage Overlay places) are~~ recommended to be removed from the Heritage Overlay, due to the original heritage building/property having been demolished and the site redeveloped.

- ~~HO96, 106-108 Queensberry Street~~
- ~~HO70, 16-22 Orr Street~~
- HO811, 630 Swanston Street
- ~~HO117, 784-786 Swanston Street~~

5.9 Adopt outcomes of the Traditional Owner engagement

Extent Heritage, during and as a result of the Traditional Owner engagement, and in addition to the inputs into the Thematic Environmental History, identified some places in the study area with existing heritage controls where the heritage documentation (citation) is recommended to be enhanced and updated (i.e. to vary and update the text relating to significance).

The existing places included in the Heritage Overlay, where the citation has been enhanced and updated as part of this study are:

- Carlton Union Hotels Precinct, 1-31 Lygon Street (HO64)

- Former Children’s Hospital Precinct, [110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, 5-21 Pelham Street](#) (HO81)

The citation for the following place included in the Victorian Heritage Register is recommended to be enhanced and updated by Heritage Victoria:

- La Mama Theatre, 205-207 Faraday Street, on the VHR (H1991). Amend existing citation to recognise an association with Australia’s first all-Aboriginal acting company, Nindethana.

New interpretation is also recommended for consideration for the following sites in the study area:

- Site of the demolished Royal Women’s Hospital, at the corner of Swanston and Grattan streets. Through consultation with Traditional Owners, and with reference to the Royal Women’s Hospital’s submission to the Senate Enquiry on forced adoption (Professor Shurlee Swain, 2012) this is recognised as the birthplace of many Aboriginal people but also as a site of forced child removals; it has dual significance.
- Site of the demolished Pram Factory theatre, at 317-337 Drummond Street. The Pram Factory was the birthplace of Nindethana, Australia’s first all-Aboriginal acting company.

Of the places within the Carlton Precinct HO1:

- The historic squares of Carlton, particularly Macarthur Square, were noted as meeting places for Aboriginal people in the second half of the twentieth century.

The statement of significance for HO1 was also amended to include references to the Woiwurrung and Boonwurrung peoples in the pre-contact period, and to the more contemporary involvement and experiences of Aboriginal people in the precinct area.

Further consultation with Traditional Owner groups may be required in order to ensure correct and sensitive cultural heritage interpretation.

5.10 Additional research

Some areas of additional research have been identified during the course of this study, including in relation to several of the significant themes identified in the Thematic Environmental History. These include the later twentieth century music scenes and alternative cultural movements in the suburb; and the later work of the Housing Commission of Victoria (Ministry of Housing).

There are also a number of themes which could not all be pursued within the scope of this project, and where additional research could support further Aboriginal input. These include the role of Trades Hall as the site of some of the pivotal early meetings which led to the establishment of pioneering Aboriginal welfare organisations dealing in health, education and legal services, and which might also be linked to the emergence of an Aboriginal rights framework. This was suggested in consultation with the Bunurong Elders but was disputed by some Wurundjeri Elders.¹⁷

5.11 Update mapping/correct addresses

Several of the places (existing individual Heritage Overlay places) identified in Table 4 at Section 4.2 above have incorrect mapping and addresses, or are recommended to be extended to include adjoining places. These recommendations are identified in the table, and also in the place citations. It is recommended that the changes be made and that the errors be rectified in the Heritage Overlay mapping and schedules, where relevant.

CARLTON HERITAGE REVIEW

During the course of the study research and fieldwork, some errors and inconsistencies were also identified for places located in the HO1 precinct. These errors are identified in an excel spreadsheet, completed as a project management tool for internal use as part of the study.

Heritage Overlay mapping will be updated to reflect the recommendations to amend the boundaries of HO1 to:

- Include Lincoln Square within Carlton Precinct HO1
- Include HO34 (245-249 Cardigan Street) and the adjacent property at 255 Cardigan Street in HO1 as contributory places.

ENDNOTES

- 1 Extent Heritage. 2017. Fishermans Bend Cultural Values Assessment. For Fishermans Bend Taskforce, p. 10.
- 2 Extent Heritage. 2016. Moonee Ponds Creek Cultural Values Recording. For City of Moonee Valley, p. 17.
- 3 Pascoe, B. 2014. Dark Emu, Black Seeds: Agriculture or Accident? Magabala Books Aboriginal Corporation: Broome, Western Australia, p. 22; Extent Heritage. 2018. City River Aboriginal Cultural Narrative. For City of Melbourne, p. 14.
- 4 Extent Heritage 2018, p. 17.
- 5 Canning, S and Thiele, F 2010. Indigenous cultural heritage and history within the Metropolitan Melbourne Investigation Area. For the Victorian Environmental Assessment Council, p. 21-2.
- 6 Thematic History: A History of the City of Melbourne's Urban Environment, Context Pty Ltd 2011, published by the City of Melbourne in 2012
- 7 Pam McLean & Malcolm Turnbull, in Peter Yule (ed.), Carlton: A History, Melbourne University Press, Carlton, 2004
- 8 See <http://www.cchg.asn.au/>
- 9 See <https://participate.melbourne.vic.gov.au/>
- 10 Victorian Planning Provisions, Practice Note 1, 'Applying the Heritage Overlay', August 2018, p. 2.
- 11 Victorian Planning Provisions, Practice Note 1, 'Applying the Heritage Overlay', August 2018, p. 2.
- 12 See <http://www.cchg.asn.au/>
- 13 Submitted to Council on 23 October 2018, following consultation with the Carlton heritage team.
- 14 Victorian Planning Provisions, Practice Note 1, 'Applying the Heritage Overlay', August 2018, p. 6.
- 15 Submitted to Council on 23 October 2018, following consultation with the Carlton heritage team.
- 16 The topics draw on the themes set out in Victoria's Framework of Historical Themes, produced by the Heritage Council of Victoria (n.d.).
- 17 Extent Heritage, Traditional Owners engagement, December 2018 to February 2019.

ATTACHMENT A THEMATIC ENVIRONMENTAL HISTORY

CARLTON HERITAGE REVIEW

Carlton Heritage Review

Thematic Environmental History



July 2019

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THE ASIA PACIFIC

Prepared for

Version	Date
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Front cover image:

‘Lygon Street, Carlton’, c. 1908, J D Meade postcard collection, H35249/73, State Library of Victoria

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Thematic Environmental History¹

Introduction

Carlton has been shaped by both its proximity to Melbourne and its dual role as ‘a service and residential area.’² It is a diverse suburb both in terms of its built form and its population. It has, and has had, many identities. The historic themes of Carlton are outlined below, providing a local historical narrative that builds on Council’s 2012 thematic history.³ The suburb and individual places within it have been subject to much historical research, including both published histories and heritage reports. These have been drawn on to delve deeper than the known and established themes, to shed more detailed light on the Carlton specific themes, and its diverse range of land uses and built form. The themes include the pre-contact environment; peopling Carlton; the suburb’s nineteenth century subdivision; Carlton’s historical working-class identity; the history of immigrants, students, academics and artists remaking the suburb’s character; and the varied built form which distinguished the nineteenth and twentieth century demographics and communities of the suburb.

This history draws on the themes set out in *Victoria’s Framework of Historical Themes*, produced by the Heritage Council of Victoria, which provides the overarching guide. However, not all themes in the Heritage Council document are addressed. For instance, agriculture and transport are not considered major themes in Carlton’s development. The document also references Context’s *Thematic History – A history of the City of Melbourne’s Urban Environment*, 2012 which covered the whole of the municipality. While linked to the development of the municipality, the history of Carlton is distinct, and this is reflected in the themes explored in this document. The history is structured with the main theme as each chapter, and relevant sub-themes drawn from the Heritage Council framework listed below. This is consistent with the typical approach to the structure of a Thematic Environmental History.

This document is not intended as a comprehensive history of the development and community of Carlton, and does not follow a strict chronological order. Instead a brief chronological overview is presented at the start of this report, to give context to the discussion of themes that follow. Carlton is a well-researched and documented place. However, further research could be undertaken on a number of the major themes in this report. This could include, for example, the various twentieth century music and cultural scenes in the suburb and the later work of the Housing Commission of Victoria.

The history also addresses places which are outside the study area. This recognises that adjoining development, and individual places, contribute to an understanding of the evolution of Carlton and in some cases were influential in the history of the suburb.

Recognition must be made of the publication, *Carlton: A History*, edited by Peter Yule and published by Melbourne University Press in 2004. It has been an indispensable resource for the development of this history, and it is recommended for further reading on a number of the themes explored in this history. Likewise, the Carlton Community History Group, the Carlton Residents Association, and the Elders and officers from the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation and Bunurong Land Council Aboriginal Corporation provided valuable direction for this report.

Aboriginal History

This report reflects the continuing intention of City of Melbourne to engage directly with Traditional Owner groups to elevate their histories, stories and experiences in our understanding of the City of Melbourne. In accordance with the City of Melbourne’s policy of engagement with the Bunurong, Wurundjeri and Boon Wurrung Traditional Owner groups, the Aboriginal history components of the Thematic Environmental History include information obtained from both primary and secondary sources, including during consultation with Elders from the Wurundjeri (5 December 2018, 25 February 2019) and Bunurong (11 December 2018, 13 February 2019) groups.⁴ The components are included within the thematic framework discussed above, with no new or additional themes identified as a result of this research and consultation.

There are a number of themes where additional research could support further Aboriginal input; these possible future directions are identified (where relevant) under the themes.

In relation to Chapter 1 in particular, this work follows in the slipstream of a number of comprehensive broader studies of the City of Melbourne area's pre-contact environment/Aboriginal history, including the *City of Melbourne Indigenous Heritage Study* (2010)⁵; *Southbank Boulevard & Dodds Street, Ecological, Heritage and Cultural Place Assessment* (2015)⁶; *Hoddle Grid Heritage Review (Volume 4: Aboriginal history)* (2018)⁷; and *City River Concept Plan* (2018)⁸. In light of these comprehensive studies, for this report the focus is specifically on the Carlton study area.

Chronology of Contextual History

Pre-1835	Area that became known as Carlton is occupied by the Woi Wurrung and Boon Wurrung peoples of the Kulin Nation.
1835	Melbourne is founded
Late 1840s	Calls to extend city boundaries to the north
1850	Reservation of Melbourne General Cemetery
1851	Victoria's gold rushes commence
1852	First surveys plans prepared for North Melbourne, which incorporated what is now known as Carlton. Survey to south of Grattan Street. Carlton Gardens set aside.
1853	First sales of Crown allotments Reservation of site of University of Melbourne
1856	Carlton Gardens laid out Led by stonemasons at University of Melbourne, Melbourne workers win right to an eight-hour day
1857	Land between Grattan Street and Palmerston Street auctioned
1864	Land north of Palmerston Street subdivided and sold Carlton Football Club formed
1880	Melbourne International Exhibition held in the Exhibition Buildings
1880s	Peak of the Melbourne building and economic 'boom'
1890s	Economic depression, particularly in building industry
1938	Housing Commission of Victoria formed, amid rise of slum clearance movement
1940s	Australia signs post-war immigration agreements with numerous European countries, including Italy
1957	Following Murray Committee report of 1957, the accessibility of university and tertiary education increases
1960s	Clearance of reclamation areas and construction of high-rise tower estates in Carlton
1960s-70s	Rise of heritage conservation movement
1960s onwards	Increasing gentrification of Carlton, although suburb known for its bohemian character and cultural diversity
1970s	First heritage studies undertaken in Carlton

Chapter 1: Pre-contact Environment

- Living as Carlton's original inhabitants

The pre-contact environment of Carlton was first inhabited by the Woiwurrung and Boonwurrung peoples of the Kulin Nation, on alluvial lands to the north of the Yarra River. The continuously changing environmental conditions and sea levels made the study area a harsher and more difficult place to live than it is today.⁹ However, Aboriginal people have always lived in close interaction with the surrounding environment, viewing themselves as 'part of the landscape, existing within an interconnected web of its flora and fauna, and being just one dimension of the whole that is Country'.¹⁰ They sustainably cared for and used the land, living in harmony with the environment, and this resulted in a mutually beneficial relationship that is likely to have gradually altered the landscape through fire management and other agricultural practices.¹¹

The study area was characterised by lightly wooded grassy plains with a mix of eucalypts and she oaks, dipping around the point where the intersection of Victoria and Swanston streets stands today, and where a swampy section marked the start of what became known as the Elizabeth Street creek.¹² The adjoining presence of the one of the many north to south running tributary creeks adjoining Birrarung (Yarra River) suggests a route through which Aboriginal groups travelled and camped.¹³ It is also probable that the area was used for transit between a number of notable adjacent Aboriginal places such as the camps and ceremonial grounds surrounding the junction of Birrarung and the Merri Creek; the camp at New Town Hill (Fitzroy); and the Royal Park camping and corroboree ground.¹⁴ The nearby presence of scarred trees at Melbourne Zoo and Princes Park further suggest a strong and vital pre-contact Aboriginal presence in the area.

Chapter 2: Building Carlton

- Creating Melbourne
- Shaping the suburbs
- Making homes for Victorians
- Living on the fringes

Early development

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. By the late 1840s, there were calls to extend the city boundaries to the north, with the *Argus* newspaper arguing 'there seems no good reason why the city should not be allowed to progress'.¹⁵ In 1850, the site of the new Melbourne General Cemetery was approved, located a then suitable two miles from the north city boundary. In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne.¹⁶ The first sales of allotments south of Grattan Street took place in this period, and in 1853 the site of the University of Melbourne was reserved to the south of the new cemetery. An 1853 plan prepared by the Surveyor General's office shows the 'extension of Melbourne called Carlton' as being the area bounded by Victoria, Rathdowne, Grattan and Elizabeth streets.¹⁷

The slightly later 1855 Kearney plan shows subdivision of the suburb ending at a then unnamed Faraday Street and the site of the university (Figure 1). To the north lay undeveloped land, shown as lightly forested. By 1857, when land between Grattan and Palmerston streets was auctioned, government notices identified the area as being in 'North Melbourne at Carlton'.¹⁸ The naming of the 'Carlton Gardens' reserve was another use of 'Carlton' as a designator of the area, although the suburb, or sections thereof, was still commonly referred to as North Melbourne through the 1860s.¹⁹ The northern part of the suburb, to Princes Street, was subdivided in the 1860s, and included the introduction of the diagonal streets, Barkly, Neill and Keppel, which distinguish this part Carlton.

Numerous small buildings were constructed in Carlton in the early period of its development, many of which were one or two room timber cottages or shops.²⁰ These buildings were mostly replaced throughout the later nineteenth century with more substantial and permanent brick and stone dwellings. This also followed the introduction of tighter building regulations in the 1870s, with the extension of the *Building Act* to cover Carlton in 1872.²¹

The *Sands & Kenny* directory of 1857 identifies occupants of buildings in Bouverie, Cardigan, Drummond, Leicester, Lygon, Queensberry, Rathdowne and Victoria streets. Cardigan and Bouverie streets included some commercial development with grocers, general stores and butchers listed along with boot makers, coach makers, plumbers and cabinet makers.²² In 1865, allotments along the western edge of Drummond Street were subdivided for sale, prompting objections by some residents as this portion of the suburb had originally been reserved for public uses.²³

Places related to this theme

- 101-111 Cardigan Street (HO30), terrace row housing of 1857-8.
- Russell Terrace, 68-72 Victoria Street (HO118), terrace row housing of 1871.
- Carlton Gardens (VHR H1501)
- Early bluestone residences, Murchison Street (HO1)

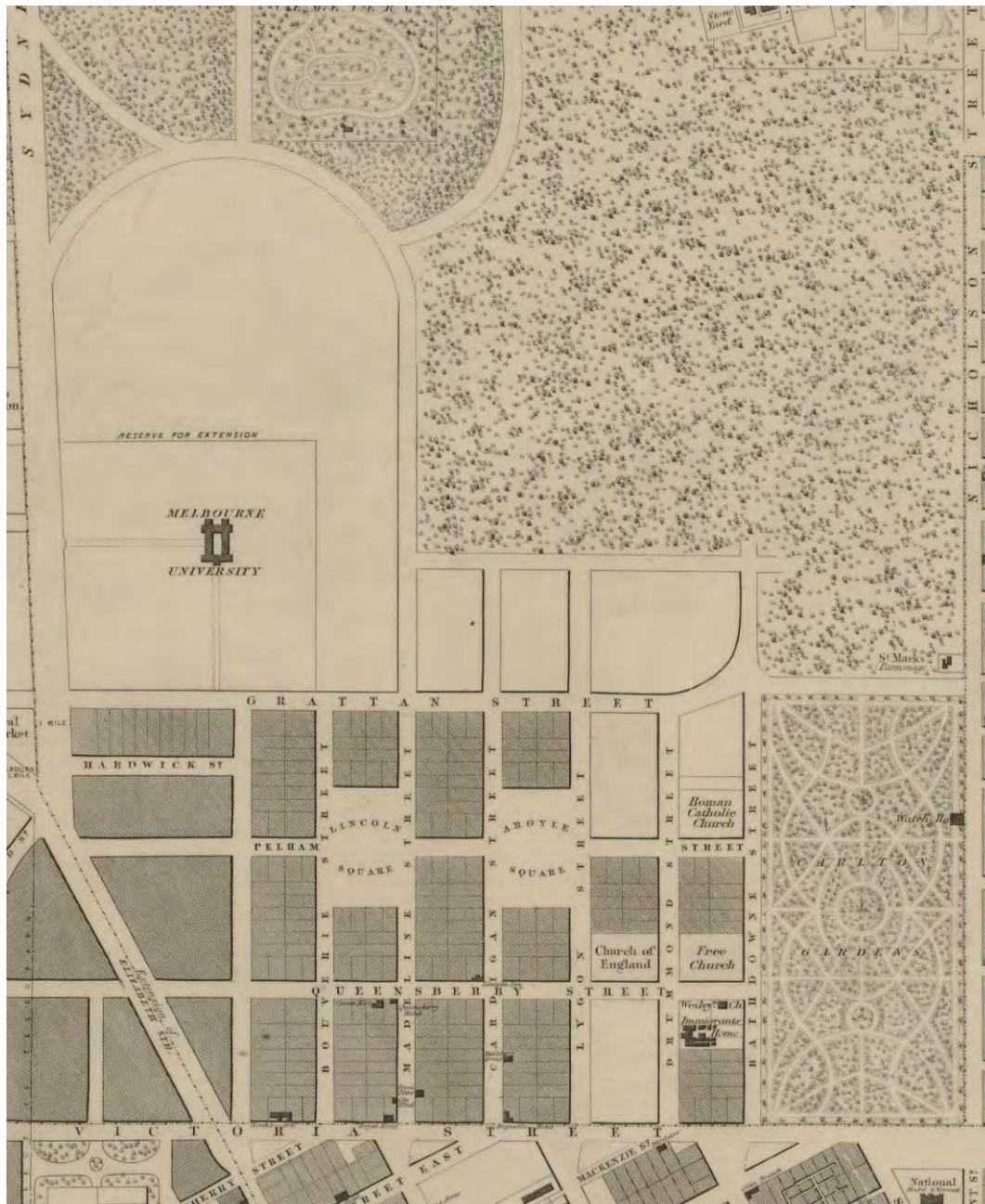


Figure 1 Detail of 'Melbourne and its suburbs' plan, compiled by James Kearney, 1855
Source: State Library of Victoria

Mid-late nineteenth century

By the 1870s, Carlton was a substantially developed residential suburb (Figure 2).²⁴ Grand terrace rows had been constructed along Drummond Street to the south, including Carolina, Erin and Warwick terraces. On the diagonal Neill Street between Rathdowne and Canning streets, some 43 properties could be counted.²⁵ Concurrent with this development was the construction of hotels in the suburb, which numbered approximately 80 by 1873.²⁶ Local bluestone, which was readily available by the 1850s and more reliable than bricks produced at the time, was used in the construction of a relatively high proportion of early buildings, including houses.²⁷ The main material for the façade of seven of the ten houses constructed in Murchison Street by 1868, for example, was stone,²⁸ and many of these houses were built by Scottish stonemasons.²⁹ There remain a collection of bluestone cottages and houses on the north side of Murchison Street, dating from this early period.

The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. This resulted in some irregular allotment sizes, and consequently atypical building plans and designs, including dwellings with asymmetrical frontages, terraces of inconsistent widths, and row houses off-alignment to the street.³⁰ One local resident who had a hand in the development of the suburb was William levers. levers was a prominent member of the community who established a real estate agency in Cardigan Street in 1859. As noted in the Australian Dictionary of Biography, his firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. levers was involved in all aspects of real estate, selling properties for vendors, developing land for sale and leasing small residences. One of his terrace rows on Cardigan Street was named 'Mary's Terrace', after levers' wife of nearly 50 years, and the smaller cottages in the lane (levers Place) off Cardigan Street were also owned by him.³¹ levers was also involved in local politics, as a municipal rate collector and valuer for 25 years and an elected councillor for the Smith ward of the City of Melbourne in 1895. He was a significant contributor to Church of Sacred Heart (St George's) in Carlton; a memorial to him was erected by his son in Argyle Place; and two small streets (levers Terrace and levers Place) and a park (levers Reserve, in Parkville) bear his name.

By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

Small workers' cottages tended to be constructed on secondary streets, including narrow rights-of-way behind larger properties. In the north, modest cottage rows on small allotments were more typical, reflecting the working class demographic of this area of Carlton. However, cottage rows were still named, as evidenced by Canning Street to the north of Kay Street which was occupied by Theresa cottages, Crimple cottages and Henrietta cottages. Such cottages tended to be of three or four rooms, compared to the much larger residences of generally eight rooms to the south.³²



Figure 2 View of Carlton between Queensberry and Victoria streets in 1870, looking east past Cardigan Street towards Carlton Gardens, 1870
Source: Charles Nettleton, photographer, H96.160/1433, State Library of Victoria

Twentieth century

With little in the way of available land in Carlton in the twentieth century, it was people rather than places that developed. In the early decades, as outlined above, the demographics of Carlton began to change, with recent arrivals from Eastern Europe including Jewish families.³³ The rapid development of the nineteenth century, which had included construction of tiny cottages in rear lanes, became the focus of the so-called 'slum clearance' movement from the interwar period. In some cases, laneway housing was replaced by interwar warehouses and factories, towards the south and west of the suburb. In the mid-twentieth century, Carlton remained characteristically a working-class suburb, its residents being predominantly low-income workers and immigrants.³⁴ The slum clearance movement literally resulted in the clearing of a number of areas occupied by nineteenth century housing, and their replacement with multi-storey 'Housing Commission towers', which in turn began to dominate the skyline in parts of the suburb. After World War II, Italian and other European migrants also made Carlton's residences their own, reshaping and altering nineteenth century detailing to a more Mediterranean aesthetic.

As noted above in Chapter 2, Aboriginal people also lived amongst Carlton's increasingly crowded predominantly terrace housing in the mid-twentieth century. For example, Cheryl Vickery recalled that 'when she was about nine years old her mother, Stella Nicholls lived in Neill Street Carlton where "we had the double room upstairs"'.³⁵ Aboriginal people were additionally among the residents of the high-rise public housing constructed by the Housing Commission in the second half of the twentieth century.

Changes in demographics through the post-war period also saw a reoccupation of earlier buildings, used for artistic endeavours such as the La Mama and Pram Factory theatres. Smaller infill housing instigated by the Housing Commission of Victoria in the 1980s aimed to blend in with the historic streetscapes of the suburb, signalling a shift in how the nineteenth century building stock was viewed. The infill housing program represented a new concept and direction in public housing, and a marked departure from the high density estates and towers of the post-war period. It involved private sector architects, including Edmond and Corrigan, Peter Crone and Gregory Burgess, working in conjunction with the state government, collaborating to design and build inexpensive homes.

In the late twentieth and early twenty-first centuries, Carlton again underwent a transformation, with further gentrification and intensified residential development. This resulted in the restoration of its many historic buildings, including boom-era commercial buildings on Faraday Street. There were also notable new residential developments in the suburb by contemporary architects, adapting the terrace form and medium density housing for the late twentieth century.

Places related to this theme

- Shops, 198-204 Faraday Street (HO1)
- 1980s townhouses, 129-139 Canning Street (HO1)
- Cross Street Co-operative Housing, 422-432 Cardigan Street

Public parks

A distinguishing feature of the planning of Carlton is the generous provision of public open space, part of the mid-nineteenth century government surveys of the suburb. These reserves range from the English-style residential squares, to the formal Carlton Gardens and Princes Park. Carlton Gardens, after which the suburb was named, was originally laid out by Edward Latrobe Bateman in the mid-1850s. The gardens were named by c. 1852, and early photographs show an enclosed reserve, but one which had not been formally laid out. Further redesign was undertaken in subsequent years, leading up to 1879-1880, when the gardens hosted the International Exhibition of October 1880, and the Royal Exhibition Building was completed. Many of the State's leading landscape designers and horticulturists, including Clement Hodgkinson, William Sangster, Nicholas Bickford, John Guilfoyle and architect Joseph Reed, have had input into the gardens landscape. The focus became ensuring a suitable setting for the Royal Exhibition Building, through the planned gardens, paths, entrances and other features.³⁶

The Royal Exhibition Building was constructed to house the International Exhibition of 1880 and is the only major extant nineteenth century exhibition building in Australia and one of only a few remaining worldwide. International exhibitions were hugely popular in the nineteenth century, with the latest in industrial, commercial and technological developments from around the world shown to huge, and appreciative, crowds.

The Royal Exhibition Building (Figure 3) was designed by noted architect Joseph Reed, with prominent contractor, David Mitchell, as builder. The subsequent 1888 Centennial International Exhibition was one of the largest events staged in Victoria's history; and in May 1901 the Duke of York presided over the opening of the first Federal Parliament in the building. From that time until 1927 the western annexe of the building was used as a temporary State Parliament while the new Federal Parliament occupied the Victorian Houses of Parliament. The decorative scheme by John Anderson for the opening of Federal Parliament saw the dome decorated in imitation of the sky and the pendentives adorned with murals. Later uses of the Royal Exhibition Building, in addition to exhibitions, included it being used as an emergency hospital for influenza epidemic victims in 1919; military occupation during World War II; and a migrant reception centre from 1948 to 1961. Carlton Gardens are renowned for their nineteenth century 'Gardenesque' style featuring lakes, specimen trees, tree avenues and rows, and parterre garden beds, laid out in a symmetrical arrangement with axial views.

The Royal Exhibition Building and Carlton Gardens were inscribed in the World Heritage List in 2004, in recognition of the World Heritage (outstanding universal) values of the place, as derived from it being a surviving 'Palace of Industry' in its original setting, associated with the international exhibition movement of the nineteenth and early twentieth centuries.³⁷ The Melbourne Museum, designed by architects Denton Corker Marshall and constructed in the gardens immediately to the north of the Royal Exhibition Building, opened in 2000.³⁸

Largely separated from Carlton itself, Princes Park was part of an early large reservation north of the city, set aside by Charles La Trobe, Superintendent of the Port Phillip District, in the 1840s.³⁹ It subsequently evolved from a grazing ground and nightsoil depository, to a reserve used for recreation and sporting activities. Its establishment can also be understood in the context of a proposal, largely credited to La Trobe, to surround Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including Fitzroy, Treasury, Parliament, Alexandra, Domain and the Royal Botanic Gardens; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.⁴⁰ Princes Park extends for approximately 39 hectares, stretching for two kilometres along the east side of Royal Parade. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The park combines treed areas and open space, with the latter providing generous vistas across the park, including views of the established plantings and tree rows lining pathways and bordering the park. Surviving nineteenth century plantings include elm rows and avenues, Moreton Bay Figs, and River Red Gums. Later plantings include Canary Island Palm rows, the Princes Park Drive plantation, and various Mahogany Gums. Historic buildings include the Park Keeper's cottage (1885), tennis pavilion (1926), and north and south sports pavilions (1937).

Places related to this theme

- Carlton Gardens (VHR H1501)



Figure 3 View of Royal Exhibition Building from Nicholson Street, with Carlton Gardens in foreground, c. 1890

Source: H44102, State Library of Victoria

Squares

Aside from its generous public parks, Carlton is characterised by its many squares. The survey of the suburban allotments included these squares, and followed a pattern that was similar to that employed by Colonel William Light in his 1837 plan for Adelaide. It was a pattern that had been widely used in London, where open squares supported the apportionment of comparatively dense private allotments on surrounding blocks. The first two squares in Carlton were labelled from the outset 'Lincoln Square' and 'Argyle Square'. To the west, a group of irregular lots between diagonal streets were also labelled as reserves in the vicinity of what would become University Square, however this survey was later altered at the behest of the university to ensure an open approach to its entrance. Meanwhile, to the north of Carlton Gardens, two smaller squares each noted as 'Reserve for Ornamental Enclosure' were added when this area was laid out c. 1857; these squares would subsequently become known as Macarthur Square and Murchison Square.⁴¹

The provision of these squares was not universally supported, and in 1858, a number of councillors and landholders pushed for the extension of Pelham Street directly through Argyle Square and Lincoln Square. This reflected a simmering conflict over the primacy of roads versus public open spaces. Likewise, the crossing of Carlton Gardens would continue to be disputed into the 1870s when it would be ultimately decided at the Supreme Court of Victoria,⁴² however the conservation of the smaller squares would be settled within a few months by motion of the Parliament of Victoria.⁴³ Opponents argued that the surrounding allotments had been bought in good faith from the Government, 'on the faith of these grants for reserves', and that a premium had been paid on the basis of their adjacency to the squares.⁴⁴ Passage of the *Sale of Crown Lands Act* 1860 allowed the status of these and other existing public reserves to be formalised. The permanent reservations of the Carlton squares were formally gazetted in 1864,⁴⁵ save for University Square, which was gazetted in 1867 (Figure 4).⁴⁶

While governments reportedly dragged their feet on fencing and improving the squares,⁴⁷ local citizens may have taken matters into their own hands—one 1860 motion to the city council noted 'citizens in the vicinity of Lincoln Square having expressed their willingness to subscribe the sum of £10 towards the cost of picking, levelling, and sowing that enclosure with grass,' before referring the matter to the Health Committee.⁴⁸ With the limited funds available for the purpose from the colony's government, the

squares were eventually fenced and planted with trees, with the promise that the fencing was temporary and 'would be removed so soon as the trees which were [e]nclosed had grown up.'⁴⁹

The squares were valuable open space reserves with the potential to host all manner of public or semi-private groups or uses that otherwise lacked the funds or influence to own or occupy private land. Despite their small size, the squares quickly proved desirable as recreational grounds for local clubs, with the northern half of Argyle Square set aside for the Carlton Bowling Club in 1868 and the northern part of University Square similarly occupied by the Victoria Bowling Club in c. 1875, as well as by an association of lawn tennis players.⁵⁰ Early newspapers occasionally published descriptions of the planted character of the squares. Lincoln Square in 1875 is described as containing:

...a parterre of flowers [which] has been planted on each side of the walks, which gives a bright and cheerful appearance to the grounds. There are also lawns of rye grass and clover, and plantations of cedar trees and blue gums to furnish a landscape.⁵¹

The introduction of c. 1880s avenue plantings of elms to a number of the squares has been attributed to Nicholas Bickford, the city's Parks and Gardens Curator from 1874-1890; some works including ornamental plantings were later introduced by his successor, John Guilfoyle, Curator of Metropolitan Parks and Gardens (and brother to William Guilfoyle, Director of the Botanic Gardens). The opening of Victoria's first children's playground in Lincoln Square in 1907 may be seen as the conclusion of this previous era of conflicted management and the beginning of a new era in which the public position and amenity of the squares became more certain. The playground was unveiled by then Premier Thomas Bent to an audience of dignitaries and a crowd of hundreds including cadets, children from State, Catholic and private schools, and neighbourhood residents. Constructed with equal contributions from the State Government and the Council, the original playground was reported to include swings, maypoles and see-saws.⁵² Playground equipment is still present in Lincoln Square today, and it remains the only one of the five Carlton squares to include such a feature.

A renovation of Lincoln Square was undertaken during the early 1960s, with the installation of a formal plaza along the Swanston Street edge with a jet fountain and reflecting pool opposite Pelham Street. Throughout the twentieth century, various memorials and other monuments were installed in Carlton's squares, highlighting the civic dimension of their status as the principal local open spaces in Carlton. Since 2000, the squares have been the subject of works to modernise and adapt them for more contemporary expectations.

Places related to this theme

- Carlton's squares, including Lincoln Square and Murchison Square (HO1)



Figure 4 Detail of plan of Carlton south of Elgin Street, 1881, with Carlton’s squares indicated
Source: Vale Collection, State Library of Victoria

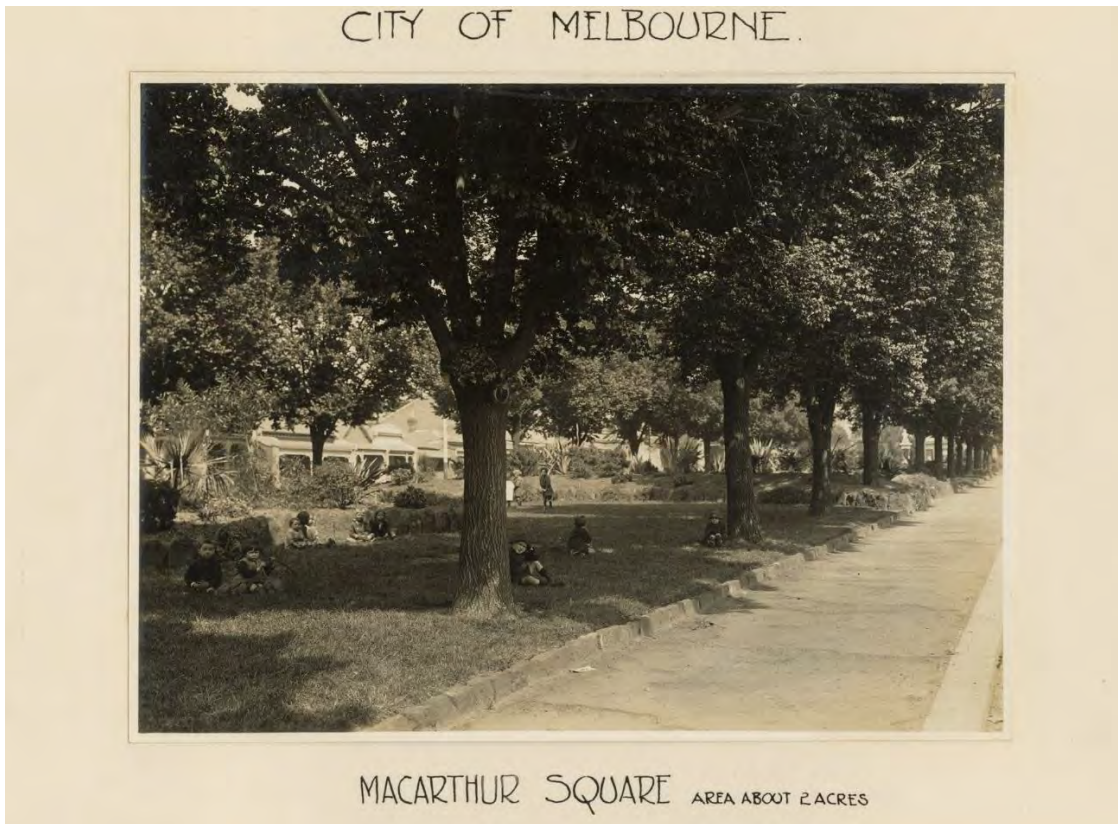


Figure 5 Macarthur Square, Carlton, c. 1920s
Source: Image 1735489, City of Melbourne Art and Heritage Collection



Figure 6 Oblique aerial photograph looking south towards the city, 1927. Argyle (left) and Lincoln (right) squares are visible
Source: Airspy collection, H2501, State Library of Victoria

Chapter 3: Peopling Carlton

- Exploring, surveying and mapping
- Arriving in a new land
- Migrating and making a home
- Maintaining distinctive cultures
- Promoting settlement
- Fighting for identity

Carlton has long been recognised for the diversity of its residents. The suburb has been shaped by those that have lived, worked, shopped in and visited it from its establishment in the nineteenth century and through the twentieth century ‘cosmopolitan Carlton’.⁵³ Each of these communities has had an influence on the urban landscape of Carlton.

Nineteenth century Carlton

Carlton was surveyed in 1852 and, through the sale of Crown land, its development took place during the 1850s gold rush period. The suburb was populated at a time when a huge influx of people had arrived in Victoria, and the suburb’s western extremity was bordered by Elizabeth Street, the major thoroughfare to the goldfields to the north. The population of Carlton in the nineteenth century followed the immigration patterns of the broader metropolitan area, that is, one that was predominantly drawn from the British Isles. This population is responsible for much of the historic built form and character of Carlton, including its remnant nineteenth century residences, shops and churches.

Carlton’s relatively elevated position, in comparison to the nearby suburbs of Fitzroy and Collingwood, and the provision of wide streets and reserves for squares and gardens, meant that it initially attracted a number of notable, professional residents, including Justice Redmond Barry, who lived in Rathdowne Street. The publication *Melbourne Punch* devoted a column to Carlton in the first of its ‘Suburban Sketches’ series in 1869, which described its early character:

Carlton is variously described as an outskirt, a suburb, and an outlying district of the city ... Carlton taken as a whole is oppressively new – so new that there is not such a thing as a second hand shop, excepting perhaps on its utmost limits where it relapses into vulgar Elizabeth-street north, the region of wagon-builders, herb-doctors, smiths, millers, and such like low people. Carlton is genteel; its residents look happy and well-to-do; its maidens fresh and natty; its roads cleanly, and more goat-and-dog-less than other suburbs ... the exclusive street is that of Rathdowne, and it looks down with undisguised contempt upon every other street. It faces *the* gardens, it possesses a church with a real tower ...

Taking Carlton as a whole, it is a neat pleasant suburb, and not being too densely populated should be healthy ...⁵⁴

This genteel character did not retain its dominance with development through the 1870s and 1880s. Carlton began to take on a more working-class character, with rows of smaller cottages constructed to the streets at the north of the suburb, and in laneways behind larger residences. This denser development ‘contribute[d] to a decline in Carlton as a fashionable suburb’.⁵⁵ A large proportion of the occupants of such dwellings rented from owners who owned multiple properties in the suburb, but these owners often no longer resided in Carlton having moved to the more fashionable suburbs south of the Yarra River. Given the prevalence of those engaged in the building trade living in Carlton, it is likely many of these terrace rows were constructed by residents of the suburb.

The City of Melbourne citizen list of 1879-1880 highlights the different economic lives of the suburb’s population in a period of consolidation after its initial development. While some correlation can be drawn between the wealth/profession of individual residents and the likelihood of property ownership, there were a number of exceptions, which also point to successes of the working population. Baker

Cameron Dugald, for example, is identified in the citizen list as owning 40 houses in Rathdowne, Drummond and Victoria streets, to a value of £830.⁵⁶ After migrating from Scotland, Dugald had established a bakery in the block bound by those streets. It was clearly a successful enterprise, and one that was redeveloped as the Owen & Dixon bakery in the early twentieth century.⁵⁷

A comparison of occupations of the residents of two streets shown in the citizen list – Carlton Street and Charles Street – provides an indication of the character and demographics of the north and south of the suburb. The relative value of properties in these two streets demonstrates the higher prestige of the southern street, with individual properties generally valued at £40-£60 in Carlton Street, compared with £18-£20 in Charles Street. Carlton Street, located in Smith Ward and at the northern boundary of the Carlton Gardens, comprised larger houses and residents with independent wealth or professions, rather than trades. These included journalist Anthony B Robinson, Dr Frederick Hewlett, and members of the civil service George Milne and Francis McCann. Two successful building contractors, William Clark and John Gordon, each owned a number of other properties in the street, as well as residing there. The occupants of Charles Street, located in Victoria Ward, instead generally held occupations in small-scale industry and building trades, including storeman Joseph Keogh, tinsmith William Berry, mason Samuel Craven and carter Henry Fuhrhop. Interestingly, three constables, Michael O'Grady, William Nugent and Thomas Cale, resided in the relatively short street.⁵⁸ No women were included in the Melbourne citizen list, as they were not then entitled to vote in council elections.

Much of the extant building stock of Carlton reflects the patterns of development of Carlton's early population.

Places related to this theme

- Nineteenth century cottages, Charles Street
- Palmerston Place

Aboriginal people

The surveying and subsequent emergence of Carlton as an early suburb, in typifying the growth patterns of Melbourne in the early post-contact era, was a process which both 'confirmed imperial power and allowed for the sale of Crown Land'.⁵⁹ For the Woiwurrung and Boonwurrung peoples and other Aboriginal groups that had frequented the area, this process was experienced as dispossession and alienation from their pre-contact traditional land, camping grounds and travel routes. However, continued Aboriginal occupation within the study area demonstrated adaptation and resilience. Early accounts confirmed that Aboriginal people 'continued to move through [colonised land], and use camps and meeting places',⁶⁰ later dwelling in both terrace and public housing. One Bunurong Elder noted that a cousin lived in public housing near the corner of Nicholson and Elgin Streets, and described it as 'a tough place', while another Bunurong Elder referred to an Aunty who lived in a Carlton terrace house near Lygon Street, a fact that made the area important to her.⁶¹

Since pre-contact times, the study area was adjacent to a number of favoured temporary camping places for Aboriginal groups from elsewhere.⁶² This presence has continued, as Carlton became one of many destinations for the 'internal migration' of Aboriginal people from other parts of Australia, often following the closure of Aboriginal missions. Consultation with a Wurundjeri Elder revealed that from the 1930s and 1940s a number of Aboriginal people moved into the area from after returning from Aboriginal missions, including Cummergunja on the Murray River in New South Wales.⁶³ Since 2001 the Church of All Nations, discussed in more detail below, has operated Indigenous Hospitality House to provide accommodation for Indigenous people supporting their relatives in hospital.⁶⁴

Jewish Carlton

As Melbourne's population diversified, so did Carlton, with new arrivals to the city settling in the suburb. Carlton attracted large numbers of Jewish people from Europe in the late nineteenth century and early decades of the twentieth century, and the Jewish population had a noticeable impact. This influx

formed one of Melbourne's (and Australia's) most lively centres of Jewish culture of the period. Julie Meadows, the editor of *A Shtetl in Ek Velt*, a collection of reflections of Carlton's Jewish residents, noted that:

Carlton was like a protective time bubble, a life raft for people coming from Europe ... For 40 years it was a thriving Jewish community, but by the mid-1970s few were left there.⁶⁵

With rising anti-Semitism in Russia in the 1880s and 1890s, numerous Jewish people from Central and Eastern Europe arrived in the inner suburbs of Melbourne.⁶⁶ Jewish-operated businesses in Carlton included plumbers, the Israelowitz Bros who were based in Lygon Street, Barrett Finkelstein's grocery in Cardigan Street, and his brother Henry Finkelstein's tailor shop in Madeline (Swanston) Street.⁶⁷ Rev. Moses Rintel, the rabbi of the East Melbourne Synagogue resided in Drummond Street from as early as 1875.⁶⁸ Over subsequent decades, Carlton and Carlton North became the centre of this Jewish population, signalling a shift away from earlier synagogues in Bourke Street, Melbourne and the East Melbourne Synagogue. By the 1920s, the Carlton Jewish population was a 'vibrant, dynamic, functionally independent centre', with the numbers of new arrivals such that the European Jewish customs became part of life in Carlton.⁶⁹ Yiddish also became a commonly heard language in the suburb, and was 'the universal language of a large proportion of the Jewish residents of Carlton'.⁷⁰ Newly arrived from Poland, and Carlton resident, the writer Pinchas Goldhar established the first Yiddish newspaper in Australia in the 1930s, *Di Oystralier Leben*, to appeal 'to eastern Europeans living in Carlton'.⁷¹ In the interwar period, there were a number of Jewish businesses operating in Carlton, including Zal Markov's chemist in the substantial Elgin Buildings at the corner of Elgin and Drummond streets. Goldhar described the impact of the Jewish community on the streets:

Drummond Street echoed to the sounds of many spoken languages. Jewish shops and small clothing factories were opened. The street was alive. The Jews worked hard, noisily. They and their wives and their children worked and saved penny upon penny. Good times came. The small businesses became large department stores and the little workshops, factories.⁷²

Jewish community facilities were also established in this period, to cater for what was becoming a relatively large segment of the population. The nineteenth century commercial building at 313 Drummond Street was occupied by the Kadimah from 1915. The organisation had formed in 1911 in Bourke Street, but soon required larger premises.⁷³ The Kadimah Hall hosted lectures, and gatherings of various Jewish societies, before relocating to Carlton North in 1933. The building at 6 to 8 Grattan Street, part of the former Lemon Tree Hotel complex at the corner of Grattan and Rathdowne streets, was built c. 1871. Jewish groups used the building between 1909 and 1920 as a synagogue, social club and library centre, and later as the Carlton kadimah.⁷⁴ From 1919, a permanent home for the Woolf Davis Chevra was secured, with a Shul constructed at 10 Pitt Street.⁷⁵ A former Oddfellows Hall and dancing studio at 149 Canning Street became reportedly 'the first Jewish communal hall in Victoria' when it was reopened as Monash House following alterations in 1926.⁷⁶ Sir John Monash formally opened the hall.⁷⁷ Its opening represented a 'great day in the history of the Jewish community of Melbourne', and the building was used by the Judean League of Victoria, and for dances, competitions and lectures.⁷⁸ In 1927, the Carlton Synagogue – 'Melbourne's third synagogue' – was opened in Palmerston Street (Figure 7). From as early as c. 1960 until at least 1974, a site on the corner of Pitt and Canning streets, adjacent to the Pitt Street Shul, was occupied by the Melbourne Chevra Kadisha, the Jewish burial society.⁷⁹

Carlton's status as the centre of Jewish Melbourne continued until around the middle of the twentieth century. As families established themselves in Melbourne many moved from the inner suburb south to the more desirable bayside suburbs. The Carlton synagogue was demolished in 1970, replaced by a primary school within the Carlton Housing Estate. The Pitt Street shul was closed in 1965.⁸⁰



Figure 7 The newly opened Carlton Synagogue, Palmerston Street, 1927
Source: *Herald*, 28 September 1927, p. 14.

Places related to this theme

- Former Woolf Davis Shul, 10 Pitt Street (HO1)
- Elgin Buildings, 161-169 Elgin Street (HO1)
- Shops and residence, 313 Drummond Street (VHR, H0043)

'Little Italy'

Perhaps the most well-known of the migrant groups to make Carlton their own is the wave of Italian migrants that arrived in the suburb in the post-war period. It has been estimated that the number of Italians in Carlton rose from 800 in the mid-1940s to more than 5000 by 1960, representing at least 25% of the population of Carlton.⁸¹ The shift in the character of Carlton in the twentieth century, and the importance of the suburb to the Italian community is hard to overstate:

Carlton has been the cradle of our migration to Melbourne; the gathering place for those arriving migrants who knew that someone, somewhere, was waiting for them, that some voice was speaking the same language.⁸²

There were people of Italian background in Carlton from the 1860s, including Italian musician Alberto Zelman who resided in Drummond Street in 1879-80, and confectioner A Borzoni in Lygon Street in the 1880s. While the population was 'numerically small' before 1945, by the 1910s, there were a number of families in Argyle Square and Cardigan Street, as well as Italian run boarding houses. The overall population of Italians in the City of Melbourne increased significantly from 237 to 1612 in the interwar period, and although the numbers in Carlton have not been identified, it is understood that the majority lived in the suburb.⁸³ It was in this period that Italian social clubs and community groups began to be established, including the Circolo Democratico Italiano or Club Duca degli Abruzzi, which had its headquarters at the corner of Queensberry and Cardigan streets.⁸⁴ The elaborate 1890s residence at 48 Drummond Street, originally Benvenuta but now known as Medley Hall, was occupied as an Italian club in the 1930s, and the office of the Italian newspaper, *Il Giornale Italiano*.⁸⁵

The Italian occupation of Carlton became highly visible after World War II. In 1951, an agreement was signed between Italy and Australia, giving Italian migrants eligibility to access assisted passage to Australia. However, most Italian migrants came to Australia unassisted, or with support from family. Such was the influx that the community's population in Victoria increased from 8305 to 91,075 between 1947 and 1961.⁸⁶ The increasing number of residents with Italian backgrounds, including the Australian-born children of post-war migrants, saw commensurate increase in Italian businesses and shops, some of which became landmarks or destinations in their own right. Italian children attended local schools and playgrounds. Support services were also established, both for children and adults, including English language classes and Italian schools, and the Committee of Assistance for Italians (Co.As.It) in 1967. The popular *Il Globo* newspaper was produced in Carlton, and became the most read Italian newspaper in the state, and an important advocate for Italian-Australian workers.⁸⁷ A well-known local landmark is Bosari's corner at Lygon and Grattan streets, named for the cycle shop established by Nino Bosari, the Italian gold-medal winning cyclist, in 1941. Bosari was an important member of the post-war Italian community in the suburb.⁸⁸ An early neon sign on the chamfered corner of the Victorian-era building advertises 'Bosari's corner' and 'Ex-Olympic Champion'.

Historian Robert Pascoe noted that Carlton became 'an environment where [Italian-Australians] could feel comfortable, surrounded by culturally familiar institutions.' Part of that comfort in the environment was created by public ceremony:

[S]treet festivals, church occasions, family functions and sporting fixtures ... [helping to] wield together a group of people who were feeling alienated, divided, powerless and homeless.⁸⁹

The tradition of public ceremony continues. The Lygon Street Festa (Figure 9), which commenced in 1978 as an adjunct to the Italian Arts Festival, has been one of the more visible public expressions of Italian Carlton. Now known as the Carlton Italian Festa, its focus has more recently moved to Argyle Square.⁹⁰ This square has also in part been remodelled to present as a 'modest' Italian piazza, recognising the Italian community's importance to the suburb.⁹¹ Lygon Street was also the site of impromptu celebrations, as explained by fourth generation Italian Carlton resident, Marco Donnini:

It's like everybody just knew where to come ... This was the case for many years, if Carlton won the grand final, if Italy was in the World Cup, every Friday and Saturday night, you couldn't get into Lygon Street, it was just the place to be.⁹²

Post-war migration has changed the streetscapes of Carlton in a number of both subtle and more obvious ways. Aside from the proliferation of Italian businesses, many new residents of the suburb added to or changed the presentation of their houses. Ornate nineteenth century detailing to parapets, verandahs and fences was removed, and narrow sash windows were replaced with larger casement openings, all 'progressively modernising' Victorian era terraces (Figure 8).⁹³ As noted in the City of Melbourne *Thematic Environmental History*:

A few houses in suburbs like Carlton were given a full 'Mediterranean' treatment with cast-concrete columns to support the flat verandah roof and terrazzo flooring.⁹⁴

Italian occupation of Carlton declined from the mid-1960s into the 1970s, when many left the suburb for larger houses and gardens in middle and outer suburbs. Carlton, however, maintains a strong connection with the Italian community, as well as its reputation as the heart of Italian Melbourne.

Places related to this theme

- Bosari's Corner, 201-203 Lygon Street (HO1)
- Argyle Square (HO1)
- Co.As.It and Museo Italiano, Faraday Street (HO1)



Figure 8 Members of the Russo family in front of their house in Carlton (location not known), c. 1945
Source: Russo Family Collection, H2009.17/11, State Library of Victoria



Figure 9 Waiters Race, Lygon Street Festival, 1984
Source: Rennie Ellis Photographic Archive

Post-war migrant Carlton

While the Italian migration to Carlton is well known, other migrant groups made the suburb home in the twentieth century. Compared with other parts of Melbourne, the suburb's housing remained relatively cheap. This, along with its proximity to the city, made Carlton an obvious place to establish a new life for those arriving with few resources. Other Mediterranean migrants, such as Greeks, Spanish and Lebanese people, as well as arrivals from South America, China and Vietnam came to reside in Carlton. The suburb also drew migrants from surrounding suburbs to socialise, shop and attend religious services.

Reflective of the multicultural character of the suburb is the development of the Wesleyan Methodist Church, built in 1869-70, to become known as the Church of All Nations in the 1960s. Under the supervision of Reverend Norman Lowe, the church became an important community centre for the many migrants living in Carlton, and further afield. As well as services being simultaneously translated into four languages, the church initiated programs aimed to assist new arrivals to settle and integrate, including social activities and employment support (Figure 10). As described by Lowe in 1968:

We became associated with the smaller ethnic groups ... Argentinians, Chileans, Egyptians, Lebanese, Portuguese and Spanish – they all found us.⁹⁵

Places related to this theme

- Church of All Nations, 178-204 Palmerston Street (HO1)

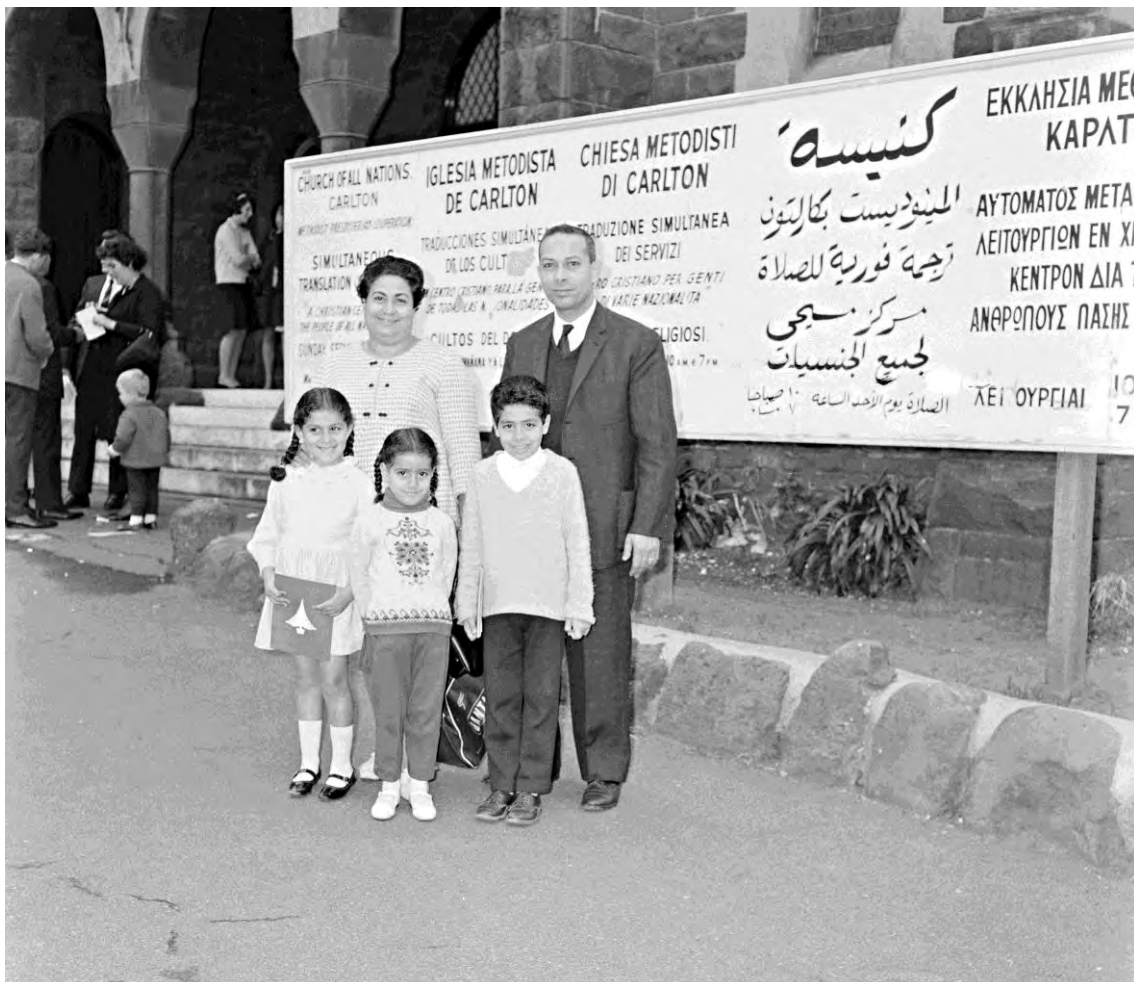


Figure 10 An Egyptian family outside Church of All Nations, 1968, with multi-lingual signage behind
Source: A12111, 1/1968/9/30, National Archives of Australia

'Slum' Carlton

With the intense development of Carlton through the nineteenth century, and the increasing impetus to accommodate people in smaller residences, sections of Carlton became characterised as 'slums'. Although this was often a fairly loose – and prejudicial – term, it tended to describe the areas that included small residential buildings accessed from laneways and rights-of way. As early as the 1860s, newspapers were reporting on the 'back slums' of Melbourne.

Private subdivisions, such as that undertaken by William Levers in Levers Place off Cardigan Street, enabled the construction of small houses fronting laneways, away from the main thoroughfares. By the 1870s, numerous dwellings had been constructed 'off' the main streets, often having a single owner who rented them out. Thomas Squires, for example, owned six buildings, one in Cardigan Street and five to the rear. Of these, four were wooden cottages with a brick cottage and brick shop also identified in the municipal rate books of 1872. The smallest of the sites was 11 feet by 60 feet (3.35 metres by 18.3 metres).⁹⁶ Likewise, Edward Cornell, owner of Madeline House drapery at the corner of Queensberry and Madeline (Swanston) streets, also owned six two-roomed wood cottages in a laneway off Madeline Street, likely what is now known as Cornell Place.⁹⁷ These were timber buildings, with no party walls separating each residence.

By the 1890s, with Carlton's land area substantially developed, very small dwellings fronting laneways behind larger houses were relatively common. While Carlton to the north of Grattan Street was perhaps more characterised by its working-class identity and generally more modest houses, tiny dwellings in fact proliferated in the suburb. The larger allotments to the south, in streets such as Drummond and Lygon streets, had sufficient space behind to accommodate additional separate buildings to be constructed to the rear. The MMBW plans of the 1890s indicate just how much of Carlton's housing stock was located off the main grid of streets. One plan shows a number of small cottages in the laneways off Madeline and Queensberry streets, including Cornell's two-roomed cottages on Cornell Place (Figure 11). Others show the rear dwellings sharing the street numbering of the houses the rights-of-way adjoined, such as 254A, 254B and 254C Drummond Street, and 269A and 269B Rathdowne Street.⁹⁸

It was such collections of buildings that attracted the attention of social campaigners and government officials, with a commonly held belief in the nineteenth and early twentieth centuries that slums 'bred' criminality, immorality and laziness, a belief often tied in with eugenicist thinking about race and environment.⁹⁹ Official concern was as much about the condition of buildings and the sharing of yards and water closets, as it was about the usually small number of rooms in each dwelling. The 1913 Joint Select Committee investigation into the 'housing of the people in the metropolis' described a number of the laneways in the area:

[Finlay Place] is a lane on ground 122 feet by 53 feet [37 metres by 16 metres]. There are ten houses on that lot. They are all wooden with the exception of one, which is bluestone ... [A]ll the houses in this lane are in a dilapidated state, and should be pulled down. They have recently been done up, but it has just been a coating of calcimo on the outside.

[Little Queensberry Street] runs north and south. There are eleven houses there. It is a 12-foot right-of-way. With the exception of one house, it is occupied by women and men of the lower class ... [No. 17] is practically not fit to live in.¹⁰⁰

A witness described the owner of many of the properties in Little Queensberry Street as a member of the 'exorbitant class' who 'charges exorbitant rents for houses, and has taken advantage of the times.'¹⁰¹ While witnesses at the hearings noted where 'respectable people' lived, the migrant background of others, particularly Italian or Chinese, was often identified. As observed by George Tibbits, Carlton's proximity to employment in the city was advantageous for those people that could not access public transport from suburbs further afield.¹⁰²

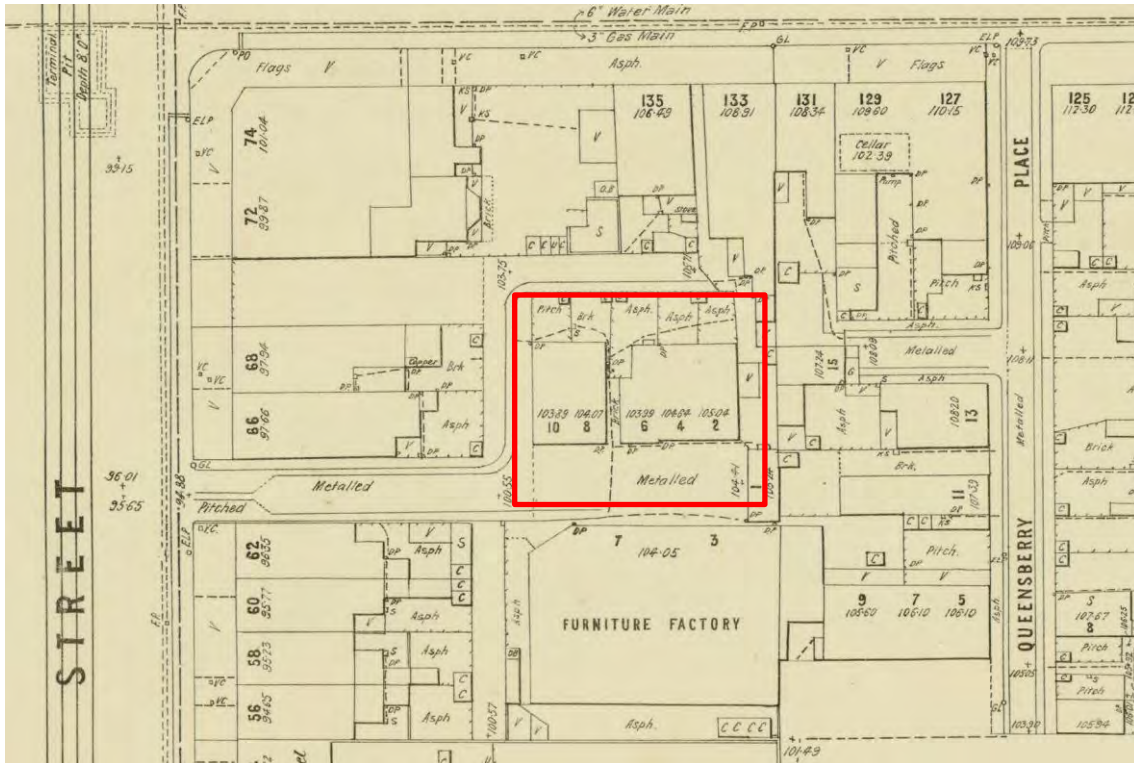


Figure 11 MMBW detail plan no. 1179, 1896, with Cornell's leased dwellings indicated. Other small cottages can be seen in this plan
Source: State Library of Victoria

There was genuine concern for the 'plight' of those living in these so-called slum areas, and this concern gave impetus to the creation of the Housing Commission of Victoria (HCV) and the State Savings Bank's loan scheme. These initiatives were intended to remove the power that unscrupulous landlords could hold over vulnerable people with little choice for housing.¹⁰³ Frederick Oswald Barnett was studying at Melbourne University in the late 1920s and early 1930s and established a study group of people from a number of community organisations. The group met to discuss housing reform, evolving to become the slum abolition movement. He was appointed as a member of the Housing Investigation and Slum Abolition Board established by Premier Albert Dunstan in 1936, and the vice-chairman of the subsequent HCV.¹⁰⁴

In 1934, a year before the one-hundredth anniversary of the establishment of Melbourne, Barnett described action on the slums of Melbourne as 'a centenary duty' and an 'investment for the state'.¹⁰⁵ Barnett surveyed the inner suburbs of Melbourne, documenting the laneways, housing and lives of many of Carlton residents (Figure 12-Figure 15Figure 13). His photographs represent a comprehensive record of the poorer sections of Carlton in the interwar period, and formed much of the illustrative material contained in the first progress report of the Slum Abolition Board of 1937, along with maps showing the areas of concern in the suburb (Figure 16). The Board observed of Carlton:

The main streets generally are wide and well planned. There are, however, many narrow back and side streets, rights-of-way, 'places' and lanes which have encouraged the development of typical slum-pockets. The cul-de-sac type of pocket is much more in evidence in Carlton than elsewhere. The urgent need of this area is the demolition of the slum pockets ...¹⁰⁶

From the 1950s and into the 1960s, the expansive and 'hyperactive' slum clearance work developed into a programme of urban renewal by the HCV, which began to impact on the urban fabric of Carlton.¹⁰⁷ In 1960, the results of the Shaw-Davey investigation of slum reclamation areas were released, informed, reportedly, by a survey from the vantage of a car.¹⁰⁸ It identified 74.2 acres of 'decadent areas' in

Carlton as requiring 'immediate attention', that is, almost the whole area bound by Nicholson, Princes, Elgin and Lygon streets. The area already comprised four areas of slum reclamation.¹⁰⁹ In 1960-61, the first of the low-rise walk up blocks of flats was under construction on the reclamation area bound by Canning, Palmerston, Nicholson and Elgin streets.¹¹⁰ Planning also commenced for similar blocks on the larger Reeves Street estate, to accommodate 310 flats.¹¹¹ After first being proposed in 1958, high rise towers of twenty storeys were constructed at the Reeves Street and High Street estates from 1964, with construction on the second tower conducted at such a pace that one floor comprising nine flats was built per week.¹¹² The Carlton Estate became the most densely populated of the HCV estates, at 247 people per acre.¹¹³ The slum clearance programme, as its name suggests, cleared away earlier housing that was deemed below the acceptable standards for human habitation. The Reeves and High Street estates replaced numerous houses, shops and businesses, and hotels. A section of Drummond Street and both Reeves and High streets were subsumed into the new development, and laneways including Somerset, Tobias and Airedale places and a number of unnamed rights-of-ways were removed (Figure 17).

However, the social and economic conditions of Melbourne and Carlton in the 1960s had 'dramatically changed' from those of the 1930s, when initial investigations of the Slum Clearance movement were undertaken.¹¹⁴ Despite some of the assertions of the Housing Commission, by the mid-1950s, Carlton was 'rapidly becoming [a suburb] where most houses are owner-occupied', whereas 'previously they were districts where most properties were owned by investors.'¹¹⁵ As the *Argus* observed:

Many houses in [Carlton] are old – some very old – but where they are structurally sound, they are being transformed by their new owners ... Most of the new owners fortunately are not disturbing the character of their purchase by altering the front unduly. With the careful use of paint, they are bringing out the architectural features of the old buildings so that they present pleasing and attractive appearance.¹¹⁶

Many post-war migrants had purchased homes that had been the subject of Oswald Barnett's investigations in the 1930s, and many took on the improvement of these buildings. Even the Minister for Housing remarked after a visit to Carlton that most of the houses he had seen that were slated for reclamation were in fact 'little palaces', after improvement by their 'New Australian' owners.¹¹⁷ Concerns were raised that despite the improvements being made, it was these new owners that were most heavily impacted by the work of the HCV, with the threat of reclamation still present. Furthermore, from an Aboriginal perspective, one Bunurong Elder alluded to how 'welfare moved in' to areas regarded as 'slums'. Yet she also challenged this characterisation of 'slum', observing that Aboriginal families had nevertheless remained living together in such circumstances. This observation alluded to how the involvement of 'welfare', in this context, a pejorative euphemism for paternalistic and often racist government programmes, had at times resulted in family fragmentation.¹¹⁸

While some housing legitimately still required urgent upgrading, the HCV appeared to remain ignorant to the fact that improvements were being made by owners of properties in the slum reclamation areas. As architectural historian George Tibbits observed, the HCV:

[P]ersistently refused to acknowledge ... the emerging regeneration of old Carlton, brought about by rising incomes, individual design imagination, and, most importantly, a veritable revolution in the availability and cost of new materials ... for house improvement.¹¹⁹

Community opposition to the work of the HCV increased during this period, with the Carlton Business and Property Owners' Association one of the 'best organised, vocal and effective' of the groups.¹²⁰ In the early 1980s, following a major reshuffle of the operation of the HCV, and in a context of gentrification of the suburb, a new approach was taken in the provision of social housing in Carlton. Within what was known as the ex-slum reclamation area in Kay Street, three architecture firms were commissioned to design small-scale housing which would fit within the Carlton streetscapes.¹²¹

Edmond & Corrigan, Greg Burgess and Peter Crone designed buildings of one and two storeys in Kay, Station and Canning streets. The HCV estates continue to be occupied by a diverse range of people, accommodating both long term residents of Carlton and new arrivals. The HCV also undertook a programme of 'rehabilitation' of houses it had acquired, bringing them up to a standard it considered appropriate. By the late twentieth century, many of the nineteenth century houses identified in the 1930s had been done up and were now sought-after properties.

Places related to this theme

- Nineteenth century houses, David Street and Palmerston Place (HO1)
- Infill housing, Kay and Station streets (HO1)



Figure 12 Women and eight children gathered around table at meal-time, c. 1935
Source: F Oswald Barnett Collection, Heritage Collection, Melbourne Library Service



Figure 13 'Family in Carlton slum area', c. 1930s
Source: F Oswald Barnett Collection, Heritage Collection, Melbourne Library Service



Figure 14 Houses in David Street, 1935. The five houses on the right are extant
Source: F Oswald Barnett collection, H2001.291/11, State Library of Victoria



Figure 15 Residences fronting an unidentified laneway, 1934. Note access to water at right of lane and laundry drying at end of laneway
Source: F Oswald Barnett collection, H2001.291/7, State Library of Victoria



Figure 17 Aerial photograph of the Carlton HCV estates, 1951 (left) and 1969 (right), showing earlier buildings replaced with low-rise walk up blocks and high-rise tower blocks
Source: Land Victoria Historic Aerial Photography Collection

Gentrification: students and 'trendies'

The 1960s also signalled the beginning of Carlton's gentrification, a process that continues to this day. Instigated by students, academics and 'trendies' attracted by the suburb's 'cosmopolitan' character and seeking an antidote to the perceived mono-cultural outer and middle suburbs, the demographics of Carlton yet again underwent a transformation.

Students had long been part of the Carlton landscape, with young men and, from 1881, young women attending the University of Melbourne. Prior to the mid-twentieth century, the majority of these students came from already privileged backgrounds, being the children of 'merchants, judges, government officials, graziers, businessmen and the clergy.'¹²² As enrolments steadily increased, so too did the provision of accommodation at colleges at the northern end of the university reserve. The university in many ways was a self-contained entity, fenced off and with often limited interaction with the broader suburb of Carlton.

The post-war increase in access to education, following the Murray Committee report of 1957 to the Australian government, saw a resultant rise in the number of students and academics living in Carlton. In the mid-1950s, there were 74 students and two professors listed on electoral rolls as living in Carlton, including on University grounds. Twenty years later, this number had increased to 1056 students and 300 academics, although now also accounted for 18-20 year olds, by then granted the right to vote.¹²³ Many of these students lived in the terrace houses (so called 'share houses') around Carlton, a shift beyond the university enclosure. The houses were 'squalid', and thus affordable for students, with Carlton a culturally diverse place in which to live.¹²⁴ Many young people who moved to Carlton from the outer suburbs were impressed by the cosmopolitan neighbourhood:

The intensely mixed social fabric of Carlton ... [gave] us for the first time the feel of cities where the dreamers of ideas feed their dreams.¹²⁵

The 1960s and 1970s were an intensely political time, with a number of social issues becoming the focus of student activism, including women's liberation and the Vietnam War. As was the case with universities around the country, large protests were held in and around the University of Melbourne (Figure 18). The HCV's 'slum clearance' work also had an impact on political movements in Carlton, as people fought the demolition of large areas of the suburb. Many of the students remained in the suburb following the conclusion of their studies, and joined the artists, creative types, and professionals, known as 'trendies', who bucked the trend of the 'white picket fence ideal' and opted to live in Carlton.¹²⁶

The arrival of the so-called 'trendies' also saw a re-evaluation and new appreciation of Carlton, turning what had previously been seen as a slum suburb into one with 'historic' neighbourhoods.¹²⁷ This new view of Carlton gave rise to attempts to save its streetscapes, led by 'the biggest, noisiest, most tenacious and professional of the new bands of urban activists.'¹²⁸ This period gave rise to active community groups in the suburb, including the Carlton Association, and later the Carlton Residents Association and the Carlton Community History Group. The community work and political activities of these groups paved the way for the retention of many of Carlton's historic streetscapes and important heritage buildings. Likewise, other Carlton buildings were re-occupied by the 'trendies' for creative endeavours, such as the La Mama and Pram Factory theatres, discussed below in Chapter 7. Historian Seamus O'Hanlon summarises the somewhat idealistic contemporary view of Carlton's 'glory days' as an alternative centre in the 1970s:

... a diverse range of individuals and groups co-existed in relative harmony: Italians, Greeks, Lebanese, and the local-born, workers and students, the old and the young, as well as the rich and poor, lived side-by-side in cramped cottages and grand terraces that had seen better days.¹²⁹

However, he notes that despite the desire to compare the suburb to New York's Greenwich Village, Carlton was instead often:

an uncomfortable mix of often uncomprehending old Australia, post-war Italian immigrants, students, and what were then called 'trendies ... who were rapidly gentrifying the suburb.'¹³⁰

Carlton's prominent role in alternative Melbourne was ending by the early 1980s, as further gentrification took hold and land values rose. However, Carlton continues to be occupied by a range of professionals, creatives and students.

Places related to this theme

- Carlton Heritage Precinct HO1
- Intact terrace rows preserved and given statutory heritage protection as a result of community pressure



Figure 18 Protestors in Carlton during the visit of United States President Lyndon B Johnson, c. 1966, Colin Sach, photographer
Source: 1985.0025.00072, University of Melbourne Archives

Chapter 4: Building Carlton's industries and workforce

- Developing a manufacturing capacity
- Marketing and retailing
- Exhibiting Victoria's innovation and products
- Entertaining and socialising
- Working

Developing a manufacturing capacity

In Carlton, larger-scale industry and manufacturing has more typically been located towards the west of the suburb, outside the study area. For example, the residential areas to the west of Barry and Berkeley streets were redeveloped in the interwar period with larger commercial and warehouse buildings.¹³¹

Within the predominantly residential sections of Carlton, however, large-scale industrial development in the nineteenth century was relatively rare. Carlton's rapid expansion as a dormitory suburb in the 1860s and 1870s, the number of reserves for public institutions and gardens, its early fine grain development and adherence to the Melbourne Building Act from the early 1870s appear to have discouraged the development of such complexes to the east of Swanston Street. In many parts of the suburb there was simply insufficient vacant land or available properties on which to establish or develop substantial industrial sites. While other inner suburbs, such as Fitzroy and Collingwood, became the location of large factory complexes which dominated certain neighbourhoods by the end of the nineteenth century, the factories in Carlton were generally much smaller, and spread more sparsely through the suburb. Where manufacturing did occur, such enterprises included (in 1880):

... three [flour] mills, one brewery, three ginger-beer manufactories, three foundries and several monumental stone masons.¹³²

The MMBW detail plans of the mid-1890s help illustrate the types of small-scale industry in the suburb. Small workshops can be seen located to the rear of residential terrace rows, and accessed from rights of way. This was much in the way that small residences were constructed behind other residences fronting the streets; such was the density of development in Carlton that 'excess' land to the rear of houses was made available for a variety of purposes.

Cordial factories were another relatively common occurrence in Carlton by the end of the nineteenth century. With the rise in the temperance movement and aided by the warm Australian climate, cordial and 'soft' drinks became increasingly popular.¹³³

Such manufacturers typically distributed in their local area, and as such there were numerous factories in Carlton, as shown on the MMBW plans. These include locations in Cardigan Street, opposite Argyle Square, Grattan Street on the site of the St Joseph's Receiving Home, and behind houses fronting Rathdowne Street.¹³⁴ Also servicing their immediate surrounds were small bakehouses, which were also dotted throughout the suburb (Figure 20). The MMBW plans additionally show a concentration of iron foundries, sawmill, timber yard and furniture factories in the block bound by Victoria, Madeline (Swanston), Cardigan and Queensberry streets.¹³⁵

As noted above, the larger factory complexes tended to be located in the western parts of the suburb. One larger manufacturing site was the three-storey brick clothing factory of Banks and Co in Pelham Street, constructed in 1884 to a design by architect Charles Webb.¹³⁶ The site in Carlton, 'in proximity to the University gardens and other grounds' gave 'it an advantage as a workroom over factories situated in the centre of the city'.¹³⁷ This factory was built in accordance of the recently passed Factory Act, and it was claimed that its workers were the first to benefit from the fairer wage terms which had been the outcome of the Tailoresses' Strike of the early 1880s.¹³⁸

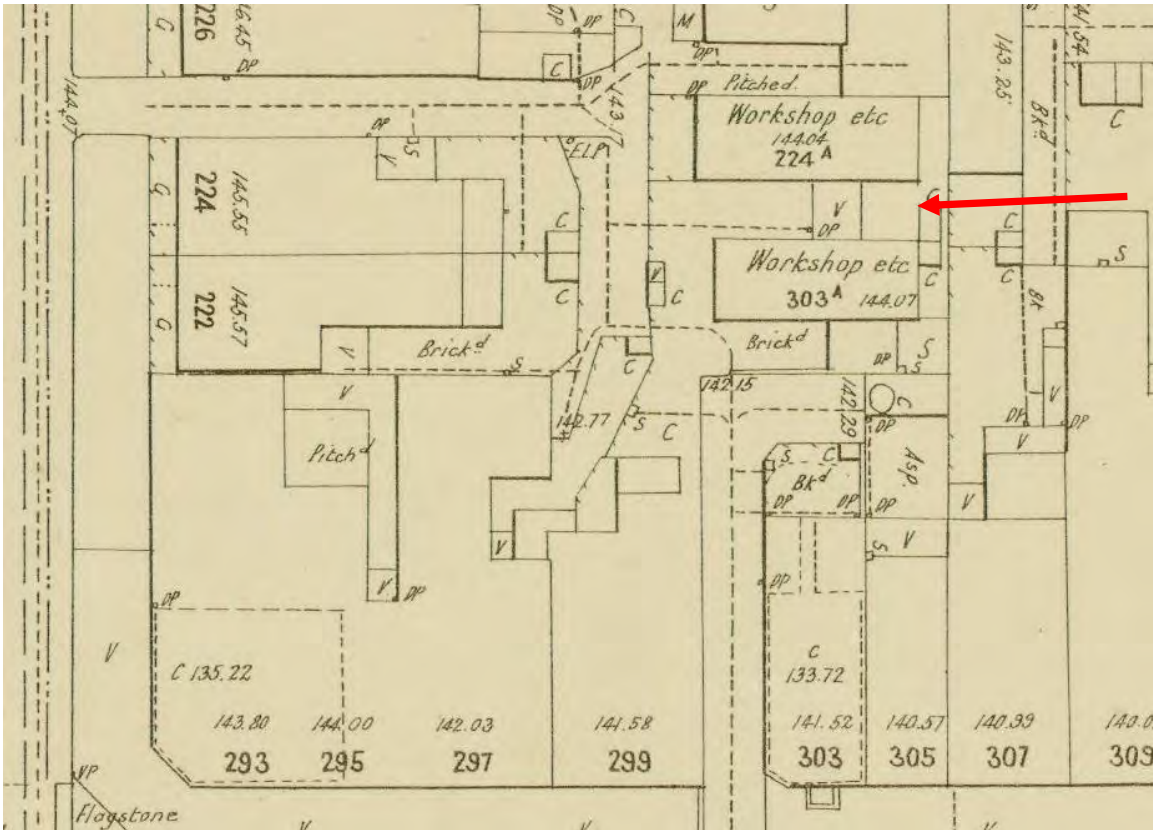


Figure 19 MMBW detail plan no. 1171, 1897, showing the intersection of Station and Elgin streets, with two workshops set back from the street (indicated)
Source: State Library of Victoria

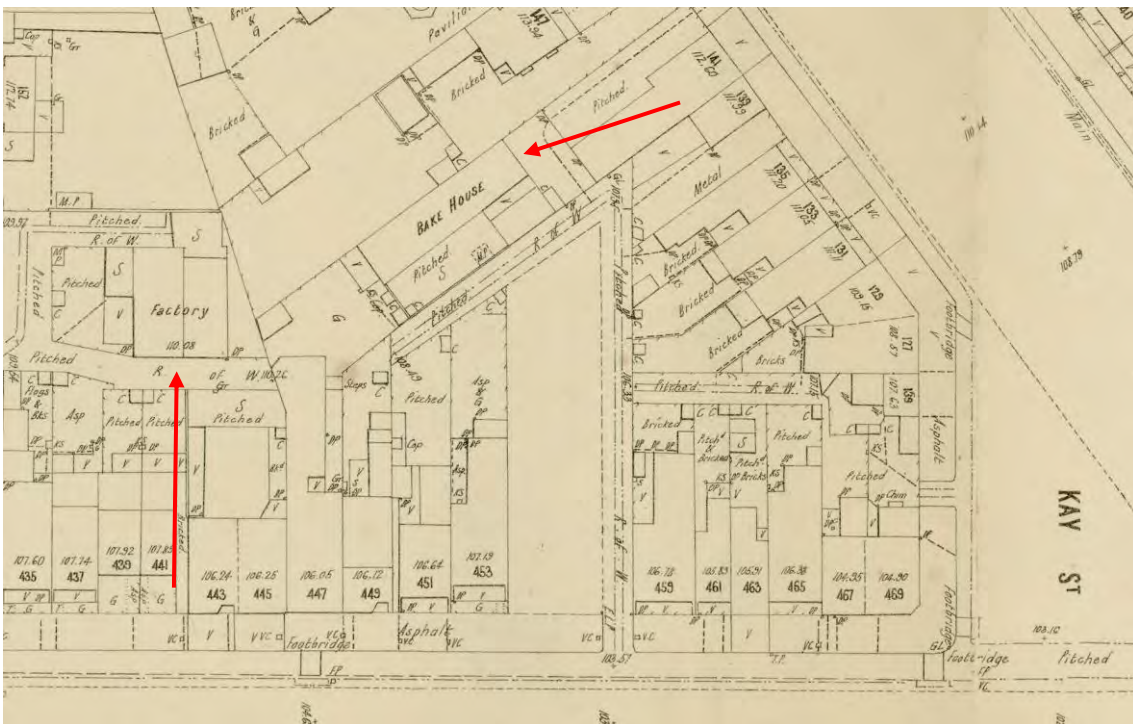


Figure 20 MMBW detail plan no. 1188, 1896, showing bake house and factory (indicated) located behind residences in Kay and Rathdowne streets
Source: State Library of Victoria

The scale of the large Carlton Brewery complex (Figure 21), in the block bound by Swanston, Victoria, Bouverie and Queensberry streets, is unusual in the context of the suburb. The site was used as a brewery as early as 1858 when Rosenberg and Co. established the North Melbourne Brewery on the site. This brewery closed within a year but reopened in 1864 with a new owner, John Bellman, who used Rosenberg's buildings and plant, but renamed the operation the Carlton Brewery. Bellman also expanded the complex, but his company failed, and the brewery was sold in 1865.¹³⁹ New owners Edward Latham and G M Milne had more success with the business, and over the next twenty years both plant and buildings on the site were expanded as the company's output increased.¹⁴⁰ The complex of bluestone buildings, which comprised stables, cellaring and warehousing, with a prominent brick brew tower, became a landmark at the south-west of Carlton. The brewery ceased operation at the Carlton site in the 1980s, and the site has since been redeveloped for a range of educational, residential and commercial uses.

In the twentieth century, there were some instances of larger complexes in the southern part of the suburb, including the development by textile manufacturers Davies Coop between Cardigan and Lygon streets at the southern end of the suburb (Figure 22). Wholesale tailors and woollen merchants Davies Doery also established a Carlton factory in the 1930s, having purchased a site at 538-544 Swanston Street in 1935.¹⁴¹ The *Sands & McDougall directory* of 1940 notes a number of motor body and motor parts/accessories manufacturers in Cardigan Street.¹⁴² Other larger manufacturing sites included the Paramount Baby Carrier Factory in Drummond Street and the Ball & Welch site near the corner of Drummond and Faraday streets.

Aboriginal people were also employed in Carlton manufacturing industry. Nora Murray recalled that during the Second World War, when she was about 13:

I was working afternoon shift at Australian Cans in Nicholson Street, Carlton. We made the cans for the food that was provided to army personnel. I worked night shift.¹⁴³

Demonstrative of a late twentieth century shift of industry away from the inner suburbs, and the increasing occupation of Carlton by educational institutions, the Davies Coop complex was substantially redeveloped by RMIT as part of its expansion north of its city campus. Likewise, the Paramount factory became the well-known Pram Factory theatre in the 1970s.

However, although the western part of Carlton developed a more industrial character in the interwar period, and other pockets of the suburb also underwent similar development, the majority of Carlton remained residential.

Places related to this theme

- Former Carlton and United Brewery (VHR H0024)
- Former Banks and Co. factory, 96 Pelham Street (HO82)
- Former Davies and Coop building (now RMIT building), 42 Cardigan Street



Figure 21 Oblique aerial view of the Carlton Brewery site, looking from Queensberry Street towards the Melbourne City Baths (centre top of image), 1938
Source: Airspy collection, H91.160/513, State Library of Victoria



Figure 22 View north across Carlton Brewery complex with twentieth century manufacturing buildings of Davies Coop in the background, c. 1921-30
Source: Walter Vears collection, H99.149/60, State Library of Victoria

Marketing and retailing

While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its cross roads, including Elgin Street, in the nineteenth century, a number of small retail centres developed around the suburb. This was typical of nineteenth century suburban development, with small collections of shops and local businesses servicing the immediate surrounding area.

The *Sands & McDougall* directories show several groupings of service retailers had been established across the suburb by the early 1860s. The commercial thoroughfares appear to be well established along the north-south and east-west streets by this time, with Cardigan, Madeline (Swanston) and Leicester streets populated by numerous shops. This is possibly due to these streets' proximity to the markets and Elizabeth Street, which was the start of main route north from Melbourne and an established commercial street. Cardigan Street had a mixture of businesses including at least seven grocers, hairdressers, watchmaker, chemist, butcher, tailor and a hay and corn dealer. Many of these retailers lived on the premises in attached residences. As a main east-west thoroughfare, Queensberry Street likewise had a diverse range of small retailers, including chemist, green grocers, photographer, butcher, baker and bootmaker.¹⁴⁴ The shorter or secondary streets more typically had food related shops, catering to the surrounding residences. Grocers proliferated, and are listed on both the main thoroughfares and on smaller streets. By the 1870s, Barkly Street was established as a small service centre, with a number of timber shops housing grocers and butchers; while the more extensive Lygon Street retail centre was increasingly diverse, accommodating hairdressers, tailors and stationers.¹⁴⁵ The rare surviving two-storey timber shop at 68 Barkly Street, first listed in 1863 as premises of a paperhanger and painter, housed varied businesses over the nineteenth and twentieth centuries.¹⁴⁶

Carlton's proximity to the markets, particularly the Queen Victoria Market, also enabled more *ad hoc* trade to take place on the suburb's streets, particularly late at night. Oyster hawkers, fish hawkers and fruit hawkers would have likely purchased their goods at the markets, before taking them into Carlton to sell in the suburban streets.¹⁴⁷

Commercial precincts developed in Barkly and Lygon streets. By the end of the nineteenth century, the three-way intersection of Barkly, Canning and Faraday streets had a number of businesses servicing residents in the immediate locality, including hotels. A run of grocers, baker and butcher at 62-76 Barkly Street provided locals with the basic supplies. Lygon Street, meanwhile, was the established retail centre, differing from the small groupings such as the Barkly/Faraday street intersection by providing a broader range of shops, and catering for the whole of the suburb. More specialised businesses in the 1890s included fancy repositories, dentists and hairdressers. Businesses showing the emergence of Lygon Street's hospitality character - cafes, wine shops and oyster saloon - were also listed in the *Sands & McDougall* directory in the late nineteenth century.¹⁴⁸ Retailing was also commonly a place of employment for women, with directories listing women as proprietors of businesses including dressmakers and tailoring, grocery stores, confectionaries, and other outfitting businesses.¹⁴⁹

A promotion of businesses in the 'flourishing suburb' formed a special supplement to the 29 August 1896 edition of the *Weekly Times* (Figure 24). The edition profiled a number of Carlton's well-known retailers including Ball & Welch, King & Godfree, and the Carlton Bakery, along with bicycle manufacturers Hourigan and Barrett and the Paradise Trading Company.¹⁵⁰ Caitlin Mahar suggests that the 'drapery mart' of Ball & Welch may have been the best illustration of Carlton's brush with major retailing at the end of the nineteenth century. This store was very different to the smaller and more intimate shops to which Carlton residents had previously been accustomed. Through the nineteenth century, Melbourne draperies developed from small businesses to larger dealers, and, for some, into department stores. The largest of these was the Ball & Welch complex, on an L-shaped site near the corner of Drummond and Faraday streets, and by the 1890s some 320 hands in twenty-five departments were employed at the site. The company expanded, and in 1899, opened the large department store in centrally located Flinders Street, taking advantage of its proximity to the city's busiest railway station.¹⁵¹ Otherwise, the suburb's proximity to the shopping centres of the city appears to have curtailed any

efforts for Lygon Street to develop into a 'great shopping street' such as those found in other suburbs including Prahran, Footscray, Richmond and Collingwood.¹⁵²



Figure 23 Looking east along Faraday Street, c. 1870s, with Lygon Street crossing in the foreground. King & Godfree's premises is at left, then a tea merchants' shop
Source: American & Australasian Photographic Company, FL1250690, Mitchell Library, State Library of New South Wales

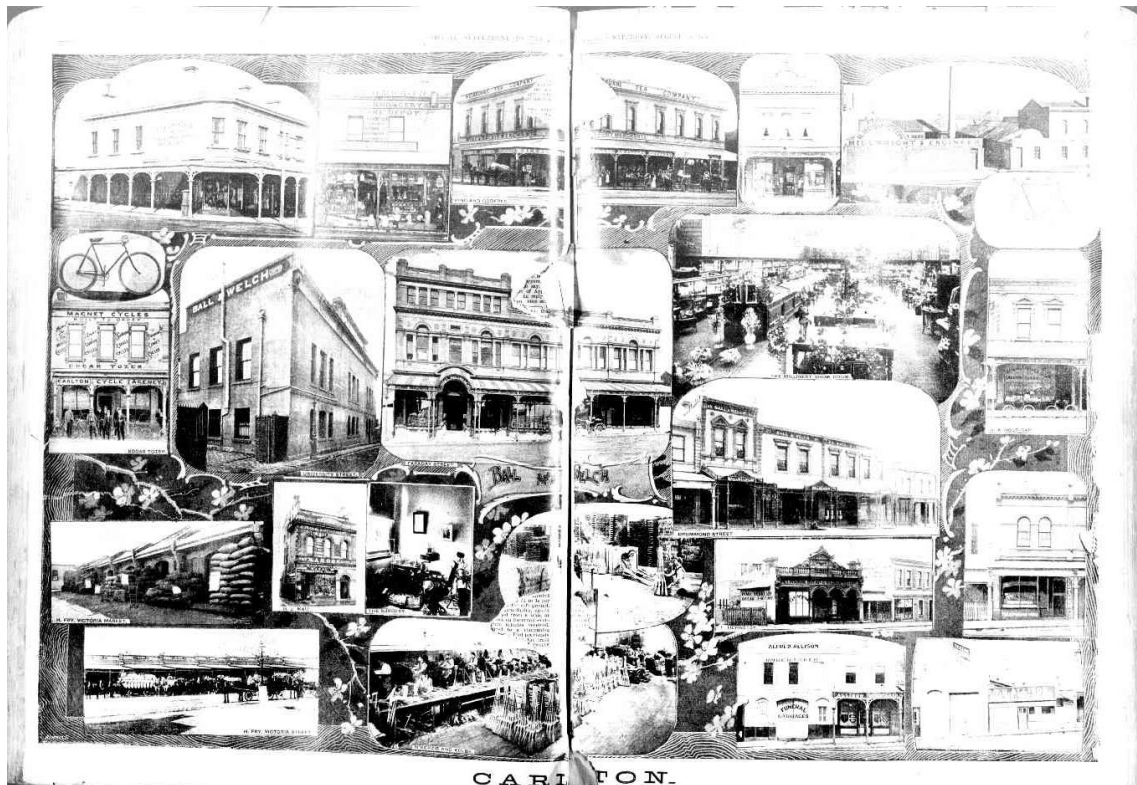


Figure 24 City of Carlton, Special Supplement to the Weekly Times, 29 August 1896, pg. 12
Source: National Library of Australia, <http://nla.gov.au/nla.news-page23407498>



Figure 25 Batagol Bros Butcher, Lygon Street, 1940 (left) and Markov's Chemist (right)
 Source: (left) Lyle Fowler, photographer, Harold Paynting Collection, H92.20/1045, State Library of Victoria; (right) Jewish Museum of Australia, reproduced in Yule (ed), *Carlton: A History*, p. 60.

The arrival of migrants through the twentieth century affected retailing in Carlton, particularly the establishment of Jewish and Italian focused businesses. These shops became important in maintaining a connection to culture and community, as well as providing supplies which adhered to religious and cultural requirements. The most visible of this shift was the arrival of kosher butcheries in Carlton. In 1904, the *Jewish Herald* in reporting on J Ogden's new kosher establishment at the corner of Canning and Palmerston streets, noted that 'for years and years the Kosher meat supply has been a vexed question'.¹⁵³ Brothers Norman, Moses and Abram Smorgon, newly arrived after escaping the Russian Civil War, established a kosher butcher's shop in Carlton in 1927, which successfully expanded into wholesaling and exporting, with the Smorgons rising to become one of Melbourne's noted entrepreneurial families.¹⁵⁴ The Batagol Bros Butcher (Figure 25) operated in Lygon Street from c. 1937 until the early 1950s.¹⁵⁵ Not all Jewish businesses were so specifically culturally aligned, and numerous other businesses, including grocers and bakeries, were established by members of Carlton's growing Jewish community. Markov's Chemist, operated by Zal Markov, is remembered in the naming of the laneway (Markov Place) adjacent to the building from which the pharmacy operated at 169 Elgin Street. The number of Jewish-owned and operated businesses in the interwar period and through the mid-twentieth century is reflective of the character of Carlton in this period.

Likewise, the arrival of post-war Italian migrants affected the types and ownership of businesses in Carlton through the second half of the twentieth century. As noted by demographer F Lancaster Jones in the mid-1960s:

In 1945 only 14 shops in Lygon Street between Queensberry and Elgin Streets had Italian proprietors, and most of these were the traditional Italian shopkeepers, the Italian fruiterer, the Italian grocer, the Italian tailor, and the Italian cobbler. The 1960 Melbourne directory lists 47 Italian shops in the same area, including nine espresso bars, three hairdressers, three butchers, two electrical goods retailers, two photographers, two estate agents, a chemist, a florist, a motor mechanic, a large emporium, and even an Italian hotel proprietor.¹⁵⁶

Perhaps the most fundamental shift in Lygon Street was the increase in businesses geared towards socialising and gathering, be they clubs, cafes, wine bars or restaurants. Of particular note were the coffee houses, which in 1965 included the All Europa Café, Quo Vadis Café, University Café, Defino's Coffee Lounge and the Grindos Coffee House.¹⁵⁷ As Celestina Sagazio notes:

For the large number of single Italian men espresso bars were important meeting places ... In the 1950s and 1960s, the café was the meeting place of many Italian migrants and was the centre for sportsmen ...¹⁵⁸

Pizzerias, Italian cake shops and gelati stores also grew in popularity. The impact of these new Italian business by the mid-1950s was such that:

[The] advent of the migrant into these suburbs had its effect on the shopping streets. Lygon St, south of Elgin St., Carlton ... has taken a new lease of life.¹⁵⁹

By the latter part of the twentieth century, Lygon Street was well established with Italian restaurants, again signalling the change from a street that serviced the local residents, to one that drew patronage from a broader area. While most inner suburban high streets had one eating establishment for every ten businesses, Lygon Street had one for every four.¹⁶⁰ The preparation of the Lygon Street Action Plan of 1983 was requested by the Minister for Planning to reconcile the 'interests of residents, traders, property owners, visitors and tourists', indicating the diversity of people who had a stake in the retail strip, and the complexities of catering for all.¹⁶¹ As the final report noted, Lygon Street had become 'one of the best known eating areas in Melbourne', and the dominance of restaurants had diminished 'the ability of local residents to meet their daily and weekly needs'.¹⁶² The report recommended placing stricter controls on the establishment of new restaurants, and to protect the surrounding residential areas.¹⁶³

More recently, there has been media attention focussed on the 'death of Lygon Street', with changes to trading and closure of long-term retailers apparently spelling the 'end' for the once iconic street. As an indication how some in Lygon Street and Carlton had come to value its late-twentieth century dominance in Melbourne's restaurant scene, one long-term trader, Marco Donnini, noted that:

Lygon Street used to have this fantastic reputation of being a place where people could just fall into a restaurant and get a traditional Italian cuisine, but those times have changed ... The dynamics of Lygon Street have changed quite a lot over the last decade and it's no longer a true destination place. The advent of so many other quality places, specifically in the CBD, has caused the street to suffer a bit as a result.¹⁶⁴

However, others believe that 'Lygon Street still has the buzz ... it's not dying.'¹⁶⁵ Businesses including Brunetti's and King and Godfree, both stalwarts of Lygon Street, have undergone substantial expansions of their premises. Lygon Street of today remains a mix of long-established traders, including Tiamo, Jimmy Watson's, Brunetti's and Readings bookstore, a concentration of Italian restaurants, and more recent arrivals of bars and restaurants.

Places related to this theme

- 1860s shops (former), 68 Barkly Street and 227 Nicholson Street (HO1)
- Lygon Street, between Queensberry and Elgin streets
- King and Godfree, 291 Lygon Street (HO1)

Hotels and bars

As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. Many houses in Carlton, particularly in the north of the suburb, were small two or three room cottages, which often did not offer spaces such as parlours or other areas for family members to gather and relax. The local hotel, or pub, often provided such a space, whereby men

especially could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel. Small hotels proliferated in the suburb, often constructed on corners with two street frontages and a chamfered entrance. These hotels, like the residences surrounding them, were small, often comprising as few as six rooms with bar and cellar, possibly a parlour, all of which included accommodation for the proprietor. The larger hotels, generally in the south of the suburb or on main thoroughfares, also provided accommodation. By 1880, there were at least 85 hotels in the suburb, with names including the Manners, Globe, Clare Castle, Victoria, Family, Bay View and Lemon Tree.¹⁶⁶

While many surviving hotels and former hotels in the suburb are constructed of brick, some early hotels were built of timber, including the Palmerston Hotel in Palmerston Street (now demolished). The 1880 municipal rate books described this building as a wood hotel of eight rooms with cellar and sheds. The nearby Sir John Young Hotel was of brick and eight rooms but occupied a much smaller site.¹⁶⁷ The proximity of hotels to one another can be seen in an MMBW detail plan of 1897, with four hotels – the Belle Vue, Rose of Carlton, Palmerston and Meteor – within a block of less than 130 metres (Figure 26). Aside from being places to eat, drink and socialise, given the space they afforded, numerous clubs and societies held meetings in the suburb's hotels. During the 1870s, such gathering included the Carlton Cricket Club annual general meeting at the Clyde Hotel, a meeting of residents to discuss the proposed relocation of the police station, and the North Melbourne Protection League at the Carlton United Club Hotel.¹⁶⁸ The hotels in Carlton served an important function, enabling socialising and the forming of community groups in an area that had a high concentration of small dwellings. This was particularly evident for the local Aboriginal community, for whom hotels represented important places for meeting and entertainment. One Bunurong Elder recalled Uncle Clive Beeton, who sang in pubs in the Carlton area. Beeton appears to have had a long musical career through the twentieth century. During such performances 'chairs were bolted to the floor' and 'the place was full of blackfellers'.¹⁶⁹ John Curtin Hotel was also associated with performances of the 'Stray Blacks', a band comprising Aboriginal members who were otherwise barred from playing in a number of other hotels. They have been described as 'an institution' at Aboriginal cabarets and at the John Curtin Hotel.¹⁷⁰

As was the case across many of the inner suburbs of Melbourne, the investigations of the Licenses Reduction Board of the early twentieth century saw the closure of numerous hotels. The closures in Carlton were in areas with the highest concentration of hotels, namely the south-west and the north-east of the suburb. In July 1908, the Board closed 12 Carlton hotels, and by 1915 a total of 31 had been closed, leaving 27 licenced houses for the suburb. This number was still considered too high, and the chairman of the Board noted that 'the [Carlton] district ... was, for its size, the most heavily overstocked in the city area [with hotels].'¹⁷¹

Changes in the demographics and drinking habits of the residents of Carlton have also changed the nature of hotels. Through the twentieth century, licensed cafes and wine bars, also known as wine saloons, became more prevalent, particularly in the vicinity of Lygon Street and Elgin Street, the suburb's heart of eating and drinking. These included the eponymous Jimmy Watson's, established in 1935 in an existing wine bar at 331-335 Lygon Street. By the 1950s, Watson himself was described as 'Carlton's high priest of Bacchus', the Greek god of wine and wine making:

Jim is landlord of Melbourne's most unique wine house ... His café is visited by diplomats, Mayors, scientists, service chiefs, executives, and a small circle of pals of graceful drinking.¹⁷²

In 1960, Watson engaged architect Robin Boyd to redesign the wine bar, to 'better incorporate the three shops' which comprised the site.¹⁷³ The external and internal redesign received much praise, both from the architectural community and from patrons, with the venue becoming 'all the rage' (Figure 27).¹⁷⁴ Jimmy Watson's became a symbol of the progressive, cosmopolitan nature of Carlton of the latter post-war period, and 'emblematic of the student experience' of the suburb.¹⁷⁵

Places related to this theme

- Former Sir John Young Hotel, 22-24 Palmerston Street (HO71)
- Hotel Lincoln, 130 Queensberry Street (HO97)
- Jimmy Watson's, 331-335 Lygon Street (HO1)

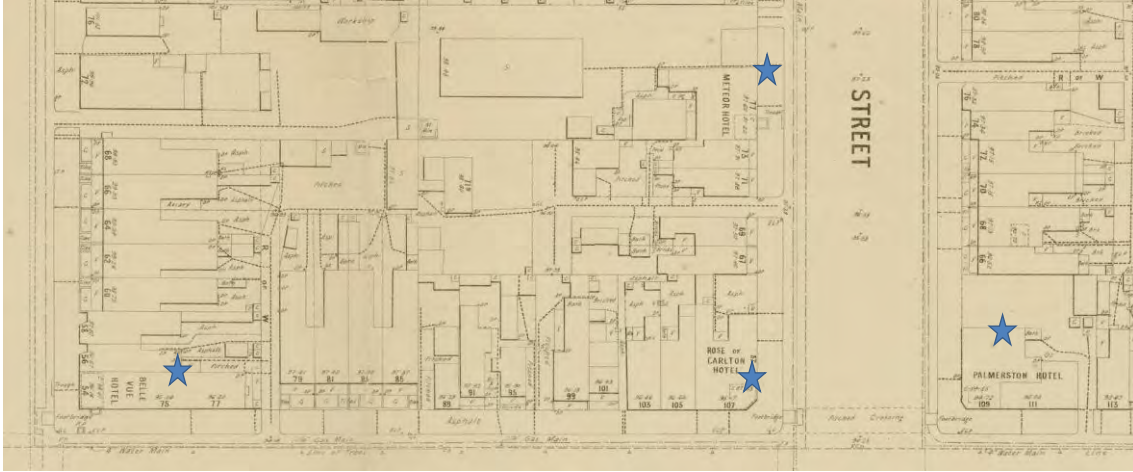


Figure 26 MMBW detail plan no. 1189, 1897 showing block between Elgin Street (left), Canning Street (bottom of image) and Palmerston Street (centre right), with four hotels identified
Source: State Library of Victoria



Figure 27 The redesigned interior of Jimmy Watson's, 1960
Source: Mark Strizic, photographer, H2011.55/1927, State Library of Victoria

Halls and cinemas

While hotels served as proxy community centres in the early decades of Carlton's development, as the population consolidated, more substantial buildings were constructed to cater for more elaborate functions and events.

The hall located at the north-west corner of Kay and Canning streets was one such place that was a focus for socialising for a number of different community groups following its construction in 1885-86. The hall's owner, John Curtis, established dance classes as well as dance nights every Wednesday, Thursday and Friday.¹⁷⁶ A description of a ball held in 1886 revealed the popularity of the events: dancing continued into the following morning, with the band playing the last dance just after 4.30 in the morning.¹⁷⁷

In early 1926, the hall was purchased on behalf of the Judean League, which took over its occupation. Groups associated with the Jewish community regularly met or held events at Monash House, including the Carlton Hebrew Ladies' Guild, the Victorian Zionist Organisation, and the Judaeon Boys and Girls gymnastics clubs.¹⁷⁸ Reflecting Carlton's post-war demographics, the hall was sold in 1957 and reopened as the Italian social club, La Cumparsita Hall in 1958. The Mokambo Orchestra, formed by Italian-born Carlton residents, performed so regularly at the La Cumparsita Hall that it was sometimes known as the Mokambo Hall.¹⁷⁹



Figure 28 Mokambo Orchestra at La Cumparsita Hall, c. 1965
Source: Reproduced with permission of Co.As.It – Italian Historical Society

From the second decade of the twentieth century, cinema became another popular form of entertainment in Carlton. While the silent picture theatre, the Jubilee (later the Adelphi), had operated in Nicholson Street, North Carlton from 1912, the first cinema south of Princess Street was the Carlton Theatre, which opened in Faraday Street in 1924. Originally built as the Carlton Trades Club in 1908,¹⁸⁰ the theatre comprised seating for 472 in the stalls, and 182 in the dress circle. William McClelland operated the theatre for a number of years, and the cinema became affectionately known as 'Mac's Theatre'. McClelland became known for his handling of local 'larrikin' gangs or 'pushes' which targeted

the venue.¹⁸¹ The cinema also earned a less positive nickname in the 'Bughouse', a reference to an infestation of fleas. McClelland's son Gordon continued the family's operation of the cinema, and in the 1950s, began to screen films that appealed the suburb's post-war migrants, with a 'Continental week' held in mid-1955.¹⁸² As noted by Naomi Simon in 2004:

For those who found it difficult to speak English, Italian and Greek film seasons provided an escape from the harsh reality of migrant life.¹⁸³

Once again reflecting the changing demographics of the suburb, from the 1960s and 1970s, arthouse films were shown at the cinema to appeal to students and academics. The theatre became the Carlton Moviehouse from 1979, but its lower standard of amenity compared with the newer Nova Cinema (opened 1992) saw attendances drop and it closed in 1999.¹⁸⁴

Places related to this theme

- San Marco in Lamis Social club (former Fernshawe House and Monash House), 149-151 Canning Street (HO1)
- Former Carlton Theatre, 237 Faraday Street (HO1)

Carlton's workers and the trade unions

While parts of Carlton were occupied by professionals and the independently wealthy, much of Carlton's population earned their living through skilled and unskilled trades. Nineteenth century Carlton has been described as being populated by 'artisans and clerks.'¹⁸⁵ As noted by historian Katie Holmes:

[B]uilding was the most important single industry in Carlton in the nineteenth century. It comprised many different artisanal skills: masonry, carpentry, builders, bricklayers ... and was closely associated with other areas of employment such as contractors, engineers and founders.¹⁸⁶

Although the statistics fluctuated across the nineteenth century, the percentage of Carlton residents in the building industry reached a peak in 1875 at 67%.¹⁸⁷ Furthermore, Carlton has had a long association with trade unionism, related both to the many skilled tradespeople and workers residing in the suburb, and the establishment of Trades Hall at the corner of Lygon and Victoria streets (see below). This increasingly substantial building was located on a prominent corner, and its importance to the union movement is further emphasised in the number of other union and trade related places which developed nearby.

A significant early protest also took place in Carlton, with 700 workers downing tools in response to contractors refusing to accept the newly won eight-hour working day.¹⁸⁸ An economic depression in the early 1890s followed the building boom of the 1880s, effecting many of Carlton's residents who were part of Melbourne's building workforce. The impact of the lack of work in the city was such that the male population of Carlton dropped as men departed to find work elsewhere.¹⁸⁹ The later economic depression of the 1930s likewise impacted the residents of Carlton, many of whom struggled to find work, and turned to labouring on sustenance projects.

Aside from building, Carlton residents were engaged in numerous other trades and professions. Artisans were also a major presence, such as tailors and stonemasons, as well as bootmakers who numbered 217 in the suburb in 1885.¹⁹⁰ The concentration of monumental masons and grave decorators in Lytton Street and the northern end of Madeline (Swanston) Street by the end of the nineteenth century clearly reflects the suburb's connection with the nearby Melbourne General Cemetery.¹⁹¹ Factory work was another major employer, although not all of it within the suburb. As noted by the Carlton Forest Group:

Unlike Fitzroy and Collingwood, work in Carlton during the nineteenth century was not concentrated in large manufacturing industries but in small scale workshops.¹⁹²

Regardless of the location, much of the work undertaken by Carlton's residents in the nineteenth century was characterised by long hours and tough conditions. The most important institution relating to workers' rights in Victoria is Trades Hall, which had its origins in the eight-hour movement of the 1850s, when labour shortages and the prosperity of the gold rush gave workers the opportunity to agitate for better conditions and shorter working hours. Victorian unionists recognised the value of a centralised space for the labour movement. The Trades Hall and Literary Institute was subsequently formed, and a site secured on Lygon Street in April 1858.¹⁹³ The first, temporary, Trades Hall opened in 1859. With the growth of the union movement, and fundraising efforts of the eight-hour movement, the first stage of the permanent Trades Hall was constructed in 1874, designed by noted architects Joseph Reed and Frederick Barnes (Reed and Barnes). Further stages were constructed in 1882 and 1888, establishing the imposing Classical style facade to Lygon Street, and council chambers added in 1890, with the additions reflecting the need for increased office and meeting facilities. Use of the hall was also high, with 59 societies renting rooms in Trades Hall by December 1885, giving revenue of £519.¹⁹⁴

By the 1890s, the Trades Hall library was one of the most heavily patronised in the city.¹⁹⁵ The building's location placed it in the centre of the working-class suburbs of Melbourne, with Carlton neighboured by Fitzroy and North Melbourne, with West Melbourne, Collingwood and Richmond nearby. It also directly addressed the northern edge of the city, and a number of institutional buildings were developed in this part of Melbourne.¹⁹⁶ Trades Hall was the starting point for the annual Eight Hour Day anniversary processions, and the site of meetings for political campaigns relating to anti-conscription, factory reform, and equal pay for women, amongst others. The co-location of numerous small and large unions within the building encouraged the development of a strong working class and political culture. Changes in the demographics of Carlton, and more broadly in Melbourne, also saw new workers groups formed out of Trades Hall, and the monthly newspaper, *Il Progresso Italo-Australiano*, was published out of Trades Hall.¹⁹⁷

The site also has strong connections with female workers. In the early 1880s, the conditions of female textile workers and factory reform became the focus of the political agitation of the predominately male Trades Hall members.¹⁹⁸ In February 1883, the Trades Hall committee became involved with the wide-scale Tailoresses' Strike. This strike by female workers was considered 'extraordinary'; as reported by the *Argus*, it was 'not often we hear of women and girls turning out on strike.'¹⁹⁹ In April 1883, it was proposed to construct a meeting room for the female operatives on the north-east portion of the Trades Hall site.²⁰⁰ In April 1887, the Female Operatives Hall was opened, a 'neat little edifice' which was 'commodious and quite sufficient for the purposes for which it is intended.'²⁰¹ The domestic scaled, Gothic style building (Figure 29) remained on the site until it was demolished in the 1960s.

Through the twentieth century, unions and other political groups began to move from Trades Hall into the broader suburb. The Political Labor Council Hall was constructed at 119-121 Palmerston Street in 1915, providing library, billiard room, club and meeting rooms. The hall was taken over by Italian anti-fascists in 1935, and after the group had been 'supplanted' by communists, the hall as a political venue was closed by authorities.²⁰²

From the mid-twentieth century, a number of new buildings were constructed for unions that had outgrown their accommodation at Trades Hall. While the unions moved out of their original 'home', they did not stray far, constructing new premises in close proximity to Trades Hall. A new office building for the Australian Council of Trade Union (ACTU) was constructed at 17-25 Lygon Street in 1953, to a design by architects Leslie M Perrott and partners and built by E A Watts. The ACTU had previously occupied 'three small rooms' in Trades Hall, and aimed to establish an independent research bureau.²⁰³ At its opening, ACTU president, Percy Clarey, noted that the building was 'a symbol of an ideal', with internal timber panelling donated by all the state trades and Labor councils.²⁰⁴ In 1958, the Australian Builders Laborers' Federation (BLF) also constructed offices directly opposite Trades Hall, at 11 Lygon Street.²⁰⁵ The BLF played a role in the campaign to curb the redevelopment of Carlton in the 1960s, and to stop the wholesale demolitions; BLF House was also the focus of efforts to deregister the union in the

1980s.²⁰⁶ The Plumbers and Gasfitters Union likewise outgrew Trades Hall in this period, with the noted brutalist building designed by architect Graeme Gunn and constructed in 1969-1971 adjacent to the institution on Victoria Street.²⁰⁷

Consultation with the Bunurong Elders also suggests that Trades Hall has been referred to as the site of some of the pivotal early meetings which led to the establishment of pioneering Aboriginal welfare organisations dealing in health, education and legal services between 1973 and 1976. This might be linked to the emergence of an Aboriginal rights framework in the wake of the Wave Hill Walkoff in 1966 and 1967 referendum, and evident in the gains made by the land rights movement with the passing of the first piece of Aboriginal land rights legislation, the Aboriginal Land Rights (Northern Territory) Act 1976.²⁰⁸

Places related to this theme

- Trades Hall, 2-40 Lygon Street (VHR H0663)
- John Curtin Hotel, 27 Lygon Street (HO64)
- Political Labor Council Hall, 119-121 Palmerston Street (HO1)



Figure 29 Female Operatives Hall at Trades Hall site, photographed in 1889, since demolished
Source: In 'Presentation folder to Lord and Lady Loch from the Trades Hall Council, Melbourne', H40677/D, State Library of Victoria

Chapter 5: Governing Carlton

- Struggling for political rights
- Maintaining law and order
- Defence in Carlton
- Protecting Carlton's heritage

Crime in Carlton

From the 1870s, and into the mid-twentieth century, numerous reports in newspapers were made on the public disturbances, petty crime, and sometimes incredibly violent actions of groups of young men in Carlton. These youths were known as 'larrikins', the term then having none of the affectionate sense of mischief it does today. Larrikins were understood as 'riotous boys' and 'young men who drink too much' who offended 'the public sense of decency'.²⁰⁹ Some larrikins gathered in large groups, which became known as 'pushes'. While youth crime was not solely the concern of Carlton, shifts in demographics from the 1870s, saw the suburb gaining a reputation for its 'rowdy youths'.²¹⁰ A report in the *Herald* in November 1879 noted:

The conduct of the Carlton larrikins has been very offensive for some time past, and they have especially made themselves objectionable by assembling at the corner of Macarthur Place and Canning street. Their proceedings in that locality have become such a nuisance ... that complaints have been made.²¹¹

Although the complaints of the above article related to uncouth behaviour, by the late nineteenth century Carlton had 'one of the highest crime rates in Melbourne':

It reached a high point in 1890-92 when there was an average one arrest for every 5.6 residents²¹²

This statistic dates from the beginning of the economic depression which hit Melbourne following the 1880s. Aside from petty crimes against property or drunken misdemeanours, reports of more violent incidents, including mob attacks on policemen and assaults of residents were not uncommon. The larrikin pushes were localised, with one report in 1895 describing an organised fight of 600 larrikins between the Fitzroy push and the Freeman Street push, occurring at apparently neutral ground in Station Street, Carlton.²¹³ Such was the reputation of the inner-city pushes, that a lecture was given in genteel Mentone on the subject, presumably aiming to shock its audience. The lecturer described the various gangs of Carlton, the apparent 'centre of rowdyism':

The 'Bouveroos' ... are comprised principally of criminals ... The 'Pitt Street Push' is noted for the number of assaults made on women. The 'Nicholson Street Push' have no thieves among them, but they delight in punishing 'obnoxious policemen'.²¹⁴

Such crime continued into the twentieth century, with sticks, broken palings and stones making way for guns. The most notorious criminal operating in Carlton in the early twentieth century was Joseph Leslie Taylor, more commonly known as Squizzy Taylor. Taylor was a 'key figure' in organised crime in Melbourne, and was linked with violent crimes, including a number of murders. The murder of Constable David McGrath during a robbery at Trades Hall is one notorious crime with which Taylor is associated, although he was not present at the event. He died in 1927, when he was shot during an attack on Snowy Cutmore, at his mother's boarding house in Barkly Street.²¹⁵

Concerns continued about attacks on property through the twentieth century, with a discussion in the *Herald* in 1939 reflecting global concerns:

Although Jewish people have been insulted and attacked and Jewish property damaged, few Carlton residents believe that the increased hooliganism of recent weeks is due to organised anti-semitism or fascist movements.²¹⁶

Opinion within Carlton's Jewish community, however, was divided on this matter, according to the report.

In some instances, Aboriginal people were treated harshly by the police and courts in Carlton, with evidence of disproportionate sentences for minor infringements. For example, in 1902 an Aboriginal man was arrested for public intoxication on Madeline (now Swanston) Street and sent directly to Coranderrk mission.²¹⁷ In 1950 an elderly Aboriginal man was sentenced at the Carlton Court House to three months in jail for busking with a gum leaf.²¹⁸ Traditional Owners reflected on instances of police brutality, sometimes breaking up meetings in parks and pubs. A Bunurong Elder revealed how some hoteliers provided support and protection to their Aboriginal patrons.²¹⁹

More recently, changes in demographics and improvements in the economic, education and employment prospects of Carlton residents have seen crime rates become less of a concern to many in the suburb.

Places related to this theme

- Carlton Court House, 345-349 Drummond Street (VHR H1467)

Government and civil institutions

Although Carlton was never a municipality in its own right in the way of North Melbourne/Hotham during the nineteenth century, a number of civic and municipal institutions were developed to serve the community. Calls had been made for a proper police presence in the suburb from as early as the mid-1860s – and possibly earlier – on account of the rate of theft. 'Not a night passes now but some place is broken into', complained 'Thomas' in the *Age* in 1866.²²⁰ Police had occupied a house in Carlton Gardens from at least 1855 and a separate police station was established in Drummond Street, north of Faraday Street in c. 1872.²²¹ In 1878, a new brick police station was constructed, also on Drummond Street, to a design by Public Works Department architects William Steel and George Watson.²²²

A small civil precinct developed around the intersection of Drummond and Elgin streets: the Police Court House was constructed on the west side of Drummond Street in 1887 and the Carlton Post Office constructed at 146 Elgin Street in 1883. With the development of Lygon Street as the suburb's main commercial precinct, the Carlton South Post Office was constructed in the 1960s. From the 1870s, calls were made for the establishment of a local fire brigade, with both the Carlton District and Carlton Brewery brigades established in this decade. With the professionalisation of fire services in the metropolitan area, fire stations were constructed in Bouverie (1893) and Swanston (1928) streets.²²³

Volunteer corps were also established in Carlton, part of a Victoria-wide movement born of concern about the ability of the fledgling colony to protect its coastlines and gold wealth at the time of the Crimean War of the 1850s. The Carlton Rifle Corps was formed in 1854, with a site granted on Grattan Street (Figure 31). In 1866, seven members of Carlton's volunteer rifle company purchased the Grattan Street site on behalf of the company for £320 for the group's use as a drill hall, with an additional purchase of land in 1871.²²⁴ The Melbourne University Rifles was raised in 1910 to provide training for the University, as well as public schools in both Melbourne and Geelong.²²⁵ By the early 1960s, the University of Melbourne acquired the site and in 1964, constructed a new, three-storey building with a car park located in the south-western corner.

Places related to this theme

- Carlton Police Station, 334-344 Drummond Street (VHR H1543)
- Carlton Post Office, 146-154 Elgin Street (HO1)
- Melbourne University Regiment Drill Hall, 65 Grattan Street (HO1)



Figure 30 Carlton Post Office, Elgin Street, in c. 1917
Source: H89.105/42, State Library of Victoria



Figure 31 Carlton Volunteer Rifles, 1861
Source: Batchelor and O'Neill, photographers, H183, State Library of Victoria

Protecting Carlton's heritage

The educated and activist demographic of Carlton in the latter post-war period and the intensity of development by the Housing Commission of Victoria (HCV) saw a strong and active community develop, intent on saving and promoting Carlton's heritage. While the work of the HCV had raised little in the way of public protest early on, by the 1960s concerted opposition to the HCV's development of both Carlton and Carlton North had begun to take shape. This was more so than many other inner suburbs of the period, reflecting the way Carlton had begun to shift from its lower income character towards gentrification. The Carlton Association was established in 1969, with a number of action groups or sub-committees formed to focus on specific issues.²²⁶ One such group was the Kay Street action group, formed in 1971 as a response to the proposal by the HCV to compulsorily acquire properties in Kay Street. An effigy of the HCV was burnt at a protest of 300 people in Kay Street; however, the acquisition of 56 houses went ahead.²²⁷ It was not only the work of the HCV which was perceived as a threat to Carlton. The development of freeways in Melbourne included a plan to extend the Eastern Freeway along Alexander Parade and Princes Street. The work of the association, including the research undertaken to produce the 'Freeway Crisis Report' of 1972, saw the revision of this plan.²²⁸

George Tibbits described the Carlton Association as the 'voice of "working-class families, post-war refugees, south European migrants, old people, young people, professionals and students"', that is the voice of Carlton in the late 1960s'.²²⁹ Many in the association were professionally engaged in areas such as town planning, architecture, engineering and history (social and architectural), and many of whom have become well-known and respected in these fields. The association produced studies and surveys of the suburb, arguing for retention of existing housing for residents and the suburb's historic streetscapes. The use of media, including the mainstream press, as well as posters to engage the Carlton community, were also successful methods employed by the association.²³⁰

The campaign against the HCV's 'urban renewal' plan of the early 1970s saw membership of the Carlton Association peak at 2,000.²³¹ There is also an argument to be made that the residents group was a significant part of the gentrification of Carlton; the owner-occupiers replaced many renters; and the association's 'awareness raising' about the amenity and value of the inner suburb raised property values.²³² However, the campaigns of the association, along with the work of the National Trust, 'contributed greatly' to the change in approach of the government to housing clearance and heritage protection of in inner suburbs.²³³ The Builders Labourers' Federation (BLF), a Trades Hall affiliated union with a long association with Carlton, was also involved in the fight to protect Carlton's heritage. The BLF had constructed new offices directly opposite Trades Hall in 1958, and used its growing influence to curb development in Carlton in the 1960s.²³⁴ This was through the use of 'green bans', strike action to protect the environment or built heritage at development sites. One of the most high profile actions by the BLF was in protecting a site in North Carlton, which resulted in BLF secretary Norm Gallagher serving time in jail.²³⁵ However, the BLF was also involved in other action in the study area, including protecting terrace housing in Drummond and Canning streets. As former Lord Mayor, Trevor Huggard recalled, 'many people saw Carlton as fodder for the bulldozer'²³⁶, with many of its streets saved by the efforts of the unions and local resident groups.

Community action and participation has continued in Carlton, following the foundation established by the association. The Carlton Residents Association (CRA) was formed in 1995 as a response to a proposal by the University of Melbourne to develop terrace houses in Faraday and Cardigan streets.²³⁷ The work of the CRA has focused on both heritage and amenity in the suburb. Likewise, the establishment of the Carlton Community History Group in 2007, demonstrates the continuing interest Carlton residents have in their suburb.

Places related to this theme

- Drummond Street, south of Grattan Street (HO1)
- Former Australian Builders Laborers' Federation office, 11 Lygon Street (HO64)

Chapter 6: Building Carlton's community

- Maintaining spiritual life
- Educating people
- Providing health and welfare services
- Forming community organisations
- Preserving traditions and commemorating
- Marking phases of life

Aboriginal community

With the crowded housing conditions, Melbourne's parks and hotels became important meeting places for the Aboriginal community. Such places were a setting for establishing and maintaining familial, social and spiritual connections, and the transmission of traditional knowledge.

Within the study area, Carlton's squares (such as Macarthur Square) have been mentioned by a Bunurong Elder as such meeting places, with the former Albion Hotel (on the corner of Lygon and Faraday streets) as another.²³⁸ A notable Aboriginal meeting place in Carlton was under the two Moreton Bay fig trees which still stand in the Carlton Gardens near the intersection of Nicholson and Gertrude streets.

During both the interwar and post-war periods, Aboriginal people would meet in the Gardens, as Alick Jackomos recounted:

That's where the Aboriginal community ... would come and meet. As I said before, there were no organisations and there was no Advancement League. You couldn't fit into anyone's house because every family only had a little room in the house. ... So on Saturday and Sunday, and during the week but mostly weekends, everybody would come here and sit around these Moreton Bay Fig Trees. That was our meeting place in the late 30s and 40s and maybe early 50s.²³⁹

Places related to this theme

- Macarthur Square (HO1)

Religion

Churches and other religious buildings were important community institutions in early Carlton, and enabled many migrant groups, such as the Scots in the nineteenth century, the twentieth century Jewish community and post-war Italian migrants, to maintain religious aspects of their culture in their new home. The important role of religious buildings and religious expression continued as congregations and the population of Carlton consolidated in the nineteenth and early twentieth centuries. Carlton's church buildings and remaining Jewish religious buildings are notable for the diversity of denominations, and their close proximity.²⁴⁰

As part of the subdivision of Crown land in Carlton, numerous - and generous - grants of land were made to the various religious denominations of nineteenth century Melbourne. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victoria, Lygon, Grattan and Rathdowne streets (Figure 32).²⁴¹ The 1866 Cox Plan shows four church buildings had been constructed in the suburb (to Elgin Street): including the Primitive Methodist Church, at the corner of Lygon and Queensberry streets, on which a bluestone church was constructed in 1864; and St Andrews Presbyterian Church, often known as the Gaelic Church, which was constructed in 1854-55 at the north-west corner of Queensberry and Rathdowne streets, on a prominent site opposite the Carlton Gardens (Figure 33). Neither of these churches are extant. It is also the case that not all reserves were taken up; the Baptists and Congregationalists 'refused to compromise' on the separation of church and state.²⁴²

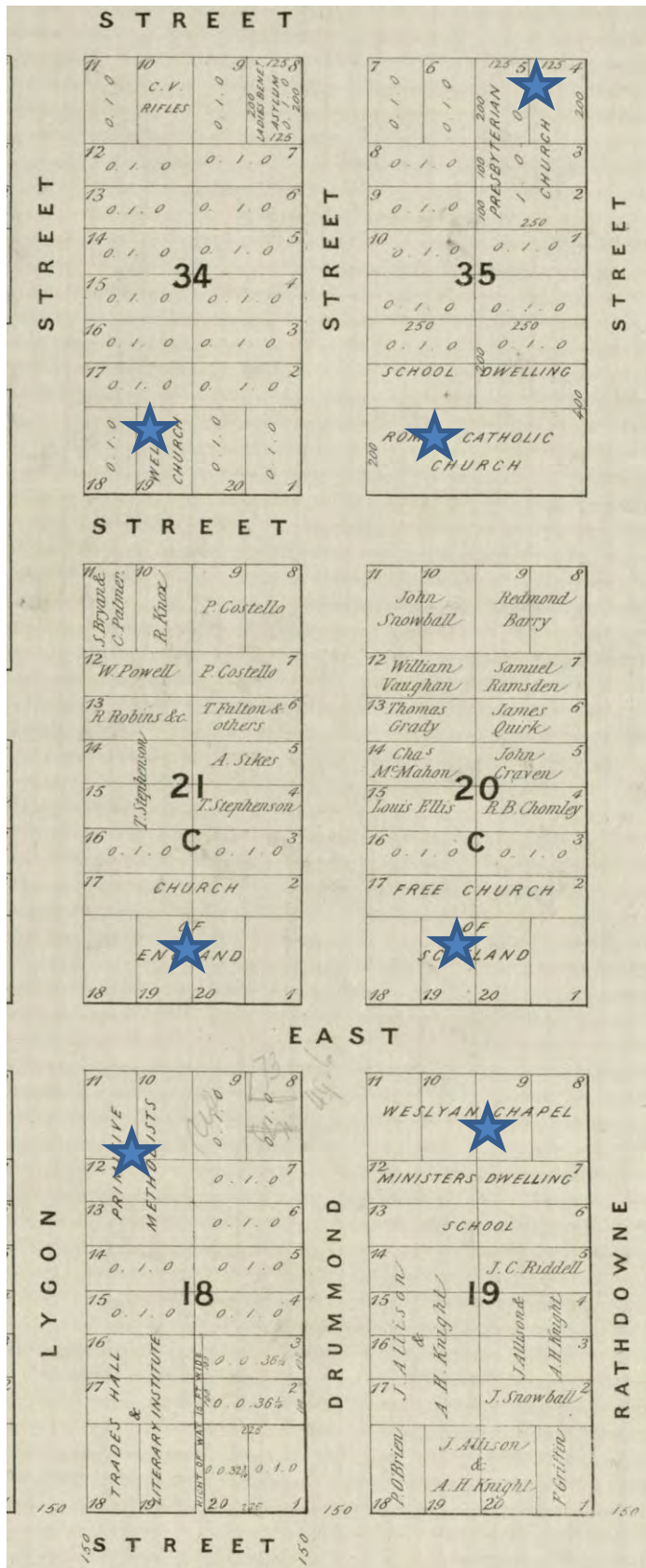


Figure 32 Plan of Crown allotments in Carlton, 1864, with reserves for religious denominations indicated
 Source: Department of Crown Lands & Survey, State Library of Victoria



Figure 33 Elevated view of St Andrews Presbyterian Church, 1880, taken from the newly completed Royal Exhibition Building
Source: Unknown photographer, H4570, State Library of Victoria

As noted in *Carlton: A History*, while some congregations were predominantly based in the suburb, other churches drew attendance from a much wider area. The Gaelic services conducted at the Scottish St Andrews Church were popular, drawing attendees from a wide area, with stabling provided for those who had travelled far.²⁴³ The church closed in 1938, with the congregation admitting that ‘the character of the district had been changing’ and the use of the church for services was no longer necessary, as it had been in ‘the early days.’²⁴⁴

A number of early churches still remain in the suburb. The bluestone Catholic St George’s Church was constructed in 1855 and survives within the Sacred Heart Catholic Church and Corpus Christi school complex. The larger brick church at the corner of Pelham and Rathdowne streets, constructed in 1897, also remains and is demonstrative of the growth of the congregation through the nineteenth century.²⁴⁵ A newer denomination, the Catholic Apostolic Church, constructed its bluestone church in 1867 adjacent to the Primitive Methodists in Elgin Street. The church building was designed by the prolific architect Leonard Terry, and is extant.²⁴⁶

By the end of the nineteenth century, development on the early reserves had been joined by the construction of churches in the north of the suburb, where the new subdivisions were taken up by different congregations. These included the Wesleyan Church in Palmerston Street; and St Jude’s Anglican Church in Lygon Street. The foundation stone for St Jude’s was laid in October 1866 (Figure 34).²⁴⁷

While by the turn of the century ‘Carlton’s phase of church building was over’, with the major denominations well established, smaller denominations, or branches of larger denominations, began establishing themselves in the suburb.²⁴⁸ The Chinese Mission Church in Queensberry Street is an

example of this trend, having been constructed in 1905 by the Church of Christ, itself a much older denomination in Melbourne with its first chapel erected in Lygon Street in 1865. When, in the early twentieth century, the Church of Christ turned its attention to the conversion of Chinese people to Christianity,²⁴⁹ the site for the small church on Queensberry Street was chosen. Although many Chinese people resided in southern Carlton in this period, particularly in and around Queensberry Street, with Chinese children attending Rathdowne Street Primary School, the new church was also close to Little Bourke Street's Chinatown.²⁵⁰

The importance of the Jewish community through the first half of the twentieth century was also reflected in the number of buildings constructed for Judaism in Carlton, although few remain. A synagogue for the orthodox Woolf Davis Chevra was constructed in Pitt Street in c. 1919; noted in the City of Melbourne building index as a 'church'.²⁵¹ At its opening, the president 'emphasised the fact that this Chevra was not founded to do financial or other injury to any existing Synagogue', giving an indication of the diversity of the local Jewish community at this time.²⁵² The construction of the substantial synagogue on Palmerston Street in the mid-1920s also emphasises the scale of the Jewish population of Carlton, having outgrown the temporary synagogue building at the Political Labor Hall at 121 Palmerston Street. The new synagogue, situated next to the Methodist Church in Palmerston Street, was of 'Byzantine' style, designed by W H Merritt, and could seat 500 people.²⁵³ During construction, the Building Trades Federation standard working week was amended to adhere to the Jewish Sabbath requirements, and to accommodate a full week's work without working on Saturdays. Interestingly, although many in the local Jewish community moved to the bayside suburbs in the post-war period, the Melbourne Chevra Kadisha, being the Jewish burial society, was located in Canning Street from c. 1960 to at least 1974.²⁵⁴ Of these buildings, only the Pitt Street synagogue is extant.

Migration patterns through the mid-twentieth century also affected the use of religious buildings in Carlton. For a number of churches, congregations declined; St Jude's for example reportedly only had a total of twenty attending its two Sunday morning services.²⁵⁵ The Methodist Church on Palmerston Street, which likewise faced decreasing attendance, became dedicated to serving the smaller migrant groups arriving in Carlton in the post-war period. Reflecting this, the church's name was changed to the Church of All Nations. The Catholic Apostolic Church was converted to a Romanian Orthodox Church in 1972.

Other buildings were also taken up by groups offering support to new arrivals. A three-storey terrace in Drummond Street (no. 197) was purchased by the Society of St Paul in the 1950s as the Mission House for Maltese New Australians, which along with being a monastery for priests, included club rooms for young Maltese men and accommodation for 'a few migrants'. The building's location was considered 'an ideal spot, as most of the Maltese [were] living [in] North and West Melbourne, Carlton, Fitzroy and Collingwood'.²⁵⁶

The importance of churches and religious buildings to life in Carlton is not what it was in the nineteenth and early twentieth centuries. However, such places continue to play an important role in the suburb, particularly with youth and welfare outreach programs.

Places related to this theme

- St Jude's Anglican Church, 349-371 Lygon Street (VHR H0014)
- Former Catholic Apostolic Church, 59 Queensberry Street (HO90)
- Chinese Mission Church, 148-150 Queensberry Street



Figure 34 View south down Lygon Street, c. 1875, with St Jude's Church dominating the streetscape at right
Source: American & Australasian Photographic Company, IE1236964, Mitchell Library, State Library of New South Wales

Melbourne General Cemetery

The first official cemetery in Melbourne had opened in 1837, on a ten acre site now occupied by the car park of Queen Victoria Market.²⁵⁷ With the growth of Melbourne by the late 1840s the cemetery site was seen to be 'in dangerous proximity to the inhabited portion of the city'.²⁵⁸ This was recognised as a problem by the Melbourne Town Councillors, who moved that another portion of land be set aside for a 'future cemetery of the city'.²⁵⁹ New South Wales law, which governed the Port Phillip District, required that the cemetery be set at least one mile away from the city's boundary. A plan by surveyor Robert Hoddle of June 1849 and a letter of July 1849 from Superintendent La Trobe referring to a site 'due North one mile from the North Town Boundary' indicates that the current site had been chosen by this date.²⁶⁰ In January 1851, 27 acres (approximately 11 hectares) was reserved for a general cemetery, at the designated distance from the town boundary. However, further growth of Melbourne with the gold rush saw the cemetery soon form the northern boundary of the suburb of Carlton.

The cemetery was to be divided amongst the denominations, with ten acres (4 hectares) set aside for the Church of England, eight acres for the Catholic Church, four acres for the Presbyterian Church, two acres for the Wesleyan Church and one acre each for Jewish burials, Society of Friends (Quakers) and other denominations.²⁶¹ The provision of areas for Baptists and Independents increased the size of the cemetery to more than 32 acres (approximately 13 hectares). A design for the cemetery was completed by engineer and surveyor Albert Purchas in early 1852, with serpentine pathways linking the areas set aside for each denomination. Purchas was subsequently appointed to the position of engineer-secretary and was the cemetery's first paid employee.²⁶² The first burial at the cemetery, that of John Alexander Burnett of St Kilda, took place on 28 May 1853. The first female burial was Jane Bell on 10 June 1853.²⁶³ By 1860, approximately 18,000 burials had taken place at the new cemetery, of which 7,146 were infants, the latter an indication of the poor rate of infant mortality.²⁶⁴ The burials of several prominent Victorians were also held at the cemetery soon after its opening.

By the late 1870s residential development had surrounded the cemetery, and closure of the cemetery was raised. By the 1890s vacant burial plots were becoming scarce.²⁶⁵ The trustees responded by using any available space for new graves, including gardens and open spaces, which gave rise to further concerns about health issues and the competence of the trustees.²⁶⁶ By the 1920s, the site comprised over 100,000 graves holding almost 254,000 bodies, and was visited by 250,000 people each year.²⁶⁷ As

noted by historian Don Chambers, the severe unemployment of the early 1930s enabled the trustees to gain concessions for the use of the cemetery land which would have been impossible in the preceding decades, ensuring its continued operation.²⁶⁸ Combined with the alterations to previously restricted land along Lygon Street, land for over 4,500 new graves was opened up in 1937.²⁶⁹ The cemetery faced decline during the 1950s, as the income from burials could not cover the increased cost of operating the site.²⁷⁰ Further burial land was opened up in the 1950s, with the reclamation of former 'pauper' ground near Lygon Street.²⁷¹

While the place has wider importance to metropolitan Melbourne, the cemetery had immediacy in the daily life of Carlton residents. As noted in the *Melbourne Punch* in 1869, children of Madeline (Swanston) Street would 'eschew games, and follow humbly the cemetery-going carriage' (Figure 35).²⁷² The cemetery also provided employment for Carlton residents, with monumental masons living in the north of the suburb and making their living from manufacturing gravestones for burials. One long-running undertakers' operation was located at 380 Lygon Street, in the buildings known as the Holdsworth Buildings. Built for John Daley in 1871, a local undertaker, from 1908 until 1972, the prominent Holdsworth undertaking business operate from the site.²⁷³

Places related to this theme

- Melbourne General Cemetery, (VHR H1788)
- Holdsworth Buildings, 380 Lygon Street (VHR H0074)



Figure 35. Funeral procession, unidentified street, Carlton, c. 1905
Source: MM 8523, Museum Victoria

Education

Education at a variety of levels has long had an impact on the community and built form of Carlton, and includes primary and tertiary institutions.

University of Melbourne

Although the idea of a university had been raised through the early decades of Melbourne's history, it was not until after Victoria's separation from New South Wales that proposals gained traction. A petition was presented to the Legislative Council in late 1852 by a 'numerous and respectable body of the inhabitants', £10,000 was set aside by the Auditor-General, and in January 1853 the proposed university constitution received royal assent.²⁷⁴ The university's council, first announced in April 1853, comprised some of Melbourne's most respected men, including Justice Redmond Barry, the Auditor-General Hugh Childers, former police magistrate Sir William Lonsdale, and notable religious leaders including the Bishop of Melbourne.²⁷⁵ They were drawn from medical, legal and civil service backgrounds, with the majority members of the Melbourne Club. Only four members of the council could be from religious backgrounds, with the secularity of the university being an important aspect of its foundation.²⁷⁶ While a site in East Melbourne was proposed in June 1853, in September that year, Justice Barry proposed a 100-acre site to the north of the recently surveyed allotments in Carlton. The government approved a reservation of 40 acres, with a generous allowance reserved for a future extension.²⁷⁷ The scale of this reservation in comparison to the eventual size of the suburb of Carlton, taking up nearly one-fifth of the suburb, can be seen in the 1855 plan compiled by James Kearney (Figure 1). The inaugural ceremony at the newly reserved university grounds, as described in *The Shop*, a history of the university's early development, was held:

On this ugly site, set on rising ground between Melbourne's cattle yards and its New Cemetery and despoiled by the search of Europeans for wealth, shelter and comfort, [Governor Lieutenant Charles Hotham] was to lay the foundation stone for one of Europe's cultural triumphs, a university.²⁷⁸

The newspapers gave praise to the founding of the university, acknowledging the important marker in Melbourne's development that was the establishment of such an institution.

The first buildings were constructed on the university site in 1854-1857, and included the (Old) Quadrangle and residential accommodation for four professors.²⁷⁹ Residential colleges were established along the university's curved northern perimeter after the proposed extension eventuated. The first Wilson Hall was built in the late 1870s as a purpose-built examination hall, and by the end of the nineteenth century much of the site had been built upon incorporating a Medical School, Biological School, Natural Philosophy School and the National Museum.²⁸⁰ The latter was established in 1854 and was originally known as the Museum of Natural History, with approval granted in October 1855 for the university to take over management of the collection, and to construct a north wing of the quadrangle to house it.²⁸¹ In 1862, approval was given for the construction of a separate building to house the collection, to be funded by the Government. Now known as the National Museum, the new building was designed by architects Reed and Barnes, and construction work began in 1863. The building faced the ornamental lake, and featured the use of cream brick, Gothic windows and a central tower.²⁸² The National Museum was visited by more people than any other part of the university over the next thirty years.²⁸³ The museum's collection was eventually relocated from the university in 1899 to the Industrial and Technological Museum at the Public Library (now the State Library of Victoria).²⁸⁴ The vacant building at the university formed the nucleus of what was to become the student union building.

The university campus developed through the twentieth century, with both educational facilities and residential colleges increasing. A map of the campus from 1920 shows the extent of buildings across the site, with early buildings such as the National Museum, Wilson Hall and the professorial residences remaining. The map, however, has been marked up to show the location of proposed buildings, including Newman College, designed by American architect Walter Burley Griffin, the designer of

Canberra, along with local architect A A Fritsch. The post-war expansion of tertiary education put further pressure on the existing campus. From the 1960s, the university began expanding beyond its traditional site into the streets of Carlton and Parkville as increased enrolments and new courses called for new buildings. To control and mediate this process, a masterplan was produced in 1970 by Sydney architectural firm Ancher Mortlock Murray and Woolley.²⁸⁵ This included the construction of the Earth Sciences building at the corner of Elgin and Swanston streets, to the east of the campus, and the redevelopment of sites to the south of Grattan Street and in University Square. The retention of the terrace houses as part of the development of University Square was a result of pressure applied by Carlton's resident groups, many of whom had existing or prior associations with the university itself.²⁸⁶ The expansion of the university's student population in the latter part of the twentieth century and into the twenty-first century also saw the construction of purpose built student accommodation beyond the original campus boundaries.

The University of Melbourne also has a number of important associations with Aboriginal people. The first Aboriginal person to matriculate into an Australian university, Margaret Williams-Weir, studied there after transferring from the University of Queensland in 1957. Prominent Aboriginal academics at the University of Melbourne have also included Marcia Langton and Gary Foley.²⁸⁷



Figure 36 View of the University of Melbourne grounds, 1885, with Old Quadrangle and Museum buildings visible

Source: Charles Nettleton, photographer, State Library of Victoria

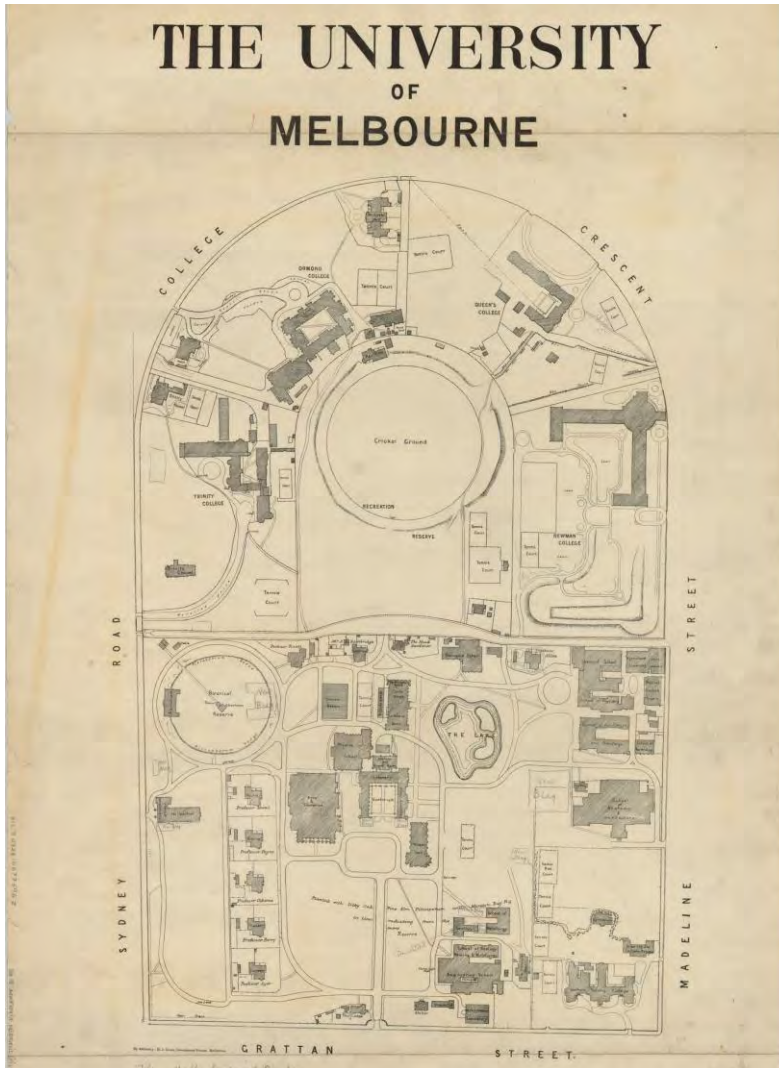


Figure 37 Plan of the University of Melbourne, 1920
Source: H J Green, State Library of Victoria

RMIT

Although the first campus is not located in Carlton, RMIT University, formerly the Working Men's College and Royal Melbourne Institute of Technology, has long had associations with Carlton, in particular with Trades Hall. Founded in 1887 by philanthropist and grazier Francis Ormond, the Working Men's College was supported by the unions, with members of Trades Hall included in the college's governing body.²⁸⁸ The institution eventually evolved to offer courses in trades, technology and other skills for both men and women.²⁸⁹ By the mid-1960s, with its student population and course offers also increasing, RMIT began to expand beyond its city location into Carlton. In 1970, the institution embarked on a six-year building plan after the Victorian government agreed to set aside properties at the southern end of Carlton for the institution. The block, situated immediately to the north of the city campus, was in close proximity to Trades Hall, and partially occupied by the Builders Labourers Federation headquarters and two hotels with close ties to the trade union movement. The shift into Carlton was initiated after a decision was made to provide students with two different streams of education: an advanced college offering degrees and diplomas and a technical college for those seeking apprenticeship courses. The former was overseen by the Federal Government while the latter by the Victorian Education Department. The new Carlton campus was earmarked as a technical college.²⁹⁰

From the 1970s, technical colleges were renamed TAFE (Technical and Further Education) institutions.²⁹¹ Dominic Kelly and Lloyd Orton, from the architect practice Demaine Russell Trundle Armstrong and Orton, designed a master plan for the Carlton site, with a strategy to 'to build across the site, within the height limit, maximising the footprint and money available, closing off lanes where necessary and accommodating departments as they decanted from the city site'.²⁹² Although the plan (Figure 38) was never fully realised, RMIT University acquired, adapted and constructed a number of buildings within the block that fronted Lygon, Queensberry, Cardigan and Victoria streets; and is a prominent occupant of this Carlton block.



Figure 38 The Demaine plan of the RMIT block fronting Lygon, Victoria, Cardigan and Queensberry streets, looking south towards the CBD.

Source: Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008

Schools

While the University of Melbourne has dominated consideration of education in Carlton, the suburb has had a number of schools, offering both public and private instruction. These included early National and Common schools, and religious schools and, following the passing of the Education Act in the 1870s which set standards for the accommodation of pupils, State schools.

Two sites were reserved for common schools in the 1860s: in Drummond Street, south of Grattan Street and on the triangular island site north of Lytton Street.²⁹³ Carlton (Drummond Street), school no. 177 had initially been established in East Melbourne, and operated until 1884.²⁹⁴ Following its closure, it was replaced by the three-storey terrace row at 201-205 Drummond Street. The Carlton Common School in Lygon Street opened in 1870, with an average attendance in 1871 of 73 students.²⁹⁵ A school was erected in the 1870s, and by the 1890s, the site was substantially occupied by buildings (Figure 39).

There were also a number of short-lived schools in Carlton, often established by religious bodies. These included the Independent Church school in Grattan Street (1860-1868); Denominational School no. 175

which operated in a number of locations from 1859-1870; St Georges (1858-1877); the Carlton Baptist School in Drummond Street which had relocated from Albert Street, operating until 1884; the Church of England school St Matthew's (1855-1884); and Common School (Wesleyan) in Palmerston Street (1871-1872). A National School operated in Madeline (Swanston) Street for seven years between 1856 and 1863.²⁹⁶ The number of schools in this early period point to both the rapid occupation of Carlton and the less rigorous rules relating to the establishment of educational facilities.

Some school sites demonstrate the change in standards of buildings which came with the enactment of the Education Act. For example, the Faraday Street State School grew from the Faraday Street National School which had been established in June 1855. In 1858 a timber school room was built on the site at 251 Faraday Street, located close to the university, claimed to be the first school in Carlton.²⁹⁷ The extant building was constructed on the same site in 1876-77 to a design by architects Reed and Barnes, which responded to the new requirements of the Education Act of 1873.²⁹⁸ Likewise, the former Primary School (no. 2365), Queensberry Street, opened in 1881, and its building, designed by Henry Bastow, Chief Architect of the Education Department Architecture Branch, is extant.²⁹⁹

The Yooralla Society established a number of educational facilities around Carlton in the twentieth century to cater for physically disabled children, including the Yooralla Kindergarten at 313 Drummond Street in 1918 and the Yooralla School at a new site in Pelham Street in the early 1920s.³⁰⁰ The lack of options for care and education of disabled children particularly impacted poorer families. However, expansions were made to the Pelham Street facility in 1939, doubling capacity; and as noted in the *Herald* at the time of the extension's opening, the larger facilities allowed the grades to be arranged 'more suitably', with:

more room for the numerous activities which are carried out during school hours – such as Guide, Scout and Cub meetings, as well as sewing and craft work classes.³⁰¹

The Yooralla School at Carlton closed in the late 1950s, consolidating to its existing Balwyn premises, and the Carlton building was demolished in the 1980s.³⁰²



Figure 39 View of Carlton School no. 1073, at the northern end of Lygon Street, 1890s
Source: Gwyn James collection, H93.466/11, State Library of Victoria



Figure 40 Children playing in the playground at the Yooralla School, Pelham Street, c. 1930s
Source: Yooralla

Places related to this theme

- University of Melbourne (various VHR and HO listings)
- RMIT technical college buildings(HO35, HO36)
- Former Queensberry Street State School (VHR H0970)

Health

Carlton has been the location of two of Melbourne's major hospitals, both which developed in the mid-nineteenth century. As with many of the suburb's welfare services, these institutions were focused on women and children, in the Women's Lying-in Hospital (Royal Women's Hospital) in Grattan Street and the Children's Hospital in Rathdowne Street.

In 1857, ten allotments on the north side of Grattan Street, between Madeline (Swanston) and Cardigan streets were reserved for the Lying-In hospital.³⁰³ It had opened initially in a terrace house in East Melbourne in 1856, with its full name the Melbourne Lying-In Hospital and Infirmary for the Diseases Peculiar to Women and Children. The founding group included Frances Perry, the wife of the Anglican Bishop, and two young doctors who had studied in Europe, and brought the 'latest in clinical medicine' to Victoria.³⁰⁴

The hospital opened in 1858, with the main building fronting Madeline Street (Figure 41) comprising wards for both women and children and 'apartments for the house-surgeon and matron'. Two rows of buildings to the rear incorporated 13 separate wards, along with offices.³⁰⁵ As noted by hospital historian Janet McCalman, the shift of patient care for women, including the delivery of babies, from the home to the hospital gave doctors authority and power over the birth scene, and made it easier to ensure sanitary standards.³⁰⁶ The hospital was renamed the Royal Women's Hospital in 1956, and it was in this period that many of the buildings were modernised or rebuilt.³⁰⁷ In 2008, the hospital was relocated to a new site on Flemington Road, Parkville. The Grattan Street site is being redeveloped by the University of Melbourne.

The former Children's Hospital (Figure 43) was established on a prominent site at the corner of Rathdowne and Pelham streets, facing the Carlton Gardens, in 1876. The site had originally been Sir Redmond Barry's house in Pelham Street, and was purchased for use as a hospital. Originally founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere. Despite fears about the risk to residents of contagion that such a hospital might bring, Barry's house was occupied and altered for the first children's hospital.³⁰⁸

In the early 1890s, the economic depression and its consequences for living standards generated increased demand on the hospital facilities. This resulted in an expansion programme, and recognition that the original Barry building was no longer fit for purpose. A number of neighbouring properties were purchased and, along with provision for four new accommodation pavilions and removal of the former Barry residence, a 'central administration block' was also considered necessary. An architectural competition was held in 1896 for the design of the new hospital layout.³⁰⁹ The three-storied Princess May Pavilion was constructed on the corner of Pelham and Drummond streets in 1900-1901 and provided an additional 40 beds. A Nurses Home (John Roberston Nursing Home) was opened on Rathdowne Street in 1907; and an Administration Block or Administration Building was constructed on Pelham Street in 1912.³¹⁰ Elizabeth Testar, president of the hospital committee between 1885 and 1899, was a prime mover of the large-scale building programme.

By the early 1940s, it was becoming clear again that the Carlton site was inadequate, and an entirely new children's hospital was planned for Royal Park, Parkville.³¹¹ Work began on the new hospital in 1951, and from this time, limited maintenance was undertaken on the Carlton buildings.³¹² The Royal Children's Hospital, under the presidency of Dame Elisabeth Murdoch, moved to its new premises in 1963. However, by late 1964, St Nicholas Hospital, a hospital for children with intellectual disabilities, had been established at the Carlton site. The buildings underwent alterations to convert them to the new hospital use, which provided accommodation for 300 children, and was a training institution for nurses, teachers and post-graduate students.³¹³ It operated until 1985.³¹⁴

As established through consultation with Traditional Owners, the former Royal Women's Hospital and Children's Hospital have mixed associations for Aboriginal people. This is due to the hospital's positive connotations of, being associated with birth and care, whilst also being a place of continued forced child removals.³¹⁵

Places related to this theme

- Former Children's Hospital (HO81)
- Former Women's Hospital site



Figure 41 Lying-in Hospital, 1868
Source: Charles Nettleton, photographer, H869, State Library of Victoria



Figure 42 c.1920s-40s Rose Postcard photograph of Children's Hospital, at intersection of Rathdowne and Pelham streets; the building in the foreground was demolished in the 1990s; the Administration Building and Princess May Pavilion are at right.
Source: State Library of Victoria.



Figure 43 Outpatients Building at Children's Hospital, c. 1900
 Source: Charles Rudd, photographer, H39357/103, State Library of Victoria

Welfare

The provision of welfare, particularly for vulnerable women has been a strong theme through Carlton's history.

In 1860, a site was reserved on the north-east side of Keppel Street for a female refuge, encompassing the whole block bound by Keppel, Cardigan, Madeline (Swanston) and Lytton streets.³¹⁶ The site was permanently reserved in 1863.³¹⁷ Although its original aim was as a reformatory for young women engaged in prostitution, its services shifted to caring for neglected children and unmarried mothers and their babies, and training in mothercraft and infant welfare nursing.³¹⁸ Provided with accommodation for twelve months, the young women at the female refuge worked in the laundry, the earnings from which sustained the institution's financially.³¹⁹ Located in Ballarat Street, which is now part of the redeveloped Carlton Brewery site, the Temporary Home for Fallen Women was also established in 1879 with similar aims.³²⁰

Continuing this tradition in Carlton, the St Joseph's Receiving Home was established in a house in Barkly Street in 1902. It moved to larger premises at 101 Grattan Street in 1906, a two-storey terrace house. The receiving home provided accommodation and care for unmarried pregnant women, and 'foundling' babies considered to be at-risk.³²¹ In 1915, the home tripled in size, with the addition of another terrace house, designed by architect A A Fritsch to replicate the nineteenth century house, and what appears to have been a chapel and dormitory wing (Figure 44). The institution also assisted men in need, with photographs of the 1960s showing homeless men queuing for meals along its Grattan Place elevation (Figure 45).

These institutions operated through the twentieth century, demonstrating the continuing need for welfare services in Carlton. The Female Refuge, which had been renamed the Queen Elizabeth Maternal and Child Health Centre, relocated from its Carlton premises in 1997 to Noble Park.³²² St Joseph's Receiving Home operated until 1985.

The Salvation Army's early work in Melbourne was located in Carlton, with the establishment of a Prison Gate Brigade Home in 1883, which was initially located in Lygon Street, and then at a terrace house in Argyle Place South (no. 37).³²³ The service was established to provide support to newly discharged prisoners from the nearby Melbourne Gaol, who were 'fed and lodged without charge until they can obtain employment'.³²⁴ Within three weeks of opening Higham House in late 1883, the Salvation Army officers had provided 500 meals, with 43 ex-prisoners having 'professed conversion, and are endeavouring to earn an honest living'.³²⁵ The Prison Brigade Home was relocated to Abbotsford by 1900.³²⁶ A facility for women was established in Barkly Street in 1884.³²⁷ The Salvation Army opened a citadel in 1921 on Drummond Street, and in 1927 opened Hope Hall, at 68 Drummond Street, which provided support for women in need, including those who were homeless or had 'fallen into a life of crime'.³²⁸

The Salvation Army was not the only institution to utilise the large terrace houses of Carlton for charitable purposes in the first decades of the twentieth century. The *Sands & McDougall directory* of 1930 also lists a Church of England young women's hostel at 93-95 Drummond Street, and the Sutherland Home for Destitute Children at 28 Drummond Street.³²⁹ A new two-storey brick house was constructed for the Sutherland Homes in 1911-1912, designed by J F Gibbins & Son.³³⁰

The young women's hostel had closed by the mid-twentieth century, with both the Sutherland Home and the Salvation Army hostel taken over by trade unions by the 1970s.³³¹

The opening of the Carlton Crèche in Neill Street in 1919 signalled a shift in the provision of support for working mothers in Victoria. Although it initially catered for widowed mothers, following World War I, as well as deserted wives and women with 'useless husbands', the crèche provided support for many working women in Carlton.³³²

Places related to this theme

- Queen Elizabeth Maternal and Child Health Centre, Keppel Street (VHR H1813)
- Former St Joseph's Receiving Home, 101-107 Grattan Street (HO1)
- Former Carlton Creche, 101-111 Neill Street (VHR H1864)

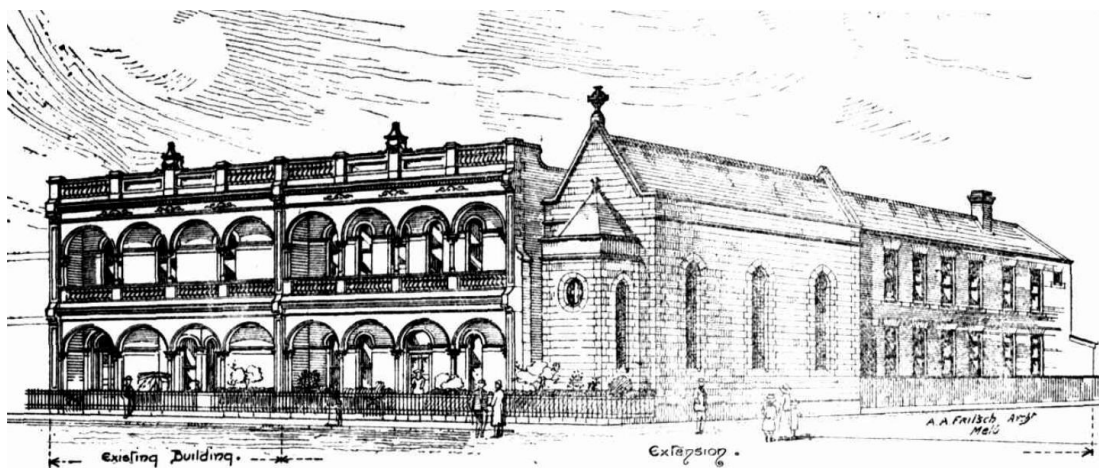


Figure 44 Perspective of St Joseph's Receiving Home, showing extensions in 1915
Source: *Advocate*, 27 February 1915, p. 27



Figure 45 Men queueing for food handouts at St Joseph's, Grattan Place, Carlton, c. 1960s
Source: Alan K Jordan collection, H2010.105/101d, State Library of Victoria

Sport and recreation

At various times through the nineteenth and twentieth centuries, sporting and recreation clubs have formed in Carlton.

In the latter nineteenth century, the use of Princes Park by Carlton sporting clubs was contentious. However, various clubs were ultimately granted permissive occupancy, most notably the Carlton Football Club (Figure 46).³³³ The 'Blues' had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The Carlton Football Club is the most prominent of Carlton's sporting clubs, indeed the word 'Carlton' is often used as shorthand for the club rather than the suburb.

Soon after its formation, Carlton became incredibly popular in the fledgling Australian Rules football competitions. The club reportedly had double the number of members of other clubs by the mid-1870s, and its character as a club for 'working people', was established early.³³⁴ The Blues were one of the foundation clubs of the breakaway Victorian Football League (VFL) in the 1890s, despite its relatively dire financial situation at the time. With migration patterns in Carlton through the twentieth century, Carlton's players and membership broadened to include Jewish and Italian names; with many post-war Italian personalities remaining strongly associated with the football club.³³⁵ Carlton is also the most successful football club in the VFL/AFL competition, tied with Essendon, in terms of the number of premierships it has won (sixteen). While its membership is now drawn from a much broader area than its nineteenth century origins, it continues to be firmly based in Carlton, with the club's training ground at Princes Park. The Princes Park football oval has diversified beyond the male dominated sport, more recently becoming an important venue for the first seasons of the women's football league, AFLW.

Aside from the dominant Carlton Football Club, numerous smaller sporting clubs have formed through the nineteenth and twentieth centuries, utilising the suburb's open spaces in its parks, reserves and gardens. Other clubs have been associated with the University of Melbourne. The Carlton Cricket Club

dates from 1864, and was based in the land between the university and Princes Park, now occupied by University College, before moving to Princes Park in the mid-1890s.³³⁶ Bowling was another popular sport, from as early as the late-1860s, with the formation of a club in Argyle Square, with others based in Barry (University) Square and in Princes Park. Tennis clubs and croquet clubs also followed after the provision of bowling greens.³³⁷

After first being proposed in the 1890s, the Carlton Baths were opened in February 1916 on the present site, then accessed via Victoria Place to the north, a laneway parallel to Princes Street. The facilities were substantially improved in 1930.³³⁸ The original entrance to the baths is a single-storey rendered structure with arched window openings, a prominent transverse gable roof form and central projecting bay with moulded ornamentation surrounding the entrance. The site was redeveloped in the 1980s and again in the 2010s, and continues to be an important recreation and fitness venue in the suburb. The 1980s redevelopment, designed by architect Peter Elliot, was awarded an Outstanding Architecture Merit Award by the Royal Australian Institutes of Architects in 1991.³³⁹

Places related to this theme

- Princes Park, Carlton North (HO1)
- Carlton Baths, 216-248 Rathdowne Street (HO1)



Figure 46 Carlton seconds team, c. 1935
Source: Charles Boyles collection, H2008.122/158, State Library of Victoria

Chapter 7: Shaping Carlton's cultural and creative life

- Nurturing a vibrant arts scene
- Creating popular culture
- Advancing knowledge

Creative Carlton

The twentieth century demographics of Carlton – its 'bohemian character and ethnic diversity' - contributed to a flourishing arts, theatre and literary scene in the suburb from the 1950s.³⁴⁰ Such pursuits were supported by affordable rent and the availability of properties in Carlton. Numerous literary and dramatic works have been set or produced in Carlton, including the writings of Pinchas Goldhar in the interwar period, Ray Lawler's seminal play, *Summer of the Seventeenth Doll* and parts of Helen Garner's novel, *Monkey Grip*. In the late 1950s, playwright Gordon Kirby, whose *Theresa* was located in the suburb noted:

[Carlton is] a place of contrasts and surprises – pleasant and not so pleasant – a really interesting place in which to live ... the place lends itself to drama.³⁴¹

The political engagement of Carlton's residents, and the suburb's students and academics also contributed to the cultivation of a theatre scene that garnered a reputation for being boundary pushing, with productions railing against censorship, social mores and political conservatism. The La Mama Theatre and the Pram Factory (Figure 47, now demolished) are synonymous with the late twentieth century development of Melbourne's independent theatre scene. The La Mama Theatre was established in a former printing works in Faraday Street, by Betty Burstall in 1967. It was envisaged as 'place where writers, actors and directors could experiment, and would become 'the most important small theatre in Australia'.³⁴² The Pram Factory likewise became well-regarded and influential, devoted to 'the exploration of new forms, theatre techniques and materials.'³⁴³ The Australian Performing Group (APG) productions attracted 'Carlton residents, students, women's liberation groups, workers and middle-class theatre-goers'.³⁴⁴



Figure 47 The Pram Factory, Drummond Street, 1982
Source: J T Collins Collection, H94.200/7, State Library of Victoria

Recalling Carlton in the 1970s, actor and writer Jane Clifton remembered:

The Pram Factory was like a mini arts centre on Drummond Street that spread out into music and painting. There was a whole network of collective houses that bubbled around it. It was a weird inner city utopia; full of people who embraced that lifestyle ... It was a wild sort of passing population of people who lived there and worked at the theatre, and also visitors and crims. There was a lot of rough trade. It was hardcore. We had an open door policy. The Pram Factory was very political as well as artistic. Our social structures were very bound up with what we believed.³⁴⁵

Australia's first all-Aboriginal acting company, Nindethana (or 'Ours') was founded by Jack Charles, Joyce Johnson and Bob Maza at the Pram Factory in 1971, and also has associations with La Mama.³⁴⁶ Charles himself performed multiple times at both the Pram Factory and La Mama Theatre, and continued on to have a wide-reaching and successful career.

Noel Tovey, Australia's first male Aboriginal ballet dancer was born in Carlton, and spent most of his youth and early adulthood within the study area.³⁴⁷

The 1970s also fostered a strong rock music scene in Carlton, along with other inner suburbs of Melbourne, one that was characterised by 'powerful sense of identity and feistiness':

In Carlton, the underground and mainstream existed as one, voraciously feeding into and off each other's often theatre-inspired (or drug-induced) creativity.³⁴⁸

The Skyhooks' track 'Carlton (Lygon Street Limbo)' evoked a strong sense of place, with lyrics referring to 'all those pizza places and spaced out places', 'all those grey haired writers and drunken fighters' and 'all those night time junkies and long haired monkeys.' A popular venue at the time was Martini's in the Imperial Hotel, at the intersection of Rathdowne and Neill streets, which hosted gigs for bands including Cold Chisel, INXS, Mondo Rock, and Jo Jo Zep and the Falcons in the late 1970s and early 1980s.³⁴⁹ Martini's band booker, Adrian Barker remembers the 'Carlton scene', calling it 'art rock ... A lot of poetry and all that.'³⁵⁰

A band, the 'Stray Blacks', was described as 'an institution at Aboriginal cabarets and at the John Curtin Hotel in Lygon Street, Carlton'. One of its members, Alf Bamblett, recalled:

We started a band, the Stray Blacks ...see we were getting barred from all the pubs...someone will go and play up and you come along after and you can't get in... so I went to this pub...and said we want to put on a night of our own and so we'll look after it, then we started to think about music and so we scratched up and went and borrowed an amp here and a guitar there and a drum kit here... and we used to have those nights every fortnight, pension night or whatever it was and somewhere for people to go to...We did that for a few years, had this night, a meeting place...mobs of people over the years...and so it was somewhere for people to go and meet...The publican owned that pub and the John Curtin in Carlton and then they sold the Eastern Hill and so we ended up at JCs and we went there for years, doing the same thing and that was really good and people from all across the nation would be there...and that went for quite some time.³⁵¹

Ross Wilson, front man of Mondo Rock and Daddy Cool, recalls why the suburb became such an important part of the Melbourne music scene at the time.

Carlton had that mix of music, arts, theatre, politics and everything else that seemed to draw it all together ... the main thing about the Carlton scene is that most of the musicians were total misfits, they just didn't fit into any pop star mould.³⁵²

Although the Melbourne music scene has diversified since the 1970s, a number of venues operate within Carlton, including the band room at John Curtin Hotel, which hosts numerous local gigs.

Places related to this theme

- La Mama Theatre, 205-207 Faraday Street (VHR H1991)
- Former Imperial Hotel, 184 Rathdowne Street (HO1)
- John Curtin Hotel, 27-31 Lygon Street (HO64)

Conclusion

This Thematic Environmental History of Carlton shows that the presence of the study area's Traditional Owners has made a strong, positive and identifiable impact on the local area. This presence precedes the founding of Melbourne and continues into a significant contemporary narrative of resilience and contribution to the Carlton community across the many facets for which it has become renowned.

The urban fabric of Carlton was well established by the late nineteenth century, after the subdivision and sale of land in the 1850s and 1860s. The grand terrace rows in the south contrasted with the smaller workers' cottages at its north, and remain demonstrative of the suburb's diverse residential population. This diversity remains an important part of Carlton's character.

Carlton is a suburb that has been at the forefront of social change and cultural movements. It has been shaped by nineteenth century planning and built form, twentieth century European migration, 'slum' clearance, labour politics, students and academics, 'trendies', and a vibrant arts and restaurant scene. It was also an early Melbourne suburb to be gentrified, and a focus of the nascent heritage movement.

Carlton has long been valued both by its community, and more broadly by Melburnians living outside the suburb. Much of what drew people to the suburb in previous decades continues to be appreciated by residents and visitors alike today. People value its parks and gardens, the suburb's Italian and migrant heritage, the diverse offerings on Lygon Street and its intact heritage streetscapes. And in keeping with its history, the character of Carlton continues to evolve within the nineteenth century suburb.³⁵³

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Delta Lucille Freedman, Water Unit, Project Manager & Project Anthropologist, Wurundjeri Woiwurrung Cultural Heritage Aboriginal Corporation.

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- 351 Alf Bamblett, quoted in City of Yarra 2002, *Snapshots of Aboriginal Fitzroy*, p. 37.
- 352 Ross Wilson, quoted in Brian Wise, 'The Carlton Sound That Shaped Australian Rock Music', <http://a2noise.com/carlton-sound-shaped-australian-rock-music/>, accessed 5 February 2019.
- 353 Drawn from responses to the Participate Melbourne Carlton Heritage Review community engagement, which was open between September and November 2018, <https://participate.melbourne.vic.gov.au/carlton-heritage-review>, accessed 20 June 2019.

ATTACHMENT B CITATIONS FOR EXISTING HERITAGE OVERLAY PLACES

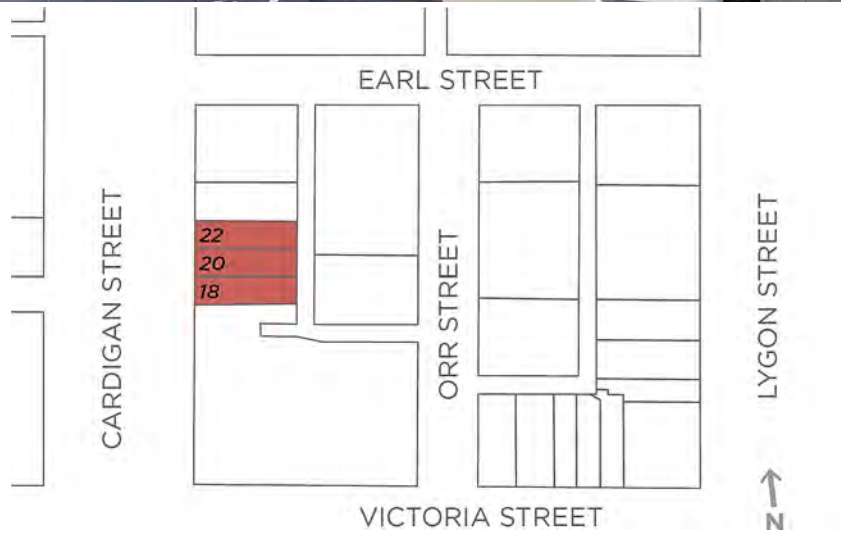
- HO35, [Residential Terrace Row](#), 18-22 Cardigan Street
- HO36, [St Mary's Terrace](#), 50-56 Cardigan Street
- HO27 & HO28, [George's Terrace and Clare House](#), 51-71 Cardigan Street
- HO29, [Shops and Residences](#), 83-87 Cardigan Street
- HO30, [Residential Terrace Row](#), 101-111 Cardigan Street
- HO32, [Pair of Dwellings](#), 199-201 Cardigan Street
- HO56, [Royal Terrace](#), 272-278 Faraday Street
- HO64, Carlton Union Hotels Precinct, 1-31 Lygon Street
- HO71, [Former Sir John Hotel and cottages](#), 18-24 Palmerston Street
- HO81, Former Children's Hospital Precinct, [5-21 Pelham Street](#)[110-150 Drummond Street](#), [15-31 Pelham Street](#), and [125-161 Rathdowne Street](#)
- HO82, [Former factory and store](#), 96-106 Pelham Street
- HO87, [Gavazzi Terrace](#), 19 Queensberry Street
- HO90, [Former Catholic Apostolic Church Complex](#), [53-63](#)~~59~~ Queensberry Street
- HO97, Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street
- HO91, [Pair of Dwellings](#), 133-135 Queensberry Street
- HO103, [Dwelling](#), 25-27 Rathdowne Street
- HO809, [Former Manufacturing Building](#), 29-31 Rathdowne Street (~~included in Amendment C396~~)
- HO104, [Montefiore House](#), 49 Rathdowne Street
- HO111, [Pair of Shops and Residences](#), ~~462-468~~6 Swanston Street
- HO112, [Pair of Shops and Residences](#), 508-512 Swanston Street
- HO113, [Pair of Dwellings](#), 554-556 Swanston Street
- HO116, [Residential Terrace Row](#), 676-682 Swanston Street
- HO118, [Russell Terrace](#), 68-72 Victoria Street

CARLTON HERITAGE REVIEW

SITE NAME 18-22 CARDIGAN STREET, CARLTON RESIDENTIAL TERRACE ROW

STREET ADDRESS 18 CARDIGAN STREET, 20 CARDIGAN STREET AND 22 CARDIGAN STREET, CARLTON, VIC 3053

PROPERTY ID 101708, 664003, 664004



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE D3

HERITAGE OVERLAY HO35

PROPOSED CATEGORY HO35 - SIGNIFICANT;
18, 20, 22
CARDIGAN STREET
- CONTRIBUTORY

PLACE TYPE RESIDENTIAL
TERRACE ROW

DESIGNER / ARCHITECT / ARTIST: NOT KNOWN

BUILDER: WILLIAM COULSON

DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1874
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THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

The boundary of the existing Heritage Overlay should be extended to the north to cover all three dwellings at 18-22 Cardigan Street. The extent of the Heritage Overlay currently only covers 18 and 20 Cardigan Street (Figure 1). Amend individual building gradings to contributory to align with Amendment C396 recommendations.

Extent of overlay: refer to Figure 2

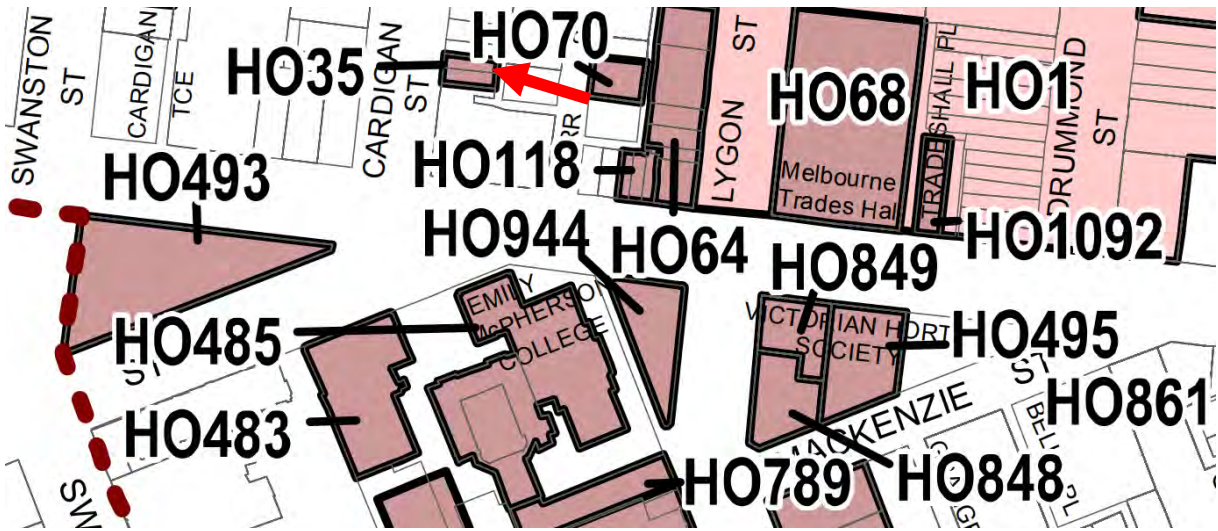


Figure 1 Detail of HO Map no. 8 with the subject site indicated
Source: Melbourne Planning Scheme

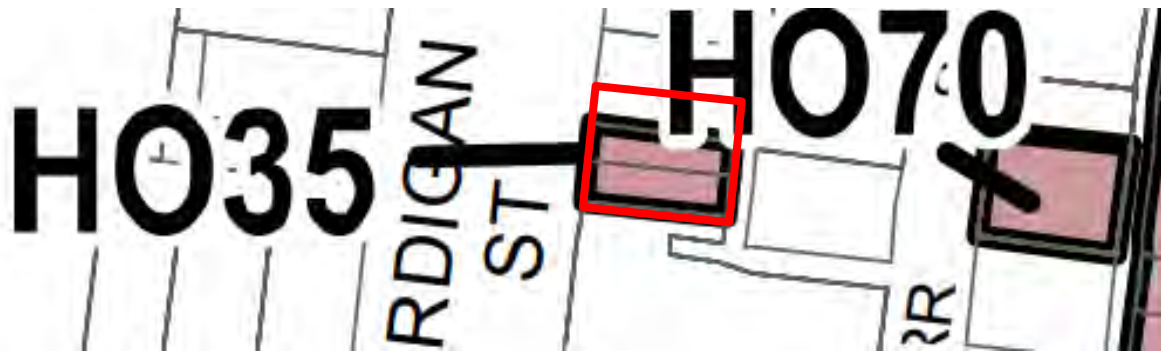


Figure 2 Detail of HO Map no. 8 with the mapping corrected to reflect the recommended amendment to the mapping

Source: Melbourne Planning Scheme

SUMMARY

The terrace row of three attached, two-storey rendered Victorian dwellings at 18-22 Cardigan Street, Carlton, dates from 1874. It is of local historical significance and representative value, for being demonstrative of the relatively early and pre-Boom phase of development in Carlton, and for its survival as a substantially intact row. The individual dwellings are graded contributory, reflecting their relatively simple form and detailing in the Carlton context.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building (1880) and development of Carlton Gardens from the 1850s, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The trio of two-storey brick terrace houses was built in 1874 for owner, William Coulson, a carrier.

The site was part of Crown allotment 16 in Section 17 of Carlton, in the earliest subdivision of the suburb.² It was purchased in 1853 by Hugh Glass, a prominent early land speculator and squatter in the Port Phillip District. The site appears to have been vacant prior to the mid-1870s, and Coulson is not listed as owning the site in the rate books of 1874.³ In April 1874, Coulson submitted a notice of intent to build to the City of Melbourne for three houses at what was then known as 4 Cardigan Street, paying a fee of £5.5.0.⁴ Coulson was listed as the builder on this notice. The buildings appear to have been substantially completed by mid-1874, with Coulson calling for tenders for 'iron railing and balcony work' for the three houses.⁵ The houses are listed in the municipal rate books of 1875, and it appears that the buildings were a speculative venture, with Louisa Simpson and Smith Power listed as owners of two of the houses, and Coulson retaining one as a leasing property. All three houses were listed as 'brick house, 6 rooms, bath, balcony + verandah', on allotments of 16 feet to

Cardigan Street. The properties were each valued at a Net Annual Value (NAV) of £50.⁶ By 1890, the residences had acquired the existing street number of 18-22 Cardigan Street.⁷ The Melbourne and Metropolitan Board of Works (MMBW) detail plan shows the building footprint of the terraces, with solid wing walls to the verandahs and narrower rear wings (Figure 3).

The properties remained residential through much of the twentieth century and are now part of the RMIT landholdings in this area of Carlton.

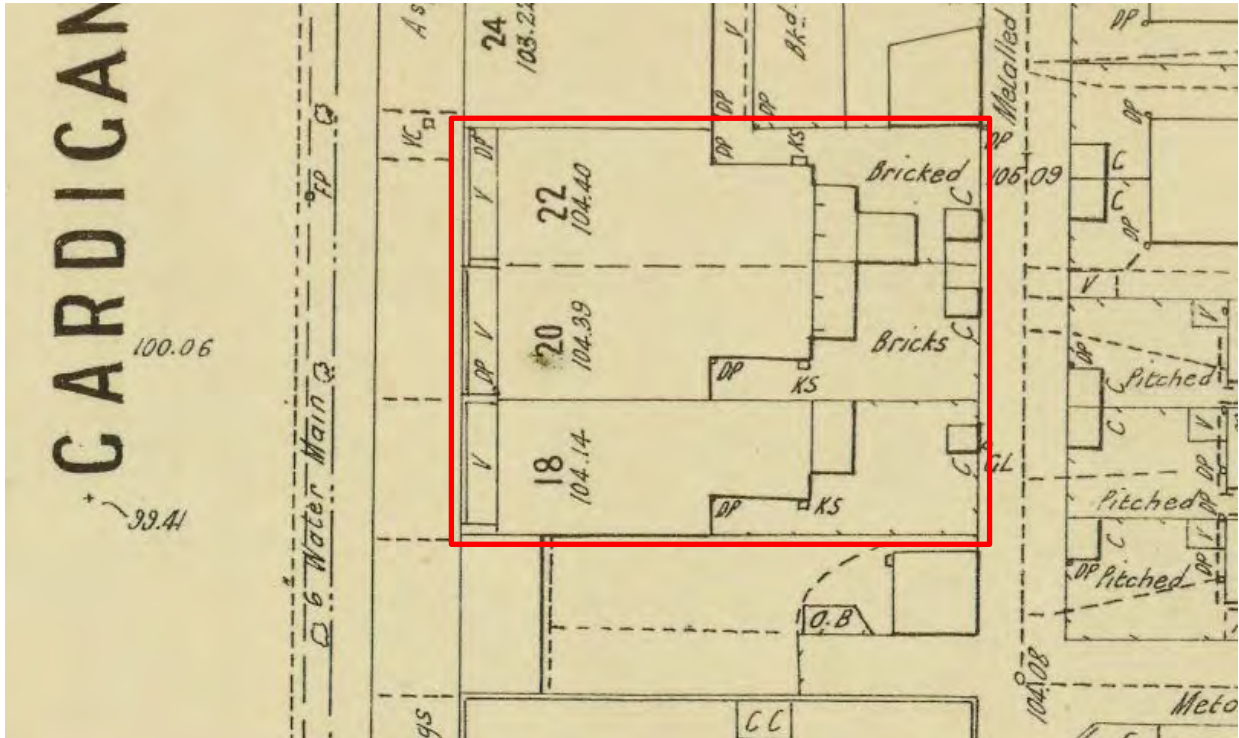


Figure 3 [Detail] MMBW detail plan no 1180 and 1181, 1896 showing the subject site
Source: State Library of Victoria

SITE DESCRIPTION

The terrace row at 18-22 Cardigan Street comprises a row of three attached, two-storey rendered Victorian dwellings sharing a transverse gable-ended roof (Figure 4). The houses have double-storey verandahs with wingwalls constructed to the property boundary. These incorporate cast iron lacework friezes and balustrading. Cast iron to verandahs survives in unusually good condition suggesting that they have been stripped of paint and repainted in the relatively recent past. Rendered ornament is generally understated reflecting the pre-Boom construction date of the group. Nonetheless, the design incorporates simple brackets and lion's head masques to wingwalls and orbs to the parapet. Cast iron palisade front fences on bluestone bases extend between the wing walls. These retain original gates. Windows are generally timber-framed, double-hung sashes, although the ground floor window opening at no. 20 has been enlarged and a multipaned arrangement, incorporating fixed and side-hung casement windows, installed. An original slate roof survives to the street pitches of nos 18 and 20 but has been replaced in corrugated steel at no. 22. Rear pitches have been replaced in steel throughout. Original chimneys survive across the group. Original tiling at ground floor level has been replaced throughout. Original doors at nos 18, 20 and 22 survive behind modern fly screens.



Figure 4 Recent aerial photograph of the subject site
Source: Nearmap, January 2019

INTEGRITY

The building has been overpainted and other changes such as replacement of original slate roof cladding and replacement of a window to the street have occurred. However, the integrity of the building remains good and its early character and role within the street remain legible.



Figure 5 18-22 Cardigan Street (at left); lion's head (at right)

COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.⁸ Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.⁹

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely. During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later, private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now relatively rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace* (Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia, in addition to the grander examples, also includes single-storey attached cottages. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included in the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are located within Carlton and are included in the HO. Similar examples also survive in nearby suburbs such as East Melbourne and Parkville, although few terrace rows survive in the central city.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167 – City of Yarra, Figure 6)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173-HO183 – City of Yarra, Figure 7)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 8)
- 51-65 Cardigan Street Carlton (1896-1900, HO27, Figure 9)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 10)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 11)
- Georges Terrace, 59-69 Cardigan Street, Carlton (1905-6, HO27, Figure 12)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 13)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 14)

Buildings in the above group form particularly intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable VHR examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the

group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development. The group also illustrates, the evolution of the terrace row typology retaining examples from the 1850s through to the Victorian survival designs of the early twentieth century.

As Goad & Tibbetts note,¹⁰

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fencings as well as for decorative brackets or valences.

Terrace rows at nos 18-22, 50-56, 51-7 and 59-65 Cardigan Street are all rendered masonry buildings of the kind described above. They retain cast iron verandahs and detailing that is representative of developments of this type. They are distinguished by their intactness and integrity to their early states. While occasionally isolated from similar buildings, they evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these building survives and intact examples of this typology are, relatively speaking, rare.

Within this group the subject row at 18-22 Cardigan Street, Carlton is among the earliest, dating from 1874. While unremarkable in terms of its design, it is representative of the rows constructed in the years prior to the boom and in some cases (51-57 Cardigan Street and 59-69 Cardigan Street) in the period afterwards. It survives as a substantially intact row informing an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation on the city fringes.



Figure 6 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 7 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 8 Holcombe Terrace, Carlton (HO1)
Source: Victorian Heritage Database



Figure 9 51-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 10 Russell Terrace, 68-72 Victoria Street (HO118)
Source: Lovell Chen



Figure 11 101-111 Cardigan Street, Carlton (HO30)
Source: Lovell Chen



Figure 12 Georges Terrace, 59-6966 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 13 Royal Terrace, 272-278 Faraday Street, Carlton (HO56)
Source: Lovell Chen



Figure 14 Mary's Terrace, 50-6 Cardigan Street, Carlton (HO36)
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
Yes	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

HO35, being the terrace row of three attached, two-storey rendered Victorian dwellings at 18-22 Cardigan Street, Carlton, which dates from 1874, is significant. The individual properties are contributory, reflecting their relatively simple form and detailing in the Carlton context.

HOW IT IS SIGNIFICANT

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, is of local historical significance and representative value to the City of Melbourne.

WHY IT IS SIGNIFICANT

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, built in 1874 for owner, William Coulson, is of historical significance (Criterion A). Its construction in the 1870s is demonstrative of this phase of development in the suburb in the pre-Boom era; and its survival as a substantially intact row informs an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation in Melbourne on the fringe of the city.

HO35, being the terrace row is also of representative value (Criterion D). While unremarkable in terms of design, it is representative of the rows constructed in the years prior to the boom and in some cases in the period afterwards; it also retains its substantial external intactness which, for a terrace of the 1870s, is of note. Its relatively simple form and detailing is typical of pre-Boom terraces; and the integrity of the building remains good. It is distinguished by the transverse gable-ended roof shared by the three dwellings, with prominent chimneys to the roof ridge; cast iron lacework friezes and balustrading; simple brackets and lion's head masques to the wingwalls and orbs to the parapet; and the cast iron palisade front fences on bluestone bases with original gates. Its early character and role within the street also remain legible, evoking a time when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row was a distinctive vernacular building type across suburban Melbourne.

RECOMMENDATIONS

Amend the Heritage Overlay mapping and retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes below.

PREVIOUS STUDIES

**City of Melbourne
Heritage Review 1999**

Allom Lovell and Associates

**Carlton Conservation
Study 1984**

Nigel Lewis and Associates

ENDNOTES

- 1 *Sands & McDougall* directory, 1873.
- 2 Plan of Carlton, Jika Jika, M314 (14), Melbourne Sheet 6, Put-away plan, Central Plan Office, Landata.
- 3 City of Melbourne, rate books, Volume 13: 1874, Smith Ward, see rate nos 1394-1395, VPRS 5708/P9, Public Record Office Victoria.
- 4 Melbourne City Council, notice of intent to build, no. 5852, 24 April 1874, via Miles Lewis, Australian Architectural Index, record no. 77943, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 6 September 2018.
- 5 *Argus*, 16 July 1874, p. 3, via Miles Lewis, Australian Architectural Index, record no. 77943, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 5 September 2018.
- 6 City of Melbourne, rate books, Volume 14: 1875, Smith Ward, rate nos 1406-1408, VPRS 5708/P9, Public Record Office Victoria.
- 7 *Sands & McDougall* directory, 1890, State Library of Victoria.
- 8 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- 9 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.
- 10 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.

SITE NAME	MARY'S TERRACE
STREET ADDRESS	50-56 CARDIGAN STREET, CARLTON
PROPERTY ID	101705, 101704



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
PREVIOUS GRADE	C2	HERITAGE OVERLAY	H036
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	RESIDENTIAL TERRACE ROW
DESIGNER / ARCHITECT / ARTIST:	NOT KNOWN	BUILDER:	GEORGE O RICHARDSON
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1885-86

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

Extent of overlay: detailed at Figure 1

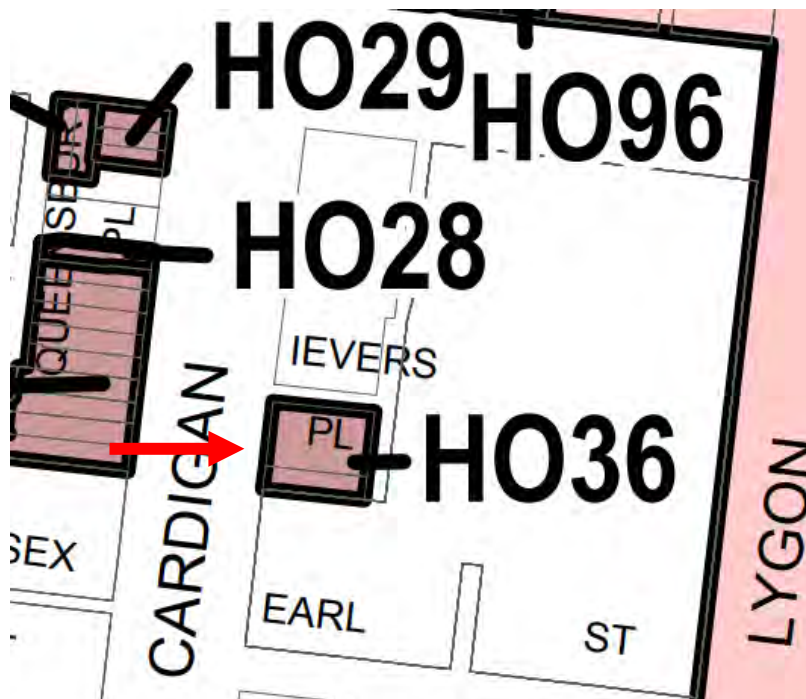


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO36)
Source: Melbourne Planning Scheme

SUMMARY

Mary's Terrace, the terrace row of four attached, two-storey rendered Victorian dwellings at 50-56 Cardigan Street, Carlton, dates from c.1885-1886, and was constructed for prominent Carlton property owner, William Ievers. It is of local historical significance and of representative value; is typical of mid-1880s terrace row construction and Boom period development in Melbourne; and remains substantially intact to its original state.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and

development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The terrace row at 50-56 Cardigan Street consists of four dwellings constructed in c. 1885-1886 for prominent Carlton property owner, William Ievers.²

Ievers was a prominent local resident who established a real estate agency in Cardigan Street, Carlton in 1859. As noted in the Australian Dictionary of Biography, the firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. He was involved in local political affairs as a municipal rate collector and valuer for 25 years and elected a councillor for the Smith ward of the City of Melbourne in 1895. He was also a significant contributor to Church of Sacred Heart (St George's) in Carlton. A memorial to him was erected by his son in Argyle Place, and two small streets (Ievers Terrace and Ievers Place, the latter abutting the north side of the subject terrace) and a park (Ievers Reserve, in Parkville) bear his name. The terrace row on Cardigan Street was named 'Mary's Terrace', after Ievers' wife of nearly 50 years.³

Ievers owned a number of properties in the southern part of Cardigan Street. At the time of the construction of Mary's Terrace, the rate books listed him as the owner of ten brick cottages on the eponymous Ievers Place, and four brick shops to the north of Ievers Place.⁴ In August 1885, a notice of intent to build was lodged with the City of Melbourne for the construction of four houses in Cardigan Street, near Victoria Street. The builder was listed as George O Richardson of Freeman Street, North Fitzroy, with no architect listed.⁵ The 1885 municipal rate books list the site as land on Cardigan Street East, owned by Ievers, and valued at a net annual value (NAV) of £36.⁶ The following year the rate books list the four residences in the terrace row as under construction and unoccupied. Each was described as brick houses of eight rooms with bath, balcony and verandah, with a NAV of £64.⁷ By 1887, the houses were occupied, although all remained in Ievers ownership.⁸ The properties were then numbered 32-38 Cardigan Street, but Cardigan Street was renumbered in 1888 and the 1888 rate books show the terrace row at its present address of 50-56 Cardigan Street.⁹

The terrace can be seen in the 1896 MMBW detail plan at Figure 2, with front verandahs, paired rear wings, and brick and pitched rear yards. The row remained residential through much of the twentieth century. By the 1940s, nos 50 and 52 had been converted to apartments, although nos 54 and 56 remained as single residences.¹⁰ By the 1970s, the two centre houses were listed in the *Sands & McDougall* directory as apartments, while no. 50 was occupied by an accountancy firm and no. 56 was occupied by a solicitor.¹¹ The buildings are now part of the RMIT landholdings in this area of Carlton.

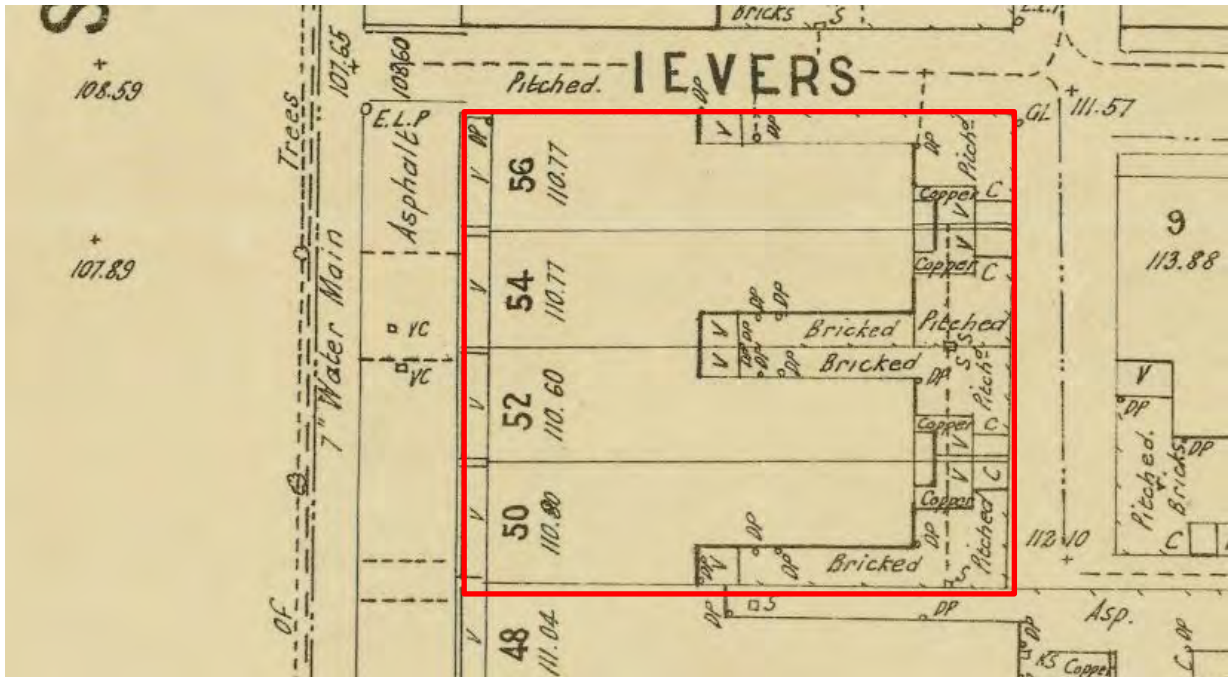


Figure 2 MMBW detail plan no. 1180 and 1181, 1896, with subject site indicated
Source: State Library of Victoria



Figure 3 Mary's Terrace, c. 1975-1980, photographed by John T Collins
Source: J T Collins Collection, H94.200/43, La Trobe Picture Collection, State Library of Victoria

SITE DESCRIPTION

Mary's Terrace comprises a row of four, two-storey rendered brick houses built in 1885-1886 (Figure 4). The houses retain original double-storey verandahs with wingwalls extending to the property boundary. Verandahs incorporate cast iron columns with Corinthian capitals to lacework valences above. Along the street boundary, original cast iron palisade fences on bluestone bases with original gates survive. Original red and cream tiling to setbacks in red have generally been replaced but survives intact at no. 56. Original windows survive throughout. These are timber-framed double-hung sashes - those at ground floor retaining original fixed side lights. Original door joinery including some original doors typically survives. At first floor level, an original cast iron balustrade, and verandah valence above, remain in place beneath a simple concave roof in corrugated steel. The group is capped with a simple parapet incorporating a central pediment device flanked by scrolls and incorporating the name 'Mary's Terrace'. Each dwelling incorporates a hipped roof to the street volume and a separate hipped roof arrangement to a, more modest, two-storey service wing to the rear. Original chimneys survive at nos 50-54. Rendered ornament to the group is generally understated - particularly given the building's Boom period construction date - with simple orbs and brackets to wingwalls but few other enhancements, this straightforward approach reflecting its design by a capable builder rather than an architect. Evidence of small pedestal devices or bases to the parapet and its central pediment suggest that orbs or urns have been removed from the bases at this level and that the original expression of the group may have been slightly more exuberant than is the case today.



Figure 4 Recent aerial photograph of the subject site
Source: Nearmap, January 2019



Figure 5 Mary's Terrace (at left), original fence, gates and tiled setback at 56 Cardigan Street (at right)

INTEGRITY

The building has been overpainted but the underlying rendered expression remains discernible. Original slate roof cladding has been replaced in corrugated steel throughout and ground floor setbacks areas have generally been altered; however, the building is otherwise substantially intact to its original state.

COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.¹² Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.¹³

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely. During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later private development of walk-up flats and in-fill development further reduced the number of complete rows.

As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace*, Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia, in addition to the grander examples, also includes single-storey attached cottages. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included in the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are located within Carlton and are included in the HO. Similar examples also survive in nearby suburbs such as East Melbourne and Parkville, although few terrace rows survive in the central city.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167, Figure 6)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 7)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 8)
- 51-65 Cardigan Street Carlton (1896-1900, HO27, Figure 9)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 10)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 11)
- 18-22 Cardigan Street, Carlton (1874, HO35, Figure 12)
- Georges Terrace, 59-69 Cardigan Street, Carlton (1905-6, HO27, Figure 13)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 14)

Buildings in this group form particularly intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development. The group also illustrates the evolution of the terrace row typology retaining examples from the 1850s through to the Victorian survival designs of the early twentieth century.

As Goad & Tibbetts note,¹⁴

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fencings as well as for decorative brackets or valences.

Terrace rows at nos 18-22, 50-56, 51-7 and 59-65 Cardigan Street are rendered masonry buildings of the kind described above. They retain cast iron verandahs and detailing that is representative of developments of this type. They are distinguished by their intactness and integrity to their early states. While occasionally isolated from similar buildings, they evoke the character created when streetscapes of terrace rows proliferated

through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these buildings survive and intact examples of this typology are, relatively speaking, rare.

Within this group, the row at 50-56 Cardigan Street, Carlton is typical of terrace row developments as they proliferated through the 1880s. While straightforward rather than remarkable in terms of its design, it is representative of the rows constructed during the Boom and in some cases (51-57 and 59-69 Cardigan Street) in the period afterwards. Ornament is generally understated but illustrates the tendency towards filigree in lacework that informed architectural design through the 1880s and remained relevant in Carlton at the turn of the twentieth century (51-9 Cardigan Street). Mary's Terrace survives as a particularly intact example and informs an understanding of early Carlton and the development of the terrace type as a suitable response to the pressure for accommodation on the City fringes.



Figure 6 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 7 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 8 Holcombe Terrace, Carlton (HO1)
Source: Victorian Heritage Database



Figure 9 51-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 10 Russell Terrace, 68-72 Victoria Street (HO118)
Source: Lovell Chen



Figure 11 101-111 Cardigan Street, Carlton (H030)
Source: Lovell Chen



Figure 12 18-22 Cardigan Street
Source: Lovell Chen Source: Lovell Chen



Figure 13 Georges Terrace, 59-695 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 14 Royal Terrace, 272-278 Faraday Street, Carlton (HO56)
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
Yes	<p>CRITERION D</p>

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

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

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

CRITERION H

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

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

Mary's Terrace, the terrace row of four attached, two-storey rendered Victorian dwellings at 50-56 Cardigan Street, Carlton, which dates from c. 1885-1886, is significant.

HOW IT IS SIGNIFICANT

~~The terrace row~~ Mary's Terrace at 50-56 Cardigan Street, Carlton, is of local historical significance and representative value.

WHY IT IS SIGNIFICANT

The terrace row at 50-56 Cardigan Street, Carlton, is of historical significance (Criterion A). The row consists of four dwellings constructed in c. 1885-1886, for prominent nineteenth century Carlton identify and property owner, William Ievers. The latter owned a successful real estate agency in Cardigan Street, established in 1859 near the end of that decade of remarkable Gold Rush related growth in Melbourne, but was particularly successful in the 1870s and 1880s. Ievers was also involved in local politics, being a Melbourne City councillor in the 1890s. The subject row bears the name of his wife, Mary.

~~The terrace row~~ Mary's Terrace is also of representative value (Criterion D). The mid-1880s date of construction places the terrace firmly in the renowned Boom period of development in Melbourne, and it remains substantially intact to its original state. While straightforward and representative rather than remarkable in terms of its design, it is typical of the rows constructed during the Boom and in some cases in Carlton in the period following. The ornament is generally understated, although small pedestal devices to the parapet and central pediment suggest that orbs or urns have been removed, meaning that the original expression may have been slightly more exuberant than is the case today. The terrace also illustrates the tendency towards filigree in lacework that informed architectural design through the 1880s in Melbourne and remained relevant in Carlton at the turn of the twentieth century. Other elements of note include verandahs with cast iron columns, Corinthian capitals and lacework valences; the original cast iron palisade front fences

on bluestone bases with original gates; and a simple parapet to the top of the row with a central pediment flanked by scrolls and incorporating the name 'Mary's Terrace'.

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- 1 *Sands & McDougall* directory, 1873.
- 2 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 6 September 2018.
- 3 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 6 September 2018.
- 4 City of Melbourne, rate books, Volume 25: 1886, Smith Ward, rate nos 1321-1334, VPRS 5708/P9, Public Record Office Victoria.
- 5 Melbourne City Council, notice of intent to build, no. 1704, 31 August 1885, via Miles Lewis, Australian Architectural Index, record no. 79074, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 1 October 2018. This entry incorrectly lists the owner as 'William Ievers', a misspelling of Ievers.
- 6 City of Melbourne, rate books, Volume 24: 1885, Smith Ward, rate no. 1338, VPRS 5708/P9, Public Record Office Victoria.
- 7 City of Melbourne, rate books, Volume 25: 1886, Smith Ward, rate nos 1335-1338, VPRS 5708/P9, Public Record Office Victoria.
- 8 City of Melbourne, rate books, Volume 26: 1887, Smith Ward, rate nos 1330-1333, VPRS 5708/P9, Public Record Office Victoria.
- 9 City of Melbourne, rate books, Volume 27: 1888, Smith Ward, rate nos 1316-1319, VPRS 5708/P9, Public Record Office Victoria.
- 10 *Sands & McDougall* directory, 1944-1945.
- 11 *Sands & McDougall* directory, 1974.
- 12 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- 13 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.
- 14 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.

DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1886-1906
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THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

It is recommended that existing Heritage Overlays HO27 and HO28 be combined to form a single HO place, and that the Heritage Overlay mapping be amended to reflect this.

Extent of overlay: extent of overlay to be remapped to create a single overlay as indicated at Figure 1.

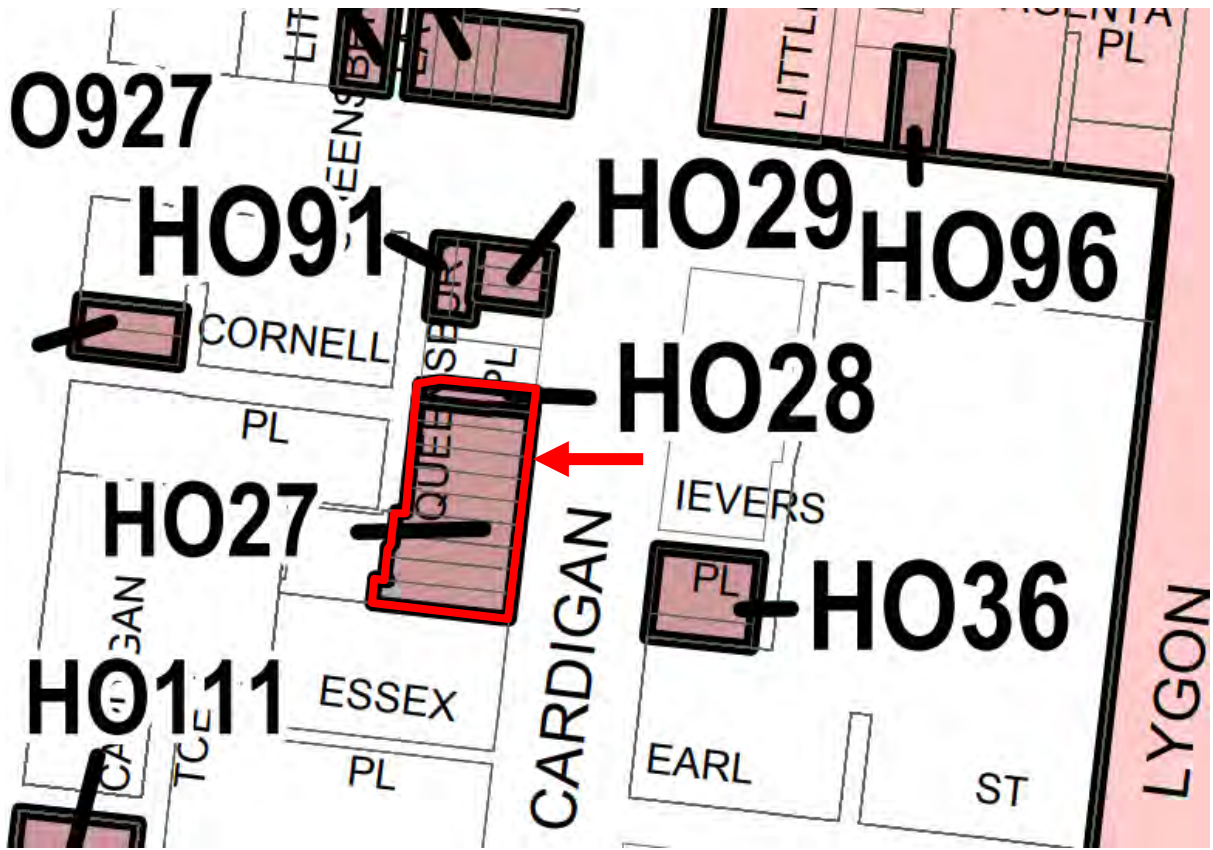


Figure 1 Detail of HO Map no. 5 showing the combined Heritage Overlays and revised HO map
Source: Melbourne Planning Scheme

SUMMARY

The terrace rows and dwellings at nos 51-57 Cardigan Street and nos 59-69~~5~~ Cardigan Street (George’s Terrace), and Clare House at no. 71 Cardigan Street, Carlton, constructed between the mid-1880s and early 1900s, are of

local historical and aesthetic significance. While the buildings have been altered to a modest extent, the integrity of the group remains high.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The subject site comprises three buildings: the terrace row of four houses at nos 51-57 Cardigan Street, Carlton; George's Terrace comprising four houses at nos 59-69~~5~~ Cardigan Street; and Clare House at no. 71 Cardigan Street. The buildings were constructed at various dates between the mid-1880s and early 1900s.

The earliest of these buildings to be constructed was Clare House, which dates from 1886. The municipal rate books of 1885 record 'land' measuring 14 feet by 82 feet (4.26m by 25m) on Cardigan Street owned by James Coughlin valued at a net annual value (NAV) of £8. Coughlin also owned a stone and iron house of four rooms at the adjacent property.² In 1886, the rate books list a 'stone and brick house [of] five rooms' with bath, balcony and verandah' being erected on Coughlin's property.³ This corresponds with a notice of intent to build that was lodged with the council in February 1886 for a two-storey house in Cardigan Street, near Victoria Street. The owner was listed as Cockram, which is possibly a misspelling of Coughlin. Crowle Bros were listed as the builder, and no architect was identified.⁴ However, when the building was completed, the description in the rate book differed from the previous year, and was identified as a brick house of seven rooms. The house was occupied by a Miss Smith and was valued at a NAV of £60.⁵

Clare House at 71 Cardigan Street is the only building of this group which had been constructed by the mid-1890s, at the time of the Melbourne and Metropolitan Board of Works (MMBW) survey. Clare House can be seen in the detail plan produced in 1896 (Figure 2), as having a front and side verandah and an asphalted rear yard.

The four terrace houses at 51-57 Cardigan Street were built in two stages in c. 1897-98 and c. 1900 by builder, and later owner, Joseph J Griggs. The 1896 MMBW plan shows this site to have been vacant land. On 13 October 1896 a notice of intent to build was submitted to the City of Melbourne for the construction of a single house on Cardigan Street. The owner of the property associated was listed in the notice as William Cameron, the architect was W H Webb and the builder Joseph Griggs.⁶ Three years later, a further notice was submitted to the council for the construction of three houses, with Griggs listed as both builder and owner.⁷ It appears that no. 51 was the first of the four houses constructed, and was completed in 1897-98. The 1897 rate books list an eight room brick house and a workshop as being erected at what was then 49 Cardigan Street.⁸ This residence, and its associated outbuilding, were the only buildings occupying the site at 51-57 Cardigan Street until 1900, when the additional three terrace houses were constructed. The rate books of that year list the 1897 house and stable at no. 51, as occupied by Mathew Hyam. The three adjoining houses between 53 and 57 Cardigan Street were listed as being under construction. All four houses were of eight rooms, and were by then

owned by Griggs.⁹ The last reference to a workshop at the site was in 1899, and it appears that this building was replaced by the three houses.¹⁰

George’s Terrace at 59-69~~5~~ Cardigan Street was built for George and Robert levers, sons of William levers, in 1906. William levers was a prominent local resident who established a real estate agency in Cardigan Street, Carlton in 1859. As noted in the Australian Dictionary of Biography, the firm was ‘one of the largest in Melbourne’, and was particularly successful during the 1870s and 1880s. He was involved in local political affairs as a municipal rate collector and valuer for 25 years and elected a councillor for the Smith ward of the City of Melbourne in 1895. He was also a significant contributor to Church of Sacred Heart (St George’s) in Carlton. A memorial to him was erected by his son George in Argyle Place, and two small streets (Ievers Terrace and Ievers Place) and a park (Ievers Reserve) bear his name. An 1880s terrace row at 50-56 Cardigan Street was named ‘Mary’s Terrace’, after Ievers’ wife of nearly 50 years.¹¹ George Ievers was prominent in carrying on his family’s legacy, establishing the charitable William and Mary Ievers Trust, and filled his father’s seat in the Melbourne City Council after William’s death in 1901. A statue of George Ievers is located at the intersection of Gatehouse Street and The Avenue, Parkville.¹²

The site had previously been occupied by a row of six small wood and brick houses at what was then 59-69 Cardigan Street.¹³ In June 1905, a notice of intent to build was lodged with the City of Melbourne for the construction of four two-storey houses. The architect was listed as C H Richardson and the builder was G Fraser of Northcote.¹⁴ The completed, but unoccupied, houses were listed in the 1906 rate books as brick houses of 9 rooms with a NAV of £52.¹⁵

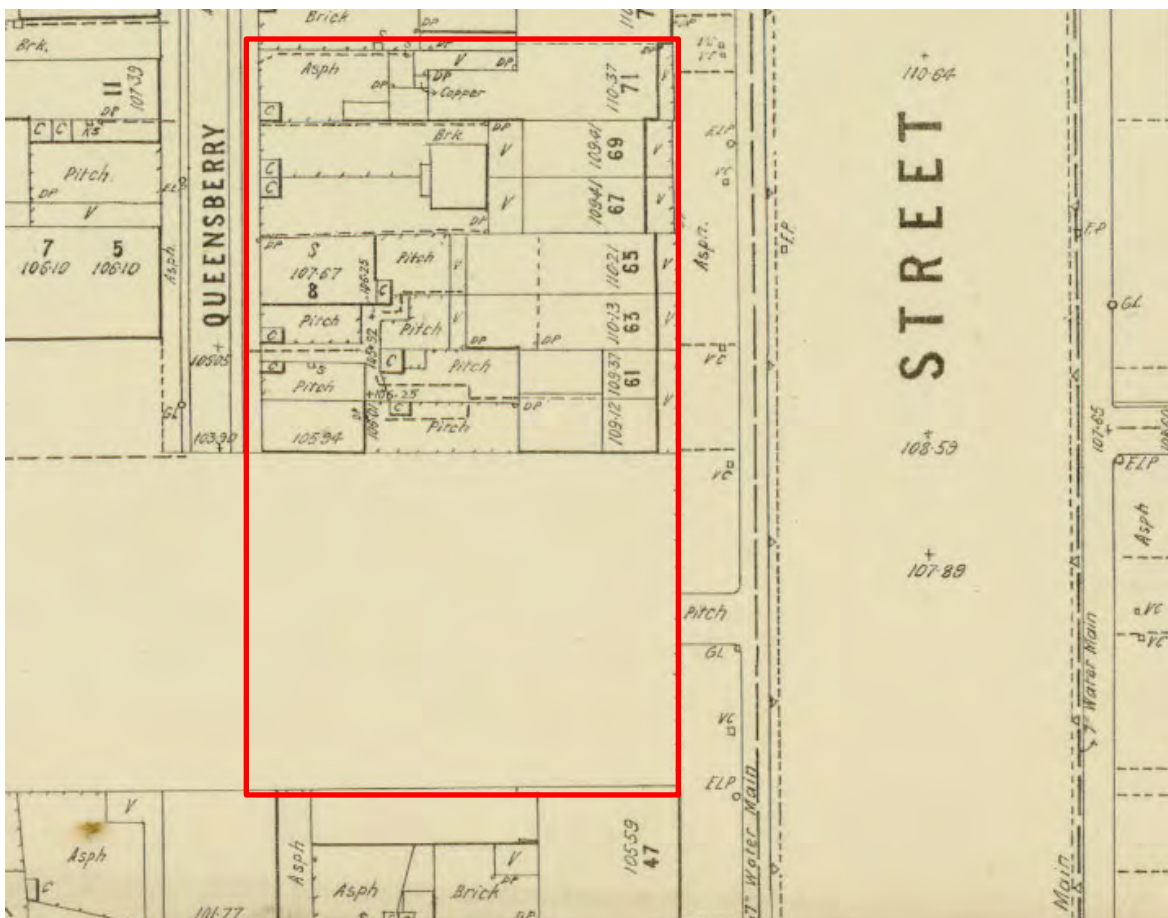


Figure 2 MMBW detail plan nos 1179 and 1180, 1896. Subject site indicated. Only 71 Cardigan Street (at top) survives of the dwellings shown here, with the others later replaced.
Source: State Library of Victoria



Figure 3 George's Terrace, 59-69⁵ Cardigan St, John T Collins, photographer, 25 December 1975
Source: J T Collins Collection, H94.200/44, La Trobe Picture Collection, State Library of Victoria

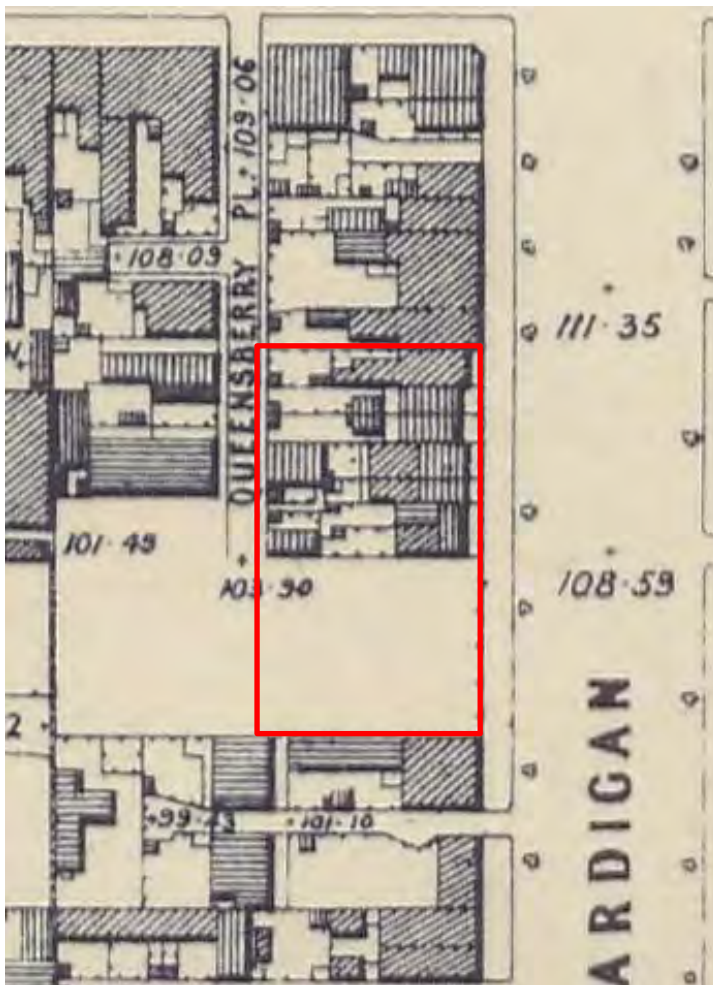


Figure 4 MMBW 160':1" plan no. 30, 1896, with subject site indicated
Source: State Library of Victoria

SITE DESCRIPTION

The site comprises three distinct buildings, namely, the arcaded terrace row at nos 51-57 a second row known as George's Terrace at nos 59-69~~5~~ and the two-storey dwelling, Clare House, constructed on the site in c. 1880s. These are discussed separately below (Figure 5).

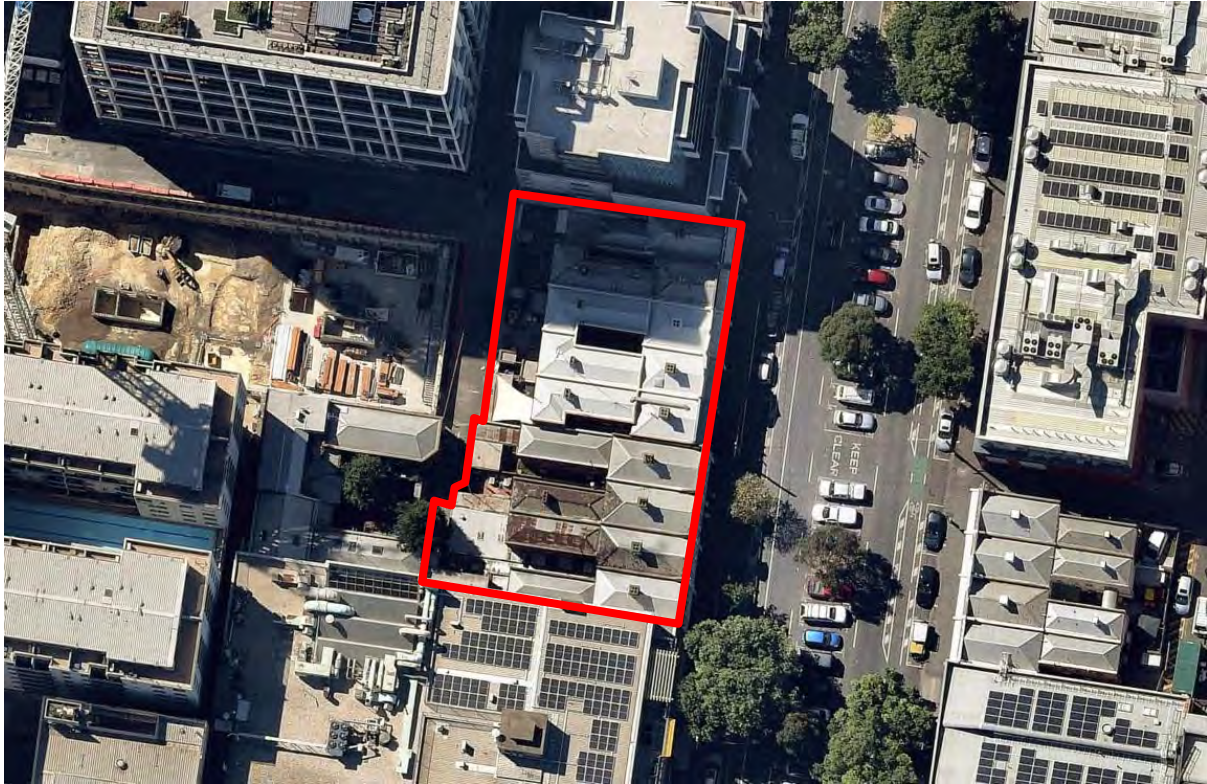


Figure 5 Recent aerial photograph of the subject site
Source: Nearmap, February 2019

Terrace Row, 51-57 Cardigan Street

The two-storey rendered brick terrace row was constructed in two stages in c. 1897-8 (no.5~~19~~) and c. 1900 (nos ~~5364~~, ~~6355~~, & ~~6557~~) as four, more-or-less identical, attached dwellings. This unusual arrangement appears to have derived from the staged construction discussed above which removed the opportunity for a design extending to the group as a whole and incorporating unifying devices such as a shared central pediment. The first building at no. ~~59-51~~ was designed by W H Webb. It is unclear whether Webb had any direct involvement with nos ~~6153~~, ~~63-55~~ and ~~6557~~.

Each dwelling is defined by wingwalls at site boundaries and party walls and incorporates a two-storey arcaded verandah to the street with a balustraded parapet above. Despite its late Victorian construction date, the building reflects the architectural tastes of 1880s Melbourne with Italianate arcades at both levels to the street and architectural ornament in abundance. At ground floor level, arcades enclose small tiled setback areas. Corinthian Columns at each street boundary support a trio of Roman arches with keystones and floriated spandrel detailing. The front door and paired segmental-arch-headed windows to each dwelling are enhanced by architraves and string courses. At first floor level, the arcades enclose small balcony areas. Balustrades to the street incorporates plinths to short columns supporting upper level arcades that reiterate the expression of those below. Above, a cornice incorporates dentils and a floriated frieze at parapet level. The uppermost elements in the composition - a central pediment device to each dwelling's parapet - is particularly bold, flanked by short pilasters supporting a curving pediment device and incorporating a signage panel. Urns, orbs or other

decorative elements at parapet level have been removed although their connecting rods survive in some location. The liberal application of decorative moldings to wingwalls, balustrades, window and doors combine to create an uncommon richness of applied detail.

The building is unusually intact to its original state with original external ornament (apart from parapet urns) in place throughout. Cast iron palisade fences and gates survive as does tessellated tiling to front setback areas. Original fenestration and joinery survive throughout - including some front doors.

George's Terrace, 59-69~~5~~ Cardigan Street

George's Terrace comprises a row of four, two-storey dwellings constructed in 1906 to designs by Architect, C H Richardson. Its expression is more austere than its neighbour to the south, incorrectly suggesting an earlier construction date. It is a straightforward terrace row in rendered brick. Dwellings retain original double-storey verandahs between wingwalls that extend to the property boundary to create small tiled setbacks. Each verandah incorporates a cast iron column at its centre and lacework friezes and balustrades. Verandah roofs adopt a convex profile. Original cast iron palisade fences and gates extend along the street boundaries. Original paired timber-framed double-hung sash windows at ground floor level survive. Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although original chimneys survive. Ornamentation to the group is generally understated with decorative brackets to wingwalls, urns to the parapet but few other enhancements. The key architectural feature takes the form of a triangular pediment device raised above the parapet incorporating the name 'George's Terrace' in a signage panel in the entablature. The arrangement is crowned with a modest acroterion and flanked by scrolls.



Figure 6 Upper façade, 51 Cardigan Street, Carlton

Clare House, 71 Cardigan Street

Constructed in 1886, Clare House is the earliest building in the group. Its design anticipated many of the architectural features and embellishments later employed at George's Terrace to the south. It survives as a

straightforward, two-storey dwelling in rendered brick retaining its original double-storey verandah. Wingwalls extend to the property boundary to create a small tiled setback at ground floor level and balcony above. The verandah incorporates central cast iron columns at ground and first floor levels which rise to lacework friezes. The verandah roof adopts a concave profile. An original cast iron palisade fence survives although its gate has been removed. Cast iron balustrades to the first floor balcony also survive. A timber-framed, double-hung sash window at ground floor level survives with original fixed side lights intact. Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although its original chimneys survive. As at George's terrace, ornamentation is generally understated with decorative brackets and vermiculated panels to wingwalls but few other enhancements. Again, the key architectural interest derives from a curved pediment device raised above the parapet incorporating the name 'Clare House' in a signage panel. The arrangement is flanked by scrolls. Examination from the street suggests that a crowning element has been lost.



Figure 7 No. 65 Cardigan Street, Clare House at no. 71 Cardigan Street and part of the substantial new development at nos 73-81 Cardigan Street Carlton

INTEGRITY

All three buildings in the group including the terrace row at 51-57 Cardigan Street, George's Terrace at 59-69~~5~~ Cardigan Street and Clare House, at 71 have each been altered to a modest extent. However the integrity of the group remains high.

COMPARATIVE ANALYSIS

The subject group is unusual within the study area comprising two rows of terrace housing and a single detached dwelling which are buildings of individual note and collectively form a substantially intact remnant streetscape.

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.¹⁶ Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.¹⁷ The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely.¹⁶ During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace*, Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia ranges from expensive middle-class dwellings of three to four-storeys to single-storey attached cottages in working-class suburbs. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included under the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. In addition to the two subject residential rows that comprise HO28, the following examples are located within the current study area and are included in the HO.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167, Figure 8)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 9)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 10)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 11)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 12)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 13)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 14)
- 18-22 Cardigan Street (1874, HO35, Figure 15)

Buildings in this group form largely-intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms

of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development.

Goad & Tibbetts note,

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fences as well as for decorative brackets or valences.

The subject terrace rows at nos 51-57 Cardigan Street and George's Terrace at 59-69~~5~~ Cardigan Street, and those at 18-22 and 50-6 Cardigan Street and 272-278 Faraday Street retain cast iron verandahs and detailing that is representative of developments of this type. These buildings are distinguished by their intactness and integrity to their original states. While somewhat isolated from similar buildings, they evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these buildings survives and examples of this typology are, relatively speaking, reasonably rare.

The buildings at 51-71 Cardigan Street form a short representative streetscape including two terrace rows and a modest villa, which collectively illustrate the architectural variety of early Carlton. The terrace row at nos 51-57 Cardigan Street, is unusual as an attached sequence of identical two-storey dwellings rather than a terrace row per se. While this may not have been a design decision, it produced an unusual variant on the terrace row form which speaks to the ad hoc nature of early development in Carlton as discussed in the Thematic Environmental History. This development, in conjunction with the neighbouring George's Terrace are both handsome buildings which illustrates the extent to which design practices of the 1880s retained their currency into the 1890s and beyond. Clare House at 71 Cardigan Street is somewhat different insofar as it is a straightforward two storey detached residence. However it survives as an important element within the group.

The terrace row at nos 51-57, George's Terrace at nos. 59-69~~5~~ were constructed to designs by WH Webb. C H Richardson and respectively. From 1888 Webb worked as an architect in practice with his two sons.¹⁸ His work largely comprised suburban shops and dwellings in North and West Melbourne. Larger projects include a laundry in North Melbourne (1890) a group of ten houses and shops in Abbotsford Street North Melbourne (1891) and a coach factory for J C Morrison in Carlton (1911-12). His activities appear to have ended around WWI. A limited review suggests that his work generally was conservative and somewhat backward-looking. It appears that WH Webb is unrelated to the notable architect Charles Webb. His works at nos 51-57 Cardigan Street exemplifies the capable execution of a style which had by 1906 been long-established. The double arcaded composition is typical of designs of the 1880s; this particular example incorporating the unusually elaborate decoration that typified Boom era (later 1880s) design. While the group at 51-57 Cardigan Street may represent one of the largest commissions undertaken by Webb, it not seen to be a key work of an innovative or important architectural practitioner.

Less is known of the C H Richardson. He has received some recognition for his own house in a Federation mode in Canterbury Road, Canterbury constructed between 1905 and 1910 but appears to have produced little else of architectural note. He is listed as an architect in the Sands and McDougall Directories only between 1910-1914. With the creation of the Architects Registration Board in 1923, he registered and remained active until 1938¹⁹ but appears to have produced no distinguishing work. As with Webb on the site to the south, Richardson's work at George's Terrace sought to recreate an architectural expression that had been popular in the 1870s and 1880s. Again, it not seen to be a key work of a notable architect. Both buildings are prominent features of the

Cardigan Street precinct and a typical example of a building typology which is a distinctive feature of historic Carlton. However, neither is an early example or one that that informs the catalogue of a notable architect.



Figure 8 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 9 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 10 Holcombe Terrace, Carlton (HO1)
Source: Victorian Heritage Database



Figure 11 Royal Terrace, 272-278 Faraday Street, Carlton (HO56) Source: Lovell Chen



Figure 12 Russell Terrace, 68-72 Victoria Street (HO118)
Source: Lovell Chen



Figure 13 101-111 Cardigan Street, Carlton (HO30)
Source: Lovell Chen



Figure 14 Mary's Terrace, 50-6 Cardigan Street, Carlton (HO36)
Source: Lovell Chen



Figure 15 18-22 Cardigan Street
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

Yes	CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).
	CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
	CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
	CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
Yes	CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
	CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
	CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

Terrace Row, George's Terrace and Clare House, ~~T~~the terrace rows and dwellings at nos 51-57 Cardigan Street and nos 59-~~69~~5 Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, constructed between the mid-1880s and early 1900s, are significant.

HOW IT IS SIGNIFICANT

Terrace Row, George's Terrace and Clare House ~~The terrace rows~~ at nos 51-57 Cardigan Street and nos 59-~~69~~5 Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, are of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

Terrace Row, George's Terrace and Clare House ~~The terrace rows, dwellings and house~~ at 51-71 Cardigan Street, Carlton, are of historical significance (Criterion A). The buildings were variously constructed in the mid-1880s through to the early 1900s. As such they demonstrate aspects of terrace house and residential development in Carlton from the affluent Boom period, through the more subdued 1890s and into the early twentieth century. They also speak to the ongoing popularity of the suburb in this historic period, and its continued development and evolution. The earliest of the buildings is the 1886 Clare House, built for owner James Coughlin; it is also the only building of the group to be constructed before the mid-1890s. This lapse in localised building activity is demonstrative of a wider economic downturn which affected Melbourne, and indeed Victoria, in the early 1890s and following the heady 1880s Boom. The four terrace houses at 51-57 Cardigan Street were built in two stages, with a single dwelling at no. 51 completed in 1897-98 and the three additional terraces in 1900. Again, within this historic row, the stop-start building activity of the 1890s is writ large. The last to be built in 1906 was George's Terrace at 59-~~69~~5 Cardigan Street, for George and Robert levers, sons of local identity, real estate agent and City of Melbourne councillor William levers. George was also a prominent local, who too became a Melbourne City Councillor.

Terrace Row, George's Terrace and Clare House at 51-71 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). The group is unusual within the study area in comprising two rows of substantially externally intact terrace housing and a single detached dwelling which are buildings of individual note, illustrate the architectural variety of historic Carlton and collectively form a substantially intact remnant streetscape, with a strong and complementary streetscape presence. The dwellings variously retain Italianate detailing; prominent parapets with pediments; cast iron verandahs and lacework; a double-arcaded composition supported by elaborate decoration; and original iron palisade fences, all of which are representative of developments of this type. The dwellings are also distinguished by their intactness and integrity to their original states. While somewhat isolated from similar buildings, they nevertheless evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne.

RECOMMENDATIONS

Combine HO27 and HO28, amend the Heritage Overlay mapping, and retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

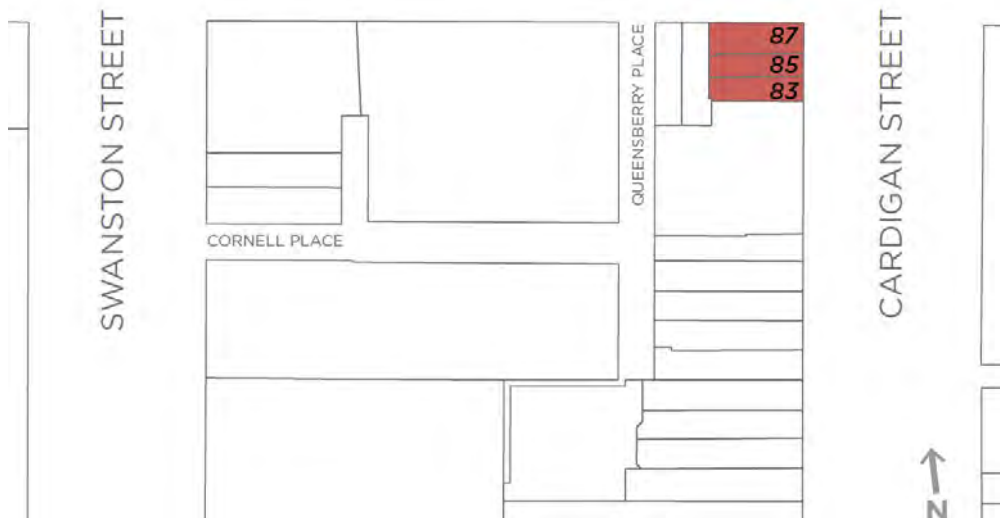
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- 17 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannell Flower Press, Mullumbimby, NSW. 1997, pp. 49-52.
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- 19 Architects Registration Board of Victoria, Summary of registration files Series P1 and P2 held at Victorian Public Records Office.

SITE NAME	83-87 CARDIGAN STREET, CARLTON SHOPS AND RESIDENCES
STREET ADDRESS	83 CARDIGAN STREET, 85 CARDIGAN STREET AND 87 CARDIGAN STREET, CARLTON
PROPERTY ID	101590, 101591, 101562



QUEENSBERRY STREET



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
PREVIOUS GRADE	C2	HERITAGE OVERLAY	H029
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	SHOPS, RESIDENCES
DESIGNER / ARCHITECT / ARTIST:	N/A	BUILDER:	JAMES MCINDOE RICHARD SPOTT
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1900 1903

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
5. BUILDING VICTORIA'S INDUSTRIES AND WORKFORCE	5.3 MARKETING AND RETAILING
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS
	6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay

Extent of overlay: detailed below at Figure 1.

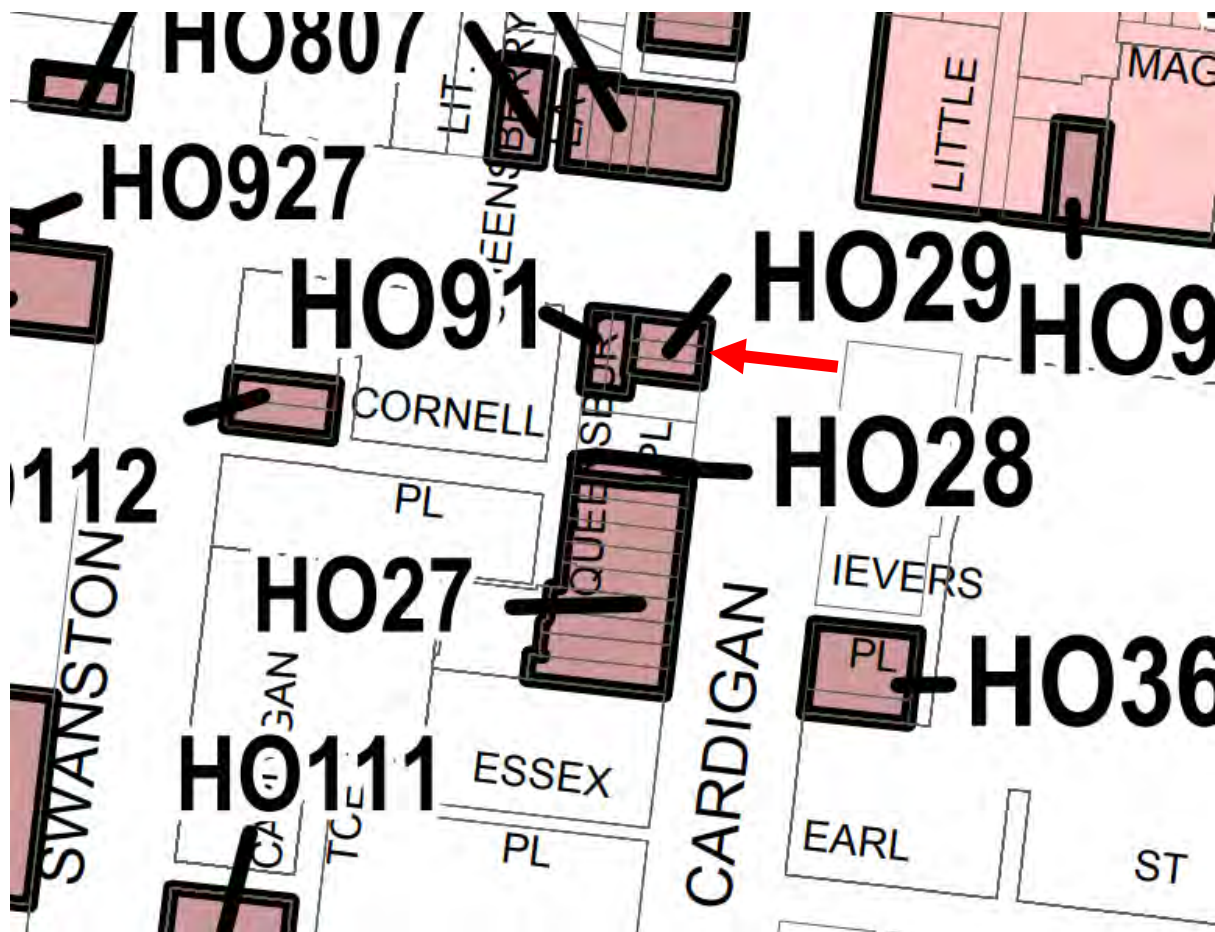


Figure 1 Detail of HO Map no. 5 with the subject site indicated
Source: Melbourne Planning Scheme

SUMMARY

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s of rendered masonry construction, are of historical and aesthetic significance. The group has a high degree of external intactness and integrity, and reads as a cohesive group of three building components.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its cross roads, in the nineteenth century, a number of small retail centres developed around the suburb. This was typical of nineteenth century suburban development, with small collections of shops servicing the immediate surrounding area.

SITE HISTORY

The shop and residences at 83-87 Cardigan Street, Carlton were built in stages in the early 1900s.

In the nineteenth century, the site was occupied by timber buildings, including a single storey shop occupied by a furniture dealer to the corner of Cardigan and Queensberry streets (Figure 2). These buildings can be seen in the Melbourne Metropolitan Board of Works (MMBW) plans of the mid-1890s at Figure 3 and Figure 4 which show the buildings as having a smaller footprint than the existing buildings. The buildings to the west, at what was then 123-125 Queensberry Street, now 133-135 Queensberry Street, were also constructed of timber.

By the late 1890s, the site bound on three sides by Cardigan Street, Queensberry Street and Queensberry Place was owned by Alice Mills who replaced the timber buildings with more substantial brick structures.² In November 1899, Mills submitted a notice of intent to build to the City of Melbourne for the construction of a four-room house on Cardigan Street, to the south of Queensberry Street. This was the two-storey building at 83 Cardigan Street, which was completed in 1900, and while no architect was recorded, the building contractor was listed as a James McIndoe of Curtain Street.³ That year the building was described in the municipal rate books as a five, not four, room brick house valued at a net annual value (NAV) of £22.⁴

In September 1901, Mills advised the council of the construction of the pair of brick houses at 133-135 Queensberry Street (now the subject site). In November 1902, an additional notice of intent was submitted for two shops and dwellings at the corner of Cardigan and Queensberry streets. The building at 85 and 87 Cardigan Street was constructed by Richard Sprott, with no architect recorded.⁵ The 1904 rate books describe the completed buildings as a brick house at no. 85 valued at a NAV of £24 and a brick shop at no. 87 was valued at NAV £46.⁶ The corner shop was occupied by butcher William Whitfield.⁷

The Queensberry Street elevation of the buildings can be seen in a 1927 oblique aerial photograph (Figure 5). In this view, a separate entry to 87 Cardigan Street from Queensberry Street is evident. Whitfield continued to occupy the corner shop and residence until his death in the mid-1930s.⁸ Following his death it emerged in numerous newspaper reports that he had 'secretly' married the previous year, but had not included his new wife in his will.⁹ Although it appears to have continued as a butcher's premises during the mid-twentieth century, in the 1960s and 1970s, no. 87 was occupied by a hairdresser. Both nos 83 and 85 remained listed as residential in the directories through the twentieth century.¹⁰ The corner shop has been used as a café for much of the twenty-first century.



Figure 2 Timber shops at 85 and 87 Cardigan Street, photographed in c. 1875
Source: Charles Nettleton, photographer, H88.22/25, State Library of Victoria

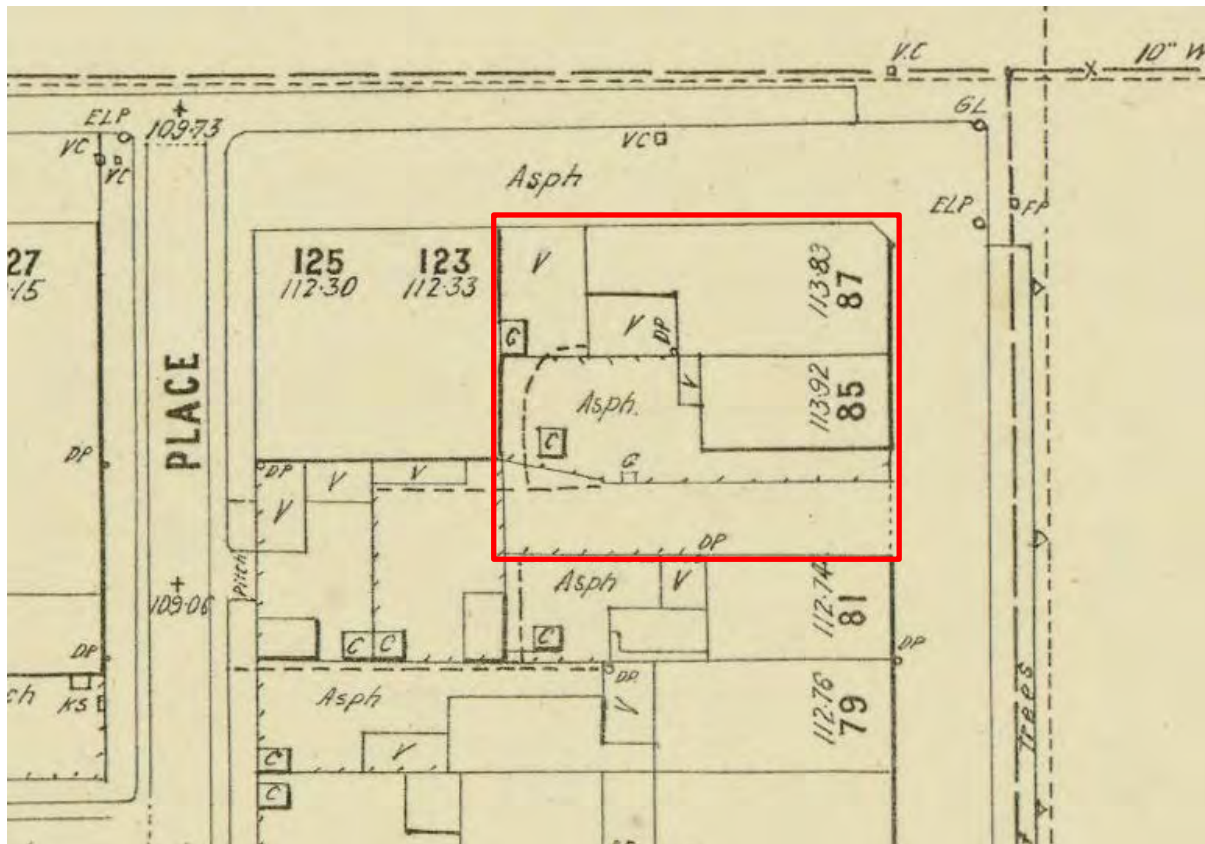


Figure 3 Melbourne and Metropolitan Board of Works Plan No. 1179 and 1180, 1896, with the subject site indicated
Source: State Library of Victoria

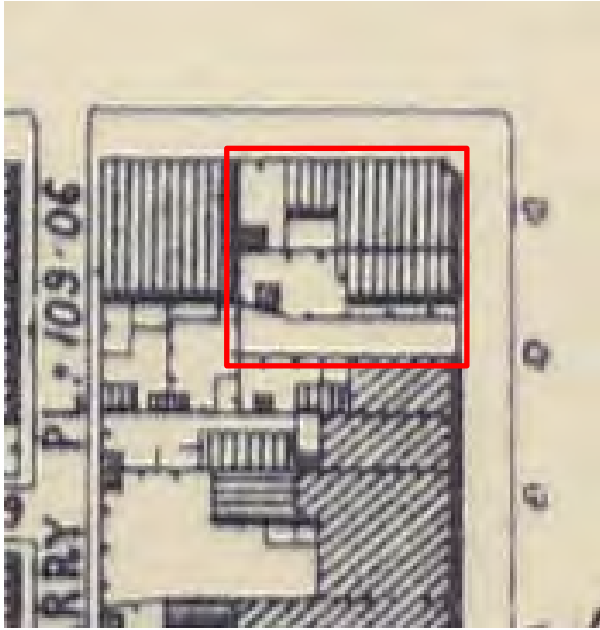


Figure 4 MMBW 160 feet to 1-inch plan, 1896, with subject site indicated. The vertical hatching indicates the buildings are constructed of timber
 Source: State Library of Victoria



Figure 5 Oblique aerial view south over Carlton, with buildings at corner of Cardigan and Queensberry streets visible, 1927
 Source: Airspy collection, H2501, State Library of Victoria

SITE DESCRIPTION

The two-storey group at 83-5 Cardigan Street comprise two residences and a shop at the intersection of Cardigan and Queensberry streets (Figure 6). The southernmost section of the group, to Cardigan Street, was constructed as a residence in 1900. Two additional shops and associated dwellings at the corner of Cardigan and Queensberry streets, were added in 1903. In terms of its architectural expression, the group is reasonably backward-looking, or 'old-fashioned' at the time of its construction, drawing inspiration from simple buildings

constructed before the Boom of the 1880s. Nonetheless, the works have been undertaken in a consistent style and the buildings read as a coherent and contemporary group.



Figure 6 Recent aerial photograph of the subject site
Source: Nearmap, February 2019



Figure 7 Northern façade of no. 87 Cardigan Street, Carlton
Source: Lovell Chen

The earliest building in the group, the early dwelling at no. 83 Cardigan Street, comprises a simple, two-storey residence in rendered masonry constructed to the street boundary. It incorporates straightforward fenestration consisting of a window and doorway at ground floor level and a central window at first floor level. Original door and window joinery largely survives throughout. While it was constructed before and independently of its neighbours to the north, its design incorporates rendered detailing - notably quoins to its southern end and an unusual frieze at first floor level - that would be 'completed' by the construction of the northern sections of the building. The parapet incorporates a central semi-circular pediment flanked by scrolls and incorporating the building's '1900' construction date in raised lettering.

To its north, the slightly later works adopt a similar form and expression. The two-storey shop to the corner takes a canted form with an entrance presenting to the intersection. Unusually, the wall above the entry incorporates no window or signage panel presenting a, more or less, blank wall to the intersection. The sides of the canted bay incorporate rendered quoins reflecting those to the southern end of the building. At parapet level, a second semi-circular pediment device presents to the intersection. This contains no date or signage - although this may have been removed. At ground floor level, the tall entrance bay is flanked by large shop windows which appear to be substantially unchanged from their appearance in 1927 (Figure 5). Original windows to a simple sliding sash design survive at first floor level. A residence at first floor level was accessed from an entry in Cardigan Street which retains original joinery. As second shop, to the west of the corner store, is more straightforward. It comprises simple, two-storey premises, originally with a residence above, constructed to the street boundary. As with the rest of the group, it is finished in rendered masonry. It incorporates straightforward fenestration consisting of a shopfront window and doorway at ground floor level and a pair of windows at first floor level. Original window joinery largely survives throughout although a modern door has been fitted at ground floor level. It is largely devoid of decorative detail incorporating quoins at its western end and a simple parapet.



Figure 8 Nos 83-87 Cardigan Street; Cardigan Street façade (at left); Queensberry Street facade (at right)
Source: Lovell Chen

INTEGRITY

A large verandah to the intersection visible in the image at Figure 5 has been removed, the building has been overpainted and some alterations to windows have occurred. Otherwise, the building survives in a high state of integrity.

COMPARATIVE ANALYSIS

While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its crossroads, in the nineteenth century, a number of smaller retail centres developed around the suburb. This was typical of nineteenth century suburban development, with small collections of shops servicing the immediate area.

Sands & McDougall directories indicate that a number of groupings of service retailers had been established across the suburb by the early 1860s. The commercial thoroughfares appear to be well established along the north-south and east-west streets by this time, with Cardigan, Madeline (Swanston) and Leicester streets populated by numerous shops. This is possibly due to these streets' proximity to Elizabeth Street, which was the start of main route north from Melbourne and was already an established commercial street. Cardigan Street had a mixture of businesses including at least seven grocers, hairdressers, watchmaker, chemist, butcher, tailor and a hay and corn dealer. As a main east-west thoroughfare, Queensberry Street likewise had a diverse range of small retailers, including chemist, green grocers, photographer, butcher, baker and bootmaker.¹¹ Commercial precincts subsequently developed in Barkly and Lygon streets with a number of shops and hotels located around the intersection of Canning, Faraday and Barkly streets. The shorter or secondary streets tended to have food related shops, catering to the surrounding residences.

In terms of their form, the subject buildings are typical of historic retail development in Carlton. Sited strategically at the intersection of two busy streets, the building group demonstrates typical characteristics of early shops with attached residences. The premises are of two-storeys with a canted corner entry with large display windows to street frontages. Modest dwellings with separate entries are provided above the retail spaces. Shops of this kind were constructed in large numbers in Melbourne's inner suburbs through the later nineteenth century. The subject group, which dates from the early 1900s, is a reasonably late example of this kind of development. The shops were developed with a view to the sale of specific goods; the corner shop was occupied by butcher, William Whitfield, for over thirty years. However, it subsequently moved towards general trade, later serving as a milk bar, which was the more typical course of retail outlets of this kind.

A number of similar examples survive within Carlton, including within the Carlton Precinct HO1. The gradings of these buildings varies.

Some broadly comparable buildings in Carlton, which incorporated residences above or adjoining the commercial/retail use, include:

- 86-92 Queensberry Street, Carlton (HO1, Figure 9)
- 832 Swanston Street, Carlton (HO1, Figure 10)
- 76 Palmerston Street, Carlton (HO1, Figure 11)
- 30 Canning Street, Carlton (HO1, Figure 12)
- 52 Faraday Street, Carlton (HO1, Figure 13)
- 68 Barkly Street, Carlton (HO1, Figure 14)
- 332 Cardigan Street, Carlton (HO1, Figure 15)



Figure 9 86-92 Queensberry Street, Carlton (HO1)
Source: Google Streetview



Figure 10 832 Swanston Street, Carlton (HO1)
Source: Google Streetview



Figure 11 76 Palmerston Street, Carlton (HO1)
Source: Google Streetview



Figure 12 30 Canning Street, Carlton (HO1)
Source: Google Streetview



Figure 13 52 Faraday Street, Carlton (HO1)
Source: Google Streetview



Figure 14 68 Barkly Street, Carlton (HO1)
Source: Google Streetview



Figure 15 332 Cardigan Street, Carlton (HO1)
Source: Google Streetview

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
Yes	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are significant.

HOW IT IS SIGNIFICANT

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The shops and residences at 83-87 Cardigan Street, Carlton, are of historical significance (Criterion A). The group of buildings, historically comprising residences and shops concentrated to the intersection of Cardigan and Queensberry streets, was constructed in stages between 1900 and 1904 by Alice Mills. The group replaced a suite of earlier and smaller timber buildings, following a local pattern whereby the early rudimentary buildings of Carlton were replaced over time with more substantial masonry structures. The

incorporation of residences into the commercial/retail buildings was also common, again emphasising an early and established local pattern. Notably, this combination of residential and commercial uses has continued within the group through to the present. The location of the group, at the corner of Cardigan and Queensberry streets, is also reflective of the historical situation whereby a number of smaller retail centres developed around Carlton in the nineteenth century, and were not just concentrated in Lygon Street and its crossroads. This was typical of nineteenth century urban development, with small collections of shops servicing their immediate areas.

The rendered masonry shops and residences at 83-87 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). Architecturally, the group has a simple form and expression, and limited detailing, drawing inspiration from simple buildings constructed before the Boom of the 1880s. Nevertheless, the staged construction achieved a consistent style and a high degree of visual uniformity, with the buildings reading as a coherent group with a 'completed' appearance. Of interest is the central semi-circular pediment incorporating the '1900' construction date for the earliest building in the group, at no. 83 Cardigan Street. The slightly later corner building repeated the semi-circular pediment device, although no date in raised lettering survives, if in fact it was included. The group is also noted for its approach to the prominent corner location, with the splayed entrance another element of the design which harked back to earlier times in Carlton.

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**Nigel Lewis and Associates

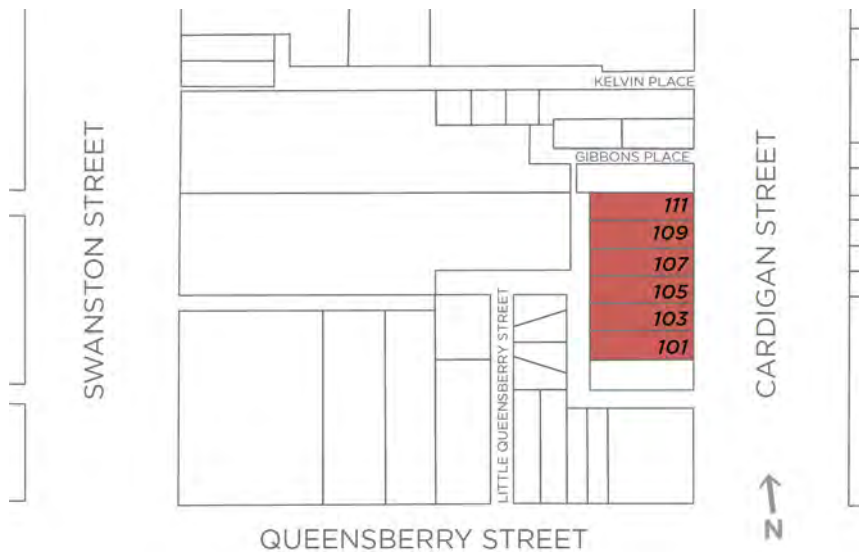
ENDNOTES

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- 8 *Sands & McDougall* directory, 1905, 1935.
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- 10 *Sands & McDougall* directory, 1945, 1950, 1960, 1974.
- 11 *Sands & McDougall* directory, 1862.

SITE NAME 101-111 CARDIGAN STREET, CARLTON RESIDENTIAL TERRACE ROW

STREET ADDRESS 101 CARDIGAN STREET, 103 CARDIGAN STREET, 105 CARDIGAN STREET, 107 CARDIGAN STREET, 109 CARDIGAN STREET AND 111 CARDIGAN STREET, CARLTON

PROPERTY ID 101595, 101596, 101597, 101598, 101599, 101600



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE C2

HERITAGE OVERLAY

H030

PROPOSED CATEGORY SIGNIFICANT

PLACE TYPE

RESIDENTIAL
TERRACE ROW

DESIGNER / ARCHITECT / ARTIST: NOT KNOWN

BUILDER:

NOT KNOWN

DESIGN PERIOD: VICTORIAN PERIOD (1851-1901)

DATE OF CREATION / MAJOR CONSTRUCTION:

1857-8, 1890s

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

Extent of overlay: The existing extent of overlay is indicated at Figure 1.

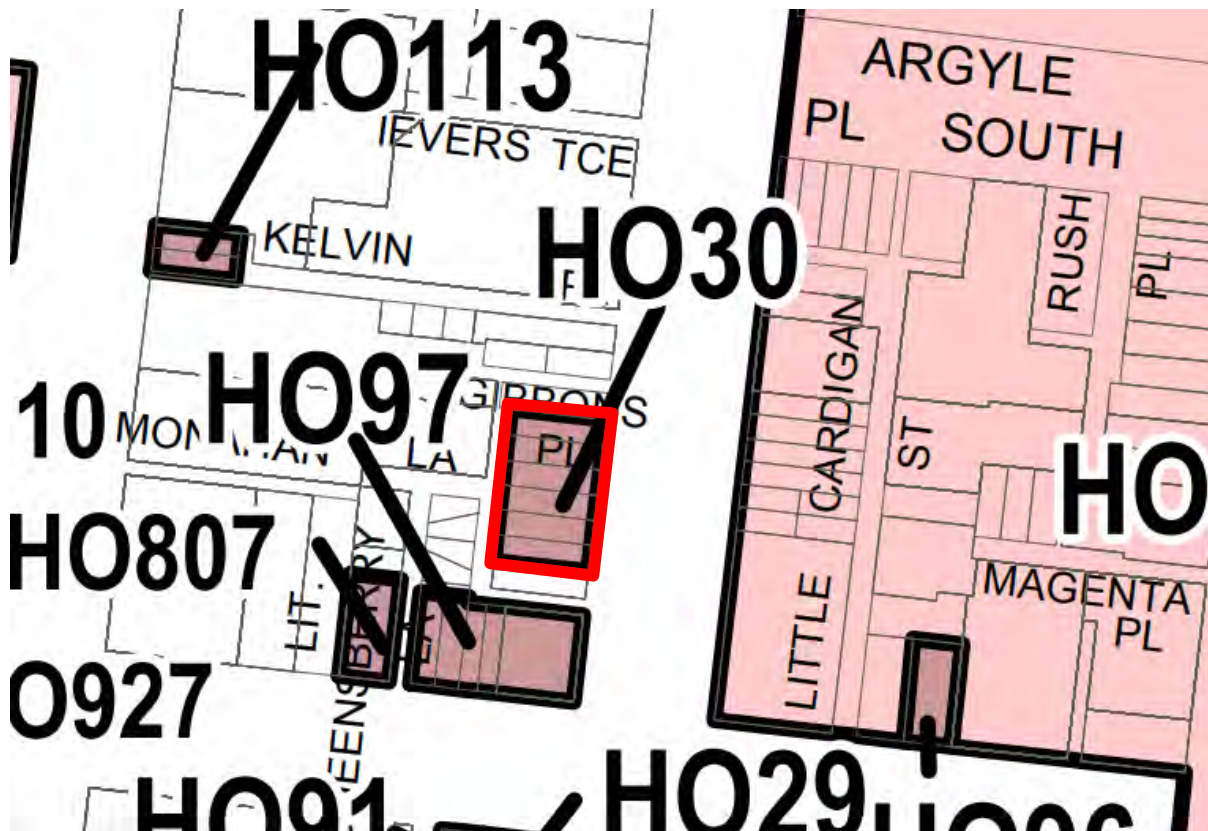


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO30)
Source: Melbourne Planning Scheme

SUMMARY

The terrace row of six attached, two-storey rendered Victorian dwellings at 101-111 Cardigan Street, Carlton, dates from 1857-8, with later works of the 1890s. It is of local historical (including rarity) and aesthetic significance, and unusually while retaining its early Georgian character (despite the Victorian date), it also demonstrates a later Italianate remodelling of note.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a

substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The row of six terrace houses at 101-111 Cardigan Street was originally constructed, it is believed in stages in 1857-8, for owner Patrick Costello.

The site was surveyed as Crown allotments 1 and 2 of Section 23 of Carlton, Parish of Melbourne North (Figure 2). Patrick Costello purchased allotment 1, at the corner of Queensberry and Cardigan streets in 1853, and the allotment to the north in 1854.²

As noted in the *Australian Dictionary of Biography*, Costello had arrived in Melbourne from Ireland in 1841 as an assisted migrant, establishing himself as a building contractor, as well as holding the licence for two hotels in the city. His fortunes improved significantly during the gold rush period, and he became involved in property, residing in a large residence in Drummond Street, Carlton. He became a Melbourne City councillor in 1855, and was elected to the seat of North Melbourne in the Legislative Assembly in 1861. After organising voter fraud in the seat of Mornington, he was expelled from parliament and imprisoned for 12 months. Following his release, he continued as a contractor, although his business suffered as a result of his incarceration and he was declared insolvent in 1863. His fortunes had recovered by the late nineteenth century, and he was elected to the North Melbourne City Council in the 1890s. His great-great grandson is former federal treasurer, Peter Costello.³

Although notice of intent to build has been identified for the terrace row on Cardigan Street, it appears that construction commenced in 1857. In that year Costello called for tenders for stone foundations of three houses, for 'a quantity of good bricks', and for the services of a carpenter.⁴ The call for labour for the foundations for three houses suggests the row was constructed in stages. A number of the houses were complete by early 1858 when Costello advertised to let two houses (nos 3 and 4) in Victoria Terrace, as the row was known.⁵ The houses at nos 5 and 6 were available in April, as was no. 2 in July.⁶

The houses are described in the 1862 rate books as four rooms with kitchen and room over, constructed of brick and valued at a net annual value (NAV) of £52.⁷ The kitchen and room over is likely a small rear wing, with the four main rooms comprising the front section. This configuration was typical of the 'two-up/two-down' terraced houses introduced to London in the 1630s,⁸ and which became a trademark of Georgian architecture through the eighteenth century. The typology reached mass popularity in the mid-nineteenth century when increased migration to British urban areas⁹ required large numbers of cheap houses to accommodate increased populations.

Two of the houses are noted as 'empty', and the numerous advertisements placed in newspapers by Costello in the late 1850s and early 1860s suggest he had some trouble finding tenants. Victoria Terrace was fully tenanted by 1863, when it remained in Costello's ownership.¹⁰ However, an indication of Costello's financial issues, ownership of the terrace had changed by the mid-1860s, with James Quirk listed in the rate books of 1866.¹¹ The terrace formed part of Costello's insolvency auction, and were described as:

Victoria Terrace, Cardigan Street, Carlton, having a frontage of 106 ft by a depth of 67 ft 6 in, with a right of way to the rear, on which are erected six brick two-storey cottages, for £2,425.¹²

The terrace remained as a leasing property through much of the nineteenth century, and by 1880 an agent 'Cass' was listed as the owner in the rate books.¹³ The terrace was also known in the 1880s and 1890s as San Francisco or Francisco Terrace.¹⁴ The row can be seen in a distant view from the Exhibition Building roof, in a photograph taken in the c. early 1880s (Figure 3). The building in this view has unpainted brickwork with a slate roof, and multipaned glass windows with stone lintels and sills. The 1896 Melbourne and Metropolitan Board of Works (MMBW) detail plan shows the footprint of the building, with each house including a small wing to the rear, and pitched yards (Figure 4).

The 1880s photograph shows the six houses with the same facades. Today, the central pair of dwellings is enlivened by Italianate detailing. The precise date of these works has not been established although it is likely that they date from c. 1890s. These changes to the terrace, however, are evident in an oblique aerial photograph of 1927 (Figure 5), including the elevated parapets to the central houses and the additions to the rear wings of the outer houses.

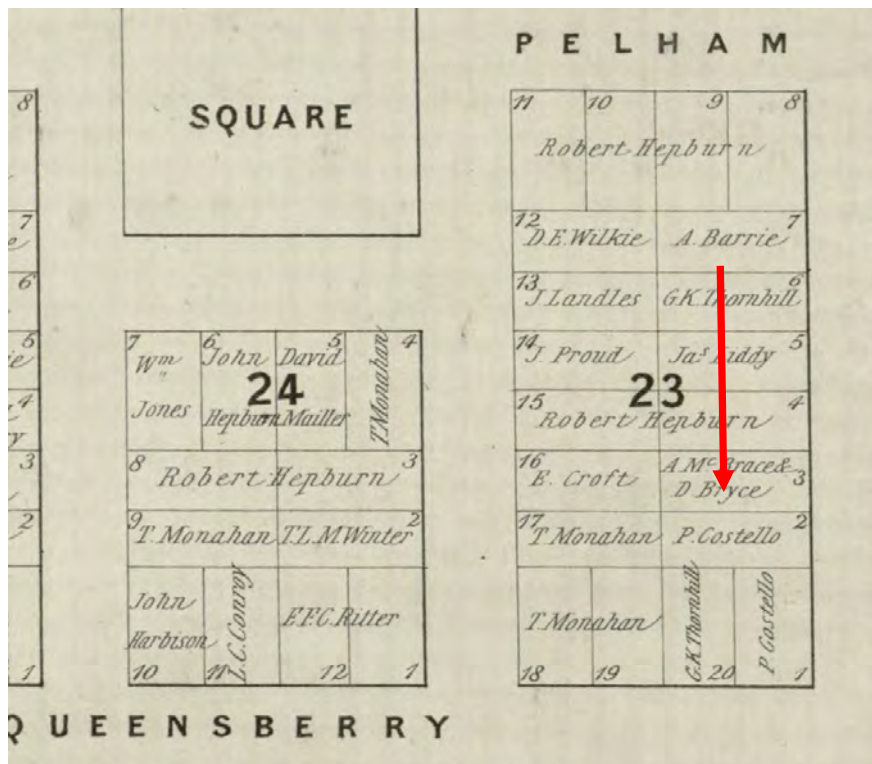


Figure 2 Detail of 'Plan of allotments at Carlton, Jika', 1864, with Patrick Costello's properties indicated
 Source: Department of Lands & Survey, State Library of Victoria

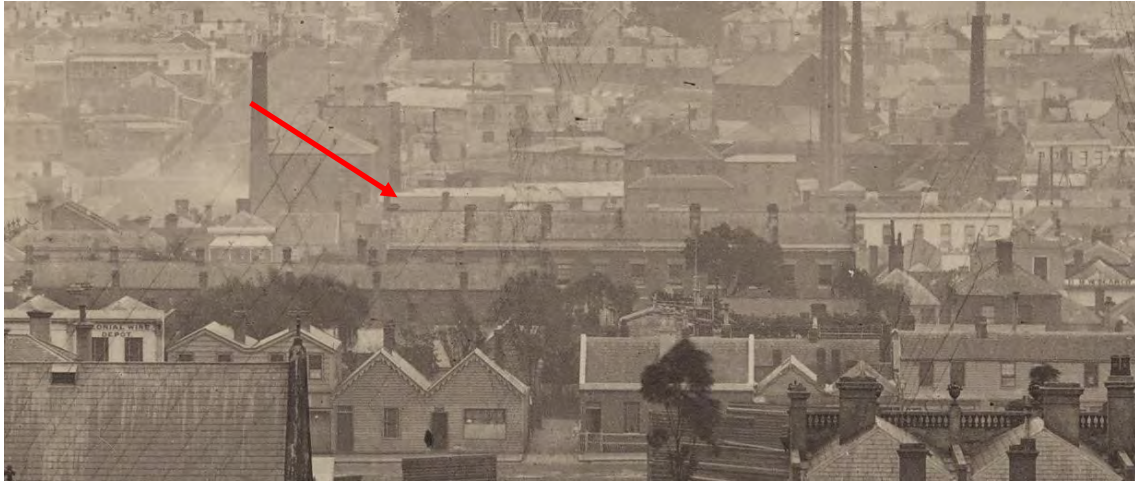


Figure 3 Distant view of terrace row, taken from roof of Exhibition Building, c. early 1880s
Source: Unknown photographer, H4570, State Library of Victoria

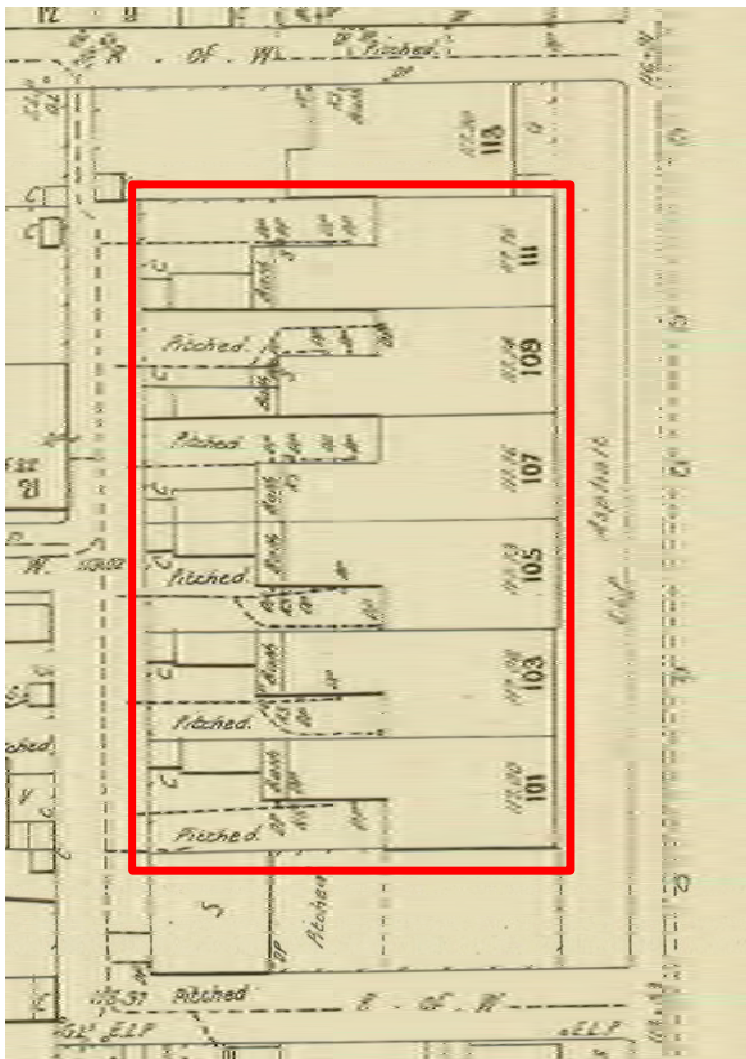


Figure 4 MMBW detail plan no. 1178, 1896, with subject site indicated
Source: State Library of Victoria



Figure 5 Airspy oblique view of Carlton, looking toward Melbourne, 1927, with subject building indicated
 Source: Airspy, H2501, State Library of Victoria

SITE DESCRIPTION

The former Victoria Terrace comprises a row of six terrace houses constructed in stages in 1857-8, with later remodelling works of the 1890s (Figure 6).

The dwellings originally comprised two rooms at ground floor and two at first floor level with a further kitchen and a room above situated in a wing to the rear. The group was constructed of brick with rendered detailing. Facades to Cardigan Street were austere with simple punched openings for doors and windows. Render was limited to an unornamented cornice and parapet to windows heads. A door and small window opening were provided at ground floor level. Two more window openings were provided at first floor level.

The image at Figure 3 shows the joinery at first floor level comprising sliding sashes with multipaned windows in each sash. Ground floor windows presumably incorporated similar arrangements. These have typically been altered or replaced with sashes providing a single glazed panel. The ground floor window opening at no. 101 was enlarged and a new window introduced in the twentieth century. Openings to entries survive although doors and framing have typically been altered. Some original dentillated transoms above doors remain in place.

Unusually, the two central dwellings in the group were remodelled in c. 1890s to provide a Renaissance Revival centrepiece to the Georgian character of the group. This was achieved principally through the construction of a brickwork skin to the Cardigan Street façades of nos 105 and 107 and the application of rendered details to the newly-created facades. Moldings suggesting shallow wingwalls were introduced at party walls. Ground floor window openings were enlarged, and barley sugar columns introduced in the reveals. Similar decorative works were undertaken at first floor windows although the modest dimensions of the openings were not altered. Acanthus-leaf string courses integrating hood moldings at windows were applied at ground and first floor levels. At parapet level a dentillated cornice was constructed incorporating a triangular pediment capped with anthemions and flanked by scrolls. Simple orbs were introduced at either end of the parapet above the wingwalls. Broadly speaking, all of these elements survive in good condition. The rendered facades to the balance of the group are likely to derive from the same suite of works.



Figure 6 Recent aerial photograph of the subject site
Source: Nearmap, February 2019

INTEGRITY

The substantial changes to the building made in c. 1890s have materially altered the original 1857-8 presentation and expression of the group. However the remodelled facades to nos 105 and 107 are of considerable age and contribute to the developmental history of the building. More broadly, the group was rendered as part of the c. 1890s works but has since been overpainted. This has frequently been carried out in contrasting colours emphasising the individual dwellings at the expense of the group. Window joinery has typically been altered in reasonably modest ways and new front doors and other joinery have been introduced. The former Victoria Terrace is a building which survives in a state of high integrity to its c. 1890s state but continues to usefully illustrate earlier building practice in Carlton.



Figure 7 Remodelled facades at nos 105-107 Cardigan Street (at left); 101-111 Cardigan Street viewed from the north

COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.¹⁵ Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.¹⁶

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely.^[6] During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later, private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace* (Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia ranges from expensive middle-class dwellings of three to four-storeys to single-storey attached cottages in working-class suburbs. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included under the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. Similar examples survive in nearby suburbs such as East Melbourne and Parkville although few terrace rows survive in the CBD. The following examples (with two exceptions) are located within the current study area and are included in the HO:

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167 – City of Yarra, Figure 8)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 9)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 10)
- 51-65 Cardigan Street, Carlton (1896-1900, HO27, Figure 11)
- Russell Terrace, 68-72 Victoria Street, Carlton (c.1871, HO118, Figure 12)
- 18-22 Cardigan Street (1874, HO35, Figure 13)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 14)
- Georges Terrace, 59-69 Cardigan Street (1905-6, HO27, Figure 15)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 16)

Buildings in this group generally form intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development. The group also illustrates the evolution of the terrace row typology retaining examples from the 1850s through to the Victorian survival designs of the early twentieth century.

Very early terrace rows at nos 101-111 Cardigan Street (1857-8, HO30) and Russell Terrace, 68-72 Victoria Street (c. 1871, Figure 12, HO118) take the form of rendered masonry buildings with little architectural adornment. Their architectural expression reflects their pre-Boom construction predating the proliferation of cast iron verandahs and florid rendered detail of the following decade. While somewhat altered, particularly in the case of the subject building, their early expression remains legible and the groups continue to evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north. In conjunction with other terrace rows in this locale, they demonstrate the evolution of the terrace row as it became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in the inner suburbs, a relatively small proportion of the original stock of these buildings - particularly those pre-dating the Boom of the 1880s - survives and intact examples of this typology are, relatively speaking, rare.

While Victoria Terrace at nos 101-111 Cardigan Street was constructed in 1857-8 (with later remodelling), and Russell Terrace at nos 68-72 Victoria Street is substantially younger, dating from c. 1871, the two terrace rows are broadly comparable in that their Georgian character remains legible despite later changes. The earliest sections of the subject building remain legible as a survivor of early Carlton and embody, at least to its southern and northernmost dwellings, an architectural expression which disappeared during the 1880s Boom. However,

the remodelled facades at nos 105-107 Cardigan Street, adopt a more Italianate expression and illustrate the changes in architectural thought and fashion occurring through the 1880s. This mode of adaptation in which central elements have been altered, to create an ornamental centrepiece, is considered rare. Consequently, the terrace row at 101-111 Cardigan Street, survives as an unusual but instructive group. It informs an understanding of the development both of the area and of the development of the terrace type as a response to the pressure for accommodation on the City fringes while also illustrating the rapidly evolving tastes of late Victorian Melbourne.



Figure 8 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 9 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 10 Holcombe Terrace, Carlton (HO1)
Source: Victorian Heritage Database



Figure 11 51-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 12 Russell Terrace, 68-72 Victoria Street, Carlton (HO118)
Source: Lovell Chen



Figure 13 18-22 Cardigan Street, Carlton (HO35)
Source: Lovell Chen



Figure 14 Mary's Terrace, 50-6 Cardigan Street, Carlton (HO36)
Source: Victorian Heritage Database



Figure 15 George's Terrace, 59-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 16 Royal Terrace, 272-278 Faraday Street, Carlton (HO56)
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
Yes	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p>CRITERION D</p>

	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
Yes	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p> <p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p> <p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p> <p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The terrace row of six attached, two-storey Victorian dwellings at 101-111 Cardigan Street, Carlton, which dates from 1857-8, with 1890s works, is significant.

HOW IT IS SIGNIFICANT

The terrace row at 101-111 Cardigan Street, Carlton, is of local historical (including rarity) and aesthetic significance.

WHY IT IS SIGNIFICANT

The terrace row at 101-111 Cardigan Street, Carlton, built in stages in 1857-8 for owner, Patrick Costello, and later remodelled, is of historical significance (Criterion A) The row is associated with Costello who, after arriving from Ireland in 1841, had a colourful career in nineteenth century Melbourne being, respectively, a building contractor, hotel licensee, property developer, Melbourne City councillor, member of the Victorian Legislative Assembly, convicted criminal, bankrupt, and recovering in the late century to become a North Melbourne City Councillor. His great-great grandson is former Federal treasurer, Peter Costello. The terrace row is also significant for demonstrating the translation to Melbourne of the traditional 'two-up/two-down' terrace, as introduced to London in the 1630s and becoming a trademark of Georgian architecture through the eighteenth century. The row's construction in the 1850s is additionally associated with the very earliest phase of development in Carlton and is a rare remnant of the early terrace type which developed in response to the pressure for accommodation on the fringe of the city (Criterion B). That pressure was particularly strong in 1850s Melbourne, with a booming Gold Rush population.

The terrace row is also of aesthetic significance (Criterion E). While originally constructed of face brick with rendered detailing, and austere Georgian facades to Cardigan Street with simple punched openings for doors and windows, a remodelling of the group in the 1890s transformed its appearance, particularly that of the central pair. This included rendering over the entire group and, unusually and rarely, altering the two central dwellings to present as a more elaborately detailed Renaissance Revival centrepiece to the Georgian row. The

terrace survives in a state of high integrity to its c. 1890s state but continues, also, to illustrate its very early origins. The southern and northern ends of the row still demonstrate an architectural expression which disappeared during the 1880s Boom. Conversely, the remodelled facades of the central pair illustrate the changes in architectural thought and fashion occurring through the 1880s. Consequently, the terrace row survives as an unusual but instructive group. It informs both an understanding of the development of this area of Carlton in the 1850s, while also illustrating the rapidly evolving tastes of late Victorian Melbourne.

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

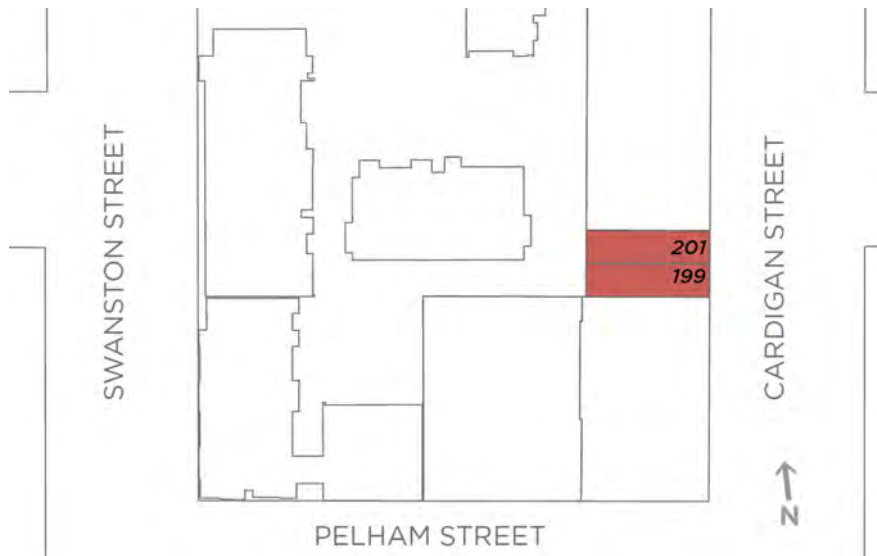
**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- ¹ *Sands & McDougall* directory, 1873.
- ² Parish plan, Carlton at Jika Jika, Melbourne Sheet 6, M314 (M), Department of Lands & Survey, 1874, Put-away Plan, Central Plan Office, Landata.
- ³ Geoff Browne and Jackie Cunningham, 'Costello, Patrick (1824–1896)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/costello-patrick-12861/text23223>, published first in hardcopy 2005, accessed online 5 October 2018.
- ⁴ *Age*, 8 August 1857, p.7, 28 August 1857, p. 1 and 12 September 1857, p. 1.
- ⁵ *Argus*, 22 March 1858, p. 8. The row was referred to as Victoria Terrace in a number of editions of the *Sands & McDougall* directory, including in 1870.
- ⁶ *Argus*, 14 April 1858, p. 8 and *Age*, 10 July 1858, p. 3.
- ⁷ City of Melbourne, rate books, Volume 2: 1862, Smith Ward, rate nos 1042-1047, VPRS 5708/P9, Public Record Office Victoria.
- ⁸ A Ravetz & R Turkington 2013, *The Place of Home: English Domestic Environments, 1914-2000*, 2013, p. 61.
- ⁹ David Eveleigh, *Victorian & Edwardian Services*, (Houses) 1850-1914, http://fet.uwe.ac.uk/conweb/house_ages/services/section1.htm, accessed on 15 October 2018.
- ¹⁰ City of Melbourne, rate books, Volume 3: 1863, Smith Ward, rate nos 886-891, VPRS 5708/P9, Public Record Office Victoria.
- ¹¹ City of Melbourne, rate books, Volume 5: 1866, Smith Ward, rate nos 936-941, VPRS 5708/P9, Public Record Office Victoria.
- ¹² *Argus*, 16 July 1864, p. 4.
- ¹³ City of Melbourne, rate books, Volume 19: 1880, Smith Ward, rate nos 1095-1099, VPRS 5708/P9, Public Record Office Victoria.
- ¹⁴ *Sands & McDougall* directory, 1885, 1890, 1895.
- ¹⁵ George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- ¹⁶ Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.

SITE NAME	<u>199-201 CARDIGAN STREET, CARLTON PAIR OF DWELLINGS</u>
STREET ADDRESS	199 CARDIGAN STREET AND 201 CARDIGAN STREET, CARLTON, VIC 3053
PROPERTY ID	505263 AND 505264



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: ANITA BRADY	
PREVIOUS GRADE	N/A	HERITAGE OVERLAY	HO32
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	PAIR OF DWELLINGS
DESIGNER / ARCHITECT / ARTIST:	NOT KNOWN	BUILDER:	A GOLDMAN
DESIGN PERIOD:	FEDERATION/EDWARDIAN PERIOD (1902-C.1918)	DATE OF CREATION / MAJOR CONSTRUCTION:	1900-1919

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay. Update HO mapping to align with property boundaries.

Extent of overlay: the extent of overlay is indicated at Figure 1.

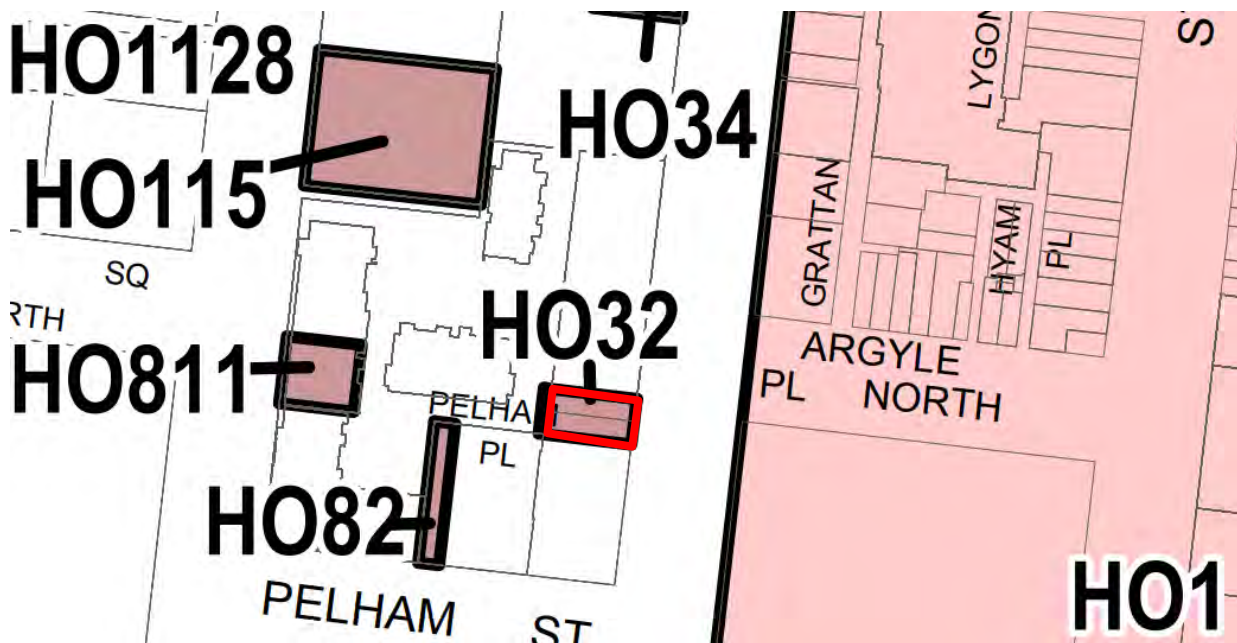


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO32)
Source: Melbourne Planning Scheme

SUMMARY

The two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, constructed in c. 1900-1901 and 1918-19 respectively, is of local historical and aesthetic significance. The pair display a reasonably high level of integrity and intactness, and architecturally are noted for their decorative detailing.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class

development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The subject pair of two-storey brick terrace houses were constructed in c. 1900-1901 and c. 1918-19 by owner and builder Abraham Goldman.

The subject site is located within Crown allotment 2, Section 32 of Carlton, purchased by R Sutherland in 1854.² By the 1890s, the site was occupied by two small timber cottages, as can be seen in the MMBW plan (Figure 2). This part of Carlton, located opposite Argyle Square, comprised mixed development at the end of the nineteenth century, including small timber residences located in laneways, the substantial brick clothing factory in Pelham Street and the Red Lion Hotel at the corner of Pelham and Cardigan streets.³

By 1900, Abraham Goldman owned and occupied a property to the east of the Red Lion Hotel, which comprised a brick and iron store and stable, along with a timber cottage in the lane of Mary Street to the north (the lane has subsequently been removed/built over).⁴ Goldman operated a smelting works from the property. An advertisement in the *Age* of 1901 called for 'zinc, lead, brass, copper, iron [etc.] highest cash prices given.'⁵ In 1900, Goldman submitted a notice of intent to build to the City of Melbourne for the construction of a house.⁶ This was for the construction of 199 Cardigan Street, which was completed by early 1902. The rate books of that year identify Goldman's property as a seven-roomed brick house, with a net annual value (NAV) of £70.⁷ The street address at this time was given as no. 195, with the next address as 203 Cardigan Street, at the corner of Mary Street.

Goldman appears to have been active in the growing Jewish community of Carlton, hosting a meeting of the 'newly formed Zionist Society' at his home in Cardigan Street, which was known as Avonleigh. He was voted president of the society at a meeting in March, 1902.⁸ Goldman also further developed his smelting works, constructing a brick warehouse in Mary Street in c. 1913.⁹ In 1915, Goldman submitted a further notice of intent to the City of Melbourne for a two-storey house and factory at 201 and 205 Cardigan Street.¹⁰ Goldman did not construct the buildings immediately, rather both the house and the brick factory first appear in the 1919 rate books. The house at 201 Cardigan, the pair to the earlier residence at no. 199, was also described as a brick house of eight rooms. Both residences were valued at a NAV of £60.¹¹ It appears the construction of the second residence was as an investment; by 1920, Goldman had relocated, and the terrace pair were occupied by tenants.¹²

Goldman died in 1923, and his estate identifies him having owned a number of properties in Carlton, including in Cardigan, Madeline (Swanston), Pelham, Bouverie Berkley streets and in Mary or Little Mary Street.¹³ The buildings continue to be occupied as residences. The factory constructed in 1919 is no longer part of the subject property.

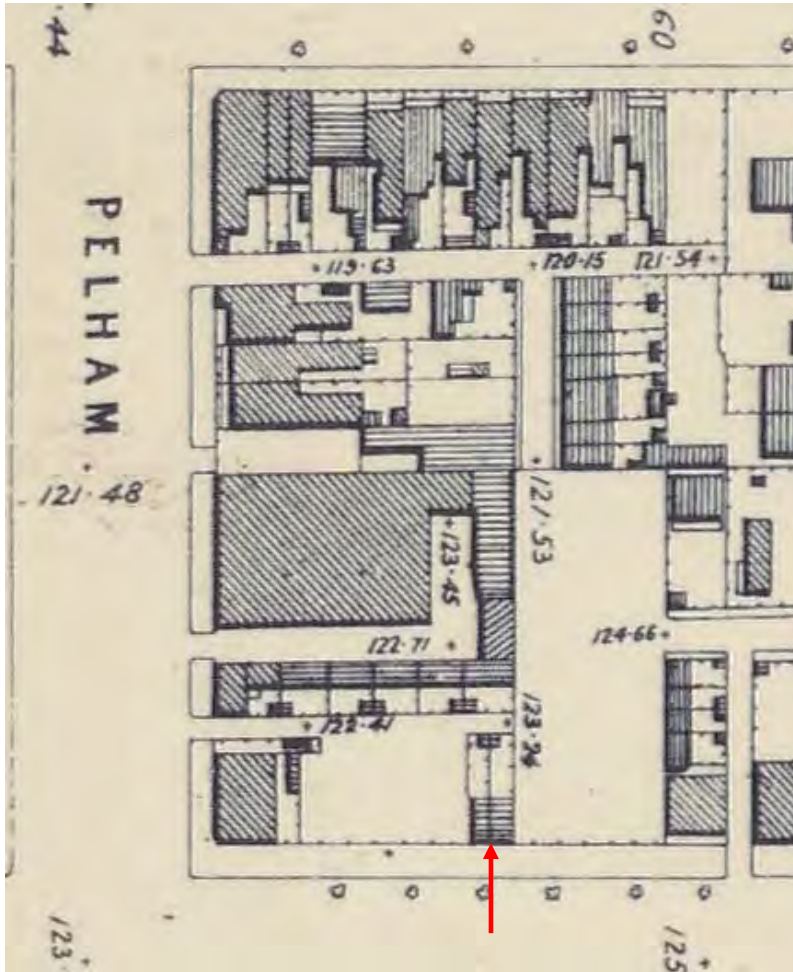


Figure 2 MMBW 160':1" plan no. 30, 1896, with subject site indicated. Mary Street is visible at the bottom right of the plan

Source: State Library of Victoria

SITE DESCRIPTION

Nos 199-201 Cardigan Street, Carlton comprises a semi-detached pair of two-storey dwellings in rendered brick constructed in c. 1900-1901 (no. 199) and c. 1918-19 (no. 201). Both dwellings retain original double-storey verandahs between wingwalls, enclosing small tiled aprons with balcony area above. Each verandah incorporates a cast iron column at its centre rising to deep filigree friezes. The first floor balustrades adopt a bellied profile in finely cast iron. Above, the verandah roofs adopt a convex profile.

At ground floor level, masonry walls extend from each wingwall to steel palisade fences along the street frontage to enclose a small garden area. Original fences both retain original cast iron gates. Ground floor canted bay windows project into the verandah apron. Original door and window joinery survives at ground and first floor levels.

The building is notable for its rendered detailing. Details to the lower section are reasonably conventional, largely confined to rendered string courses and hood moldings above ground floor windows. However detailing to upper sections of the wingwalls and at parapet level adopt an unconventional approach that incorporates some novel and possibly unique detailing. Each parapet incorporates a tall central pediment device flanked by pilasters rising to an unusual hybrid pediment in which a swan's neck (par enroulement) pediment supports a more traditional semicircular pediment above. These are flanked by balustrades comprising idiosyncratic

decorative panels comprising a series of tablets flanked by scrolls forming their lower sections with small stilted arcades above. These terminate at either end in short columns surmounted by urns draped in swags realised in cement render. Female mascarons are fixed to wingwalls and parapets.

It noted that the detailing varies slightly between the c. 1900-1901 and c. 1918-19 construction programmes. This may simply indicate that some moldings were discontinued in the 15-year period between the two building programmes. Some string course detailing is also awkwardly resolved and ornamentation to the parapet is novel but unsophisticated, consistent with the suggestion that the design is the work of an imaginative amateur rather than an experienced designer.

Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a, more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although original chimneys survive.

Both dwellings survive to a high level of intactness and integrity to their original state although some spalling render and evidence of previous patching of render is evident. However, the key change relates to the northern wingwall of no. 201 and its adjacent garden boundary wall which have both been incorporated into a modern development to the north.



Figure Different building programs used slightly different parapet decoration (at left); parapet at no 199 (at right); note spalling render throughout



Figure 3 199-201 Cardigan Street and modern development to its north

INTEGRITY

Nos 199-201 Cardigan Street, Carlton, displays a reasonably high level of integrity and intactness, but appears to be in reasonably poor condition.

COMPARATIVE ANALYSIS

In England, suburban semi-detached houses first began to be planned systematically in late 18th century as a compromise between the terraced housing close to the city centre, and the detached 'villas' further out, where land was cheaper. Consequently, the earliest examples demonstrated a simple Georgian character, and some early examples survive in what are now the outer fringes of Central London. Developed from the turn of the nineteenth century, Blackheath, Chalk Farm and St John's Wood are among the areas considered to be the original home of the 'semi'.¹⁴ Sir John Summerson gave primacy to the Eyre Estate of St John's Wood noting that a plan for this dated 1794 survives, in which 'the whole development consists of pairs of semi-detached houses. So far as I know, this is the first recorded scheme of the kind'.

While the English middle classes gravitated towards this new building typology, a shift in the population from the impoverished country areas to London and larger regional towns was underway. Cities offered labourers housing in tenement blocks, rookeries and lodging houses and philanthropic societies turned their attention towards improved accommodation for the poor. In 1850, the Society for Improving the Condition of the Labouring Classes.¹⁵ published designs for semi-detached dwellings. Their 1850 publication, 'The Dwellings of the Labouring Classes', written by Henry Roberts, included plans for model semi-detached cottages for workers

in towns and the city. In 1866, the 'Metropolitan Association for Improving the Dwellings of the Industrious Classes', founded by Rev Henry Taylor, built Alexander Cottages at Beckenham in Kent, on land provided by the Duke of Westminster. This development grew to comprise 164 semi-detached pairs.¹⁶ Further north in the wool towns of Yorkshire, some mill owners built villages for their workers from c. 1850. Each incorporated a hierarchy of houses with long terraces for the worker, larger houses in shorter terraces for the overlookers, semi-detached houses for the junior managers, and detached houses for the elite.¹⁷

Consequently, grand semi-detached residences of the kind found in suburban London are rare in Victoria. Only two notable examples are included in the Victorian Heritage Register, namely, Leyton & Rochford in Geelong (Figure 4, VHR H0562, HO163) dating from c. 1850; and Urbrae in Richmond (Figure 5, VHR H0719, HO276) created through the remodelling and subdivision of an earlier building in c. 1900.

In Melbourne, architects, builders and developers often sought to produce less commodious variations on the English typology. Large numbers of these simpler examples are included in the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are included in the Carlton Precinct (HO1) which forms part of the current study area. Similar examples also survive in nearby suburbs such as East Melbourne, Fitzroy and Parkville, although few semi-detached pairs survive in the central city. The buildings noted below are typically contributory in terms of Melbourne's grading system:

- 46 Palmerston Street, Carlton (c. 1860s, HO1, Figure 6). Very modest single-storey bluestone pair - altered.
- 126 Station Street, Carlton (pre-1878, HO1, Figure 7). Very modest single-storey rendered pair.
- 82-4 Carlton Street, Carlton (c. 1860-1, HO1, Figure 8). Two-storey pair in bluestone and rendered brick with an unusual timber verandah.
- 26-8 Barkly Street, Carlton (1861-7, HO1, Figure 9). Modest single-storey rendered pair recalling Georgian antecedents.
- 38 Carlton Street, Carlton (HO1, Figure 10). Very simple two storey pair without verandahs.
- 134-6 Barkly Street Carlton (c. 1860s, HO1, Figure 11). Two-storey pair with unusual timber verandah.
- 36 Macarthur Place, Carlton (early Victorian, HO1, Figure 12). Unusual early two-storey example with single-storey verandah
- 860-4 Swanston Street (c. 1860s, HO1, Figure 13). Single-storey bluestone pair.
- 131 Barkly Street, Carlton (c.1870s, HO1, Figure 14). Single storey brick pair.
- 232-4 Faraday Street, Carlton (pre-1873, HO1, Figure 15). Single storey brick pair.
- 308 Cardigan Street (early Victorian, HO1, Figure 16). Unusual early two-storey example with single-storey verandah.

The following semi-detached pairs are located within the current study area, and have an individual Heritage Overlay listing:

- 133-5 Queensberry Street (Figure 17, 1885-6, HO36).
- 454-6 Swanston Street (Figure 18, c. 1876, HO113).
- 466 Swanston Street (Figure 19, 1900-3, HO111).

These latter semi-detached pairs are generally distinguished by their intactness and integrity to their early states.

Considered in the context of all of the buildings noted above, 199-201 Cardigan Street stands as an unusual example. On one hand, it comprises a straightforward two-storey pair in rendered brick. Both dwellings retain double-storey verandahs that became a popular adornment to terrace rows and semi-detached housing through the 1870s. Similar examples are extant at 82-4 Carlton Street and 454-6 Swanston Street. These pairs all retain cast iron verandahs and survive as representative examples of developments of this type. While rendered, semi-detached dwellings were reasonably commonplace in inner suburban Melbourne, only a small proportion of the

original stock of these building survives and intact examples demonstrating this character are, relatively speaking, rare.

However, the subject building stands apart from the buildings noted above for its rendered detailing. The form and character of ornamentation to its parapet are, at least, uncommon and may be unique within the local area. In post Boom-period Melbourne, the rules of terrace house façade design were well-understood and the form had largely become a builders' mode. Decorative elements could be bought 'off the shelf' and a professional result could be easily achieved. The facade of the subject building employs unconventional elements which produce a novel, if somewhat unsophisticated, outcome.



Figure 4 'Leyton' and 'Rochford' villas, 224 Moorabool Street, Geelong (H0562 and H0163)
Source: Victorian Heritage Database



Figure 5 Urbrae (H0719 and H0267), Richmond remodelled c. 1900
Source: Victorian Heritage Database



Figure 6 46 Palmerston Street, Carlton (HO1)
Source: Streetview



Figure 7 126 Station street, Carlton (HO1)
Source: Streetview



Figure 8 82-4 Carlton Street, Carlton (HO1)
Source: Streetview



Figure 9 26-8 Barkly Street, Carlton (HO1)
Source: Streetview



Figure 10 38 Carlton Street, Carlton (HO1)
Source: Streetview



Figure 11 134-6 Barkly Street, Carlton (HO1)
Source: Streetview



Figure 12 36 Macarthur Place North (HO1)
Source: Streetview



Figure 13 860-4 Swanston Street, Carlton (HO1)
Source: Real Estate View



Figure 14 131 Barkly Street, Carlton (HO1)
Source: Streetview



Figure 15 323-234 Faraday Street, Carlton (HO1)
Source: Streetview



Figure 16 308 Cardigan Street, Carlton (HO1)
Source: Streetview



Figure 17 133-5 Queensberry Street, Carlton (HO36)
Source: Lovell Chen



Figure 18 454-6 Swanston Street, Carlton (HO113)
Source: Lovell Chen



Figure 19 466 Swanston Street, Carlton (HO111)
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
Yes	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, with no. 199 constructed in c. 1900-1901 and no. 201 in 1918-19, are significant.

HOW IT IS SIGNIFICANT

The two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, constructed in c. 1900-1901 and 1918-19 respectively, are of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The subject pair of two-storey brick dwellings, constructed in c. 1900-1901 and c. 1918-19 is of historical significance (Criterion A). When constructed, the dwellings were located in an area of Carlton characterised by mixed use development, which in turn was typical of parts of the suburb at the end of the nineteenth century. The owner and builder, Abraham Goldman, was apparently a local resident and businessman of some note,

owning several properties including residences and light industrial buildings in Carlton in the first decades of the twentieth century, including the subject pair. He was also active in the growing Jewish community of Carlton, hosting a meeting of the 'newly formed Zionist Society' at his home in Cardigan Street, and being voted president of the society in 1902. As a building, the subject semi-detached pair is directly associated with a housing type which originated in England in the late eighteenth century, and grew in popularity in the next century. In Melbourne, architects, builders and developers often sought to produce less commodious variations on this English typology, and large numbers of semi-detached pairs survive in the inner suburbs.

The semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, is also of aesthetic significance (Criterion E). While both dwellings adopt a reasonably straightforward double-storey and double-height verandah between wing walls form, and retain somewhat elaborate cast iron balustrades and friezes, it is the rendered detailing which distinguishes the pair. Details of note are especially prevalent to the upper parts of the building and include tall central pediments to the parapets, flanked by pilasters rising to a hybrid pediment in which a swan's neck (par enroulement) supports a more traditional semicircular pediment above; these are flanked by balustrades with idiosyncratic decorative panels with tablets, scrolls and small stilted arcades which terminate at either end in short columns surmounted by urns draped in swags; and female mascarons fixed to the wing walls and parapets. The varied detailing between the c. 1900-1901 and c. 1918-19 construction programmes also adds interest and intrigue. Comparatively, as a semi-detached pair, the subject dwellings are unusual in the Carlton context, not least of all for the rendered detailing and the uncommon and possibly unique form and treatment of the parapets.

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

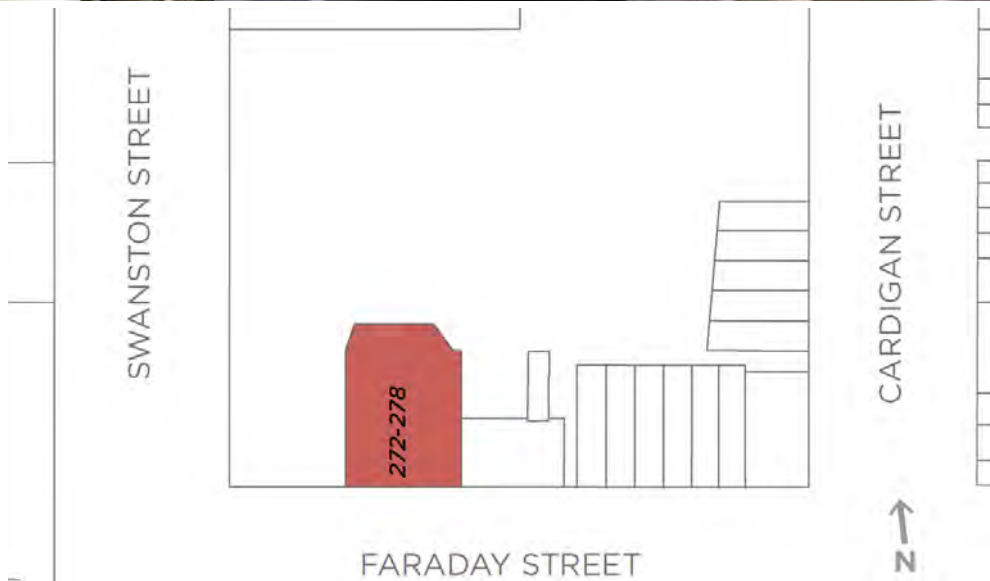
**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- 1 *Sands & McDougall* directory, 1873
- 2 Plan of Carlton, Jika Jika, M314 (14), Melbourne Sheet 6, Put-away plan, Central Plan Office, Landata.
- 3 *Sands & McDougall* directory, 1895.
- 4 City of Melbourne, rate books, Volume 36: 1900, Smith Ward, rate nos 993 and 995, VPRS 5708/P9, Public Record Office Victoria.
- 5 *Age*, 29 June 1901, p. 7.
- 6 City of Melbourne, Notice of Intent to Build, no. 7815, 14 February 1900, via Miles Lewis Australian Architectural Index, record no. 79863, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 11 October 2018.
- 7 City of Melbourne, rate books, Volume 38: 1902, Smith Ward, rate no. 979, VPRS 5708/P9, Public Record Office Victoria.
- 8 *Hebrew Standard of Australasia*, 7 March 1902, p. 5.
- 9 City of Melbourne, Notice of Intent to Build, no. 4353, 16 September 1913, via Miles Lewis Australian Architectural Index, record no. 80467, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 11 October 2018.
- 10 City of Melbourne, Notice of Intent to Build, no. 5423, 16 February 1915, via Miles Lewis Australian Architectural Index, record no. 80555, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 11 October 2018.
- 11 City of Melbourne, rate books, Volume 55: 1919, Smith Ward, rate nos 883-885, VPRS 5708/P9, Public Record Office Victoria.
- 12 City of Melbourne, rate books, Volume 56: 1920, Smith Ward, rate nos 883-884, VPRS 5708/P9, Public Record Office Victoria.
- 13 Abraham Goldman, Probate and Administration file, 1923, VPRS 28/P3/1383, Item 192/496, Public Record Office Victoria.
- 14 Sir John Summerson, Georgian, pgs 159-160
- 15 University of West England, History of Council Housing, http://fet.uwe.ac.uk/conweb/house_ages/council_housing/print.htm, retrieved 21 October 2018
- 16 Pamela Lofthouse, The Development of English Semi-detached Dwellings During the Nineteenth Century, Papers from the Institute of Archaeology, <https://pia-journal.co.uk/articles/10.5334/pia.404/>, retrieved 17 October 2018.
- 17 Pamela Lofthouse, The Development of English Semi-detached Dwellings During the Nineteenth Century, Papers from the Institute of Archaeology, <https://pia-journal.co.uk/articles/10.5334/pia.404/>, retrieved 17 October 2018.

SITE NAME	ROYAL TERRACE
STREET ADDRESS	272-278 FARADAY STREET, CARLTON
PROPERTY ID	591505



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
PREVIOUS GRADE	C2	HERITAGE OVERLAY	HO56
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	RESIDENTIAL TERRACE ROW
DESIGNER / ARCHITECT / ARTIST:	NOT KNOWN	BUILDER:	NOT KNOWN
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1875

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

It is recommended that the extent of the Heritage Overlay be amended to correct the mapping of HO56 as indicated at Figure 2.

Extent of overlay: The extent of the current Heritage Overlay (HO56) as currently mapped in the 5HO Map is shown at Figure 1. It is denoted as a circular area centred some metres to the east of 272-278 Faraday Street. This is incorrect. It is recommended that the map be amended to reflect the title boundaries of the subject site(s) and the mapping at Figure 2. The addressing of the building in the Schedule to the Heritage Overlay is correct and requires no adjustment.

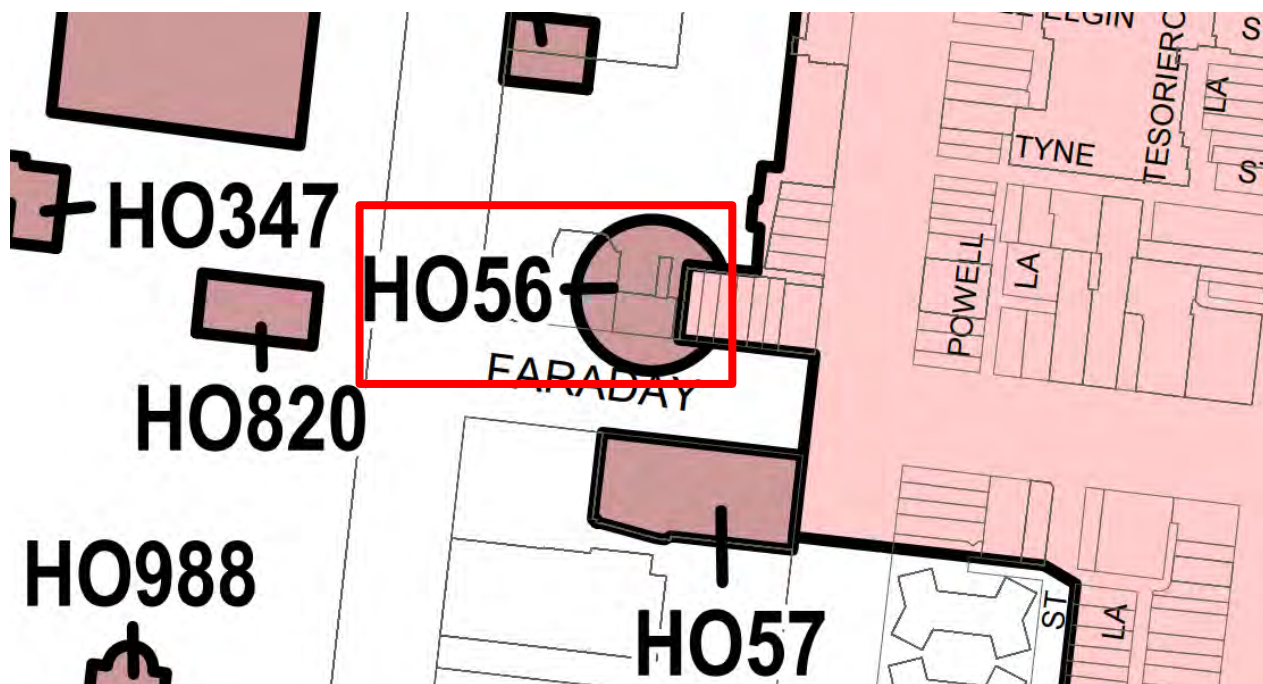


Figure 1 Detail of HO Map no. 5 with the current (incorrect) mapping of the subject site indicated (HO56)
Source: Melbourne Planning Scheme

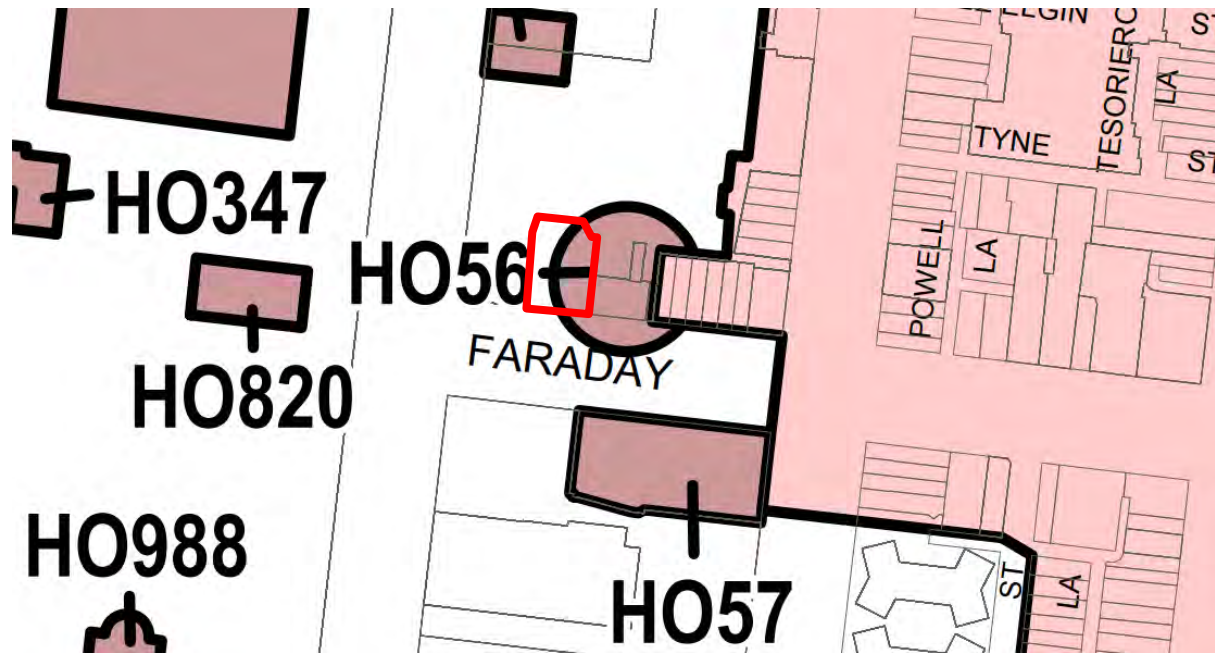


Figure 2 Detail of HO Map no. 5 with the recommended mapping of nos 272-278 Faraday Street indicated
Source: Melbourne Planning Scheme

SUMMARY

The brick terrace row at 272-278 Faraday Street, known as Royal Terrace and comprising four, two-storey dwellings, was constructed in 1875. It is of local historical and aesthetic significance, and historically represented a terrace row development on a somewhat grand scale. While works to the exterior have diminished the aesthetic significance, the early appearance of the group still remains legible. The uniform presentation of the group also reflects the single (University of Melbourne) ownership since the 1970s.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The brick terrace row at 272-278 Faraday Street comprises four, two-storey dwellings. It was constructed in 1875 for owners Gledhill & Co, estate agents. In 1875, Gledhill & Co lodged a notice of intent to build with the City of Melbourne for 'terrace of four houses' on Faraday Street, near Madeline Street (now Swanston Street).² No architect was listed as being associated with the design. Gledhill advertised for bricklayers for the four

houses in September 1875 and for cementing and plastering a terrace in November 1875, presumably for interior works or external detailing.³ The terrace row is first recorded in the municipal rate books of 1876, described as seven-roomed brick houses with bathroom, balcony and verandah, valued at a net annual value (NAV) of £60. The owner of the property was listed as Gledhill & King, with Emmanuel King having joined the agency.⁴ Royal Terrace, as it was known, was fully occupied by 1877, with the *Sands & McDougall* directory listing Mrs Steen, Ernest Henry, Thomas Parry and John H Fox in the residences.⁵ The 1896 Melbourne and Metropolitan Board of Works (MMBW) detail plan (Figure 3) shows the footprint of the row, with small garden setbacks and verandahs to the street. The site at no. 278 has an irregular rear yard to accommodate a right-of-way.

The City of Melbourne Building Application Index lists an application for alterations to convert the group from a Class IIA to a Class V building, in 1976, presumably reflecting the change from a residential use to one more suited to its occupation by the University of Melbourne. As discussed below, it is likely that these works included the alterations to the verandah and to rendered surfaces.⁶

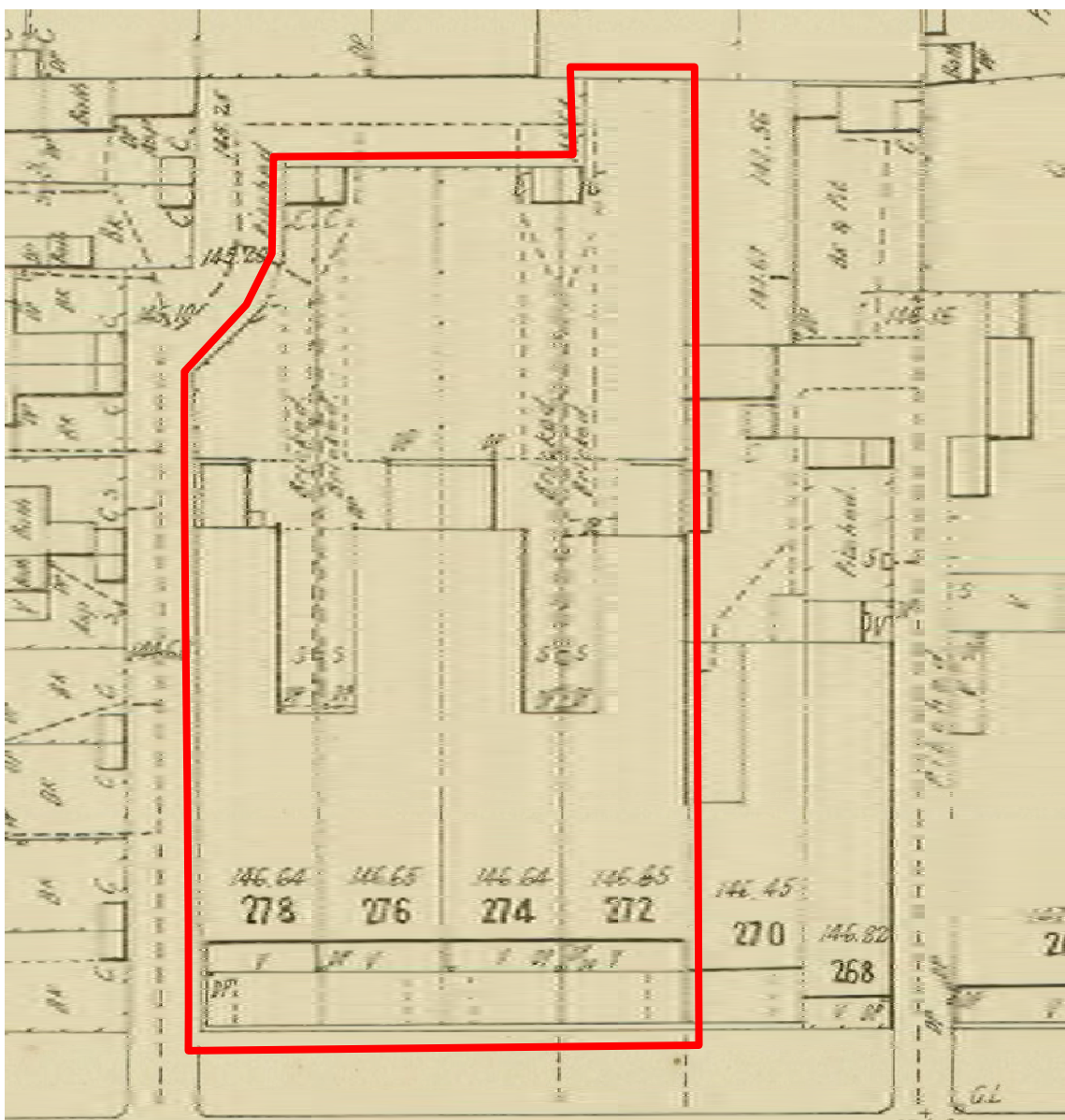


Figure 3 MMBW detail plan no. 1171, 1896, with subject site indicated
Source: State Library of Victoria

SITE DESCRIPTION

~~The former~~ Royal Terrace comprises a row of four, two-storey dwellings constructed in 1875 (Figure 4). Site inspection suggests that the group was the subject of a number of changes in c. 1976 as part of the adaptation of the building to a University of Melbourne use. While these works were generally undertaken in a sympathetic manner, inconsistencies between surviving original fabric and the later works and fabric suggest that the restoration was undertaken in an interpretative rather than a literal or more accurate manner.

The group comprises a straightforward terrace row in tuck-pointed red face brick. Dwellings are set behind small garden areas which have been redeveloped through the introduction of modern tiling and bluestone edging to verandah aprons. Original steel palisade fences and gates survive along the street boundary. Timber-framed, double-hung sash windows survive at ground and first floor level and some original entry doors appear to survive. Each residence retains a double-storey verandah set between wingwalls. These are particularly simple in form being unsupported between wingwalls with no central columns and with simple lacework friezes and balustrades. However, the floor framing of the verandah, and other timber detailing, are inconsistent with nineteenth-century precedents suggesting that the verandah was substantially rebuilt in c. 1976, and without precise regard to the original detailing. Cast iron to the verandahs also survives in unusually good condition supporting the view that these elements were also restored or rebuilt in c. 1976. Verandah roofs adopt a concave profile.

The rendered parapet incorporates limited rendered adornment in the form of lion's head masques to the parapet and floriated scrolls (Figure 5) to wingwalls. The rendered parapet incorporates the name, 'Royal Terrace' into a simple cornice. However, detailing to the lower sections of wingwalls and to fences at ground floor level is more stylised, drawing little from classical antecedents, and again more consistent with a c. 1976 construction date. Only those decorative elements to the upper sections of the façade date from the original construction of the building, with the lower sections being reasonably loose interpretations of the original rendered adornments.

Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although original chimneys survive.

The building survives in good condition although a number of changes to rendered details and verandah elements have altered its appearance. A disabled access ramp has been constructed at no. 272 and a secondary balustrade has been introduced at first floor level to the rear of the cast iron and timber arrangement. While original gates and fences to the street survive, no other original fabric survives in front garden areas.



Figure 4 Recent aerial photograph of the subject site
Source: Nearmap, February 2019



Figure 5 272-8 Faraday Street decorative (at left), original decorative details at parapet (at right)

INTEGRITY

While the form, massing and broad arrangement of individual building elements survives, changes to the verandah, front setback and decorative elements to ground floor level have produced an outcome of diminished integrity to its early state.

COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.⁷ Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.⁸

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely.^[6] During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. Later private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace*, Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Figure 8, Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia ranges from expensive middle-class dwellings of three to four-storeys to single-storey attached cottages in working-class suburbs. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included under the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are located within the current study area and are included in the HO.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167 – City of Yarra, Figure 6)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 7)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 8)
- 51-65 Cardigan Street Carlton (1896-1900, HO27, Figure 9)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 10)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 11)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 12)
- Georges Terrace, 59-69 Cardigan Street, Carlton (1905-6, HO27, Figure 13)

- 18-22 Cardigan Street (1874, HO35, Figure 14)

Buildings in this group form largely-intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development.

Goad & Tibbetts note,

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fencings as well as for decorative brackets or valences.

With the exception of the group at 101-111 Cardigan Street and Russell Terrace at 68-72 Victoria Street, buildings in the group typically retain cast iron verandahs and detailing that is representative of developments of this type. The examples above are distinguished by their intactness and integrity to their early states and their retention of cast iron verandahs and decorative elements in cement render. While the subject group in Faraday Street has been altered to the extent of its verandah detailing and the some rendered elements, its early appearance remains legible and the group continues to evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these building survives and examples of this typology are, relatively speaking, reasonably rare.



Figure 6 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 7 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 8 Holcombe Terrace, Carlton (HO1)
Source: Victorian Heritage Database



Figure 9 51-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 10 Russell Terrace, 68-72 Victoria Street (HO118)
Source: Lovell Chen



Figure 11 101-111 Cardigan Street, Carlton (HO30)
Source: Lovell Chen



Figure 12 Mary's Terrace, 50-6 Cardigan Street, Carlton (HO36)
Source: Lovell Chen



Figure 13 Georges Terrace, 59-6965 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 14 18-22 Cardigan Street
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
Yes	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

Royal Terrace at 272-278 Faraday Street, Carlton, comprising a row of four, two-storey dwellings constructed in 1875, is significant.

HOW IT IS SIGNIFICANT

Royal Terrace at 272-278 Faraday Street, Carlton, is of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The brick terrace row at 272-278 Faraday Street is of historical significance (Criterion A). The row was constructed in 1875 for owners Gledhill & Co, estate agents, and represented a terrace row development on a somewhat grander scale. The naming of the row as Royal Terrace, and their description in 1876 as seven-roomed brick houses emphasises this, as does their prominent form and parapets, and presentation to Faraday Street. Historically, their mid-1870s date also places them within the period of development which is

still comparatively early in Carlton, and they remain as significant evidence of nineteenth century residential development in this western section of Faraday Street.

The brick terrace row at 272-278 Faraday Street is also of aesthetic significance (Criterion E). While the works undertaken in 1976 diminished this significance to some extent, the buildings still demonstrably form a row of somewhat grander terraces. The uniform appearance, reinforced through the long-term single (University) ownership, is also of some note and enhances this aspect of significance. The early appearance of the group remains legible, and the former dwellings continue to evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north, and the terrace row became a distinctive vernacular building type.

RECOMMENDATIONS

Amend the Heritage Overlay mapping and retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**Nigel Lewis and Associates

ENDNOTES

- 1 *Sands & McDougall* directory, 1873.
- 2 City of Melbourne, notice of intent to build, no. 6449, 24 August 1875, via Miles Lewis, Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 6 September 2018.
- 3 *Argus*, 14 September 1875, p. 3 and 8 November 1875, p. 3.
- 4 City of Melbourne, rate books, Volume 15: 1876, Victoria Ward, rate nos 1354-1357, VPRS 5708/P9, Public Record Office Victoria.
- 5 *Sands & McDougall* directory, 1877.
- 6 City of Melbourne, Building Application Index, 272-284 Faraday Street, Carlton, BA 46465, 3 February 1976, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 7 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- 8 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.

SITE NAME	CARLTON UNION HOTELS PRECINCT
STREET ADDRESS	1-7 LYGON STREET, 9 LYGON STREET, 11 LYGON STREET, 13-15 LYGON STREET, 17-25 LYGON STREET AND 27-31 LYGON STREET, CARLTON, VIC 3053
PROPERTY ID	106076, 106077, 106078, 106079, 106080 AND 106081



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
PREVIOUS GRADE	1-7 – D2 9- C2 15 – D2 27-31 – D2	HERITAGE OVERLAY	HO64
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	COMMERCIAL BUILDINGS
DESIGNER / ARCHITECT / ARTIST:	VARIOUS	BUILDER:	VARIOUS
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	VARIOUS, 1870 ONWARDS

SUMMARY

The Carlton Union Hotels Precinct (HO64), being 1-317 Lygon Street, is of historical and aesthetic significance. It incorporates significant and contributory development from the 1870s, including buildings which are distinguished architecturally, as well as buildings associated with the trade union and labour movement, reflecting the proximity to Trades Hall on the opposite side of the street.

The Carlton Union Hotels Precinct is of historical significance for the mixed use character of the street is typical of development to the original main streets of Carlton. It is also significant for its long and important association with the trade union movement, reflecting the precinct's proximity to Trades Hall on the opposite side of Lygon Street.

The Carlton Union Hotels Precinct is of aesthetic significance. While the precinct overall is not an intact historical streetscape, it comprises significant buildings from different periods which retain a high level of intactness and architectural distinction. These contribute to a diverse streetscape character in the precinct.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. The local hotel, or pub, often provided space whereby men and women could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel. The larger hotels, generally at the south of the suburb or on main thoroughfares, also provided accommodation. Lygon Street, developed as the suburb's retail centre, providing a broader range of shops, and catering for the whole of the suburb.

SITE HISTORY

The row of properties along the western side of Lygon Street between Victoria and Earl streets, as included in HO64 Carlton Union Hotels Precinct, was sold as Crown allotments 1, 2 and 3 of Section 17, in the Parish of Jika Jika, as part of the earliest land sales of Carlton. In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton.² The three Crown allotments were purchased in 1853 by R Dalzell.³ In 1858, four allotments on the opposite side of Lygon Street were reserved as a site 'for the erection of a Trades Hall.'⁴

By the early 1860s, buildings had been constructed at the northern end of Dalzell's allotments. The Lygon Hotel (later replaced by the current John Curtin Hotel) opened in c. 1859-60, with Michael O'Meara the first licensee, and the 1859 *Sands & McDougall directory* listing the site at the corner of Earl Street as 'hotel erecting'.⁵ The 1862 *Sands & McDougall directory* indicates other early occupants of the street, including a John Reilly at 9 Lygon Street.⁶ An 1866 plan by H L Cox (Figure 2) shows the development to Earl Street, with the southern end of the area now included in HO64 shown as vacant. The Dover Hotel (later altered and extended to be the current building) at the corner of Victoria Street was opened subsequent to this in 1870, with a notice of application for a publican's licence by Sarah Uggles posted in the *Australasian* in February 1870:

... for a house situate [at the] corner of Lygon and Victoria streets, containing three bedrooms and two sittingrooms exclusive of those required for my family ... proposed sign, 'Dover Hotel'.⁷

The municipal rate books of 1870 describe the buildings on Lygon Street between Victoria and Earl streets. Starting at the southern end of the street, the Dover Hotel was listed as a brick hotel of six rooms with bar,

kitchen and cellar, valued at a net annual value (NAV) of £84. Adjacent to the hotel to the north were two brick houses owned by Richard Bool; a seven-roomed brick house owned by John Barthold; two sets of wood houses each owned by John Reilly and George Rigg; a brick and stone house owned and occupied by Dr Daniel; a five-room wood house owned by Roger Cusack and a brick house of four rooms owned by Henry Miller. Miller also owned the Lygon Hotel, described at this time as a brick hotel of seven rooms, with bar, cellar and stables, valued at a NAV of £110.⁸

In 1880, a tender notice was placed in the *Argus* for 'additions, repairs, painting etc to Lygon Hotel and adjoining house', with George Wharton noted as the architect.⁹ This section of Lygon Street remained residential and bookended by the two hotels in 1880, but by 1890, some commercial development had begun to appear.¹⁰ The rate books of that year list a wood shop owned and occupied by John Reilly at no. 13 Lygon Street and a brick shop and wood house of 10 rooms at no. 21 Lygon Street. The Lygon Hotel, following works of the early 1880s, was described as being of 13 rooms, with a NAV of £190. Likewise, works had been undertaken at the Dover Hotel, which was also described as being of 13 rooms, an increase of seven rooms, and also comprising offices.¹¹



Figure 2 Detail of H L Cox plan, 'Victoria-Australia, Port Phillip, Hobson Bay and River Yarra leading to Melbourne', 1866, with small building on Crown allotments 2 and 3 indicated
Source: State Library of Victoria

In 1892, a two-storey shop was constructed at 9 Lygon Street for Marion Rosenthal, designed by architect George de Lacey Evans and built by John Bailey of Bouverie Street.¹² Rosenthal owned and occupied a brick house of 9 rooms at the adjacent site at 11 Lygon Street.¹³ The new building was described in the rate books of 1893 as a brick shop of five rooms, valued at a NAV of £65, occupied by Charles Davis.¹⁴ In 1895, F Webb, a glass riveter, was listed as occupying the shop.¹⁵

The row of buildings can be seen on the Melbourne and Metropolitan Board of Works (MMBW) detail and 160':1" plans of 1896 (Figure 3-Figure 4). By this date, most of the buildings were of brick or stone, with only nos 13-15 and no. 25 remaining as timber buildings. The detail plan at Figure 3 shows in-go doorways at a number of the shops on the street, including at the newly constructed shop at 9 Lygon Street.

In 1896, a notice of intent to build was submitted to the City of Melbourne for the construction of a house in Lygon Street, on the site owned by John Reilly at 13-15 Reilly Street. The architects were listed as Reed, Smart & Tappin, with William Davison listed as the builder.¹⁶ The rate books of 1897 describe the site as a brick shop, rather than house, with workshop and shed, valued at a NAV of £68.¹⁷ The building replaced the timber shop

shown on the MMBW plans. Although having lived in Carlton from as early as the 1860s, Reilly appears to have had agricultural interests and was described in the *Weekly Times* of 28 March 1908 as ‘the inventor of several classes of fences, which are claimed to be proof against fire, rabbits [and] vermin’.¹⁸ The 1900 edition of the *Sands & McDougall directory* lists Reilly as a tinsmith.¹⁹

Both hotels underwent changes in the early part of the twentieth century, likely due to the increased regulation of licensed premises and the impact of closures of hotels by the Licences Reduction Board, established in 1906.²⁰ Many inner city and suburban hotels were closed, upgraded or rebuilt in this period in an effort to reduce the number of operating pubs, and to improve standards for public health and alcohol consumption. In 1915, an application was made to the City of Melbourne for the construction of a two-storey brick hotel, designed by Billing Peck & Kempter, by builders Seccull Bros of Northcote.²¹ The hotel by this date was owned by Carlton & United Breweries (CUB). In this period, CUB dominated the beer trade, tying numerous hotels to its products and owning an increasing number of venues.²² In the mid-1920s, alterations and additions were undertaken to the Dover Hotel, which appear to have extended the building north along Lygon Street, replacing the building at 7 Lygon Street. The 1927 rate books list the Dover Hotel at 1/7 Lygon Street, and it was valued at a NAV of £675.²³

The two hotels were patronised by the various trade unions, with the growing union movement and Trades Hall building located directly opposite. The proprietors of each hotel were seen as supporters of the trade union movement, with an obituary of Mrs A Lynch of the Dover Hotel, remembered as a ‘mother, friend and staunch supporter of countless Labor men’.²⁴ The *Labor Call* also advised in 1910 that the new ‘host’ at the Lygon Hotel, Michael Collins, had taken ‘a very active part in Labor matters’ in Western Australia.²⁵ Collins also placed an advertisement in a Ballarat newspaper calling on workers to visit his hotel (Figure 5). Presentations, commemorations and meetings were held at the hotels, and visiting unionists were accommodated there. The annual event held by the Operative Masons to entertain the Pioneers of the Eight Hours Movement was held at the Lygon Hotel, while the annual dinner of the Hospital Employee’s Federation was held at the Dover Hotel in the 1930s.²⁶ The patronage of both hotels became even more highly politicised in the mid-twentieth century, with academic Gordon McCaskie noting that each hotel was frequented by factions in the union movement: ‘the left drank at the Dover, the right at [the Lygon Hotel]’.²⁷ The Lygon Hotel was renamed the John Curtin Hotel in c. 1970, after the former Australian prime minister and leader of the Labor Party. The Dover Hotel was closed in 1980, and remodelled as offices, resulting in the John Curtin Hotel becoming the main union hotel.²⁸ The latter hotel was also associated with performances of the ‘Stray Blacks’, a band comprising Aboriginal members who were otherwise barred from playing in a number of other hotels. They have been described as ‘an institution’ at Aboriginal cabarets and at the John Curtin Hotel.²⁹

Further demonstrating the connection with Trades Hall opposite, in the 1950s, new buildings were constructed as offices for two unions, replacing nineteenth century structures. A new office building for the Australian Council of Trade Union (ACTU) was constructed at 17-25 Lygon Street in 1953, to a design by architects Leslie M Perrott and partners and built by E A Watts (Figure 6). The ACTU had previously occupied ‘three small rooms’ in Trades Hall, and aimed to establish a research bureau.³⁰ The building was to be of ‘brick, with open web steel joists’, and the ACTU was to ‘use the building for offices, research offices and an executive meeting room’.³¹ At its opening, ACTU president, Percy Clarey, noted that the building was ‘a symbol of an ideal’, with internal timber panelling donated by all the state trades and Labor councils.³² In 1958, the Australian Builders Laborers’ Federation (BLF) also constructed offices directly opposite Trades Hall (Figure 7), at 11 Lygon Street.³³ The BLF played a role in the campaign to curb the redevelopment of Carlton in the 1960s, and to stop the wholesale demolitions; BLF House was also the focus of efforts to deregister the union in the 1980s.³⁴ Alterations were undertaken to this building in the early 1970s.³⁵ Both buildings have since been acquired by RMIT, and extensive works have been undertaken including part demolition and modifications. The 1896 shop at 13-15 Lygon Street became the Trades Hall Café from the late 1940s.³⁶

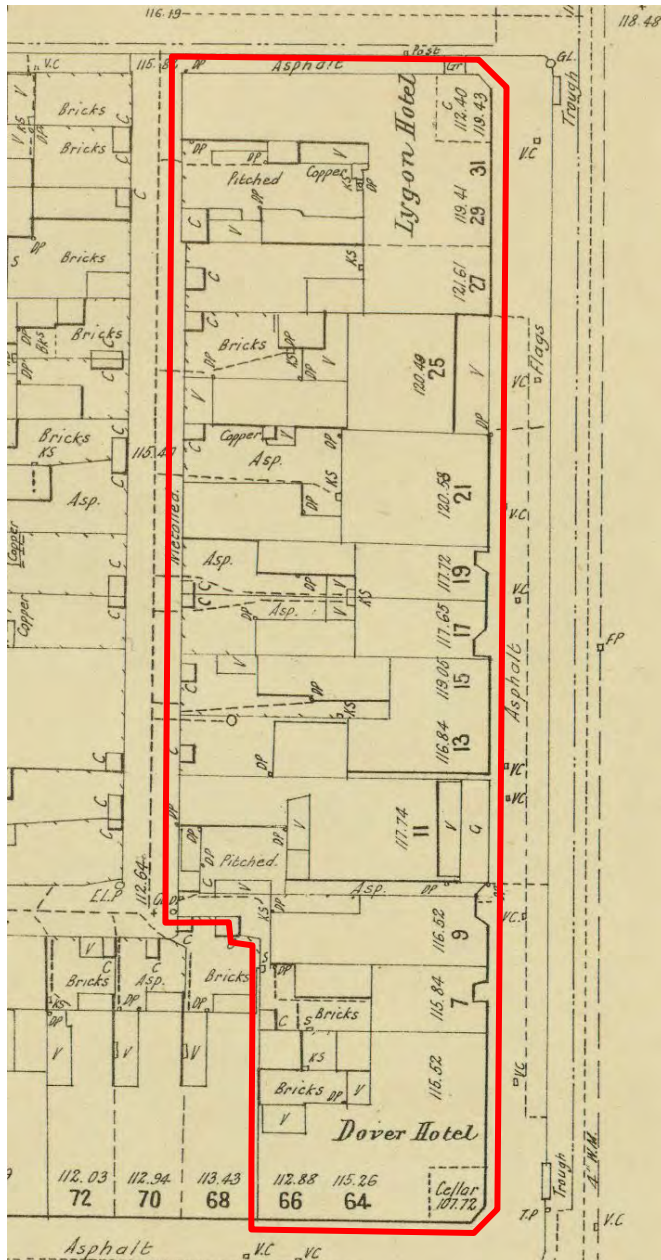


Figure 3 MMBW detail plan 1180 and 1181, 1896
Source: State Library of Victoria

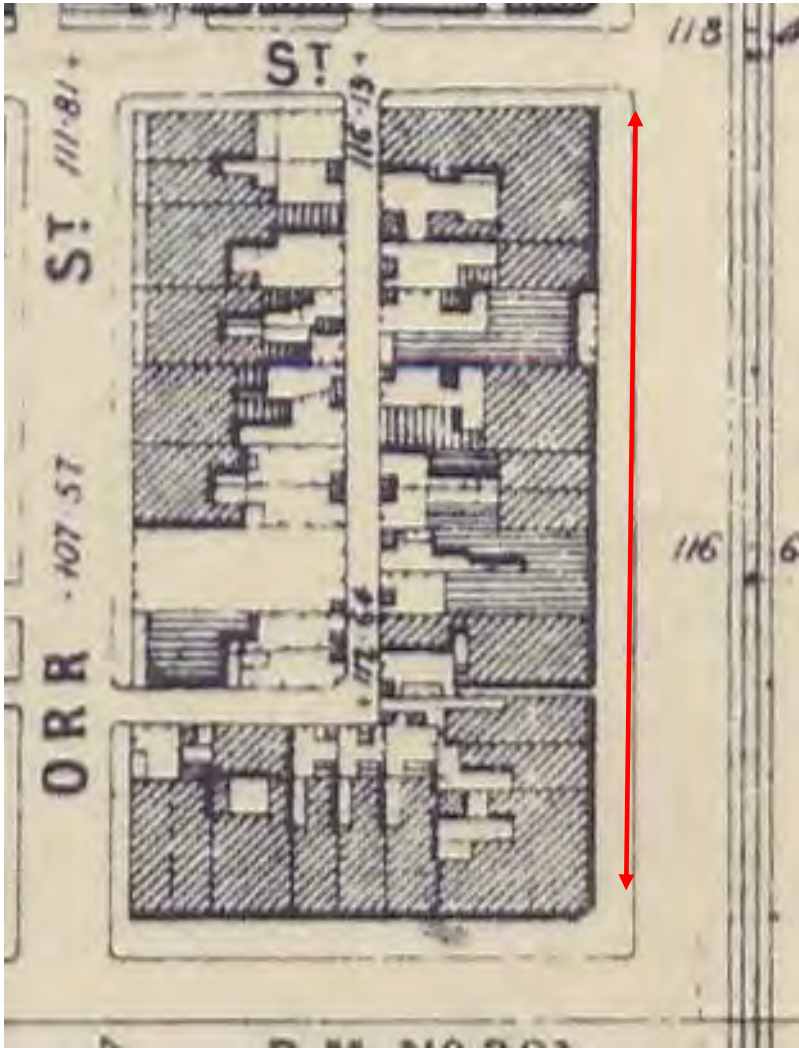


Figure 4 MMBW 160 feet to 1-inch plan, 1896, no. 30, with buildings on east side of Lygon Street indicated. Brick/masonry buildings are shown with diagonal hatching, and timber buildings shown with horizontal lines
Source: State Library of Victoria

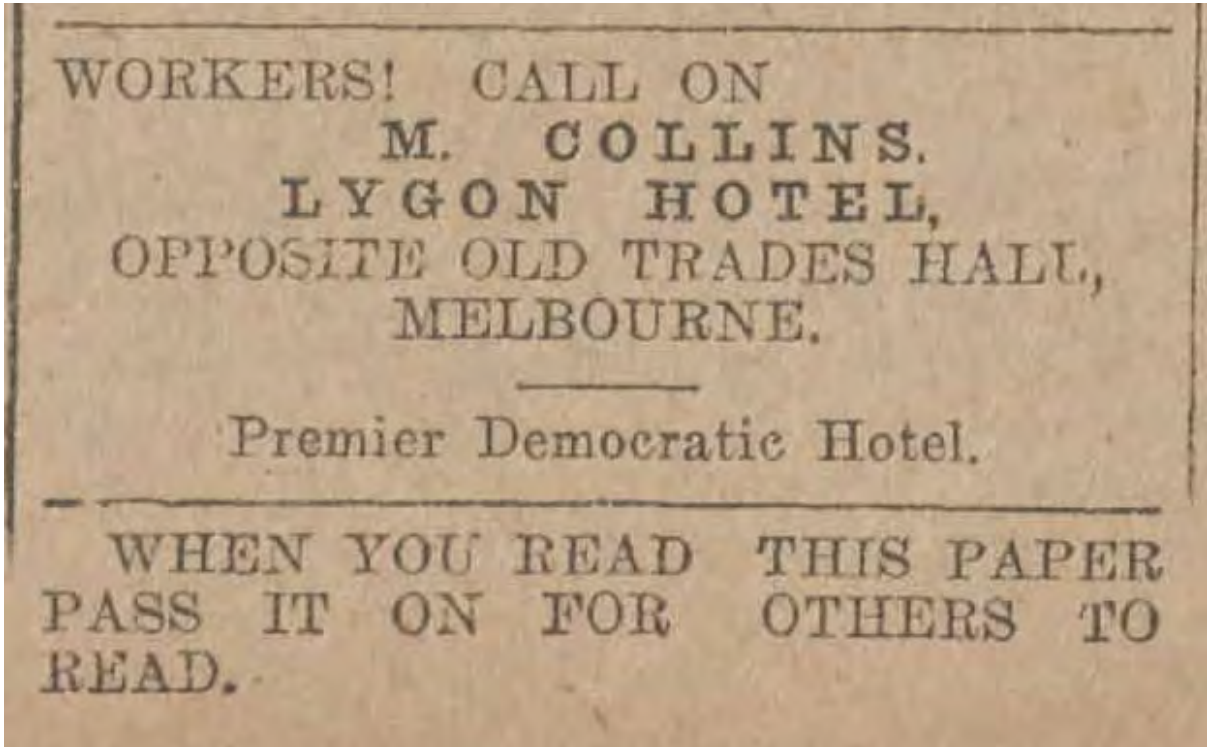


Figure 5 Advertisement for Lygon Hotel, 1917
Source: *Evening Echo*, 26 April 1917, p. 4



Figure 6 ACTU offices, 1964, 17-25 Lygon Street
Source: Laurie Richards Collection, MM 56649, Museum Victoria



Figure 7 Australian Builders Laborers' Federation office, 1970, 11 Lygon Street
Source: Laurie Richards Collection, MM 55503, Museum Victoria

SITE DESCRIPTION

The Carlton Union Hotels Precinct (Figure 8, Figure 9) contains a number of buildings constructed across a broad time period. These are: the former Dover Castle Hotel (no 1-7 Lygon Street) established in 1870; a two-storey shop dating from 1892 (no. 9 Lygon Street); the former Australian Builders Laborers' Federation office of 1958 (now a single storey shop at no. 11 Lygon Street); two-storey premises constructed for J Reilly in 1896 (no. 15 Lygon Street); the redeveloped former ACTU offices of 1953 (no. 17-25 Lygon Street); and the John Curtin Hotel of 1915 (no. 27 Lygon Street). These are described separately below.



Figure 8 Recent aerial photograph of the precinct
Source: Nearmap, February 2019



Figure 9 View of Carlton Union Hotels Precinct, looking south along Lygon Street from John Curtin Hotel (right) to Dover Castle Hotel (far left)

Dover Castle Hotel, 1-7 Lygon Street

The former Dover Castle Hotel (Figure 10) is an altered three-storey rendered brick Victorian hotel at the corner of Lygon and Victoria streets. The earliest section of the building dates from c. 1870. However, alterations and additions were undertaken in the mid-1920s, which appear to have extended the building north along Lygon Street, replacing an earlier building at no. 7 Lygon Street. It is likely that the extant render was applied at that time unifying the various building programmes.

The building currently adopts a simple form with unornamented facades to the two street frontages. The 1920s works have produced an understated expression with coarse rendered surfaces to upper levels interrupted only by simple string course and architrave details in smooth render.

A simple coffered parapet dates from the same programme of works. The canted corner, and presumably the fenestration to the upper two floors, of the earlier building survives although the nineteenth century character of the building has been substantially overwritten. The ground floor level has been further altered in recent decades with modern windows introduced. Some early joinery in the form of double hung sliding sash windows survives at the upper levels.



Figure 10 Former Dover Castle Hotel, 1-7 Lygon Street

Two-storey shop, 9 Lygon Street

The two-storey shop at 9 Lygon Street (Figure 11) was constructed to designs by architect George de Lacey Evans in 1892.³⁷ It is notable for its flamboyant facade illustrating the extravagance of Boom period architecture. Realised in face and rendered brick with bluestone trims to wingwalls, the building incorporates elaborate and imaginative Renaissance Revival rendered detailing. At ground floor level, the original shopfront and recessed entry substantially survive between bluestone wingwalls. An entablature above incorporates small pediment

devices to either end. Upper level windows are set within three brick arches with rendered trims including fluted impost blocks. The arches are set against a background of red face brick. Later window joinery has been introduced at first floor level. The parapet above takes the form of an ornamented cornice surmounted by a triangular pediment at its centre. It incorporates novel detailing including an elaborate signage panel at its centre, identifying the building's 1892 construction date. The building has been overpainted but it remains substantially intact and the form and materiality of the original design remain legible.

Former Australian Builders Laborers' Federation office, 11 Lygon Street

In 1958, the Australian Builders Laborers' Federation (BLF) constructed two level offices (Figure 7) opposite Trades Hall.³⁸ The architect of these works has not been identified. As constructed, the building adopted a simple Modernist expression with a framed volume incorporating a wide horizontal window at first floor level cantilevering (slightly) over a face brick wall and entry below. The building was largely clad in small ceramic tiles. The building (Figure 12) has since been substantially altered and now presents as a large, single-storey shop with an uninterrupted expanse of aluminium-framed glazing to the street set in a plain rendered wall. The early character of the building has been completely overwritten.

Two-storey shop, 13-15 Lygon Street

The two-storey shop at 13-15 Lygon Street (Figure 12) was constructed in 1896 to a design by architects as Reed, Smart & Tappin.³⁹ While the building provides straightforward retail premises constructed to the street boundary, its rendered façade incorporates unusual, often curving, ornament at ground and first floor levels. At ground floor level, the building is distinguished by curving architraves to windows and doors. Those to the wide shopfront window were altered to allow the introduction of a door visible at Figure 12 but those above survive intact. At first floor level reasonably-commonplace arch-headed windows are set into a wall ornamented with an uncommon strapping arrangement realised in render. A triangular pediment flanked by curving scroll devices survives above a simple parapet. The cautious incorporation of curving elements into the design suggests the resurgence of interest in Baroque architectural forms that would reach its apogee in the Edwardian Baroque of the 1910s.

Former ACTU offices, 17-25 Lygon Street

The two-storey former ACTU offices (Figure 13) were constructed in 1953, to a design by architects Leslie M Perrott and partners. As constructed, the offices presented a two-storey façade incorporating regular fenestration at ground and first floor levels and a central recessed entry at ground floor level. Windows were multipaned. The building was substantially demolished as part of its adaptation for use by RMIT. The original brick wall to Lygon Street survives in a somewhat-altered state with windows altered, new entries created and the central entry bricked up. Modern aluminium window framing has been installed throughout. An entirely new building has been constructed within the retained street wall. It is currently operated by RMIT as building no. 96.

John Curtin Hotel, 27 Lygon Street

The John Curtin Hotel (Figure 14), located at the corner of Lygon and Earl streets, was constructed in 1915, to designs by Billing Peck & Kempter.⁴⁰ It is double-storey public house in face and rendered brick whose design incorporates some understated Arts and Crafts features. Broadly speaking, the principal elevations are realised as arcuated brick walls at ground floor level with plain rendered wall surfaces at first floor level incorporating simple rectangular openings. A wide cornice on plain brackets, with simple abstract detailing presents to Lygon Street. The Earl Street elevation is capped with a simple dentilated detail. At its corner to the intersection, the design incorporates some modest articulation to create an understated tower volume with tripartite window arrangements to each street.



Figure 11 Two-storey shop at 9 Lygon Street (left); two-storey shop at 13-15 Lygon Street (right)

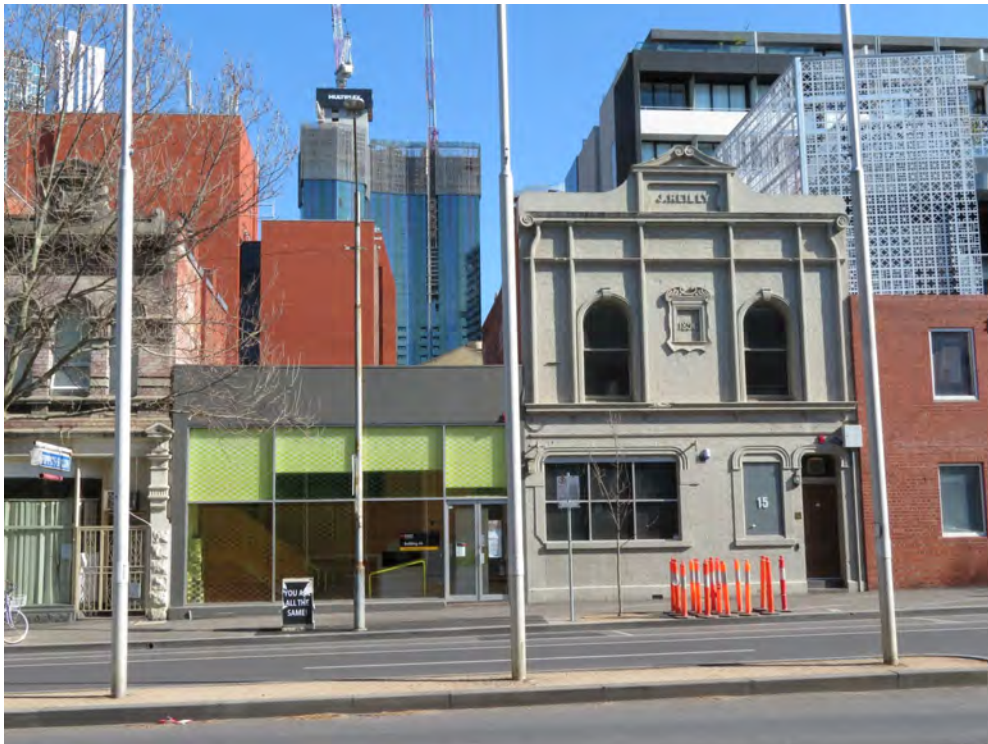


Figure 12 Nos 11 and 13 Lygon Street, with altered former BLF offices at left and two-storey shop of 1896 at right



Figure 13 Former ACTU offices, 17-25 Lygon Street (at centre of image)



Figure 14 John Curtin Hotel, viewed from the intersection of Earl and Lygon streets

INTEGRITY

Varies; see above descriptions.

COMPARATIVE ANALYSIS

The Carlton Union Hotels Precinct, at the southern end of Lygon Street and on the city fringe, is of mixed historic character and intactness, and comprises buildings and properties of various periods, forms and architectural styles, as well as diverse historical uses. Building types include hotels, shops and residences through to offices and other commercial buildings of more recent origin.

As such, it is difficult to make a specific comparison, other than to state that the Carlton Union Hotels Precinct is generally comparable with many of the main streets and sections of main streets in Carlton, and indeed the broader municipality, which demonstrate similar histories of mixed development and varied intactness.

While Carlton is mainly residential, it has commercial streets and historic shops and hotels scattered throughout, including to street corners. The pattern of mixed uses demonstrated in the Carlton Union Hotels Precinct is typical of these attributes of Carlton's development. The presence of two hotels, at the south and north ends of HO64, and in relative proximity to each other, is also not uncommon and indicative of the significant social role and importance of the 'corner pub' to historical Carlton.

Lygon Street itself is one of the principal streets of Carlton's hierarchical and generally regular grid of wide and long north-south and east-west running streets, with secondary streets in between and a network of connecting lanes. In terms of allotment sizes, the general pattern is one of finer grain to residential streets, and coarser grain to principal streets and roads. The varied allotment sizes of Carlton Union Hotels Precinct, as illustrated in the 1896 MMBW plan reproduced above, is again typical of this latter pattern of development.

Accepting all the above, the Carlton Union Hotels Precinct is distinctive in that this area of Lygon Street, including the corner hotels to Victoria and Earl streets, have long had an association with the trade union movement and Trades Hall on the opposite side of Lygon Street. With such proximity to the trade union headquarters it was inevitable that union-related businesses, or businesses attractive to the unions, would flourish in this part of Lygon Street. Evidence of this particular history of the Carlton Union Hotels Precinct includes the construction in the 1950s of the ACTU offices at 17-25 Lygon Street and the Builders Laborers' Federation offices at 11 Lygon Street. The shop at 13-15 Lygon Street was also the Trades Hall Café from the late 1940s. The two hotels were additionally patronised by the trade unions, even to the extent of one or other being preferred by the left (former Dover Castle Hotel) and right (Lygon Hotel, later John Curtin Hotel) factions of the union movement.

This historical association of the street, more than anything else, distinguishes the Carlton Union Hotels Precinct in the Carlton context and in the context of the broader municipality.

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
Yes	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The Carlton Union Hotels Precinct (HO64), 1-31 Lygon Street is significant.

Within the precinct, the significance categories are as follows (Figure 15):


- Former Dover Hotel at 1-7 Lygon Street is contributory
- Shop at 9 Lygon Street is significant
- Former BLF Office at 11 Lygon Street is non-contributory
- Shop at 13-15 Lygon Street is significant
- Former ACTU offices at 17-25 Lygon Street is non-contributory
- John Curtin Hotel at 27 Lygon Street is significant



 Site Boundary

 Significant

 Contributory

 Non-contributory

A Former Dover Hotel at 1-7 Lygon Street

B Shop at 9 Lygon Street

C Former BLF Office, 11 Lygon Street

D Shop at 13-15 Lygon Street

E Former ACTU offices, 17-25 Lygon Street

F John Curtin Hotel, 27 Lygon Street

Figure 15 Significance categories in Carlton Union Hotels Precinct

Source: Nearmap (basemap)

HOW IT IS SIGNIFICANT

The Carlton Union Hotels Precinct (HO64) is of historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The Carlton Union Hotels Precinct (HO64) is of historical significance (Criterion A). Lygon Street is one of the principal streets of the suburb, and this section at the southern end of Carlton, and on the edge of the CBD, was one of the early parts of the suburb to be developed. The historical mixed use character of the street is typical of development to the original main streets of Carlton, where houses and hotels, and commercial and residential building types, were often co-located. The survival of the two hotel buildings at the northern and southern ends of the precinct, at a relatively short distance apart, is indicative of the historical importance of hotels and the social roles of 'corner pubs' in the suburb. The precinct is also significant for its long and important association with the trade union movement, reflecting the precinct's proximity to Trades Hall on the opposite side of Lygon Street. Union-related businesses, or businesses attractive to the unions, flourished in this part of Lygon Street, including the two hotels frequented by factions of the union movement, with the 'left' favouring the **former** Dover Hotel and the 'right' the Lygon Hotel, later the John Curtin Hotel. This particular history of the street distinguishes the precinct in the Carlton context and in the context of the broader municipality.

The Carlton Union Hotels Precinct (HO64) is also of aesthetic significance (Criterion E). While the precinct overall is not an intact historical streetscape, it comprises significant buildings from different periods which retain a high level of intactness and architectural distinction. These contribute to a diverse streetscape character in the precinct. Buildings of note include the two-storey shop at 9 Lygon Street, constructed to a design by architect George de Lacey Evans in 1892; and notable for its flamboyant facade illustrating the extravagance of Boom period architecture. The two-storey shop at 13-15 Lygon Street was constructed in 1896 to a design by architects as Reed, Smart & Tappin. It is distinguished by its unusual, often curving, ornament to its rendered facade at ground and first floor levels, with the design suggesting the resurgence of interest in Baroque architectural forms that would reach its apogee in the Edwardian Baroque of the 1910s. The John Curtin Hotel, constructed in 1915 to a design by Billing Peck & Kempter, replaced the earlier Lygon Hotel of c. 1859-60. While a competent Arts and Crafts design, the hotel is distinguished by its history including its long association with the trade union and labour movement, emphasised by its renaming as the John Curtin Hotel in c. 1970.

RECOMMENDATIONS

Retain HO64 in the Heritage Overlay. Recommend change from an individual heritage place to a heritage precinct, known as Carlton Union Hotels Precinct, with the following significance categories.

- Former Dover Hotel at 1-7 Lygon Street is contributory
- Shop at 9 Lygon Street is significant
- Former BLF Office at 11 Lygon Street is non-contributory
- Shop at 13-15 Lygon Street is significant
- Former ACTU offices at 17-25 Lygon Street is non-contributory
- John Curtin Hotel at 27 Lygon Street is significant

Schedule of the Carlton Union Hotels Precinct is as follows.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**City of Melbourne
Heritage Review, 1999**

Allom Lovell and Associates

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- 1 *Sands & McDougall directory*, 1873.
- 2 Charles Laing, surveyor, 'Plan of the City of Melbourne and its extension northwards', 1852, State Library of Victoria.
- 3 Parish plan, Carlton at Jika Jika, Melbourne Sheet 6, M314 (M), Department of Lands & Survey, 1874, Put-away Plan, Central Plan Office, Landata.
- 4 *Ovens and Murray Advertiser*, 22 April 1858, p. 3.
- 5 *Age*, 7 December 1859, p. 3; *Sands & McDougall directory*, 1860.
- 6 *Sands & McDougall directory*, 1862.
- 7 *Australasian*, 19 February 1870, p. 15.
- 8 City of Melbourne, rate books, Volume 9: 1870, Smith ward, rate nos. 1293-1303, VPRS 5708/P9, Public Record Office Victoria.
- 9 *Argus*, 13 March 1880, p. 11, record no. 17896, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 23 October 2018.
- 10 City of Melbourne, rate books, Volume 19: 1880, Smith ward, rate nos. 1432-1444, VPRS 5708/P9, Public Record Office Victoria.
- 11 City of Melbourne, rate books, Volume 29: 1890, Smith ward, rate nos. 1361-1370, VPRS 5708/P9, Public Record Office Victoria.
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- 15 *Sands & McDougall directory*, 1895.
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- 21 City of Melbourne, Notice of Intent to Build, 22 March 1915, no. 5743, record no. 80558, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 23 October 2018.

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<http://www.emelbourne.net.au/biogs/EM00295b.htm>,
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- 24 *Labor Call*, 7 April 1938, p. 12.
- 25 *Labor Call*, 27 October 1910, p. 3.
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- 27 Gordon McCaskie, 'Trades Hall and the Union Movement', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 426.
- 28 City of Melbourne, Building Application Index, 1-7 Lygon Street, Carlton, BA 52702, 26 November 1980, Public Record Office Victoria, accessed via www.ancestry.com.au; Gordon McCaskie, 'Trades Hall and the Union Movement', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 426.
- 29 Alf Bamblett, quoted in City of Yarra, *Snapshots of Aboriginal Fitzroy*, 2002, p. 37.
- 30 *Age*, 8 April 1953, p. 3.
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- 36 *Age*, 2 June 1948, p. 8.
- 37 City of Melbourne, Notice of Intent to Build, 27 July 1891, no. 5108, record no. 79709, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 23 October 2018.
- 38 City of Melbourne, Building Application Index, 11 Lygon Street, Carlton, BA 32929, 27 November 1958, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 39 City of Melbourne, Notice of Intent to Build, 24 April 1896, no. 6639, record no. 79796, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 23 October 2018.
- 40 City Of Melbourne, Notice of Intent to Build, 22 March 1915, no. 5743, record no. 80558, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 23 October 2018.

SITE NAME

18 AND 20, 22-24 PALMERSTON STREET, CARLTON FORMER SIR JOHN YOUNG HOTEL AND COTTAGES

STREET ADDRESS

18 PALMERSTON STREET, 20 PALMERSTON STREET AND 22-24 PALMERSTON STREET, CARLTON

PROPERTY ID

107234, 107236 AND 107235



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE B2

HERITAGE OVERLAY HO71 AND HO1

PROPOSED CATEGORY SIGNIFICANT

PLACE TYPE HOTEL AND RESIDENCES

DESIGNER / ARCHITECT / ARTIST: NOT KNOWN

BUILDER: NOT KNOWN

DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1869-70
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THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
5. BUILDING VICTORIA'S INDUSTRIES AND WORKFORCE	5.3 MARKETING AND RETAILING 5.6 ENTERTAINING AND SOCIALISING
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

It is recommended that existing Heritage Overlay HO71 be extended to the east to include the adjoining and related cottages at 18-20 Palmerston Street, as identified at Figure 2.

Extent of overlay: The current extent of overlay is indicated at Figure 1 (HO71).

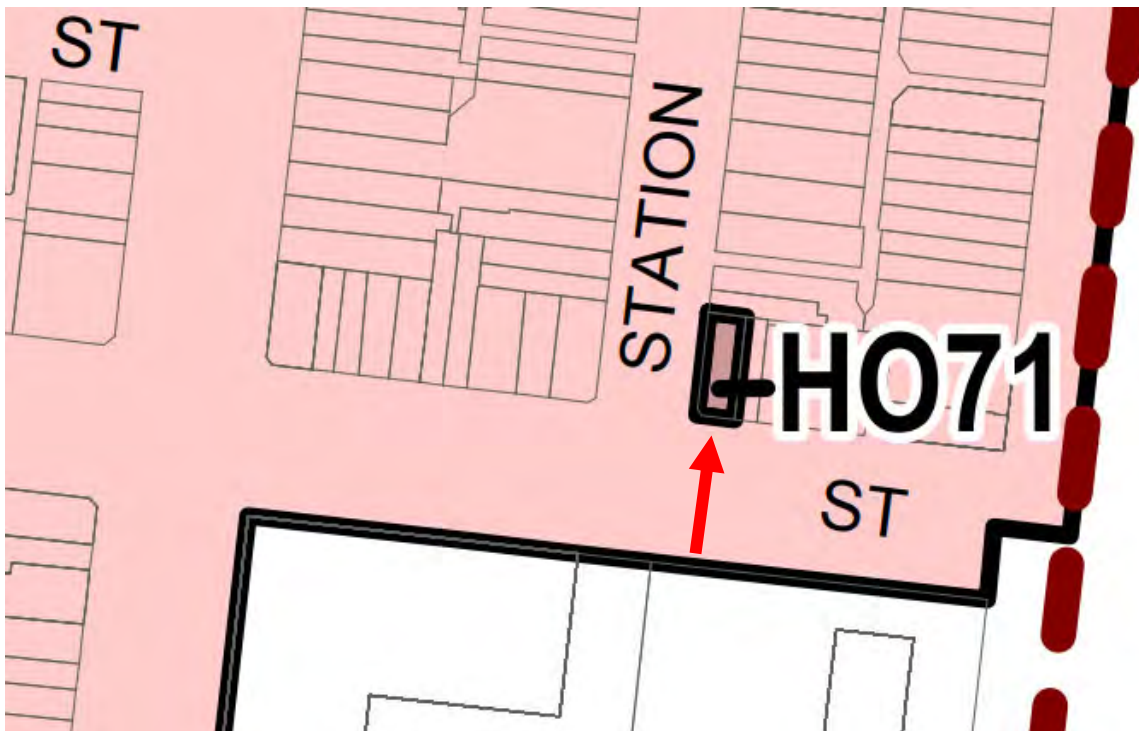


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO71)
Source: Melbourne Planning Scheme

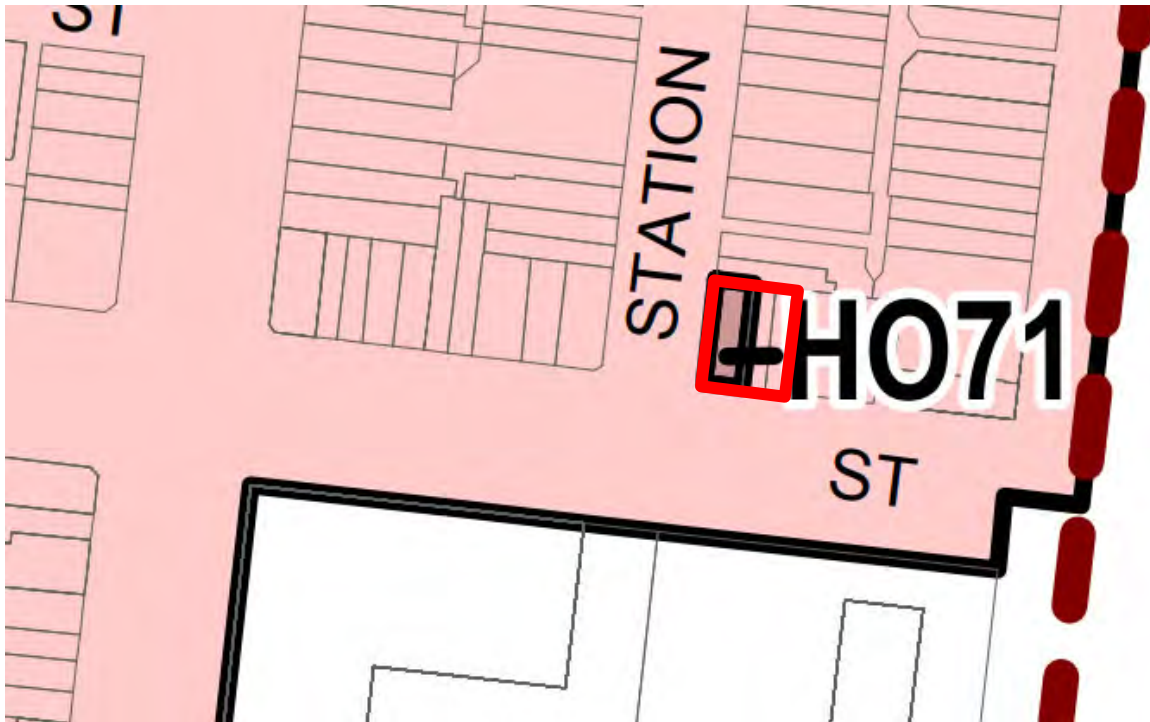


Figure 2 Detail of HO Map no. 5 with the mapping extended to reflect the recommended amendment to the Heritage Overlay
Source: Melbourne Planning Scheme

SUMMARY

The former Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, are of local historical (including rarity) and aesthetic significance. The building group represents an early and unusual pairing, and co-construction, of a corner hotel and adjoining cottages, as built in the early period of 1869-70.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. Many houses in Carlton, particularly in the north of the suburb, were small two or three room cottages, which often did not offer spaces such as parlours or other areas for family members to gather and relax. The local hotel, or pub, often provided such a space, whereby men and women could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel.

SITE HISTORY

The building at 22-24 Palmerston Street is the former Sir John Young Hotel, which opened in 1869.² The site appears to have been vacant land prior to the hotel's construction, and is on land which was set aside in the 1850s for a tramway from Yan Yean.³ This tramway was likely to service the Yan Yean reservoir, constructed

between 1853-1857.⁴ By 1863, the reservation, bound by Reilly Street (now Princes Street), Palmerston, Station and Nicholson streets had been resurveyed into smaller allotments, and Crown Allotment 11 was purchased by William Jones.⁵ By the 1870s, Carlton was a substantially developed residential suburb, with numerous hotels having been constructed, with approximately 80 in operation in the suburb by 1873.

The hotel was named after Sir John Young, governor of New South Wales between 1861 and 1867, before becoming governor-general of Canada in 1869. Young died in 1876, having returned to his home in Ireland.⁶

The hotel first appeared in the municipal rate books of 1870, described as a brick hotel of six rooms with bar and cellar, valued at a net annual value (NAV) of £80.⁷ Newspaper references in 1869 include a call for contractors to undertake signwriting, and for applications for 'general servants' in September.⁸ The hotel appears to be operational by September, with a notice advising of a wake for a member of the Victorian Lodge of Free Gardeners to be held at the hotel.⁹ The first licensee was Thomas Stephenson, with Walter Woolnagh granted a licence in 1871, and licences granted to Bernard Fryer in 1872 and George Ashton in 1873.¹⁰ The hotel regularly changed licensees, with 20 licence holders listed between 1869 and 1892.¹¹ By the late 1880s, the number of rooms in the hotel had increased to nine.¹² The building footprint of the hotel can be seen in the 1897 Melbourne and Metropolitan Board of Works (MMBW) detail plan (Figure 3), with a chamfered (splayed) corner to its entrance at the south-west, and a separate bathroom and toilet block at the rear (north) of the site. A cellar is also indicated on this plan.

The pair of single-storey attached cottages, on the east side of the hotel, are understood to have been constructed at about the same time as the hotel, with rate book entries confirming their existence in 1870.

Sarah Black operated the hotel from 1906 until its closure in 1919, during a period of licence reduction and tighter controls on the operation of hotels in Melbourne.¹³ That year, the building was described in the municipal rate books as brick hotel of 10 rooms, owned and occupied by Sarah Black and valued at a NAV of £150.¹⁴ The following year, it was described a brick house, although the rest of the valuation information remained the same.¹⁵ The former hotel has remained a residence since the interwar period.

At the time of the construction of the hotel and adjoining cottages, the property overall was owned by William Ievers, a prominent local resident who established a real estate agency in Cardigan Street, Carlton in 1859. As noted in the Australian Dictionary of Biography, the firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. Ievers was involved in local political affairs as a municipal rate collector and valuer for 25 years and elected a councillor for the Smith ward of the City of Melbourne in 1895. He was also a significant contributor to Church of Sacred Heart (St George's) in Carlton. A memorial to him was erected by his son in Argyle Place, and two small streets (Ievers Terrace and Ievers Place) and a park (Ievers Reserve) bear his name.¹⁶ Ievers's son was also named William, and it is possible the Sir John Young Hotel was owned by him, rather than his father.

Comparing the 1970s image below, with the current building, it is evident that the first floor has been extended to the north by an additional bay (over the earlier ground floor level). The quoining detail has been retained with a pair of generally sympathetic windows added to the west elevation; the north elevation at first floor level, where visible, has more modern detailing. The slate-clad roof has also been extended to the north.

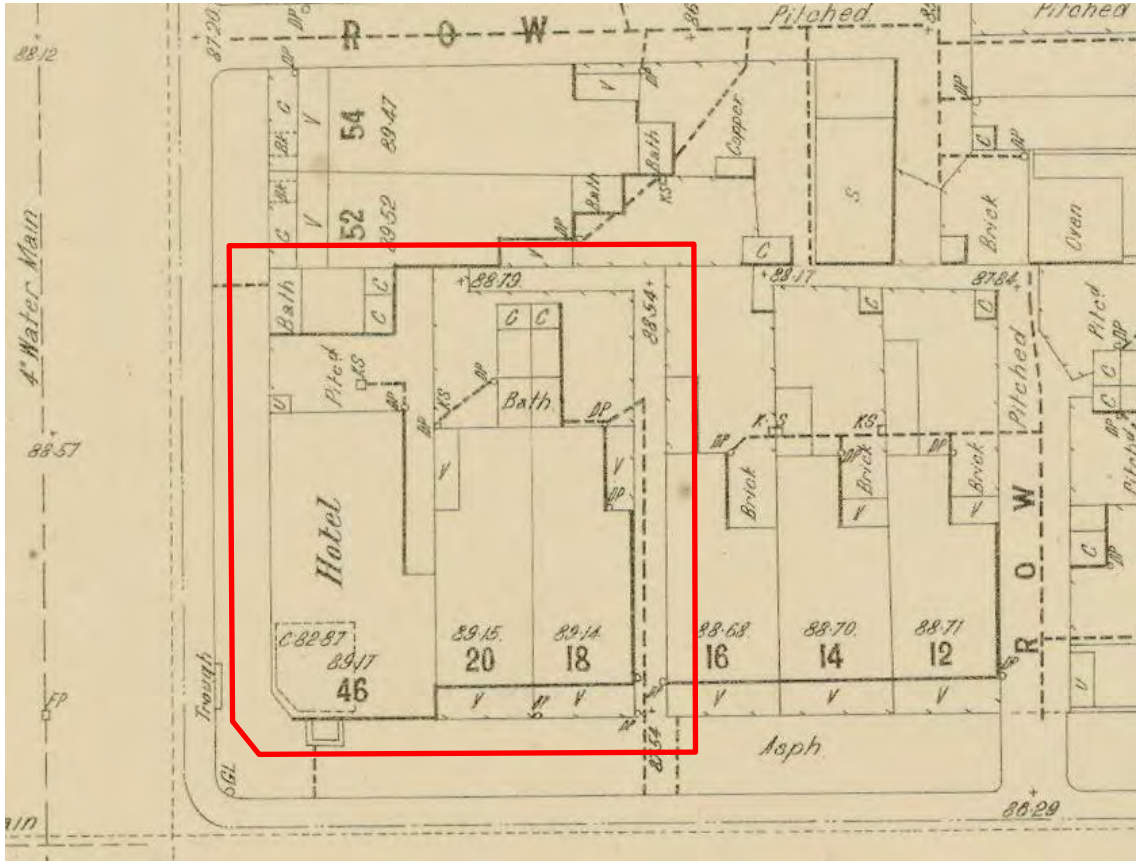


Figure 3 MMBW detail plan, no. 1190, 1897, with subject site indicated
Source: State Library of Victoria



Figure 4 Former Sir John Young Hotel, c. 1974
Source: National Trust, B3393, Victorian Heritage Database

SITE DESCRIPTION

The former Sir John Young Hotel is located on the corner of Station and Palmerston streets in Carlton. It is adjoined on its east side by a pair of single-storey attached cottages, believed to have been constructed at about the same time as the hotel, with rate book entries confirming their existence in 1870.

The hotel as constructed is a simple two storey volume with a chamfered (splayed) corner to the intersection. It is of rendered masonry to the two main elevations, with quoining to the building corners and wall edges, and punched openings with simply detailed moulding surrounds. At ground floor level, to either side of the splayed corner entry with its arched form, are two larger elliptical arched window openings, with central timber glazing bars. The hipped and slated roof is also chamfered to the corner and, as noted, has been extended to the north. A rendered chimney with a heavy cornice is prominent on the east side of the roof. The east wall, as expressed to the adjoining cottages was originally face brick, but has been painted over. Save for some minor changes, the former hotel has a high level of external intactness.

The cottages to the east side are of single-storey construction, with their original face brick walls and simply detailed single windows to each of the Palmerston Street facades. They both have verandahs and bluestone plinths; the easternmost cottage retains its ironwork verandah frieze and iron palisade front fence. The roof form is a single transverse gable which extends across both dwellings and presents with a steep pitch to Palmerston Street; the visible roof planes to each cottage are slate clad, albeit the slate to the eastern cottage is modern. The cottages are low to the street, evocative of their early construction date. The cottages also have a reasonably high level of intactness as they present to the street, with changes apparent to the rear.

While constructed as part of the hotel development, the cottages had, and retain, their own architectural expression. They are distinguished from the hotel by their modest scale and form, their face brick materiality, and their steep transverse gable roof forms. The quoining to the east wall of the former hotel, which returns to the north side and meets with the west verandah wall of the adjoining cottage, is an original detail which links the two building groups. The original face brick east wall of the hotel would also, it is assumed prior to its over-painting, have provided a visual and material link with the adjoining cottage.



Figure 5 Recent aerial photograph of the subject site
Source: Nearmap, February 2019

INTEGRITY

The integrity of the former hotel and adjoining cottages, constructed in 1869-70, is good. The relationship between the two building components also remains clear, when viewed from Palmerston Street.

COMPARATIVE ANALYSIS

By the 1870s, when Carlton was a substantially developed residential suburb, and commercial precincts had developed in Barkly and Lygon streets, there were many hotels scattered throughout the suburb. Some of them, as with the subject property, were located to the corners of residential streets. The double-storey form and massing; splayed main entrance to the corner; and the visible side elevations to the street junction are all typical characteristics of these hotels. They are also often the largest buildings in their immediate contexts, again highlighting the important historical function of the inner city 'corner pub'.

Other hotels of this early period in Carlton were established in the more commercial streets. These were also often sited to street corners. Unlike the subject property, many display interwar changes and additions. For those earlier hotels which survived the reduction in hotel licenses, alterations were generally required by the liquor licensing laws in the interwar period, to update and refurbish the buildings to maintain their licences. This often included tiling and changes to openings at ground floor level, and construction of an additional accommodation wing.

Broadly comparable examples of early hotels in Carlton, including some which are no longer operating as hotels, as per the subject property, include a substantial early Victorian two-storey rendered former hotel, at 68-70 Kay Street (Figure 7). This has a splayed entrance to the street corner and architecturally is distinguished by finely detailed mouldings, Corinthian crowned pilasters to window and door openings, elaborate stringcourses, and brackets to the roof eaves. The former hotel is located in a predominantly residential streetscape.

While not a corner hotel, the former Barkly Hotel at 116-120 Barkly Street, Carlton is also located centrally within an historic residential street (Figure 9). It is an asymmetrical two-storey early Victorian rendered building, particularly distinguished by its coursing and quoining to the ground level. This different form and expression of the building differentiate it from the adjoining and surrounding historical dwellings. Similarly the early Victorian two storey rendered former hotel at 403-405 Lygon Street, is adjoined by terrace dwellings.

The Lincoln Hotel at 91-95 Cardigan Street, is a still operating two-storey rendered corner hotel, with a splayed corner entrance and a well-executed interwar remodelling (Figure 6). A hotel has existed on this site since the 1850s, and the splayed corner form and fenestration to the upper level is reflective of the earlier form of the building. The interwar alterations are typical of an earlier hotel which maintained its licence into the later period.

An early Victorian two-storey corner hotel, which again still operates as a hotel (the Shaw Davey Slum) and has adjacent shops incorporated into the original building, is located at 171-175 Elgin Street (Figure 8). It features similar rendered details including quoining and moulded framing to window openings, as per the subject building in Palmerston Street, but is a larger building. Alterations to the ground level of the building in the interwar period, again reflect the impact of the early twentieth century liquor licensing laws.

At 414-422 Lygon Street (Figure 9) is another two-storey rendered Victorian corner hotel (the Green Man's Arms) with a splayed corner entrance. The rendered cornice to the parapet and upper level window openings appear to be original, while the ground floor has, again, the typical interwar treatment including a tiled dado. An additional accommodation wing has also been added to the north side of this hotel.

The former Sir John Young Hotel at 22-24 Palmerston Street, Carlton, which opened in 1869, is firmly within this oeuvre. Its double-storey splayed corner form, and simple detailing and expression, clearly identify the building as a former hotel. While still within its residential context, it retains the capacity to demonstrate both the role, and proliferation, of the historic 'corner pub' in inner suburbs such as Carlton. The adjoining cottages, while not in themselves especially distinctive, nevertheless enhance an understanding of this historic development. The co-construction of the two building groups in a manner which stylistically and architecturally distinguished them is unusual. It is not that uncommon to have a direct association between a hotel and adjoining buildings, such as shops, but an association between a larger hotel and a pair of modest cottages is more infrequent.

Examples referred to above, including comparative examples comprise the following places:

- 91-95 Cardigan Street, Carlton (HO97, Figure 6)
- 68-70 Kay Street, Carlton (HO1, Figure 7)
- 171-5 Elgin Street, Carlton (HO1, Figure 8)
- 414-422 Lygon Street, Carlton (HO1, Figure 9)



Figure 6 Lincoln Hotel, 91-95 Cardigan Street, Carlton (HO97)
Source: Lovell Chen



Figure 7 Former hotel at 68-70 Kay Street, Carlton (HO1)
Source: Streetview



Figure 8 Shaw Davey Slum Hotel, 171-5 Elgin Street, Carlton (HO1)
Source: Streetview



Figure 9 Green Man's Arms Hotel, 414-422 Lygon Street, Carlton (HO1)
Source: Streetview

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
Yes	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
Yes	<p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>
	<p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The former Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, which date from 1869-70, are significant.

HOW IT IS SIGNIFICANT

The former Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, are of local historical (including rarity) and aesthetic significance.

WHY IT IS SIGNIFICANT

The former [Sir John Young Hotel](#) and adjoining cottages in Palmerston Street, Carlton, are of historical significance (Criterion A). At the time of their construction in 1869-1870, the building group was owned by a member of the levers family, prominent and renowned in nineteenth century Carlton for their property interests and involvement in local affairs, including local politics. By the 1870s, Carlton was a substantially

developed residential suburb, and while commercial precincts had developed in Barkly and Lygon streets, there were many hotels scattered throughout the suburb. Some of these, as with the subject property, were located to the corners of residential streets. The double-storey form and massing, splayed main entrance to the corner and the visible side elevations to the adjoining streets are all typical characteristics of these early and much valued hotels, and clearly point to its original use within this still residential context. The hotel retains its capacity to demonstrate both the role, and proliferation, of the historic 'corner pub' in inner suburbs such as Carlton. The adjoining cottages are important historical components of the site, and together with the former hotel emphasise the early pattern of houses and hotels, and commercial and residential building types, being located in proximity.

The former Sir John Young Hotel and adjoining cottages are also of aesthetic significance (Criterion E). The subject hotel is significant for retaining its largely original early form, having avoided the fate of many early hotels which were required, by early twentieth century liquor licensing laws, to update and refurbish the premises, often involving the construction of an additional accommodation wing and an interwar 'make-over'. The hotel and cottages display a simply detailed and modest scale and form which is characteristic of early historic development in Carlton, and while devoid of flamboyant ornament and little in the way of architectural adornment, their austere expression clearly reflects an early construction date. While the adjoining cottages are not in themselves especially distinctive in terms of their architecture, the co-construction of the two building groups in a manner which stylistically and architecturally distinguished them is unusual (Criterion B). It is not that uncommon to have a direct association between a hotel and adjoining buildings, such as shops, but an association between a larger hotel and a pair of modest cottages, with quite different forms and detailing, and architectural expression, is more infrequent.

RECOMMENDATIONS

This is an existing individual Heritage Overlay which is recommended to be retained and extended to the east to incorporate the associated adjoining cottages.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

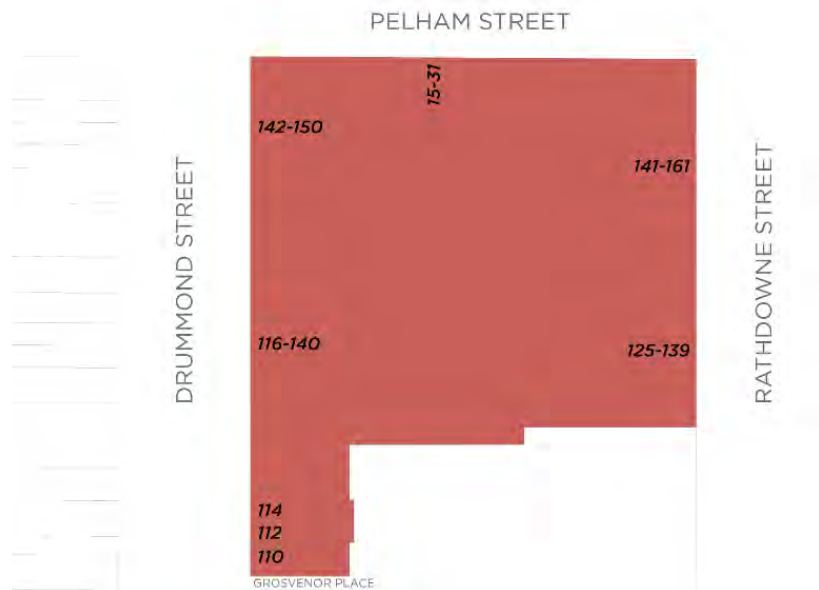
ENDNOTES

- 1 *Sands & McDougall* directory, 1873.
- 2 *Argus*, 16 July 1869, p. 1.
- 3 'M306 – Building Lots at Carlton', July 1859, Department of Lands and Survey, Put-Away Plan, Central Plans Office, Landata.
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- 6 John M. Ward, 'Young, Sir John (1807–1876)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/young-sir-john-4905/text8213>, published first in hardcopy 1976, accessed online 6 September 2018.
- 7 City of Melbourne, rate books, Volume 9: 1870, Victoria Ward, rate no. 1316, VPRS 5708/P9, Public Record Office Victoria.
- 8 *Argus*, 11 May 1869, p. 1 and 16 July 1869, p. 1.
- 9 *Argus*, 22 September 1869, p. 8.
- 10 *Herald*, 13 July 1871, p. 3, 5 March 1872, p. 3 and 24 June 1873, p. 3.
- 11 Sir John Young Hotel, Index to Defunct Hotel Licences, 1977, VPRS 8159/P1/4, Public Record Office Victoria.
- 12 City of Melbourne, rate books, Volume 27: 1888, Victoria Ward, rate no. 3596, VPRS 5708/P9, Public Record Office Victoria.
- 13 Sir John Young Hotel, Index to Defunct Hotel Licences, 1977, VPRS 8159/P1/4, Public Record Office Victoria.
- 14 City of Melbourne, rate books, Volume 55: 1919, Victoria Ward, rate no. 3818, VPRS 5708/P9, Public Record Office Victoria.
- 15 City of Melbourne, rate books, Volume 56: 1920, Victoria Ward, rate no. 3818, VPRS 5708/P9, Public Record Office Victoria.
- 16 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 6 September 2018.

SITE NAME FORMER CHILDREN'S HOSPITAL PRECINCT, 5-21 PELHAM STREET, CARLTON

STREET ADDRESS 110 DRUMMOND STREET, 112 DRUMMOND STREET, 114 DRUMMOND STREET, 116-140 DRUMMOND STREET, 142-150 DRUMMOND STREET, 15-31 PELHAM STREET, 125-139 RATHDOWNE STREET, 141-161 RATHDOWNE STREET, CARLTON, 3051

PROPERTY ID 102761, 102763, 102763, 102765, 102764, 107539, 108157, 108159



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE 110-114 DRUMMOND: C4
 25-27 RATHDOWNE: B3
 116-140 DRUMMOND: A
 15-31 PELHAM: A
 125-136 RATHDOWNE: A

HERITAGE OVERLAY HO81

PROPOSED CATEGORY SIGNIFICANT

PLACE TYPE HOSPITAL COMPLEX

DESIGNER / ARCHITECT / ARTIST: GUYON PURCHAS, WILLIAM SHIELDS

BUILDER: NOT KNOWN

DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	TERRACES:
	FEDERATION/EDWARDIAN PERIOD (1902-C.1918)		C. 1850S, 1863 HOSPITAL: 1900-1912

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
8.0 BUILDING COMMUNITY LIFE	8.3 PROVIDING HEALTH AND WELFARE SERVICES

RECOMMENDATIONS

Retain HO81 in Heritage Overlay. Recommend change from an individual heritage place to a heritage precinct, known as the Former Children’s Hospital Precinct, with the following significance categories:

- The Princess May Pavilion, Nurses Home and Administration Building are significant.
- The three Victorian terraces to Drummond Street are contributory.
- The 1980s townhouses and 1990s office development are non-contributory.

Extent of overlay: detailed at Figure 1

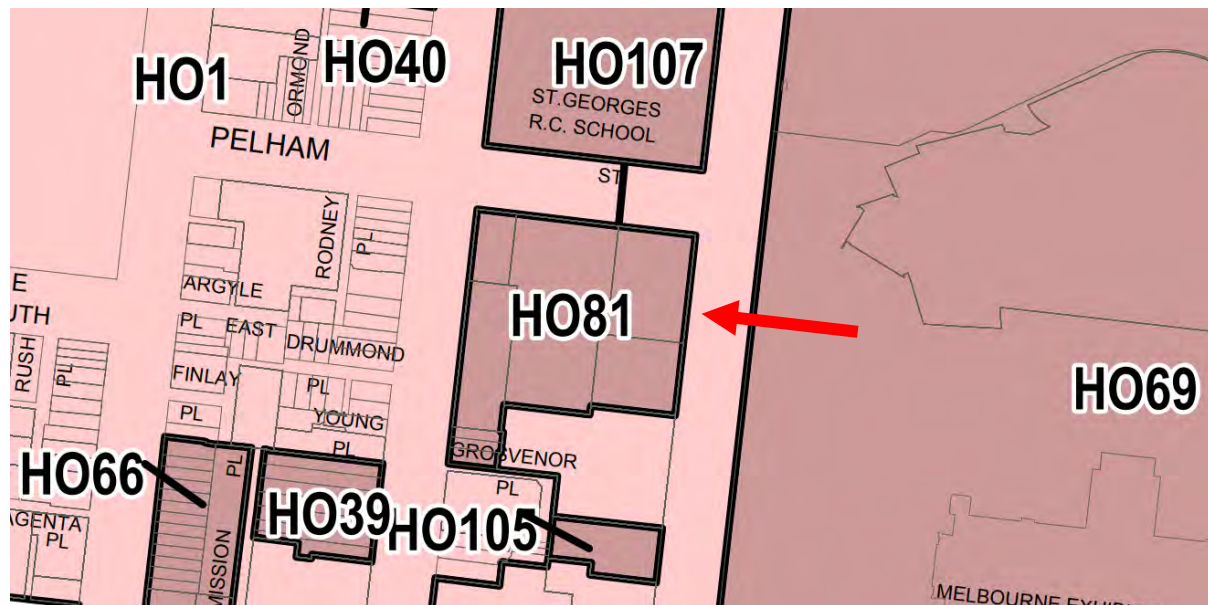


Figure 1 Detail of HO Map no. 5 with the subject HO indicated (HO81). Source: Melbourne Planning Scheme

SUMMARY

The Former Children’s Hospital Precinct (HO81) retains three of the historic Children’s Hospital buildings, being the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912). This collection of buildings is complemented within the precinct by three terrace dwellings to Drummond Street (no. 110 was constructed c. 1850s, while the pair at nos 112 and 114 were constructed in 1863), which were historically acquired as part of the hospital landholding. Former Children’s Hospital Precinct is of local historical and aesthetic significance.

The former Children's Hospital Precinct comprising the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912) and terrace houses at 110-114 Drummond Street, is of historical significance. The hospital was established on this site in 1876, in Sir Redmond Barry's former house in Pelham Street, and was the principal hospital for children and paediatric care in Victoria for some 90 years. The three terraces to Drummond Street, while not purpose built for the hospital, are understood to have been acquired by the hospital during its period of expansion on the site, and therefore have an historical connection.

The former Children's Hospital Precinct in Carlton is also of aesthetic significance. The three purpose-built buildings, constructed in the Edwardian period, are of considerable architectural merit and have a high level of external intactness. Their prominent red-brick forms are distinctive within the Carlton context and represent significant contributors to their respective streetscapes.

The significance categories within the precinct are as follows:

- The Princess May Pavilion, Nurses Home and Administration Building are significant.
- The three Victorian terraces to Drummond Street are contributory.
- The 1980s townhouses and 1990s office development are non-contributory.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

Along with residential allotments, the subdivision of Carlton in the 1850s and 1860s included generous grants for religious and health/welfare institutions. Carlton has been the location of two of Melbourne's major hospitals, both which developed in the mid-nineteenth century. As with many of the suburb's welfare services, these institutions were focused on women and children, in the Women's Lying-in Hospital (Royal Women's Hospital) in Grattan Street and the Children's Hospital in Rathdowne Street.

SITE HISTORY

The former Children's Hospital was established on this prominent site in Carlton in 1876, when Sir Redmond Barry's house in Pelham Street was purchased for use as a hospital. Originally founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere. Between 1900 and 1923, the hospital committee engaged in a large-scale building program, replacing existing buildings and constructing purpose-designed pavilions and buildings more suited to the hospital's requirements. This was part of a scheme which had been instigated, and mainly designed, by Elizabeth Testar, president of the hospital committee between 1885 and 1899.

In the early 1890s, as the economic depression generated increased demand on the hospital facilities, the hospital committee realised that the original Barry building was insufficient. A number of neighbouring properties were purchased to enable the hospital to expand. The annual report of 1896 outlined the buildings which were required for the hospital's needs. Along with the provision of four new accommodation pavilions and removal of the former Barry residence, which was finally demolished in 1911 despite extensive renovations, a 'central administration block' was also considered necessary. An architectural competition was held in 1896

for the design of the new hospital layout. However, it was a plan termed the 'Sunbeam' plan by Guyon Purchas and William Shields, which was apparently excluded from the competition on a technicality, that the committee preferred.²

Peter Yule notes that it is unclear whether the building program of 1900-1923 followed the 'Sunbeam' plan or any master plan; or whether it proceeded in a more ad hoc manner.³

The three-storeyed Princess May Pavilion was constructed on the corner of Pelham and Drummond streets in 1900-1901 and provided an additional 40 beds. A Nurses Home (John Roberston Nursing Home) was opened on Rathdowne Street in 1907; and an Administration Block or Administration Building was constructed on Pelham Street in 1912.⁴ The latter comprised the resident medical officer's quarters on the top floor, a flat for the Matron, library, boardroom and office.⁵ This was built at the same time as new surgical wards, mortuary and pathological departments were being added to the site.⁶

By the early 1940s, it was becoming clear again that the original site was inadequate, and an entirely new children's hospital was planned for a site in Royal Park, Parkville.⁷ Work began on the new hospital in 1951, and from this time, limited maintenance was undertaken on the Carlton buildings.⁸ The Royal Children's Hospital, under the presidency of Dame Elisabeth Murdoch, moved to its new premises in 1963.

By late 1964, St Nicholas Hospital, a hospital for children with intellectual disabilities, had been established at the Carlton site. The buildings underwent alterations to convert them to the hospital which provided accommodation for 300 children, and was a training institution for nurses, teachers and post-graduate students.⁹ The hospital operated until 1985.¹⁰

The former Children's Hospital site also has associations for Aboriginal people. It is regarded as a possible place of forced adoptions, and as a site where Aboriginal children had negative experiences.¹¹

Three nineteenth century terrace houses located at the south end of the site on Drummond Street, at nos 110-116, are included in the broader precinct. While not purpose-built for the hospital, they are understood to have been purchased as part of the historical scheme of buying up neighbouring properties. The terrace at no. 110 Drummond Street was constructed c. 1850s, while the pair at nos 112 and 114 were constructed in 1863.

Significant changes to the former hospital site occurred from the latter 1980s. On Drummond Street, with an address of 116 Drummond Street, two linear rows of residential townhouses were constructed on part of the site; and from the mid-1990s, the broader site housed the headquarters of BreastScreen Victoria.¹² Modern office buildings were constructed around this time; and more recently, the Victorian Health Promotion Foundation (VicHealth) has occupied the site. Another residential development/adaptation occurred in the late 2000s, specifically to the Nurses Home on Rathdowne Street.

Today, within the Former Children's Hospital Precinct, there are three remaining historic buildings formerly associated with the hospital:

- Princess May Pavilion, Pelham Street (1900-01)
- Nurses Home, Rathdowne Street (1907)
- Administration Building, Pelham Street (1912)

As noted, three Victorian terraces on Drummond Street are also within HO81. In addition, the large modern office development and residential townhouses to Drummond Street are within the extent of the precinct.

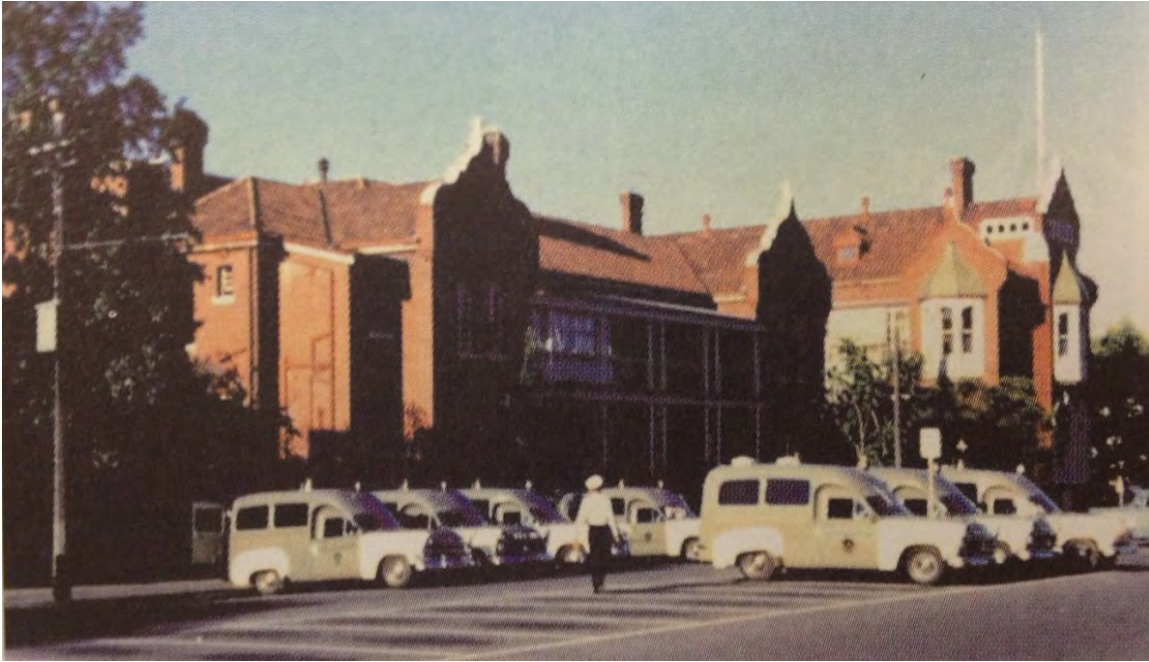


Figure 4 Administration Building and Princess May Pavilion, 1963, around the time of the hospital's move to Parkville.

Source: Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutters Bay, 1999, p. 383.



Figure 5 1945 aerial image of the subject site; this illustrates several buildings which were later replaced by modern development, including to the corner of Rathdowne and Pelham streets, and on Drummond Street. Approximate boundaries of precinct indicated

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

SITE DESCRIPTION

As noted, the former Children's Hospital Precinct (HO81) comprises the following historic buildings:

- Princess May Pavilion, Pelham Street (1900-01)
- Nurses Home, Rathdowne Street (1907)
- Administration Building, Pelham Street (1912)
- Three Victorian terraces on Drummond Street

In addition, there are the late 1980s townhouses to Drummond Street, the mid-1990s office developments, works associated with adaptation of the historic buildings to office and residential uses, and later landscape works within the site of HO81.

Note the following does not describe the development and changes which have occurred to the rears and sometimes to the sides of the historic buildings.

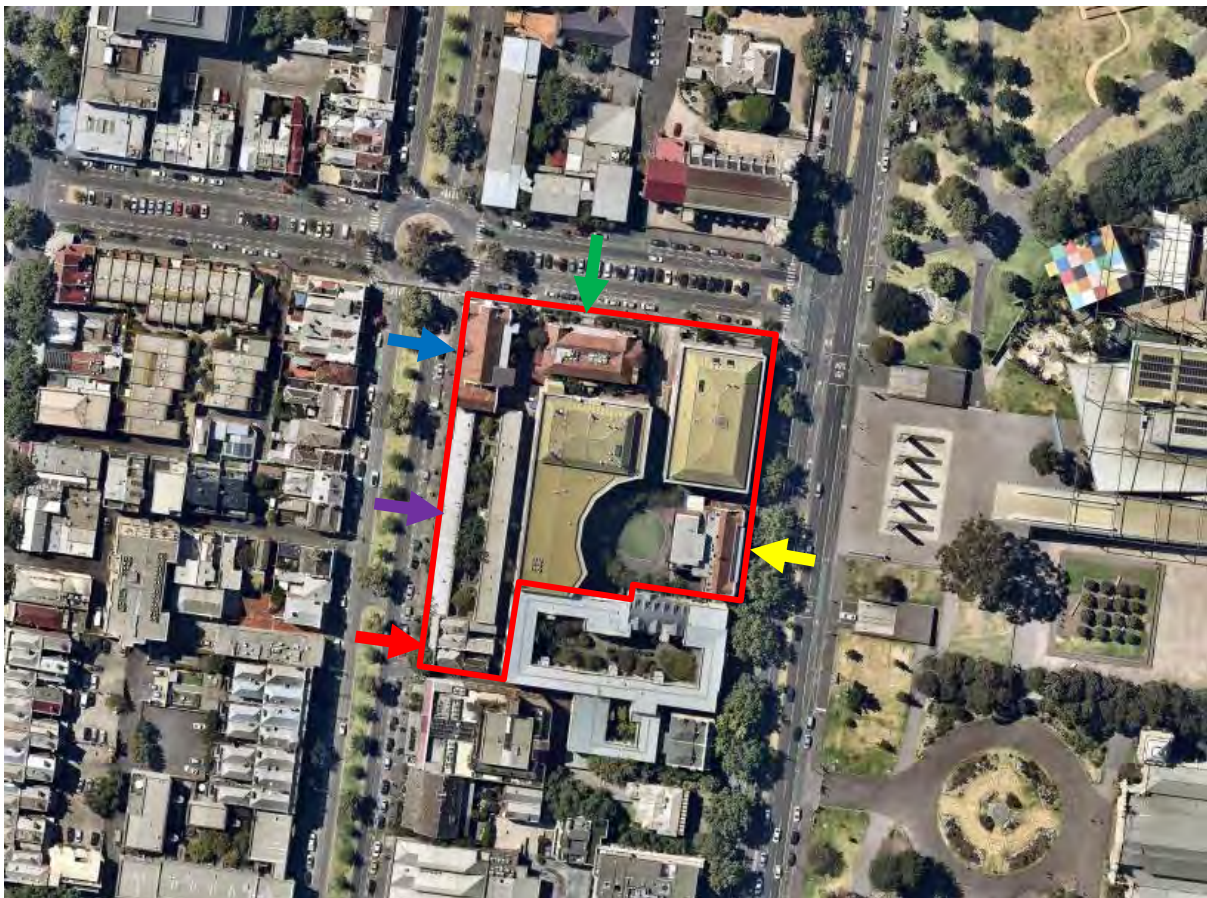


Figure 6 Recent aerial photograph of the subject precinct; yellow arrow indicates the Nurses Home; green arrow indicates the Administration Building; blue arrow indicates the Princess May Pavilion; purple arrow indicates 1980s townhouses; and red arrow indicates the three terraces to Drummond Street; the large buildings at centre and top right (within the site) are 1990s office developments

Source: Nearmap, February 2019

Princess May Pavilion, Pelham Street (1900-01)



Figure 7 Princess May Pavilion
Source: Lovell Chen

The Princess May Pavilion (Figure 7) is a large two-three storey face brick Edwardian institutional building of 1901-2, by Guyon Purchas and William Shields, prominently located to the corner of Pelham and Drummond streets. It is noted for its combination of eclectic Jacobethan and Art Nouveau motifs.¹³ The building has a high bluestone plinth, with a semi-basement level, and gable ended bays to its north, west and east elevations. A double-height brick arcaded verandah is located to the west elevation. The gable ends have ogee profiles to the tops of the gables, with the north gable having a canted bay upon corbelled chamfer-stops and bearing a seven-branched Art Nouveau motif. Oriel windows, again to the north, west and east elevations, have elaborately corbelled bases and diamond-tiled ogee profile roofs.¹⁴